



FAIRFAX COUNTY

APPLICATION FILED: November 29, 2001
PLANNING COMMISSION: April 18, 2002
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

April 4, 2002

STAFF REPORT

APPLICATION RZ 2001-HM-052

HUNTER MILL DISTRICT

APPLICANT: Keystone, LLC.

PRESENT ZONING: R-1

REQUESTED ZONING: R-2

PARCEL(S): 11-2 ((1)) 47A

ACREAGE: 2.17 acres

FAR/DENSITY: 1.38 du/ac

PLAN MAP: Residential, 0.5 – 1 du/ac

PROPOSAL: Request to rezone 2.17 acres from the R-1 District to the R-2 District to permit construction of 3 single family detached dwellings with a density of 1.38 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-HM-052 subject to the execution of proffers consistent with those found in Appendix 1.

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.

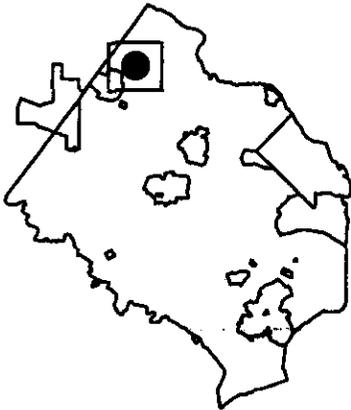
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



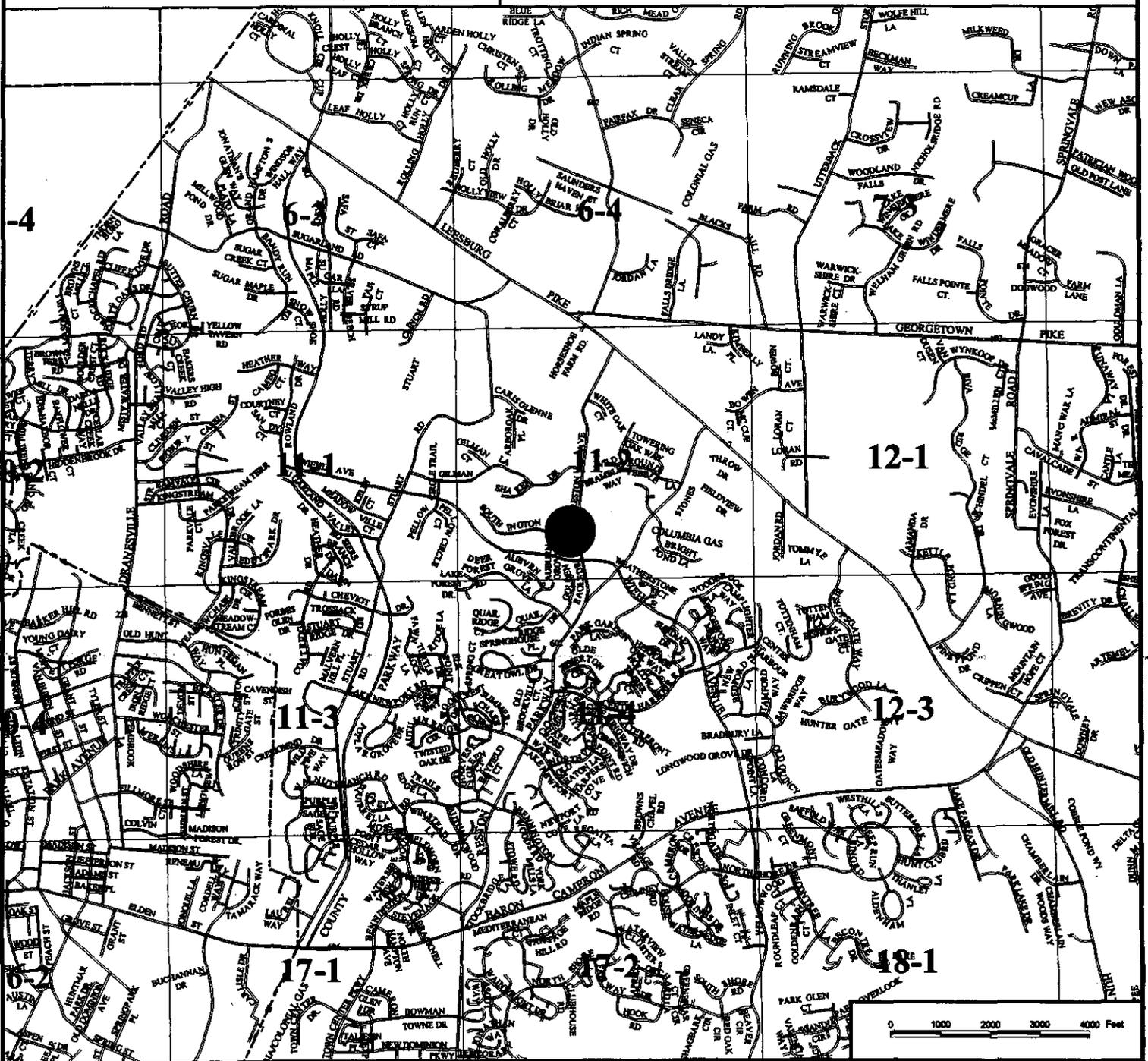
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

Rezoning Application

RZ 2001-HM-052

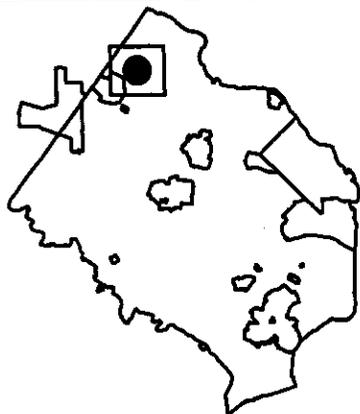


Applicant: KEYSTONE LLC
Filed: 11/29/2001
Proposed: RESIDENTIAL DEVELOPMENT
Area: 2.17 AC OF LAND; DISTRICT - HUNTER MILL
Located: WEST SIDE OF RESTON AVENUE (ROUTE 602)
APPROXIMATELY APPROXIMATELY 1,000 FEET
NORTH OF WIEHLE AVE (ROUTE 828)
Zoning: FROM R-1 TO R-2
Overlay Dist:
Map Ref Num: 011-2- /01/ /0047A

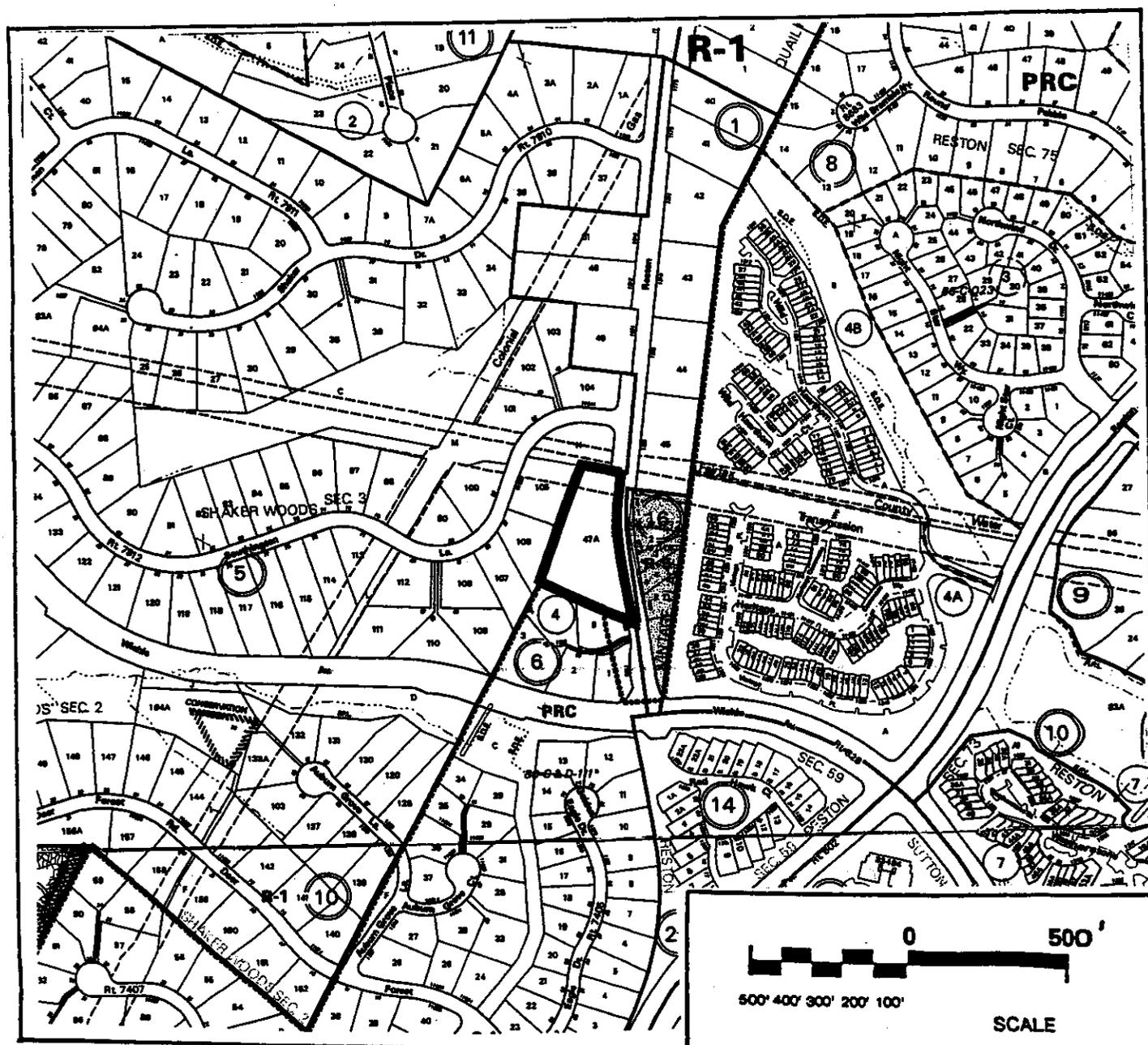


Rezoning Application

RZ 2001-HM-052



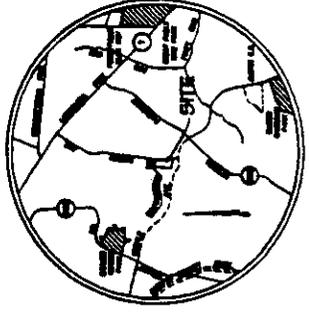
Applicant: KEYSTONE L L C
Filed: 11/29/2001
Proposed: RESIDENTIAL DEVELOPMENT
Area: 2.17 AC OF LAND; DISTRICT - HUNTER MILL
Located: WEST SIDE OF RESTON AVENUE (ROUTE 602)
APPROXIMATELY APPROXIMATELY 1,000 FEET
NORTH OF WIEHLE AVE (ROUTE 828)
Zoning: FROM R-1 TO R-2
Overlay Dist:
Map Ref Num: 011-2- /01/ /0047A



PRELIMINARY PLAT

CROCKER PROPERTY

RZ 2001-HM-052
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA



NOTES

1. THE PROPERTY DESCRIBED ON THIS PLAT IS LOCATED IN THE SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA, AND IS SUBJECT TO THE RZ 2001-HM-052 ZONING ORDINANCE.
2. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE NORTH AND THE SPRINGFIELD DISTRICT TO THE SOUTH.
3. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE WEST AND THE SPRINGFIELD DISTRICT TO THE EAST.
4. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE NORTH AND THE SPRINGFIELD DISTRICT TO THE SOUTH.
5. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE WEST AND THE SPRINGFIELD DISTRICT TO THE EAST.
6. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE NORTH AND THE SPRINGFIELD DISTRICT TO THE SOUTH.
7. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE WEST AND THE SPRINGFIELD DISTRICT TO THE EAST.
8. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE NORTH AND THE SPRINGFIELD DISTRICT TO THE SOUTH.
9. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE WEST AND THE SPRINGFIELD DISTRICT TO THE EAST.
10. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE NORTH AND THE SPRINGFIELD DISTRICT TO THE SOUTH.
11. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE WEST AND THE SPRINGFIELD DISTRICT TO THE EAST.
12. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE NORTH AND THE SPRINGFIELD DISTRICT TO THE SOUTH.
13. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE WEST AND THE SPRINGFIELD DISTRICT TO THE EAST.
14. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE NORTH AND THE SPRINGFIELD DISTRICT TO THE SOUTH.
15. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE WEST AND THE SPRINGFIELD DISTRICT TO THE EAST.
16. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE NORTH AND THE SPRINGFIELD DISTRICT TO THE SOUTH.
17. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE WEST AND THE SPRINGFIELD DISTRICT TO THE EAST.
18. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE NORTH AND THE SPRINGFIELD DISTRICT TO THE SOUTH.
19. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE WEST AND THE SPRINGFIELD DISTRICT TO THE EAST.
20. THE PROPERTY IS BOUNDARY ADJACENT TO THE CROCKER PROPERTY TO THE NORTH AND THE SPRINGFIELD DISTRICT TO THE SOUTH.

