

STAFF REPORT

APPLICATION NUMBER RZ 80-P-102

PROVIDENCE DISTRICT

Applicant: Gerald Waldman

Present Zoning: R-1

Requested Zoning: R-12

Proposed Use: Residential Townhouse Acreage: .3350

Subject Parcels: 48-3((1)) Pt 12

Application Filed: November 26, 1980

Planning Commission Public Hearing: May 28, 1981

Board of Supervisors Public Hearing: June 8, 1981

Staff Recommendation: The staff recommends that Rezoning Application 80-P-102 be approved for the R-12 District.

Staff further recommends that a waiver of minimum district size be granted for the reasons specified in the staff report.

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, to relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

REZONING APPLICATION



Number: RZ 80-P-102

District: Providence

Acreage: .3350

Section Sheet: 48-3

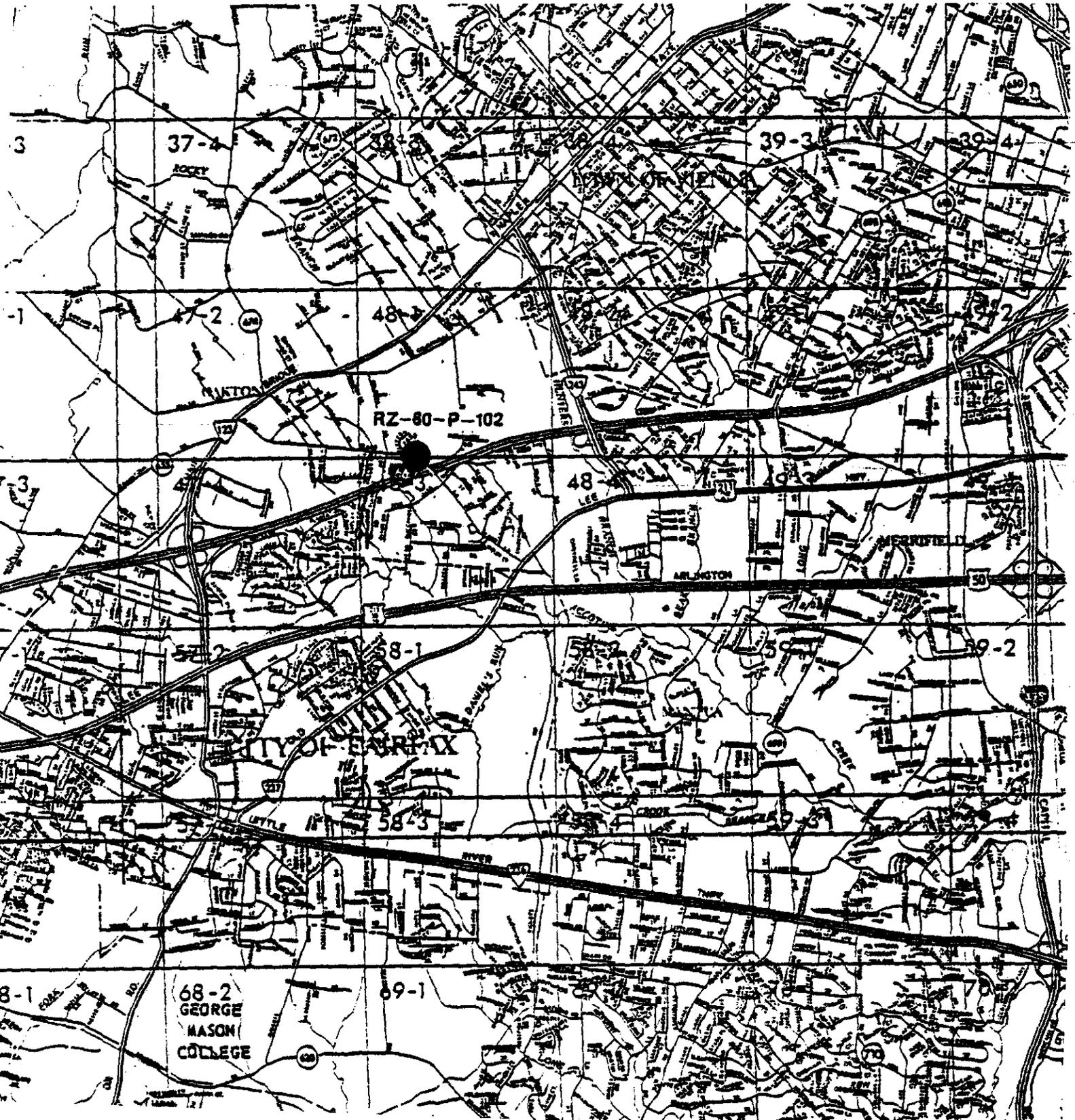
From: R-1

Subdivision: ((1))

To: R-12

Lot: Pt. 12

Applicant: Gerald Waldman



REZONING APPLICATION



Number: RZ 80-P-102

District: Providence

Acreage: .3350

Section Sheet: 48-3

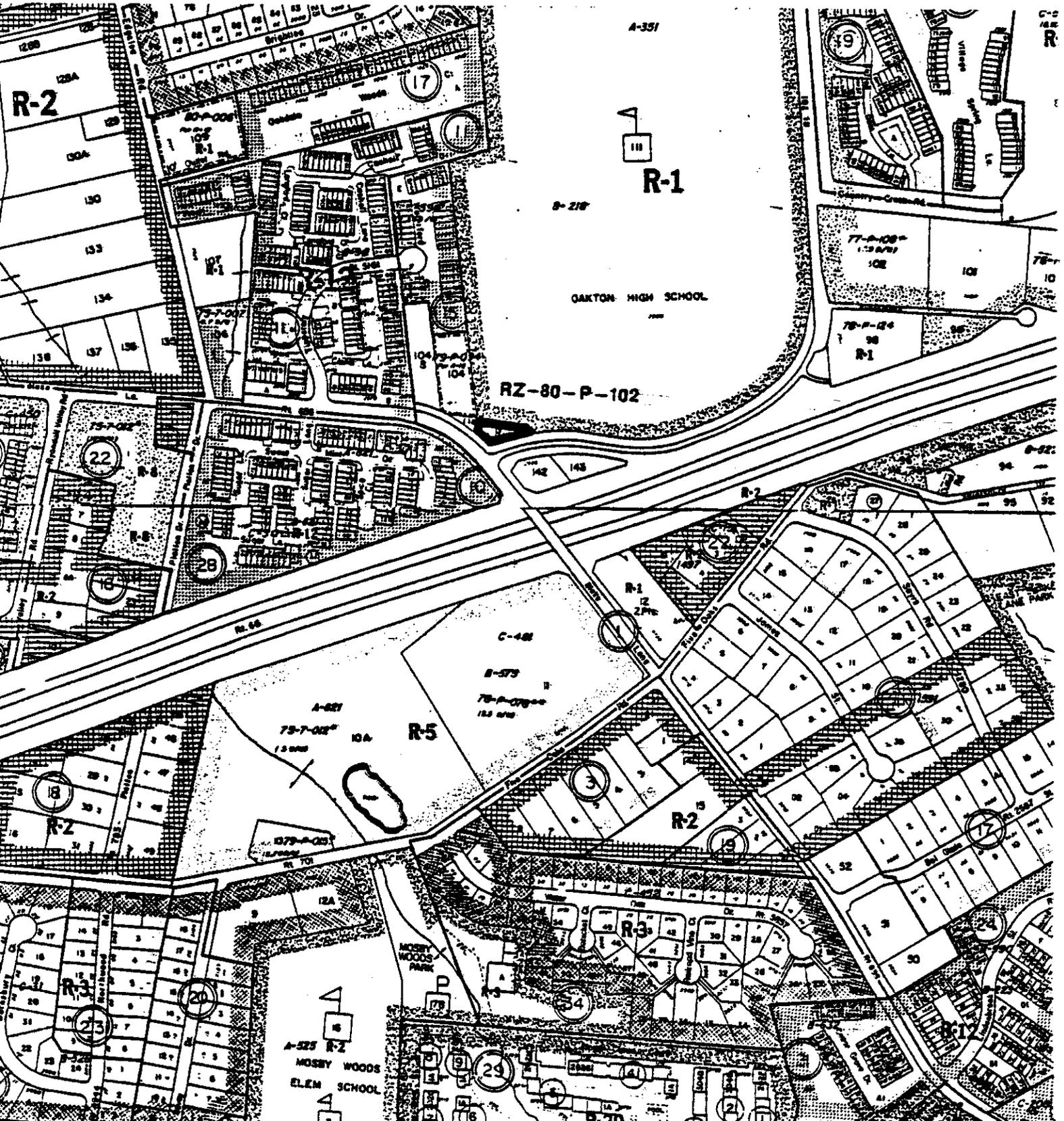
From: R-1

Subdivision: ((1))

To: R-12

Lot: Pt. 12

Applicant: Gerald Waldman



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

DESCRIPTION OF THE APPLICATION

The applicant requests that .3350 acres of land be rezoned from the R-1 (Residential, 1 dwelling unit per acre) to the R-12 (Residential, 12 dwelling units per acre) for the purpose of ~~developing a 3-unit townhouse subdivision.~~ As justification for the rezoning, the applicant cites the Comprehensive Plan recommendation for 8-12 du/ac, proximity to Oakton High School, and the availability of utilities to the site. See Appendix 2.