SITE TABULATIONS

USE AREA	AREA (SQ. FT.)	PERCENTAGE
RESIDENTIAL	10,000	10%
COMMERCIAL	20,000	20%
INDUSTRIAL	30,000	30%
AGRICULTURAL	40,000	40%

R-2 ZONE

REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	5,000 SQ. FT.
MINIMUM LOT WIDTH	25 FT.
MINIMUM LOT DEPTH	25 FT.
MINIMUM FRONT YARD SETBACK	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.
MINIMUM FRONT SETBACK	10 FT.
MINIMUM SIDE SETBACK	5 FT.
MINIMUM REAR SETBACK	5 FT.
MINIMUM FRONT SETBACK	10 FT.
MINIMUM SIDE SETBACK	5 FT.
MINIMUM REAR SETBACK	5 FT.

DEVELOPER
 CROCKER PROPERTY
 10000 CROCKER ROAD
 FAIRFAX COUNTY, VA 22031
 (703) 591-1000

TABLE OF CONTENTS
 1. COVER SHEET
 2. ZONING REGULATORY PLAN
 3. EXISTING SURVEY MAP

CPJ
 CONSULTING ENGINEERS & ARCHITECTS, INC.
 10000 CROCKER ROAD
 FAIRFAX COUNTY, VA 22031
 (703) 591-1000

DATE: AUGUST 14, 2001
 REVISED: NOVEMBER 19, 2001
 REVISED: JANUARY 18, 2002
 REVISED: JANUARY 29, 2002
 REVISED: MARCH 8, 2002

SHEET 1 OF 3

CROCKER PROPERTY

FILE # 01-500-201

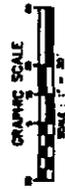
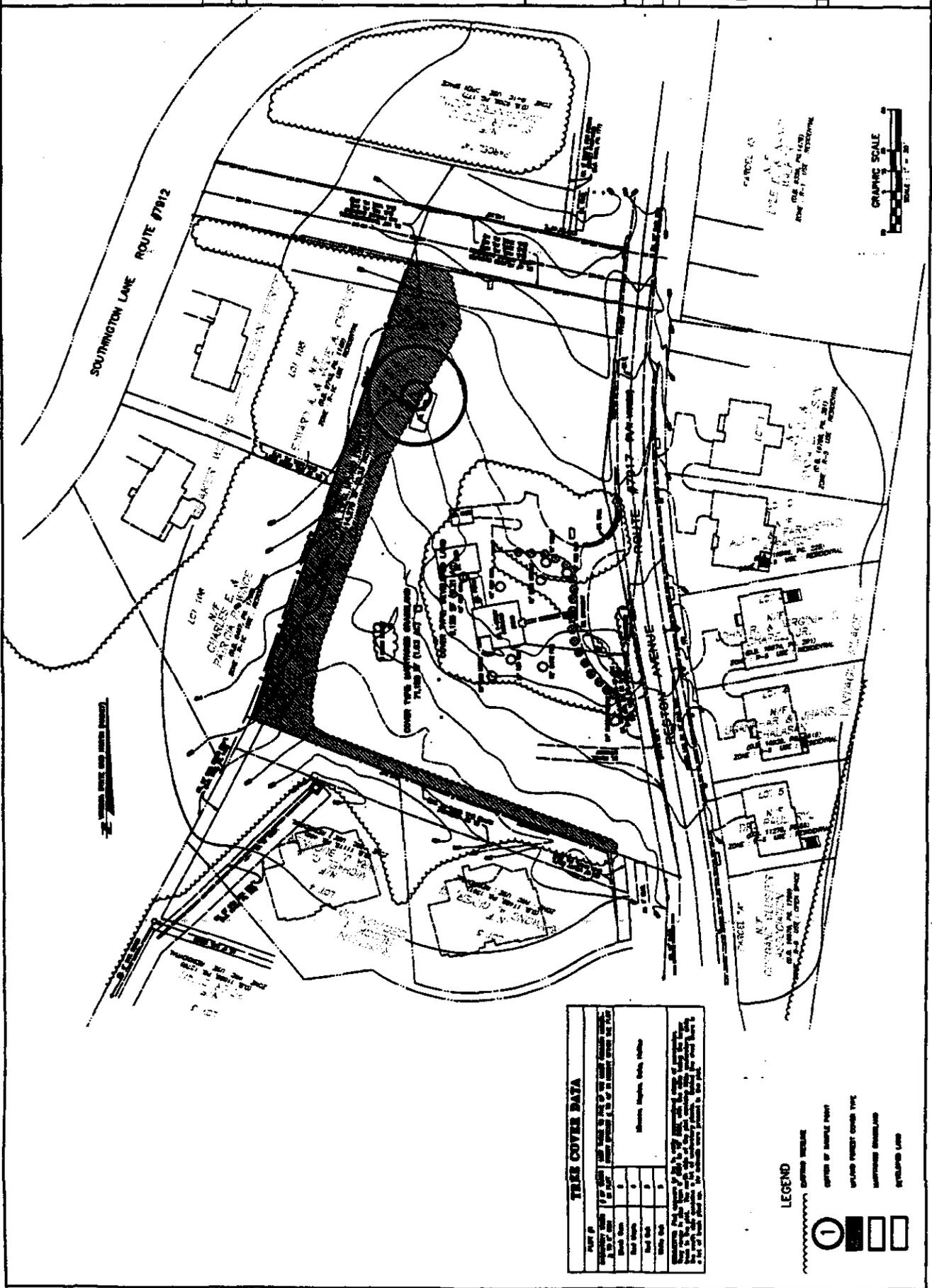
CROCKER PROPERTY

EXISTING VEGETATION MAP



PROJECT NO.	33
SHEET NO.	3
TOTAL SHEETS	3

CPI
Charles P. Johnson & Associates, Inc.
PLANNING ENGINEERS



TREE COVER DATA

DATE	BY	TIME	WIND	TEMP	HUMID	PRECIP	WIND DIR	WIND SPCD	WIND DIR	WIND SPCD	WIND DIR	WIND SPCD

LEGEND

- ① EXISTING VEGETATION
- OPEN SPACE
- OPEN SPACE
- OPEN SPACE
- OPEN SPACE

C

D

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

DESCRIPTION OF THE APPLICATION

Proposal: Request by Keystone LLC, to rezone approximately 2.17 acres from the R-1 District to the R-2 District to permit construction of 3 single family detached dwellings with a density of 1.38 du/ac.

Location: West side of Reston Avenue, approximately 1,000 feet north of the Reston Avenue/ Wiehle Avenue intersection (street address: 1246 Reston Avenue).

Acreage: 2.17 Acres

Proposed Density: 1.38 du/ac

LOCATION AND CHARACTER

Site Description:

The 2.17 acre site is generally located on the west side of Reston Avenue approximately 1,000 feet north of the Reston Avenue/Wiehle Avenue intersection. Parcels to the north, east, south and west of the site are developed with single family detached dwellings. Two easements traverse the northern boundary of the site, a 40 foot wide Seaboard Corp. Pipeline Easement and a 100 foot wide Transcontinental Gas Pipeline Easement. Currently, the subject site is developed with a 1-story single family detached dwelling and three sheds. The site is accessible via an existing driveway from Reston Ave. In addition to the driveway that provides access to the residence, there is a gravel driveway located in the southeast corner of the site.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Shaker Woods (Open Space)	R-1 Cluster	Residential, 0.5 – 1 du/ac
South	Single Family	PRC	Residential, 0.5 – 1 du/ac

Direction	Use	Zoning	Plan
East	Single Family	R-1 Cluster	Residential, 0.5 – 1 du/ac
West	Single Family	R-5	Residential, 0.5 – 1 du/ac

BACKGROUND

Site History:

The 1-story single family detached dwelling that is on the site was constructed in 1952. There is no significant land use history for this site.

COMPREHENSIVE PLAN PROVISIONS- Land Use and Environmental Analyses (See Appendix 4)

Plan Area: III, Upper Potomac Planning District UP5

Planning Sector: Reston Community Planning Sector

Plan Map: Residential 0.5 – 1 du/ac

Plan Text:

On Page 86 of 128 of the Area III volume of the Comprehensive Plan, 2000 Edition, the Plan states:

"Land on the Periphery of Reston

- Land between Stuart Road, Route 7, and Reston should be planned for residential use at .5-1 dwelling unit per acre as shown on the Plan map. As an option, Tax Map 11-2 ((1)) 47A may be developed at a density of 1-2 dwelling units per acre to provide an appropriate transition between the higher density residential development that exists and is planned for the area to the south and to the east and the low density development to the west. Buffering should be provided to the extent possible along the western boundary to ensure a suitable transition. "

Additional Plan Text may be found in Appendix 4.

ANALYSIS**Generalized Development Plan (Copy at front of staff report)**

Title of GDP: Crocker Property
Prepared By: CPJ Associates
Original and Revision Dates: July 2001 with revisions through March 2002

Proposed Use

The Generalized Development Plan (GDP) contains three sheets. Sheet 1, the title sheet, contains the notes, vicinity map, soils map and site statistics. Sheet 2 depicts the GDP. Sheet 3 is a map of the existing vegetation.

- The GDP proposes to rezone 2.17 acres within the R-1 District to the R-2 District to permit construction of three (3) single family detached dwellings with a density of 1.38 du/ac. The average lot size will be 24,023 square feet.
- The site is accessed via a shared driveway from Reston Avenue.
- Rain gardens are proposed for each lot with a tie-in to drainage facilities that currently exist under Reston Avenue.
- The GDP proposes a landscape buffer along the eastern, southern, and western property boundaries.
- An 8 foot wide asphalt trail segment is proposed to connect to the existing 8 foot trail that runs parallel to Reston Avenue.

Transportation Analysis (See Appendix 5)

Access to the site will be gained via a 24 foot wide driveway cut from Reston Avenue that connects to a 12 foot wide paved driveway, which accesses each lot. The plan indicates a dedication of 45 feet of right-of-way from the centerline of Reston Avenue to the property line, and an 8 foot wide asphalt trail segment along the frontage as requested by VDOT. Therefore, the proposed application should not create any significant impacts on the surrounding public street system.