The applicant has submitted proffers. See Appendix 3.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in the northeast quadrant of the intersection of Blake Lane and Sutton Road. The subject property is wooded and currently undeveloped. The property is bound to the north by Oakton High School, to the south by a townhouse complex across Blake Lane and a single family home across Sutton Road, and to the west by property zoned R-12 and developed in townhouse at 10 du/ac. Route 66 is located approximately 300 feet to the south of the subject property.

The property immediately to the west was rezoned to R-12 District (RZ 79-P-094) on June 16, 1980 and granted a waiver of minimum district size.

COMPREHENSIVE PLAN RECOMMENDATION

The subject property is located in the V5, Nutley Community Planning Sector of the Vienna Planning District in Area II. The Comprehensive Plan, on page 189, under Land Use Recommendations, states the following:

"D. Land bounded by Edgelea Woods, Oakton High School, Blake Lane and Edgelea Road should be shown on the plan map in the 8-12 units an acre range. However, development of vacant land in this area should not exceed 10 units an acre to be compatible with existing development.

The adopted Area II Plan map indicates the application property is planned for residential use at 8-12 du/ac.

PUBLIC FACILITIES ANALYSIS

Information regarding sanitary sewer, water, Fire and Rescue Services and Fairfax County Park Authority recommendations are located in Appendices 4-8, respectively. There appears to be no significant problems with public facilities. It should be noted that while adequate sewer capacity currently exists to serve the proposed development, availability of treatment capacity will depend upon the current rate of construction and the timing for the development of this site.

TRANSPORTATION ANALYSIS

The Transportation Analysis, Appendix 9, indicates that the proposed access to the subject property may result in a disruption of through traffic flow on Sutton Road. However, the limited scope of the proposed development will preclude this from becoming a major traffic problem.

Dedication and construction along the frontage of Blake Lane would provide the improvements outlined in the transportation section of the Countywide Plan. The proffers presently provide for the required dedication. The language of the proffer regarding the face of curb set 35 feet from centerline shall be interpreted to indicate that this improvement is to be constructed by the applicant and not by Fairfax County or VDH&T.

ENVIRONMENTAL ANALYSIS

This property is severely impacted by highway noise. The zone of noise impact for residential uses according to the Federal guidelines is 65 dBA Ldn. Projected noise levels approximate 75 dBA Ldn where the latest plan submission indicates the location of building structures. Acoustical treatment construction practices can reduce interior noise levels to an acceptable 45 dBA Ldn level, with windows closed. An acoustical engineer could be engaged to perform an assessment of projected noise impacts in consultation with County staff and to recommend design solutions that achieve a 45 dBA Ldn maximum interior noise level. In addition, some usable outdoor recreational space which achieves a noise level not to exceed 65 dBA Ldn should be provided. The proffers do not commit to achieve the recommended sound transmission classification, however, brick construction with added insulation and storm windows should achieve the standard.

There are no other significant environmental impacts anticipated. A more extensive analysis of noise impacts may be found in Appendix 10.

DEVELOPMENT PLAN ANALYSIS

The generalized development plan and proffer statement submitted with the application indicate that the subject property will be developed with a maximum of 3 townhouse units at a density of 9.0 du/ac.

The generalized development plan and proffer statement indicate that the following transportation related improvements are to be made:

- o A dedication of 45 feet from the centerline of Blake Lane onto the subject properties.
- o Road widening with face of curb set 35 feet from the centerline of Blake Lane.

The above referenced improvements adequately address the transportation issues associated with the development of the subject property.

With respect to the development issues relating to noise generated by Route 66, the applicant has proffered to mitigate the impacts by providing the following:

- o Construction would be brick and extra insulation and stormwindows would be provided.
- o A six-foot architecturally solid fence would be provided along the rear lot lines of proposed units 1 and 3 extending from the unit itself back to the rear lot line.

These noise attenuation measures appear to adequately address the noise related issues resulting from the development of the subject property.

The applicant has proffered to preserve the existing vegetation wherever possible. The limits of clearing and the preservation of trees should be coordinated with the County Arborist.

~~A waiver of minimum district size (4 acres) is required if the property is to be rezoned to the R-12 District. A waiver would be reasonable in this instance given the fact that the property is contiguous to a large tract of land already zoned R-12 and there are no additional properties with which it would be consolidated to attain the minimum district size. The adjacent property to the west was granted a similar waiver on June 16, 1980 following the same rationale.~~

STAFF CONCLUSIONS AND RECOMMENDATIONSConclusions

The proposed land use is in conformance with the recommended land use and density range as outlined in the Comprehensive Plan.