Sanitary Sewer Analysis (See Appendix 6)

The application property is located in the Sugarland Run (B2) Watershed and would be sewered into the Blue Plains Treatment Plant. Based upon current and committed flow, excess capacity is available at this time and the existing 8 inch pipeline located in an easement approximately 175 feet from the property is

adequate for the proposed use. There are no sanitary sewer issues associated with this request.

Water Service Analysis (See Appendix 7)

The application property is located within the franchise area of the Fairfax County Water Authority and adequate water service is available at the site from an existing 16 inch main located at the property. There are no Water Service issues associated with this request.

Fire and Rescue Analysis (See Appendix 8)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #39, Northpoint, and currently meets fire protection guidelines. There are no Fire and Rescue issues associated with this request.

Schools Analysis (See Appendix 9)

The Fairfax County Public Schools Facility Planning Division reports that Armstrong Elementary, Herndon Jr. High, and Herndon High School will serve the property and that the expected enrollment increase resulting from this project will be approximately 3 students.

Stormwater Management Analysis (See Appendix 10)

The Stormwater Planning Division supports the proposed raingarden for this site as depicted on the GDP to the extent that it is feasible to implement. The designated Stormwater Management area on the GDP must be sized to accommodate a conventional detention facility in the event that the raingarden design is not acceptable. There are no downstream compliants on file and there are no sanitary sewer issues associated with this request. The final determination on appropriate stormwater management/BMPs will be made at the time of subdivision review.

Park Authority Analysis (See Appendix 11)

The issues are adequately addressed with the execution of proffers consistent with those contained in Appendix 1.

Issue: Recreational Amenities/Contribution

The application proposes 3 single family units that will add approximately 10 residents to the current Hunter Mill District population. The application does not provide for on site recreational amenities and the applicant was requested to either provide recreational facilities onsite in the amount of \$1,910 or provide

equivalent contribution to the Park Authority to maintain the current level of service for recreational facilities in the area.

Resolution:

The applicant proffered to contribute \$1,910 to the FCPA for public recreational facilities; therefore, this issue has been adequately addressed.

Land Use and Environmental Analysis (See Appendix 4)

Land Use

While the plan indicates that this parcel has a density range of 0.5 – 1 du/acre, there is optional plan text that would permit a density range of 1 – 2 du/acre for this parcel to “provide and appropriate transition between the higher density residential development that exists and is planned for the area to the south and to the east and the low density development to the west”. Staff believes that the proposed development will provide this transition. There are no outstanding land use issues.

Environmental

All of the environmental issues have been addressed. There are no outstanding environmental issues.

Residential Development Criteria

The Comprehensive Plan recommends a density of 0.5-1 du/ac with an option for a density of 1-2 du/ac provided adequate buffering is provided to the west. At a proposed density of 1.38 du/ac, the application is above the low end of the density range recommended in the Plan. The Residential Development Criteria specified in the Policy Plan adopted August 6, 1990, amended April 8, 1991, lists 10 Residential Development Criteria. Of the criteria listed 3 are applicable to and will be met by this project. Staff's evaluation of these criteria is as follows:

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

construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation. **(FULL CREDIT)**

The proposed development plan is compatible with the adjacent developments in terms of lot sizes, density and provides appropriate buffers along the southern, eastern and western site boundaries. An 8 foot wide asphalt trail segment is being provided, which connects to the exiting trail that runs adjacent to Reston Avenue. Access to the site is gained through the use of a common driveway. The access design minimizes the potential access points to Reston Avenue. Further, the applicant is proposing to install rain gardens on each lot which will tie into the existing stormwater facility located in Reston Avenue in lieu of a stormwater management pond. The rain gardens add to the overall aesthetic appeal of the project and eliminate the need to form a homeowners' association consisting of three (3) homes.

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

The applicant is contributing \$1,910 to the Fairfax County Parks Authority to offset the cost of increasing the recreational needs.

6. Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements, other than those defined in the County's Environmental Quality Corridor policy. **(NOT APPLICABLE)**

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

The applicant proposes to develop each of the three lots with a raingarden that will tie into the existing facilities in Reston Avenue. Discussions with DPWES indicates that the stormwater management division is supportive of the proposed raingardens. Supplemental vegetation will be provided along the eastern, western and southern property lines.

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

Since the application is for three (3) dwellings, it is not subject to the Affordable Dwelling Unit Ordinance. However, Appendix 9 of the Land Use Element of the Board of Supervisors' adopted Policy Plan contains Criteria for Assignment of Appropriate Development Density/Intensity that are used in the rezoning process to determine appropriate residential density in excess of the low end of the density range recommended in the Comprehensive Plan. The Plan specifies that applicants should not achieve a density above 60% of the base limit of the Plan absent a contribution of land or units for affordable housing. Alternatively, this can be achieved by providing a contribution to the Housing Trust Fund. The proposed density of 1.38 du/ac does not exceed 60% of the base limit of the Plan range but is above the base of 1 du/ac; therefore, a contribution equal to one-half of one percent (0.5%) of the projected sales price of the proposed units, at a minimum, is appropriate. The applicant proffered to provide a 0.5% contribution of the estimated sales price for the proposed units to the Housing Trust Fund. Therefore, in staff's opinion full credit is warranted.

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

In order to receive favorable consideration for development above the low end of the plan range, fulfillment of at least forty percent (40%) of the relevant development criteria is recommended. The applicant has satisfied 4 of the 4 applicable criteria (100%). Staff believes that the proposed development satisfies the applicable criteria to merit favorable consideration of the requested density.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-2)		
Standard	Required	Provided
Lot Size	15,000 sq. ft.	18,000 sq. ft minimum
Lot Width	Interior: 100 ft	Interior: 105 ft minimum
Building Height	35 ft	35 ft
Front Yard	35 ft	35 ft
Side Yard	15 ft	15 ft
Rear Yard	25 ft	25 ft
Parking	2 /unit	2 /unit

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proffers contained in Appendix 1 of the Staff Report.

Staff Recommendations

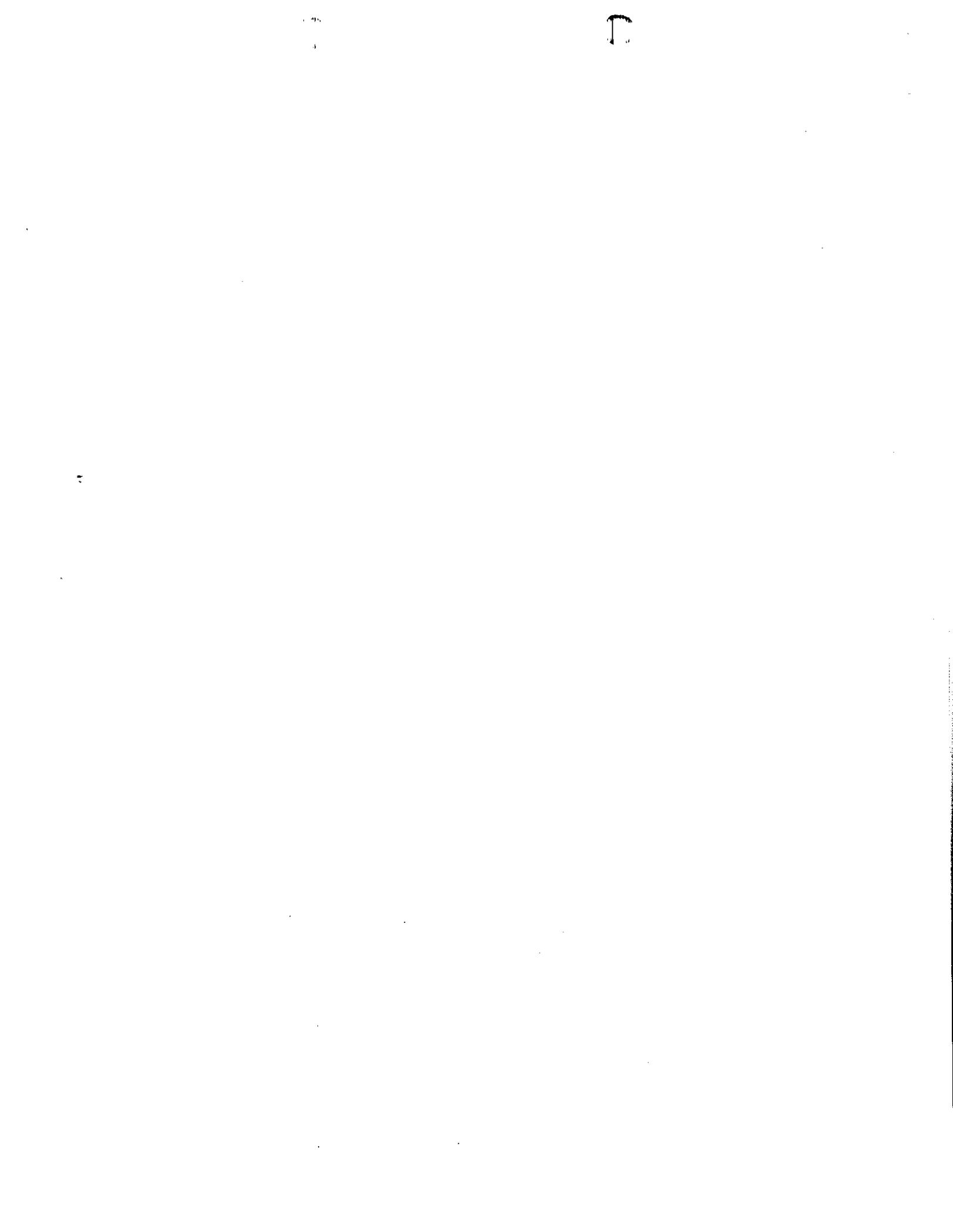
Staff recommends approval of RZ 2001-HM-052 subject to the execution of proffers consistent with those set forth in Appendix 1.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations, Land Use and Environmental Analyses
5. Transportation Analysis
6. Sanitary Sewer Analysis
7. Water Service Analysis
8. Fire and Rescue Analysis
9. Schools Analysis
10. Utilities Planning and Design Analysis (DPWES)
11. Park Authority Analysis
12. Glossary of Terms



Proffers

Keystone LLC/Crocker

RZ 2001-HM-052

Date: March 8, 2002

Pursuant to the provisions of Virginia Code Section 15.2-2302(a) et. seq., the Owner and Applicant, for themselves and their successors and assigns hereby make the following proffers subject to the approval of this application by the Board of Supervisors of Fairfax County, Virginia.

1. The subject property (Tax Map Number 47-2((1)) 47A) shall be developed in substantial conformance with the Generalized Development Plan (GDP) prepared by Charles P. Johnson and Associates, Inc. Dated July 2001, (and revised March 8, 2002) depicting 3 single-family detached residential units in the R-3 zoning district at a density of 1.38 dwelling units per acre. The existing dwelling may be maintained on the property until the commencement of clearing and grading pursuant to a subdivision approved pursuant to this GDP at which time the dwelling will be removed.

Housing Contribution

2. At the time of subdivision plat approval, Applicant shall contribute a sum equaling 0.5% of the aggregate sales price of the units to Fairfax County Housing and Redevelopment Authority for a contribution to the Housing Trust Fund to meet the County's low and moderate income housing needs.

Storm Water Management

3. At the time of subdivision plat review, the Applicant shall provide storm water runoff controls to meet Best Management Practices or other equivalent quality control measures as may be approved by DPWES. The Applicant may utilize any combination of dry ponds, rain gardens, sand filters, or other such facilities as may be approved by DPWES, without the requirement to amend the GDP. The applicant may request SWM or BMP modification with the final engineering plans, including the location of the storm water outfall. Access shall be provided to such facilities as required, if any.

4. The Applicant shall execute agreements with DPWES regarding the maintenance of the SWM or BMP facilities.

5. If there is a significant material change of the Storm Water Management and Best Management Practice facilities between the GDP and the final engineering plans then a PCA may be required.

Tree Preservation

6. For purposes of maximizing the preservation of trees on individual lots, the applicant shall prepare a tree preservation plan which shall be submitted prior to any grading plans and as part of the final subdivision plan which shall be reviewed and approved by the Urban Forestry Division. This plan shall provide for the preservation of species of quality trees or stands of trees located on individual lots which can be preserved without precluding the development of a typical home on each of the lots as shown on the GDP. The Urban Forester or Director of DPWES may require modification(s) to the subdivision plan to the extent said modification(s) do not alter the number of dwelling units as shown on the GDP, reduce the size of the units or require the installation of retaining walls greater than two feet in height.

Subject to the approval of the Urban Forestry Division, the Applicant shall perform the following measures relating to tree preservation on the property:

Perform a pre-construction evaluation of the existing vegetation to determine the condition of the trees designated to be saved. The Applicant shall have the limits of clearing flagged prior to construction. Prior to construction the Applicant shall walk the limits of clearing with a certified arborist and an Urban Forestry Division representative to determine where minor adjustments to the line may be made to ensure the preservation of trees in the tree save area.

- a. Any trees designated to be saved shall be marked on the ground with 36" high orange fencing or equivalent demarcation prior to clearing and grading and at all time during construction. Signage affirming restricted access shall be provided on the temporary fence highly visible to construction personnel. The certified arborist contracted by the Applicant shall monitor the construction of the proposed development to ensure consistency with the tree preservation plan.
- b. Additional landscape planting shall be in general conformance with the GDP.
- c. The Applicant shall conform to the limits of clearing and grading as shown on the GDP subject to the installation of necessary utilities. If it is necessary to locate the utility lines within the limits of clearing and grading, those lines shall be located and installed in the least disruptive manner possible, considering cost and engineering. A replanting plan shall be developed and implemented for any areas within the easements that must be disturbed.
- d. In addition, when the Applicant determines it feasible, adjustments to the proposed grading and location of the proposed units on the application property may be modified at the time of final engineering to enhance specific tree preservation.
- e. As a result of final engineering, in the event the areas not shown as cleared on the GDP are modified or cannot be preserved, the areas will be re-landscaped as determined by Urban Forestry Division.

Recreation Facilities:

7. At the time of subdivision plat approval, the Applicant shall contribute a sum equaling \$1,910 to the Parks Authority.

Right of Way Dedication and Access:

8. The subdivision plat shall reflect a forty-five (45) foot right of way dedication to the Board of Supervisors in accordance with fee simple agreement. The final plans shall show one access off Reston Avenue.

Carol Ann Crocker

Date _____

Daryl A. Crocker

Date _____

Keystone LLC by: Peter Tamburello, Co-Manager

Date: _____

REZONING AFFIDAVIT

DATE: 8.19.01
 (enter date affidavit is notarized)

APPENDIX 2

I, _____, 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

in Application No(s): _____
 (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)
KEystone LLC PETER TAMBURELL GEORGE PAULSON	10875 MAIN ST, FAIRFAX VA	APPLICANT, CONTRACT OWNER, AGENT AGENT AGENT
CAROL CROCKER CHARLES P. JOHNSON + ASSOCIATES PAUL B JOHNSON	1246 RESTON AVE, HERNDON 3959 VENDER DR, 200, Ft, VA	OWNER ENGINEER/AGENT
ALAN BAKEN HENRY FOX, JR		
FRASER FORBES BRUCE WINSTON	6676 OLD DOMINION DR, McLEAN, VA	BROKER AGENT

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

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

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

DATE: 8.19.01
(enter date affidavit is notarized)

for Application No(s): _____
(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)
KEYSTONE LLC, A VIRGINIA LIMITED LIABILITY COMPANY
10875 MAIN STREET, SUITE 110
FAIRFAX, VIRGINIA 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.

^{MEMBERS}
NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
PETER F. TAMBURELLO
GEORGE POULSON

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

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Reasoning 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: 8-19-01
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
CHARLES P. JOHNSON & ASSOCIATES
3959 DENDER DRIVE, #200
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 - PRESIDENT
PAUL B. JOHNSON - EXEC. V.P./SECRETARY
DAVID M. O'BRYAN - DIRECTOR

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

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)

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

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

DATE: _____
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

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

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

NONE

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

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

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

NONE

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

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

WITNESS the following signature:

KEYSTONE LLC
by: [Signature]

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

PETER TAMBUROELLO
(Type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 19 day of August, 2001 in the state of Virginia.

Linda A. Ball
Notary Public

My commission expires: 6.30.02

OCT 2 2001

ZONING DEPARTMENT



October 1, 2001

Ms. Jane W. Gwinn,
Zoning Administrator
County of Fairfax
12055 Government Center Parkway
Fairfax, Virginia 22035

**RE: Statement of Justification; Application of Keystone, LLC to Rezone Fairfax County
Tax Map No. 11-2((1)) Parcel 47A.**

Dear Ms. Gwinn:

This letter is written in support of and in justification for the application to rezone the above referenced property from the R-1 district to the R-2 district as defined by the Zoning Ordinance of Fairfax County, Virginia.

The application property is owner of record by Carol Ann Crocker and has endorsed this application.

The application property is located in the Hunter Mill district of Fairfax County in the Reston Avenue and Wiehle Avenue neighborhood, more specifically the property is located directly on Reston Avenue approximately 1000 from Wiehle Avenue. Over the past several years the property has seen intense development leaving this parcel as the largest undeveloped parcel in the immediate area. This parcel is referenced in a modification of the Comprehensive Plan, Area III, 1991 edition, page 471 amended through June 26, 1995, Upper Potomac Planning District, Reston Community Planning Sector (UP5), Recommendation, Land Use, recommendation #7 as being developed at a density of 1-2 units per acre. The subject application proposes a development of 3 single family homes on the property for a density of 1.38 units per acre. All public utilities required for development under the proposed application are available to the site, or will be available at the time of development.

The application, Generalized Development Plan and supporting material as required by the Submission Requirements are enclosed herewith. We would appreciate your review of the enclosed and forwarding the same to Staff for review and, ultimately, the scheduling of hearing before the Planning Commission and the Board of Supervisors on this application.

Sincerely,



Peter Tamburello
Member

Enclosure

Cc: Hon. Catherine M. Hudgins, Supervisor
North County Governmental Center
1200 Bowman Towne Drive, Reston, VA. 20190
Ron Koch, Planning Commissioner

e:\keystone project\crocker\rezoning justification.doc

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Land Use & Environmental Analysis: RZ 2001-HM-052
Keystone, L.L.C.

DATE: 22 March 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject rezoning application and the Generalized Development Plans dated August 14, 2001 as revised through January 29, 2002.. The extent to which the proposed use, intensity, and development plans are consistent with the environmental policies and land use guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant requests approval to rezone approximately 2.17 acres of land from the R-1 to the R-2 District in order to develop 3 single family detached units at a density of 1.3 du/ac. Access into the site is proposed to be from single point on Reston Avenue, which connects a private driveway to each lot, similar to a service drive. Stormwater detention is proposed to be accommodated with the construction of a possible rain gardens. An 8-foot wide asphalt trail is shown across the site frontage. Supplemental landscaping is depicted along the periphery of the proposed lots. No modifications or waivers are requested.

LOCATION AND CHARACTER OF THE AREA

The site is located in the northeast quadrant of the intersection of Reston and Wiehle Avenues. Five single family detached lots are developed to the east across Reston Avenue on property that is zoned R-5 and planned for residential development at 3-4 du/ac as a transition between higher densities in Reston to the east and the lower densities planned to the west of Reston Avenue. Surrounding properties to the north, west and immediate south are part of the Shaker Woods development which is zoned R-1 and are planned for low-density development at .5 to 1 du/ac. A large utility easement traverses the northern portion of the site

COMPREHENSIVE PLAN CITATIONS

Plan Area: III **Planning Sector:** Reston Community Planning Sector
Upper Potomac Planning District (UP5)

Plan Text: On Page 86 of 128 of the Area III volume of the Comprehensive Plan, 2000 Edition, the Plan states:

OTHER PLAN CITATIONS:

The following citations on pages 31 and 35 of the Land Use Element of the Policy Plan are also applicable:

- "Objective 8:** **Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.**
- Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur."
- "Objective 14:** **Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.**
- Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.
- Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening."

The following citations on pages 91 through 102 of the Environment section of the Policy Plan are also applicable:

"Objective 2: **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a: Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment

complies with the County's best management practice (BMP) requirements."

"Objective 3: 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."

"Objective 8: Minimize the exposure of County residents to potential pipeline ruptures and explosions and avoid hazards from electrical transmission and distribution facilities.

Policy a: Ensure pipeline safety and minimize the hazards associated with gas and petroleum pipelines through improved construction inspection and quality assurance during construction and by requiring appropriate construction practices and building setbacks. This could be done in a variety of ways, including but not limited to the following:

- prohibiting the planting of new trees and the corresponding intrusion of side growth of new trees within the easements;
- limiting the crossings over and under the pipelines to those structures deemed necessary for infrastructure improvements; and
- limiting the uses allowed within any pipeline easement."

"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. . ."

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.

And on Page 59 of the Transportation section of the Policy Plan:

"Objective 4: 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.”

PLAN MAP: Residential use at .5 to 1 du/ac

ANALYSIS

Land Use

Issue: Conformance with the Comprehensive Plan. The Plan specifically states that the application may develop at a density of 1-2 du/ac to provide transition between higher densities developed to the east and south and the lower densities and larger lots developed to the west. The proposal to develop 3 lots at a density of 1.3 du/ac is in conformance with the planned land use and density guidance in the Comprehensive Plan. At staff's suggestion additional buffering will be provided along the western lot line to address the Plan recommendation for appropriate and suitable transition.

Environment

Issue: Stormwater Management As staff suggested, the development plan indicates that stormwater management and BMPs will be provided with rain gardens or other innovative BMPs. The developer will utilize low impact development techniques throughout the site, minimizing or eliminating the need for a separate stormwater management parcel.

Issue: Utility Easement It is noted that a portion of the driveway for Proposed Lot 3 is located within the major utility easement in the northern section of the site and should be removed.

BGD:DMJ

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-HM-052)

SUBJECT: Transportation Impact

REFERENCE: RZ 2001-HM-052; Keystone LLC (Crocker)
Land Identification Map: 011-2 ((01)) 0047-A

DATE: February 15, 2002

The Department of Transportation has reviewed the subject application based on the development plan dated November 16, 2001.

This plan indicates a dedication of 45 feet of right-of-way from the centerline of Reston Avenue to the property line, and an eight-foot asphalt trail along the frontage as requested by VDOT. Therefore, the proposed application should not create any significant impacts on the surrounding public street system, and this Department would not object to the approval of the subject application.