The applicant has adequately addressed the environmental and transportation related development issues associated with the subject property.

A waiver of minimum district size would be reasonable given the zoning on adjacent properties and the granting of a similar waiver on the contiguous lot.

Recommendations

The staff recommends that Rezoning Application 80-P-102 be approved for the R-12 District.

Staff further recommends that a waiver of minimum district size be granted for the reasons specified in the staff report.

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, to relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

APPENDICES

1. Applicant's Affidavit
2. Statement of Justification
3. Applicant's Proffer
4. Sewer Analysis
5. Water Analysis
6. Fire and Rescue Analysis
7. School Analysis
8. Park Authority Comments
9. Transportation Analysis
10. Environmental Analysis
11. Development Criteria
12. Glossary

REZONING AFFIDAVIT

1. GERALD WALDMAN do hereby make oath or affirmation that I am an applicant in Rezoning Application Number RZ 80-P-102 and that to the best of my knowledge and belief, the following information is true:

1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
<u>GERALD + BRENDA WALDMAN</u>	<u>4719 TROTTLING LAVE</u>	<u>OWNER</u>
<u>ANNANDALE VA 22003</u>		
<u>HUTLEY, LEAN-NE</u>	<u>ANNANDALE VA 22003</u>	<u>ENGINEER</u>

(b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
<u>NONE</u>		

(c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
<u>NONE</u>		

2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state):

<u>NONE</u>

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above. EXCEPT AS FOLLOWS: (If none, so state):

<u>NONE</u>

WITNESS the following signature:

Gerald Waldman

Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 30 day of Apr 1981 in the State of Virginia My commission expires 10-25-83 *Shirley C. Bidley* Notary Public

4719 Trotting Lane
Annandale, Va. 22003
November 25, 1980

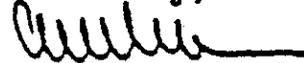
Zoning Administrator
County of Fairfax
Fairfax, Virginia

Dear Mr. Yates:

In accordance with the attached application, I request the northern portion of parcel 48-3-001-12 shown on 48-1 consisting of .3350 acres be rezoned to the R-12 district. I also request the minimum district size be waived.

The property is planned for 8-12 units per acre and is surrounded by R-12 zoning and the Oakton High School parking lot. All utilities are available to the site.

Sincerely,



Gerald Waldman

May 20, 1981

Proffer Statement

In application RZ 80-P-102 pursuant to Virginia Code 15.1-491(a) I hereby proffer the following:

1. Dedicate along Blake Lane to 45 feet from centerline. Face of curb to be set at 35 feet from centerline or as otherwise required by Design Review at time of site plan approval.

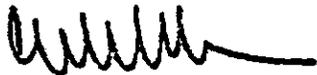
2. Construct a 6 foot privacy fence along the rear lot line of the 3 lots (see attached plat).

3. Construct a 6 foot acoustical fence (overlapping boards) to ~~partly~~ enclose the rear yards of lots 1 and 3 (see attached plat).

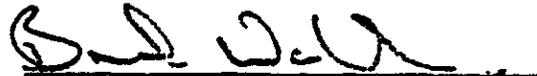
4. Trees and shrubbery will be preserved wherever possible.

5. Extra insulation and stormwindows will be provided for energy savings and noise attenuation. Brick construction will provide additional noise attenuation.

6. Architecture will be compatible with other townhouses constructed in the community.



Gerald Waldman, Owner

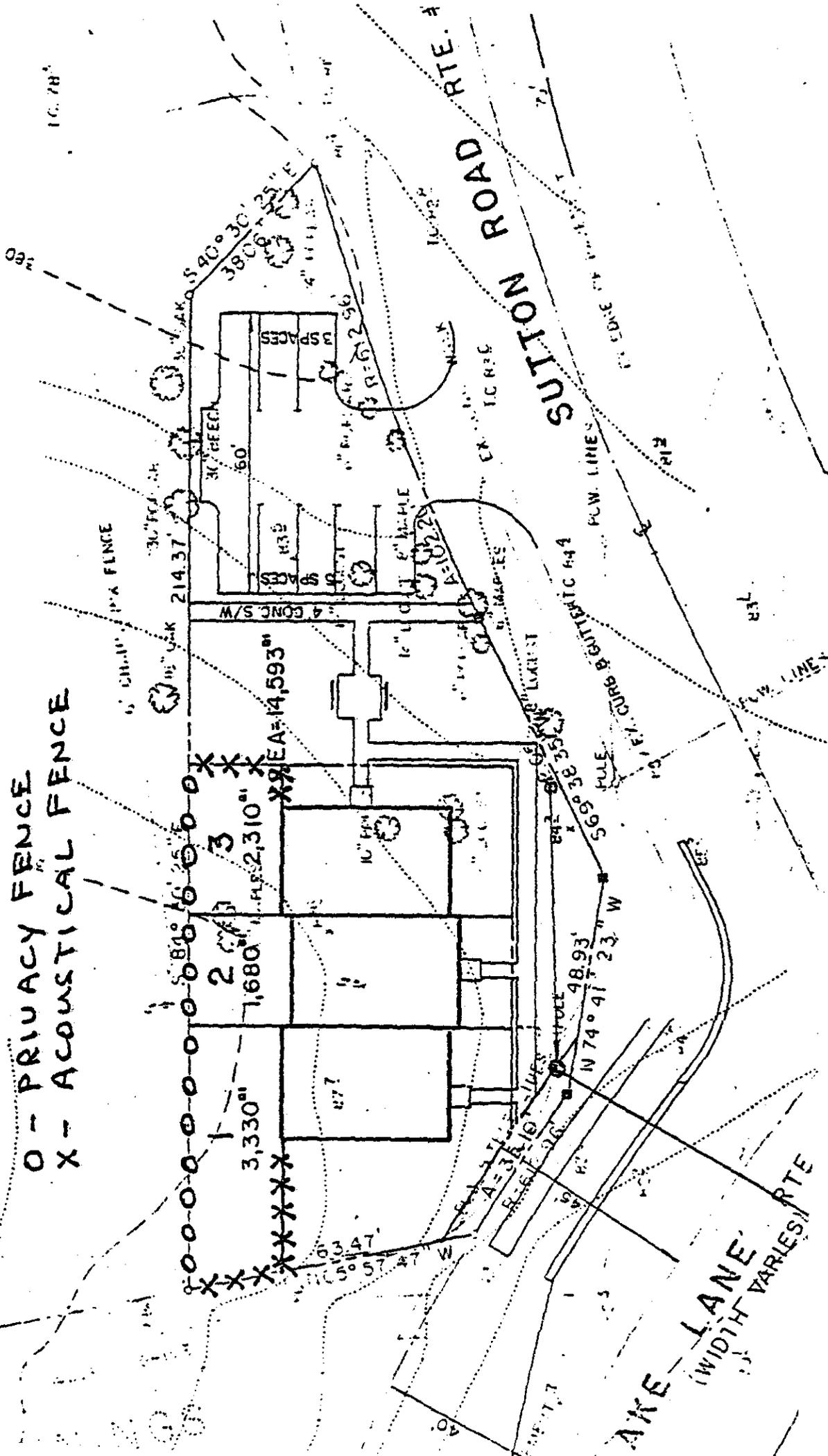


Brenda Waldman, Owner

OAKTON HIGH SCHOOL

SCHOOL BOARD OF FAIRFAX COUNTY

O - PRIVACY FENCE
X - ACOUSTICAL FENCE



LAKE LANE
(WIDTH VARIES) RTE.

Date 1/26/81

TO: Staff Coordinator (Tel: 691-3387)
Plan Implementation Branch, OCP
5th Floor, Massey Building

FROM: Robert W. Morris (Tel: 691-2191)
Systems Analysis Section, Office of Waste Management,
Department of Public Works

SUBJECT: Sanitary Sewer Analysis, Rezoning Application 80-P-102

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

1. The application property is located in the Accotink Creek (M) Watershed. It would be sewered into the Lower Potomac Treatment Plant.
2. Based upon current flow and committed flow, there is excess capacity in the Lower Potomac Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for the development of this site.
3. An 8-inch line located in an easement and approx. 130 feet from the property is ~~is~~ adequate for the proposed use.
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.	Inad.
Collector	<u>x</u>	<u>_____</u>	<u>x</u>	<u>_____</u>	<u>x</u>	<u>_____</u>
Submain	<u>x</u>	<u>_____</u>	<u>x</u>	<u>_____</u>	<u>x</u>	<u>_____</u>
Main/Trunk	<u>x</u>	<u>_____</u>	<u>x</u>	<u>_____</u>	<u>_____</u>	<u>x</u>
Interceptor	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Outfall	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

5. Other pertinent information or comments: _____

Date 2/10/81

TO: Staff Coordinator (Tel: 691-3387)
Zoning Evaluation Branch
5th Floor, Massey Building

FROM: Chief, Planning and Engineering (Tel: 698-5600)
Engineering and Construction Division
Fairfax County Water Authority