AKR/DRS

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: January 18, 2002
 Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2001-HM-052
 Tax Map No. 011-2- /01/ /0047-A

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

1. The application property is located in the SUGARLAND RUN (B2) Watershed. It would be sewerred into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. 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 8 inch pipe line located EASEMENT and APPROX. 175 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 Rezoning		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X	_____	X	_____	X	_____
Submain	X	_____	X	_____	X	_____
Main/Trunk	X	_____	X	_____	X	_____
Interceptor	_____	_____	_____	_____	_____	_____
Outfall	_____	_____	_____	_____	_____	_____

5. Other Pertinent information or comments: _____

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

December 12, 2001

MEMORANDUM

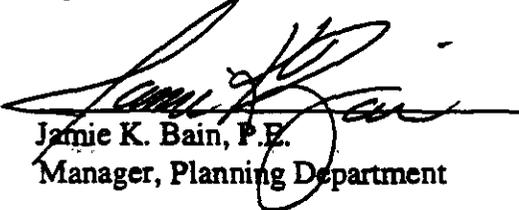
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

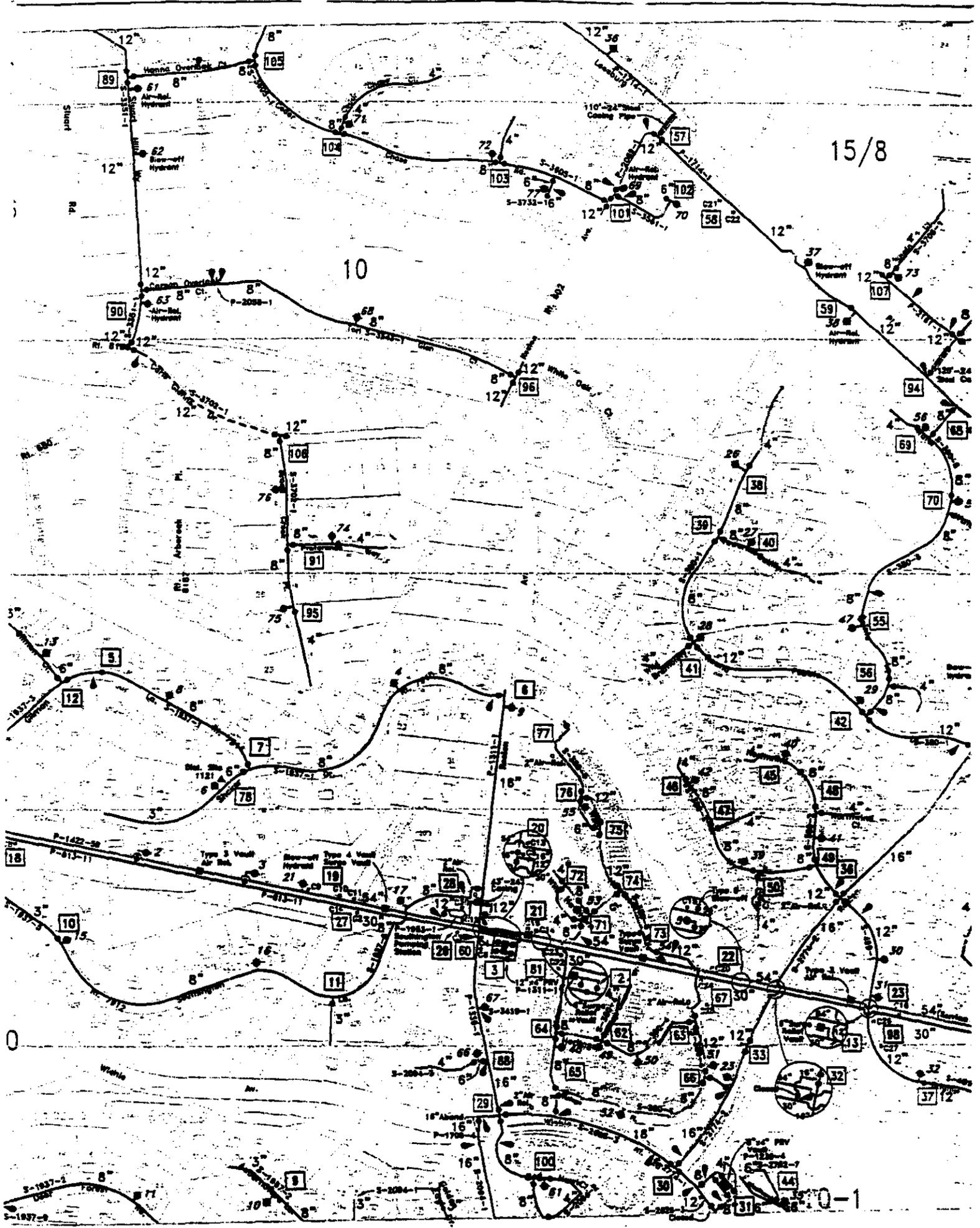
SUBJECT: Water Service Analysis, Rezoning Application RZ 01-HM-052

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from an existing 16 main located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.


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

Attachment



15/8

10

10-1

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

December 12, 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-HM-052

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 #39, Northpoint.
2. After construction programmed for FY 20__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Date: 4/2/02

Case # RZ-01-HM-052

Map: 11-2

PU 3229

Acreage: 2.17

Rezoning

From :R-1 To: R-2

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	9/30/01 Capacity	9/30/01 Membership	2002-2003 Membership	Memb/Cap Difference 2002-2003	2006-2007 Membership	Memb/Cap Difference 2006-2007
Armstrong 3304	K-6	511	467	496	15	473	38
Hemdon 3181	7-8	1100	1156	1207	-107	1297	-197
Hemdon 3270	9-12	2225	2296	2315	-90	2410	-185

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

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

Source:

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

Comments

The proposed development would not have any impact on the enrollments of the area schools.

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 12/20/01

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

SUBJECT: Rezoning Application Review

SRS

Name of Applicant/Application: Keystone LLC

Application Number: RZ2001-HM-052

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

Date Received in SWPD: 12/10/01

Date Due Back to DPZ: 1/2/02

Site Information: Location - 011-2-01-00-0047-A
 Area of Site - 2.17 acres
 Rezone from - R-1 to R-2
 Watershed/Segment - Sugarland Run / Middle Sugarland

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): Proposed Regional Stormwater Management Pond S-02 is located approximately 2500 feet downstream of site.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

Application Name/Number: Keystone LLC / RZ2001-HM-052

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

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

DRAINAGE RECOMMENDATIONS (SWPD): The Stormwater Planning Division supports the proposed raingarden for this site as depicted on the Generalized Development Plan (dated July, 2001) to the extent that it is feasible to implement. The designated Stormwater Management area on the Generalized development Plan must be sized to accommodate a conventional detention facility in the event that the raingarden design is not acceptable.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

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

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

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

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

SRS/RZ2001HM052

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


FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

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

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

DATE: March 29, 2002

SUBJECT: RZ 2001-HM-052
Keystone, LLC (Crocker Property)
Loc: 11-2((1)) 47-A

BACKGROUND:

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Conceptual/Final Development Plan dated November 20, 2001 for the above referenced application. The Development Plan shows 3 proposed single family units on approximately 2.17 acres. The proposal will add approximately 10 residents to the current population of Hunter Mill District.

COMPREHENSIVE PLAN CITATIONS
1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 4, p. 180)

“Maximize both the required and voluntary dedication, development, and renovation of lands and facilities for parks and recreation to help ensure an equitable distribution of these resources commensurate with development throughout the County.”

Policy a: “Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;...”

Policy b: “Mitigate the cumulative impacts of development that exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as

determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”

2. Park Protection (The Policy Plan, Parks and Recreation Objective 3, p. 179)

Policy a: “Protect park resources from the adverse impacts of development on nearby properties.”

ANALYSIS AND RECOMMENDATIONS

The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance Section 16-404, the applicant shall provide \$955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 2 non-ADUs proposed (not counting one existing unit), the cost is \$1,910 to develop said facilities. Since the development plan shows no recreational facilities, the pro-rata funds should be dedicated to the FCPA.

This site is located within the Rosier’s Branch Watershed. Rosier’s Branch is a tributary of Sugarland Run. The FCPA owns and operates Sugarland Run Stream Valley Park a short distance downstream from the proposed development. Sugarland Run Stream Valley Park is experiencing stream channel erosion problems due to upstream development.

The entire Sugarland Run watershed including Rosier’s Branch has substantially degraded biological and habitat integrity (2001 Stream Protection Strategy Baseline Study). Rosiers Branch has been cited for ongoing problems with erosion (1996 Fairfax County Master Plan for Flood Control and Drainage Pro Rata Share Projects). In fact, the County has already identified the need for a stream stabilization project (SU271) for the reach of Rosiers Branch where it joins with Sugarland Run in Sugarland Run Stream Valley Park.

The Development Plan shows a request for a waiver of stormwater management requirements and a modification of SWM BMP requirements. The modification request is to allow for innovative SWM BMPs (such as the “possible rain garden” facility shown on the Development Plan). FCPA fully supports the use of rain gardens and other alternative SWM BMP facilities.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Allen Scully, Plan Review Team, Planning and Land Management Branch
Marjorie Pless, Naturalist, Resource Management Division
File Copy

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used In Staff Reports

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



FAIRFAX COUNTY

APPLICATION FILED: November 29, 2001
PLANNING COMMISSION: April 18, 2002
PLANNING COMMISSION DECISION: May 2, 2002
BOARD OF SUPERVISORS: December 9, 2002

V I R G I N I A

December 2, 2002

STAFF REPORT ADDENDUM I

APPLICATION RZ 2001-HM-052

HUNTER MILL DISTRICT

APPLICANT: Keystone, LLC.

PRESENT ZONING: R-1

REQUESTED ZONING: R-2

PARCEL(S): 11-2 ((1)) 47A

ACREAGE: 2.17 acres

FAR/DENSITY: 1.38 du/ac

PLAN MAP: Residential, 0.5 – 1 du/ac

PROPOSAL: Request to rezone 2.17 acres from the R-1 District to the R-2 District to permit construction of 3 single family detached dwellings with a density of 1.38 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-HM-052 subject to the execution of proffers consistent with those found in Attachment 1.

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.

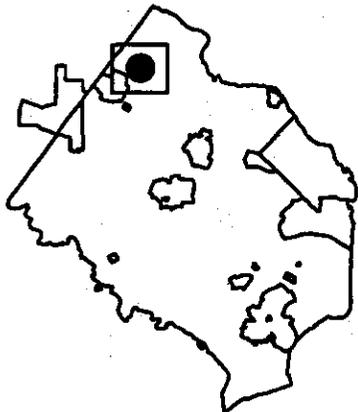
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



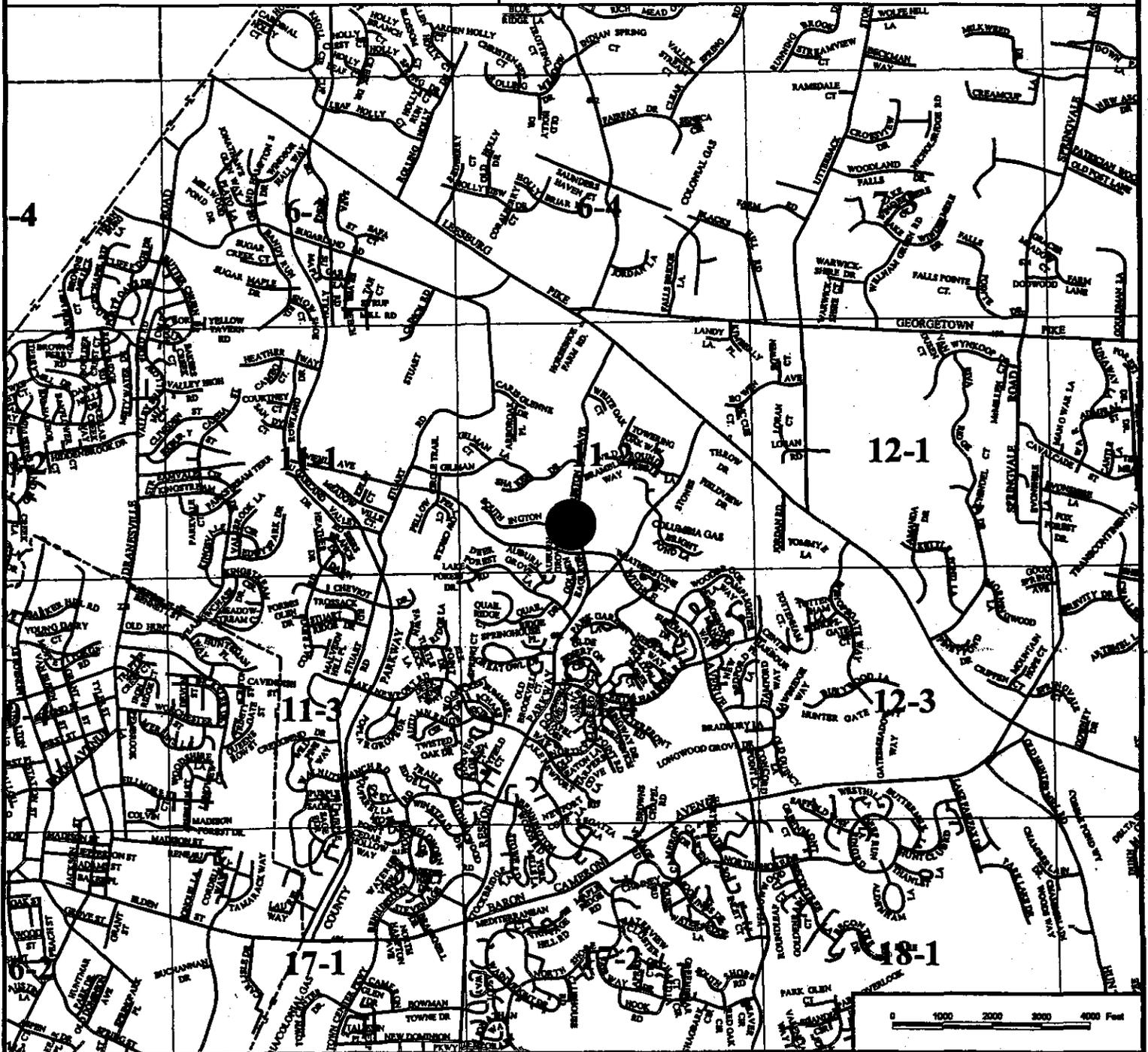
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

Rezoning Application

RZ 2001-HM-052

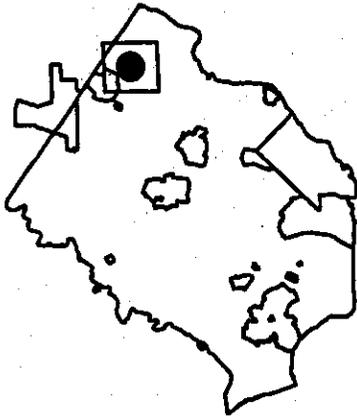


Applicant: KEYSTONE L L C
Filed: 11/29/2001
Proposed: RESIDENTIAL DEVELOPMENT
Area: 2.17 AC OF LAND; DISTRICT - HUNTER MILL
Located: WEST SIDE OF RESTON AVENUE (ROUTE 602)
APPROXIMATELY APPROXIMATELY 1,000 FEET
NORTH OF WIEHLE AVE (ROUTE 828)
Zoning: FROM R-1 TO R-2
Overlay Dist:
Map Ref Num: 0112- /01/ /0047A

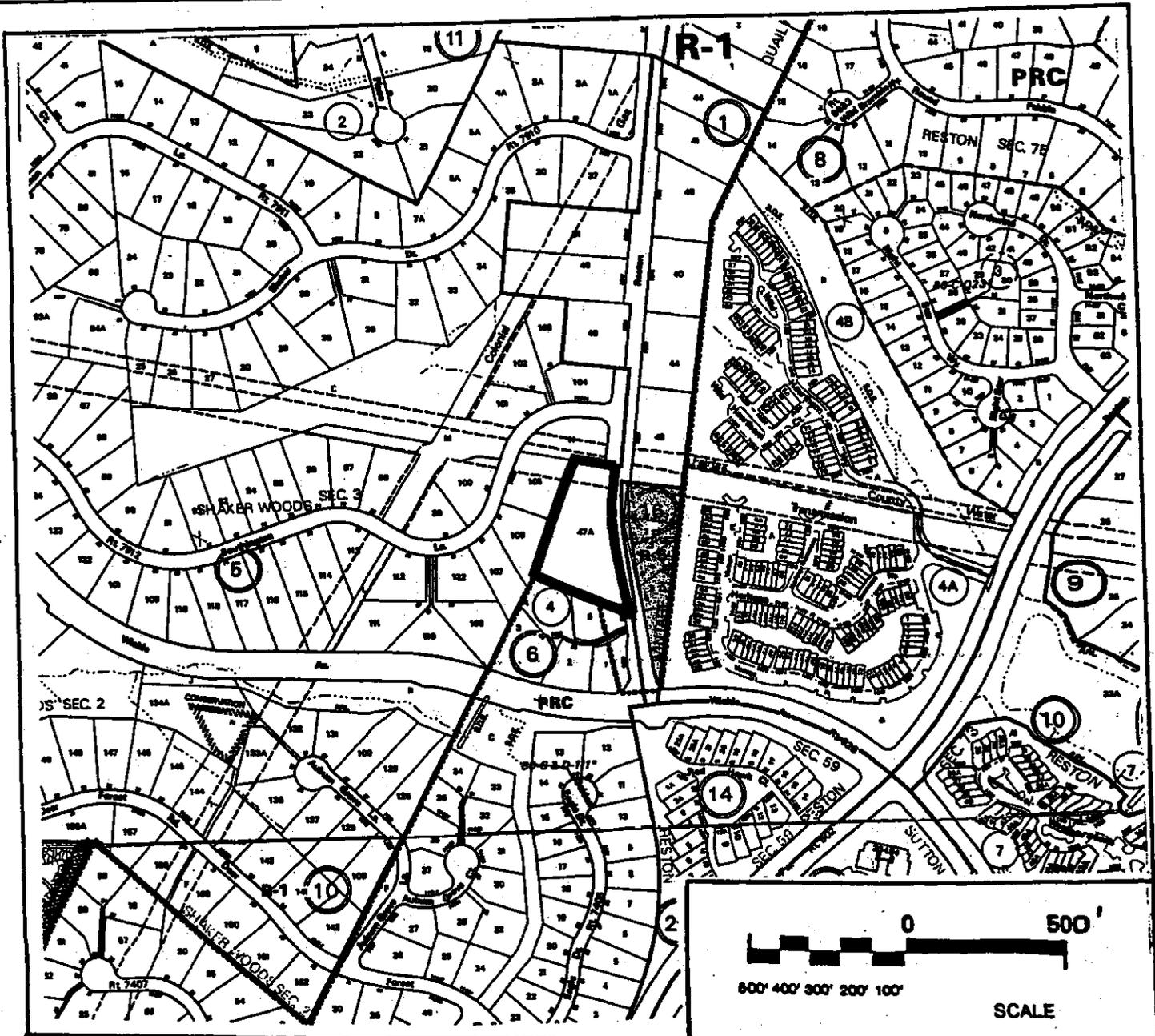


Rezoning Application

RZ 2001-HM-052



Applicant: KEYSTONE L L C
Filed: 11/29/2001
Proposed: RESIDENTIAL DEVELOPMENT
Area: 2.17 AC OF LAND; DISTRICT - HUNTER MILL
Located: WEST SIDE OF RESTON AVENUE (ROUTE 602)
APPROXIMATELY APPROXIMATELY 1,000 FEET
NORTH OF WIEHLE AVE (ROUTE 828)
Zoning: FROM R-1 TO R-2
Overlay Dist:
Map Ref Num: 011-2- /011 /0047A



BACKGROUND

Rezoning application RZ 2002-HM-052 is a request by Keystone LLC, to rezone approximately 2.17 acres from the R-1 District to the R-2 District to permit construction of 3 single family detached dwellings with a density of 1.38 du/ac. A staff report was published on April 4, 2002, which recommended approval. A public hearing was held on April 18, 2002, at which time the case was deferred to May 2, 2002 for a decision only. On May 2, 2002, the Planning Commission voted to recommend approval to the Board of Supervisors. Subsequently, the case was scheduled for a public hearing before the Board of Supervisors, but was deferred indefinitely due to the Applicant's inability to execute the draft proffer statement.

On November 18, 2002, a revised generalized development plan (GDP) and revised proffer statement were submitted by the Applicant. These documents are the subject of this addendum.

ANALYSIS

Prior to the Planning Commission public hearing the applicant had contacted the adjacent property owner to the south (Tax Map 11-2 ((6)) (4) 4) for the purpose of negotiating access to the existing 18 inch SWM reinforced concrete pipe (SWM R.C.P) that is located on their property. The property owner declined such offers and as a result the project was designed with piping extended along the eastern and southern property boundaries. The piping tied into the existing stormwater management (SWM) facilities located under Reston Avenue. The adjacent parcel (Tax Map 11-2 ((6)) (4) 4) has since come under new ownership. The current owner is amenable to allowing access and is in the process of negotiating an agreement with the Applicant. The Applicant has submitted a revised GDP and a revised proffer statement that shows alternative layouts for development of this project. The following modifications have been made to the project since the April 18, 2002, public hearing:

- Two sheets have been added to the GDP which depict connection to the SWM R.C.P located on an adjacent parcel to the south (Tax Map 11-2 ((6)) (4) 4).
 - ❖ Sheet 3 of 5 depicts the project with SWM pond that receives outfall from the piping that extends along the eastern property line and ties into the SWM R.C.P on the adjacent parcel to the south.
 - ❖ Sheet 4 of 5 depicts the project with piping along the eastern property boundary that connects to raingardens located on each parcel. The piping terminates in the SWM R.C.P on the adjacent parcel to the south.
- The revised proffer statement proffers to the revised GDP and makes editorial revisions to the previous proffer statement dated April 25, 2002.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The project as revised has the potential to reduce the amount of piping, which in turn, affects the limits of clearing and grading associated with the project. While Staff is supportive of the project, Staff continues to believe that the proffer statement found in Attachment 1 would benefit from further clarification; Staff continues to work with the Applicant to further refine this proffer statement.

Recommendations

Staff recommends approval of RZ 2002-HM-052 as revised subject to execution of the proffer statement revised found Attachment 1 of this addendum.

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

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

ATTACHMENTS

1. Revised Proffer Statement
2. Reduction of Revised GDP

Proffers

Keystone LLC/Crocker

RZ 2001-HM-052

Date: December 3, 2002

Pursuant to the provisions of Virginia Code Section 15.2-2303(a) et. seq., the Owner and Applicant, for themselves and their successors and assigns hereby make the following proffers subject to the approval of this application by the Board of Supervisors of Fairfax County, Virginia.