SUBJECT: Water Service Analysis, Rezoning Application RZ-80-P-102

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

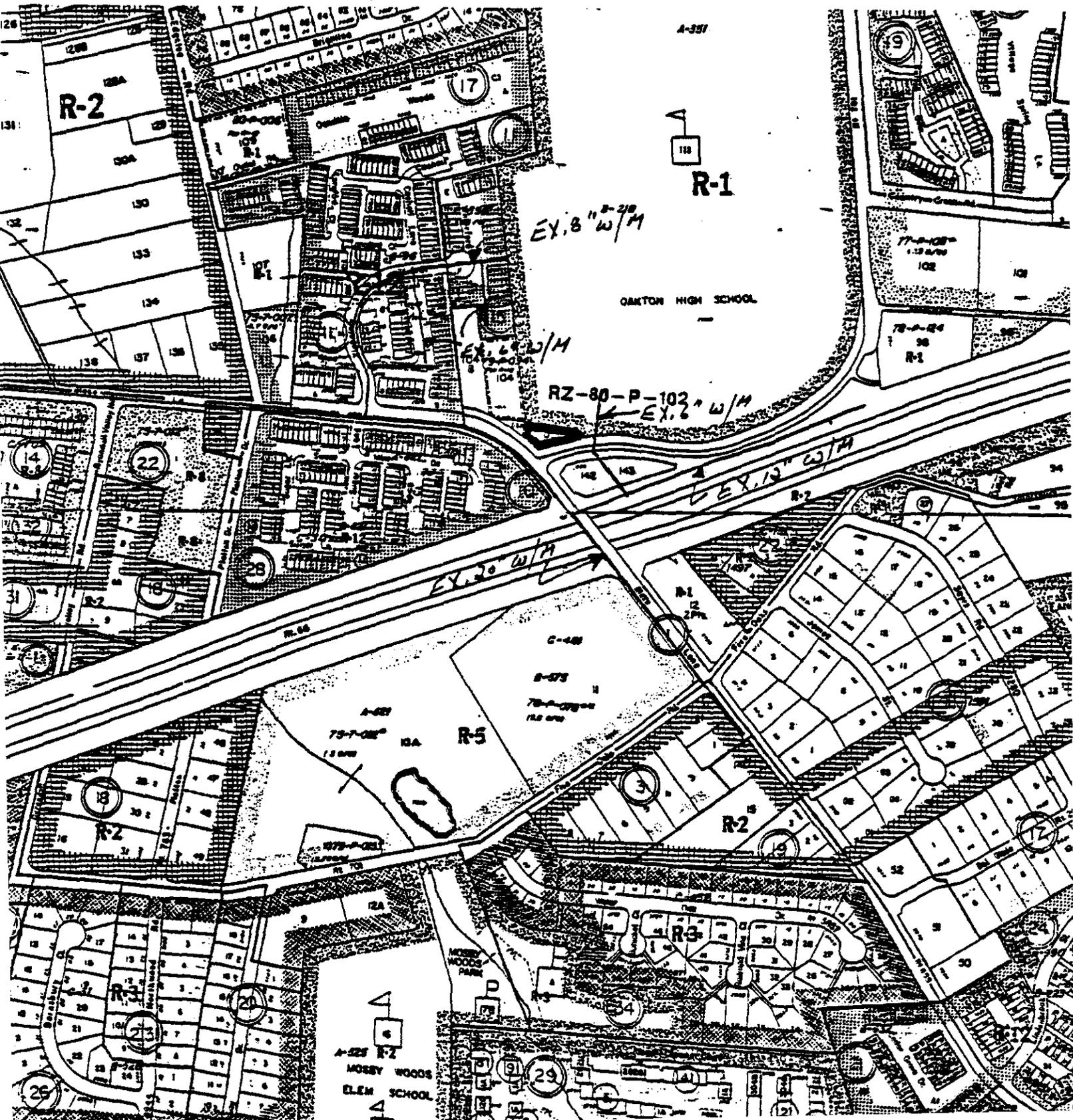
1. The application property is located within the franchise area of the Fairfax County Water Authority.
 2. Adequate water service is available at the site.
 Yes No
 3. Offsite water main extension is required to provide
 Domestic Service Fire Protection Service Not Applicable
 4. The nearest adequate water main available to provide
 Domestic Service Fire Protection Service
is a 6 inch main located 50± feet from
the property. See enclosed property map.
 5. Other pertinent information or comments: _____
-
-

ZONING APPLICATION



Number:
Acreage:
From:
To:
Applicant:

District:
Section Sheet:
Subdivision:
Lot:



Date 2-4-1981

TO: Karen Arnold
Staff Coordinator (Tel: 691-3387)
Zoning Evaluation Branch (OCP)
5th Floor, Massey Building

Map: 48-3 ((1)) Pt. 12
48-1 ((1)) 143

FROM: B. Ralph Bell (Tel: 256-4481)
Facilities Planning Services Office
Facilities Services Department
Fairfax County Public Schools

Acreage: .6669

SUBJECT: Schools Analysis, Rezoning Application RZ-80-P-102

The following information is submitted in response to your request for a school analysis for the referenced rezoning application:

1. School Administrative Area: II; 1979-80 Student Ratio used for estimating potential students.
2. A comparison of estimated student generation between the proposed development plan and that possible under existing zoning are as follows:

School Level	Dwelling Type	Estimated Students Under Proposed Zoning		Dwelling Type	Estimated Students Under Existing Zoning		Increase Decrease
		Units	Ratio		Units	Ratio	
Elem.	TH	5	x .321 = 2	SF	1	x .362 = 0	+2
			x _____ = _____			x _____ = _____	
			x _____ = _____			x _____ = _____	
Total							
Inter.	TH	5	x .077 = 0	SF	1	x .119 = 0	0
			x _____ = _____			x _____ = _____	
			x _____ = _____			x _____ = _____	
Total							
High	TH	5	x .138 = 1	SF	1	x .274 = 0	+1
			x _____ = _____			x _____ = _____	
			x _____ = _____			x _____ = _____	
Total							

3. Schools which serve this property, their current membership and capacity, and their projections for next year:

Schools		9-30-80 Membership	1980-81 Capacity	1981-82 Projected Membership	1981-82 Projected Capacity
Elem:	Oakton	733	656	703	656
Inter:	Jackson	962	1000	1036	1000
High:	Oakton	2585	2200	2541	2200

4. Discussion

SCHOOL ADMINISTRATIVE AREA II

It is difficult to project the ultimate effect of rezoning applications upon the projected student memberships of the public schools serving a given area. The difficulty is related to the variations in the time that passes between the filing of an application for rezoning and the occupying of the proposed units. The projected number of students to be derived from a type of dwelling unit tends to vary over time and by geographic area. Should the total time from application to approval exceed the time for which the data are valid, the effect would change. In addition, the outcome of other applications affecting the same area could either increase or reduce the impact of an individual application.

The current practice for determining the effect is to multiply the most recent ratio of students per dwelling unit type by the total number of each unit type contained in the rezoning application. The effect of the rezoning application does not consider the existence or status of other applications.

Subdivisions and/or sections of subdivisions are assigned to school attendance areas by the Fairfax County School Board. Temporary assignments can be made by the Area Superintendent. The assignments consider the current and projected capacities and memberships of the schools as well as the projected number of students to be derived from a subdivision. The extent to which students would be assigned to the schools currently serving the geographic location of the site identified in the rezoning application varies with the administrative area.

The 9-30-80 memberships and capacity and the 1981-82 projections for the schools in Area II are as follows:

<u>Grade Level</u>	<u>9-30-80 Membership</u>	<u>1980-81 Capacity</u>	<u>1981-82 Projected Membership</u>	<u>1981-82 Projected Capacity</u>
Elementary (K-6)	14,066	15,428	13,405	15,428
Intermediate (7-8)	4,703	5,600	4,929	5,600
High (9-12)	11,755	12,500	11,291	12,500

Source: Fairfax County Public School Pupil Membership Report for September 30, 1980, and Facilities Services Department for capacity and projections.

5. Other pertinent information or comments:

- A school boundary adjustment is being considered at the Inter. and High level.
- Use of modular classrooms may be necessary.
- Other: Mosby Woods subdivision will be reassigned from Jackson Inter and Oakton High to Lanier Inter. and Fairfax High in Sept 1981.



Fairfax County Park Authority

M E M O R A N D U M

To: Sidney R. Steele, for Staff Coordinators
Chief, Zoning Evaluation Branch - OCP

Date: 4-15-81

From: Dorothea L. Stefen, Associate Planner *DLS*
Division of Land Acquisition - FCPA

Subject: RZ-80-P-102
Loc: 48-1(1)-143

The Fairfax County Park Authority staff has reviewed the above referenced rezoning application and has made the following recommendation:

- All open space associated with the development should be conveyed to a homeowners association.

cc: Oscar Hendrickson - DEM
Ed Spann - OCP

DLS/rmk

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Sidney R. Steele, Chief
Zoning Evaluation Branch, OCP **DATE:** May 20, 1981

FROM: Robert L. Moore *RLM*
Office of Transportation

FILE NO: 3-4

SUBJECT: Transportation Impact

REFERENCE: RZ80-P-102 (Waldman), 48-1

The latest submission of the development plan shows the application reduced and now includes only the parcel on the north side of Sutton Road. The estimated trip generation and traffic impact would be commensurately reduced. However, the improvement standard for Blake Lane would not be affected by this reduction, remaining at a four lane divided cross section. This standard is still not adequately reflected on the development plan.

The potential trip generation of the site is estimated to be about 10 vpd at its existing zoning, 24 vpd with the smaller development now proposed, and 24 vpd at the Plan recommended use. This traffic volume is quite low and should not cause a substantial traffic impact although left turns in close proximity to the Sutton Road/Blake Lane intersection would cause some disruption of through traffic flow on Sutton Road. However, the major traffic impact previously anticipated, cross traffic between the two parts of the original application, has been eliminated.

RLM/JCH/tlh

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Sidney R. Steele, Chief
Zoning Evaluation Branch, OCP DATE March 23, 1981

FROM: Robert L. Moore *RLM*
Office of Transportation

FILE NO: 3-4

SUBJECT: Transportation Impact

REFERENCE: RZ80-P-102 (Waldman), 48-1

IMPACT ANALYSIS

Compatibility with the Adopted Plan

The development plan for this application indicates that potential conflicts with Countywide Plan transportation recommendations would be created if it is approved in its present form. The Plan recommendations for Blake Lane and Sutton Road are not fully accommodated. The Plan recommends improvement to four lane divided standards for Blake Lane and to current two lane standards for Sutton Road. However, both of these roads should be improved to four lane facilities in order to handle their anticipated traffic volumes.

The future traffic on Sutton Road is likely to be in excess of the VDH&T and Fairfax County Public Facilities Manual design standards warranting a four lane divided facility even without the traffic oriented to the proposed Vienna Metro Station. The design of improvements along this road should recognize the existing curb line along the frontage of the Oakton Secondary School, as well as the need for control of access, for separation of through and turning traffic, and for adequate capacity. Because the northern curb line is set, any additional widening should take place on the south side.

Traffic Impact

The proposed development would create two primary impacts. These impacts would consist of a moderate contribution to traffic volumes on Sutton Road and Blake Lane, and a relatively large increase in traffic friction resulting from turning movements exacerbated by travel between the two parts of the site. The severity of these impacts would be directly related to the additional traffic that can be expected. The site has the potential for generating about 20 vpd at its existing R-1 zoning, 40 vpd with the R-12 development plan submitted, and up to 30 vpd for development within the Plan recommendation.

The 1979 VDH&T traffic counts for the streets that would be most directly impacted are:

Sutton Road (Rt. 701)	
Blake Lane to Courthouse Road	3,879 vpd
Courthouse Road to Chain Bridge Road	4,044 vpd

March 23, 1981

Blake Lane (Rt. 655)	
Lee Highway to Sutton Road	13,582 vpd
Sutton Road to Palmer Street	10,633 vpd
Palmer Street to Chain Bridge Road	9,137 vpd

Sutton Road is basically a two lane road although some widening has been constructed along adjacent developments. The capacity of this road is limited by its remaining narrow sections. These narrow sections do not meet current Fairfax County Public Facilities Manual design standards and are restricted to level of service E by Highway Capacity Manual criteria.

Blake Lane is a two lane road for most of its length and these two lane sections, along with signalized intersections, form the governing traffic constrictions. The estimated levels of service for these constrictions are no higher than level E. The Blake Lane intersection at Lee Highway is estimated to be at level of service F.

DESIGN CONSIDERATIONS

Access to the Surrounding Street System

Access for this development is proposed via two entrances, one on each side of Sutton Road, separated by a school entrance. Initially, conflicts between traffic movements at these closely spaced entrances and with Blake Lane can be expected. In the future, both entrances to the site would lack left turn access once a median is built on Sutton Road. As a result, "U" turns would be induced. Such movements are hazardous and disrupt traffic flow, particularly where they would be accompanied by inadequate weaving movements.

The site entrance on the north side of Sutton Road would serve the main part of the site and would be located fairly close to Blake Lane. The Blake Lane/Sutton Road intersection was identified in both the 1977 and 1979 staff studies of critical intersections as a high accident rate location. The addition of turning movements in close proximity to this intersection should be avoided due to their potential for aggravating already poor traffic conditions.

The entrance on the south side of Sutton Road, is located far enough from Blake Lane, but may not have adequate sight distance. Clearing of vegetation should resolve this problem but may require work off-site as well as on-site.

Internal Circulation

One of the major problems anticipated with this proposed development is directly related to the division of the application. Traffic

movements that would normally be internal to the site would require use of