1. The subject property (Tax Map Number 47-2((1)) 47A) shall be developed in substantial conformance with the Generalized Development Plan (GDP) prepared by Charles P. Johnson and Associates, Inc. Dated July 2001, (and revised April 19, 2002 and November 18, 2002) depicting 3 single-family detached residential units in the R-3 zoning district at a density of 1.38 dwelling units per acre. The existing dwelling may be maintained on the property until the commencement of clearing and grading pursuant to a subdivision approved pursuant to this GDP at which time the dwelling will be removed.

Housing Contribution

2. At the time of subdivision plat approval, Applicant shall contribute a sum equaling 0.5% of the aggregate sales price of the units to Fairfax County Housing and Redevelopment Authority for a contribution to the Housing Trust Fund to meet the County's low and moderate income housing needs.

Storm Water Management

3. Unless waived or modified by the Department of Public Works and Environmental Services ("DPW&ES"), Storm Water Management ("SWM") and Best Management Practices ("BMP's") for the Application Property shall be provided in accordance with the requirements of the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance, as approved by DPW&ES. At this time, the Applicant intends to apply for waivers of on-site SWM and/or BMP's with DPW&ES in order to utilize the off-site regional SWM/BMP Ponds2. If such waivers are not granted, SWM and/or BMP's shall be provided on-site in a centralized facility or on each lot (BMP's rain gardens only) in a manner acceptable to DPW&ES. The applicant is attempting to secure the necessary easements to permit connection into the stormwater facility located on the abutting property to the south, identified as Tax Map Number 11-2 ((6)) (4) 4. The GDP depicts three alternative layouts for addressing Storm Water Management:

- T
- a. If the applicant is able to connect to the stormwater management facility on the property identified as Tax Map Number 11-2 ((6)) (4) 4 and the onsite SWM waiver is granted by DPWES, the project shall be developed in substantial conformance with sheet 4 of 5 of the GDP;
 - b. If the applicant is able to connect to the stormwater management facility on the property identified as Tax Map Number 11-2 ((6)) (4) 4 and the onsite SWM waiver is not granted, the project shall be developed in substantial conformance with sheet 3 of 5 of the GDP, provided, however, the sanitary sewer shall be located as shown on Sheet 4 of 5; or
 - c. If the applicant is unable to connect to the stormwater management facility on the property identified as Tax Map Number 11-2 ((6)) (4), the project shall be developed in substantial conformance with sheet 2 of 5 of the GDP
4. In the event that the SWM waiver is granted and a BMP waiver is not granted, rain gardens shall be constructed on each lot as shown on the GDP, prior to the issuance of the Residential Use Permit (RUP) for each lot, subject to a maintenance agreement acceptable to DPWES. A written disclosure will be placed in the initial purchase contract and in the deed and recorded among the land records of Fairfax County in a form acceptable to the County Attorney, which:
- A. Notifies the landowner of the existence and maintenance responsibility for the rain garden,
 - B. Sets forth the maintenance standards for the rain garden generally, as outlined on the attached Exhibit "A", and the maintenance agreement referenced in this Paragraph 4 above.

Landscape Plan

5. A landscape plan will be submitted as part of the subdivision plan and shall be reviewed and approved by the Urban Forestry Division. The plan shall provide for landscaping substantially in conformance in quality and quantity with that shown on the GDP.
6. The limits of clearing and grading will be clearly marked on each alternative on the GCP and protected in accordance with the Public Facilities Manual and will clearly delineate the limits of clearing and grading with such markings and protection throughout the construction period. Physical clearing and grading will also conform to the Public Facilities Manual.
7. The Applicant will minimize the disturbance of trees located on the adjoining properties by utilizing the following methods: a) root pruning with a trencher or vibratory

plow to a depth of 18 inches, b) cutting trees at the stump, c) stump grinding, or d) any other method as approve the Urban Forester.

Recreation Facilities:

8. At the time of subdivision plat approval, the Applicant shall contribute a sum equaling \$1,910 to the Fairfax County Park Authority.

Right of Way Dedication and Access:

9. Subject to the Virginia Department of Transportation (VDOT) and DPWES approval, the Applicant shall dedicate forty-five (45) foot of right-of-way along the subject property's Reston Avenue frontage to the Board of Supervisors in accordance with a fee simple agreement. Dedication shall occur at the time of subdivision plan approval or upon demand by VDOT, whichever occurs first. The Applicant shall also provide necessary ancillary easements along the proposed right-of-way.

The subdivision plan shall show one access, excluding the possible SWM Facility Access, off Reston Avenue to serve the three parcels as indicated on the GDP.

Density Credit:

10. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications as described herein or as may be reasonably required by Fairfax County or VDOT at time of subdivision plan approval.

Carol Ann Crocker

Carol Ann Crocker
(Property Owner)

Dec 4, 2002

Date

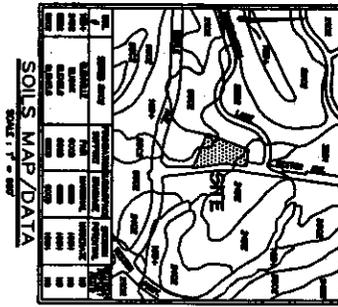
Peter Tamburello

Keystone LLC, (Applicant and Contract Owner)
by: Peter Tamburello, Co-Manager (Agent)

Date: 12.4.05

GENERALIZED DEVELOPMENT PLAN CROCKER PROPERTY

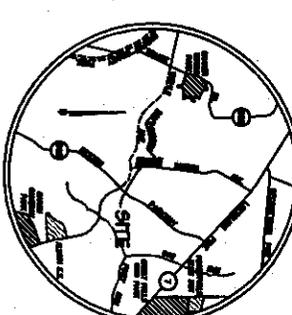
**RZ 2001-HM-052
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA**



- NOTES**
1. THE PROPERTY DESCRIBED ON THIS PLAN IS LOCATED IN PROJECT COUNTY, THE ADJACENT MAP NUMBER IS 1-0123 (PROJECT), AND THE SITE IS APPROXIMATELY 1000' BY 1000' IN SIZE.
 2. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 3. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 4. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 5. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 6. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 7. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 8. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 9. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 10. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 11. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 12. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 13. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 14. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 15. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 16. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 17. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 18. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 19. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.
 20. THE PROPERTY IS SUBJECT TO THE ZONING OF RZ-2, AND THE ZONING IS SUBJECT TO THE ZONING ORDINANCES OF THE COUNTY OF FAIRFAX, VIRGINIA, AND THE ZONING ORDINANCES OF THE CITY OF FREDERICKSBURG, VIRGINIA.

SITE TABULATIONS

USE AREA	REQUIRED	PROVIDED
RESIDENTIAL	1.5 ACRE	1.5 ACRE
COMMERCIAL	0.5 ACRE	0.5 ACRE
INDUSTRIAL	0.5 ACRE	0.5 ACRE
RECREATION	0.5 ACRE	0.5 ACRE
UTILITY	0.5 ACRE	0.5 ACRE
ROADWAY	0.5 ACRE	0.5 ACRE
WATERWAY	0.5 ACRE	0.5 ACRE
WETLAND	0.5 ACRE	0.5 ACRE
WOODLAND	0.5 ACRE	0.5 ACRE
AGRICULTURE	0.5 ACRE	0.5 ACRE
OTHER	0.5 ACRE	0.5 ACRE



REVISIONS

NO.	DATE	DESCRIPTION
1	NOVEMBER 14, 2001	PRELIMINARY PLAN
2	NOVEMBER 16, 2001	REVISIONS
3	NOVEMBER 20, 2002	REVISIONS
4	APRIL 18, 2002	REVISIONS
5	NOVEMBER 14, 2002	REVISIONS

DATE: AUGUST 14, 2001
REVISIONS: NOVEMBER 14, 2001
 NOVEMBER 16, 2001
 NOVEMBER 20, 2002
 APRIL 18, 2002
 NOVEMBER 14, 2002

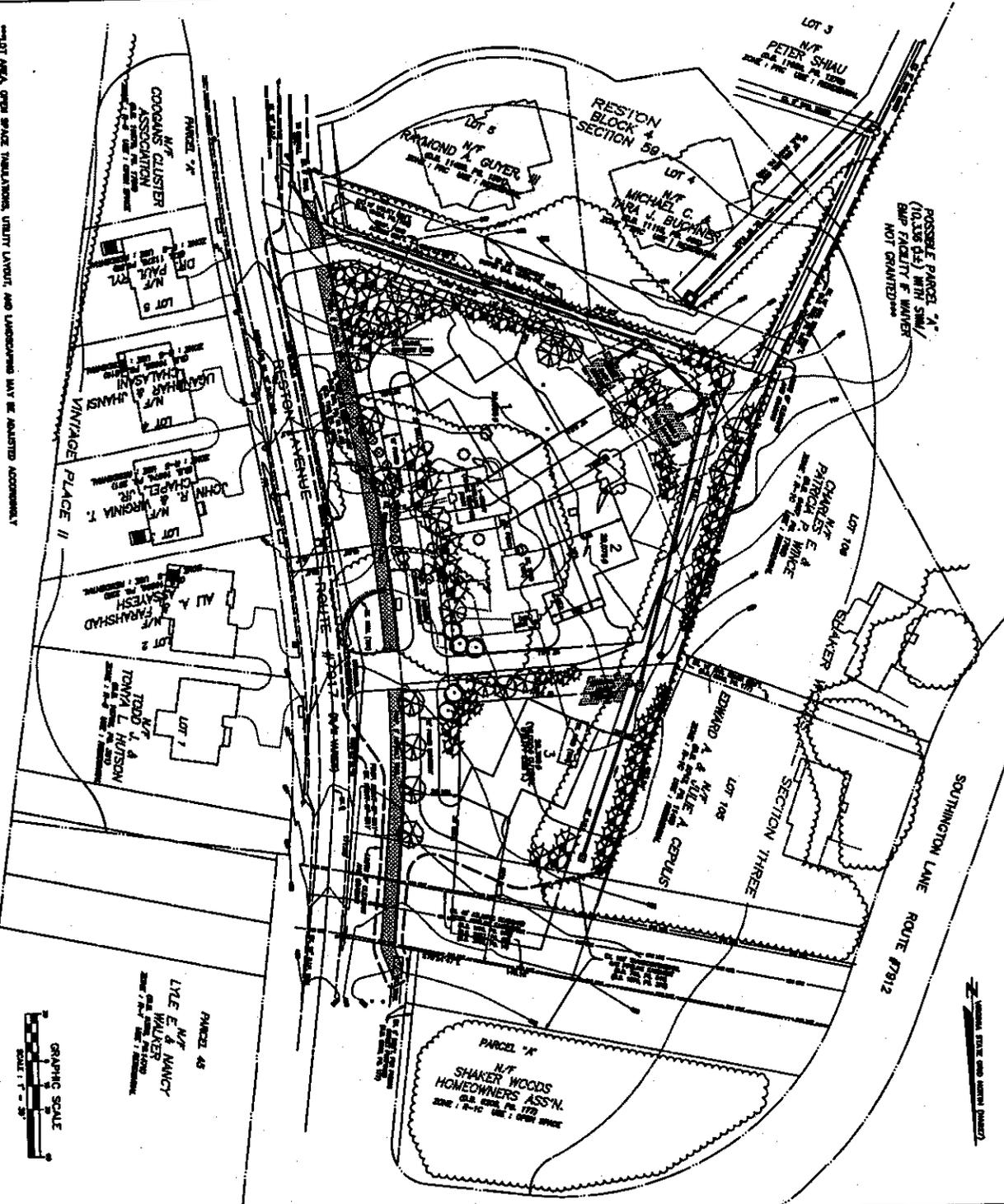
CPJ CONSULTING & ENGINEERING, INC.
 10000 WOODBURN AVENUE, SUITE 100
 FAIRFAX, VIRGINIA 22031
 (703) 261-1414

TABLE OF CONTENTS
 1. GENERALIZED DEVELOPMENT PLAN
 2. ZONING ORDINANCES
 3. ZONING ORDINANCES
 4. ZONING ORDINANCES
 5. ZONING ORDINANCES

LEGEND

	UTILITY LINE
	EASEMENT
	PROPOSED STREET
	PROPOSED DRIVEWAY
	PROPOSED SIDEWALK
	PROPOSED FENCE
	PROPOSED WALL
	PROPOSED GATE
	PROPOSED GATE POST
	PROPOSED GATE LATCH
	PROPOSED GATE HANDLE
	PROPOSED GATE LOCK
	PROPOSED GATE KEYHOLE
	PROPOSED GATE HANDLE POST
	PROPOSED GATE LATCH POST
	PROPOSED GATE LOCK POST
	PROPOSED GATE KEYHOLE POST
	PROPOSED GATE HANDLE POST LATCH
	PROPOSED GATE LATCH POST LOCK
	PROPOSED GATE LOCK POST KEYHOLE
	PROPOSED GATE KEYHOLE POST HANDLE

NOT AREA, OPEN SPACE, UTILITIES, UTILITY LAYOUT, AND LANDSCAPING MAY BE ADJUSTED ACCORDINGLY.



PARCEL 48
N/T
LYLE E. & NANCY
WALKER
D.B. CODE # 172
ZONE 1 R-1C SEE 1 OTHER SHEET

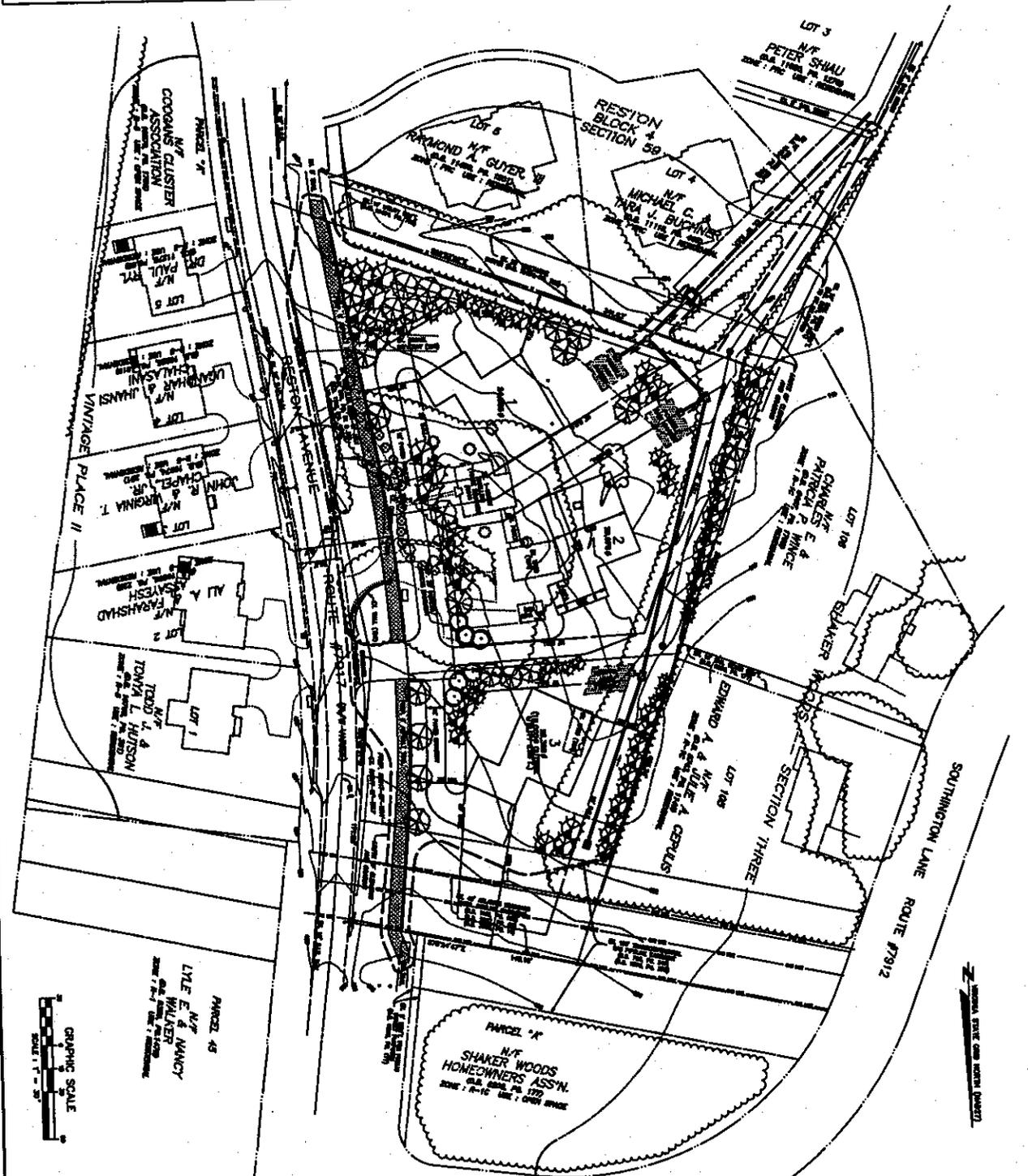


GENERALIZED DEVELOPMENT PLAN
CROCKER PROPERTY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CPJ Charles P. Johnson & Associates, Inc.
PLANNING ENGINEERS ARCHITECTS INTERIORS
2000 MARKET STREET, SUITE 200, FALLS CHURCH, VA 22046
TEL: 703-271-1100 FAX: 703-271-1101

LEGEND

--- STATE OF VIRGINIA'S BOUNDARY
 --- PROPERTY BOUNDARY
 --- COMMON UTILITY LINE IN TRAIL
 --- CO. TRAIL, SERVICE TO DEVELOPER
 --- PROPOSED SIDEWALK SYSTEM
 --- CO. SERVICE ROAD IN DEVELOPMENT
 --- PROPOSED SERVICE ROAD
 --- CO. INTERSECTION IN DEVELOPMENT
 --- PROPOSED SIDEWALK
 --- TRAIL (10'-10" C&D)
 --- TRAIL (10'-10" C&D)



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5
1	2	3	4	5
1	2	3	4	5



GENERALIZED DEVELOPMENT PLAN
ALTERNATE LAYOUT

CROCKER PROPERTY

HUNTER MILL DISTRICT
FARFAX COUNTY, VIRGINIA

REVISION RECORD BY APPROVAL

CPJ Charles P. Johnson & Associates, Inc.
PLANNERS ARCHITECTS LANDSCAPE ARCHITECTS ENGINEERS

DATE: _____

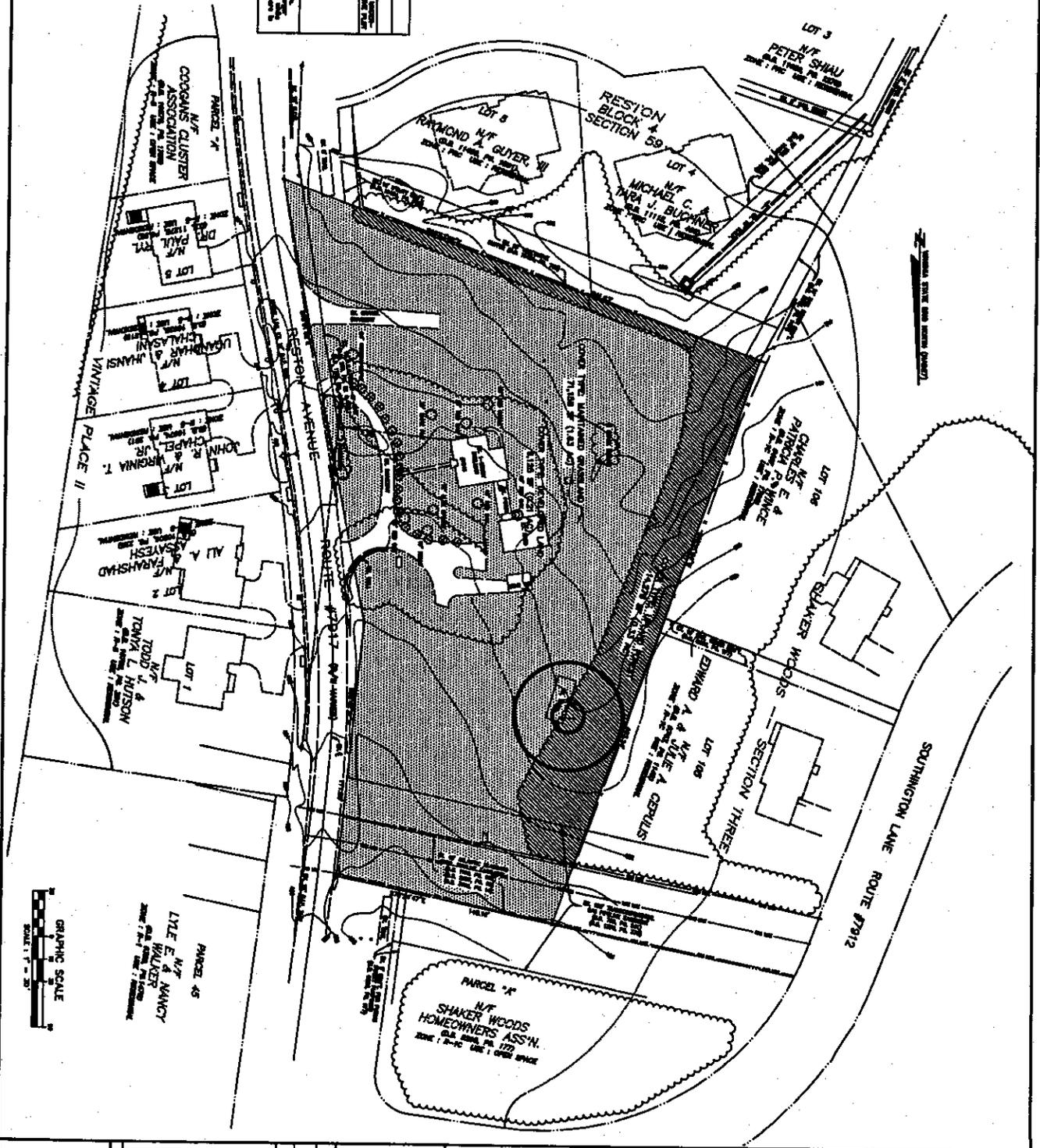
SCALE: 1" = 20'

LEGEND

- EXISTING VEGETATION
- BOUNDARY OF SUBJECT PROPERTY
- UNPAVED ROADS OTHER THAN
- PAVED ROADS
- EXISTING LINES

TABLE COVER DATA

DATE	BY	REVISION
10/1/88	CPJ	INITIAL
10/1/88	CPJ	REVISED



NO.	DATE	DESCRIPTION
1	10/1/88	INITIAL
2	10/1/88	REVISED
3	10/1/88	REVISED
4	10/1/88	REVISED
5	10/1/88	REVISED



EXISTING VEGETATION MAP
CROCKER PROPERTY
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CPJ Charles P. Johnson & Associates, Inc.
 10000 LEE HIGHWAY, SUITE 100, FARMERS MARKET, VIRGINIA 22031
 (703) 441-1111

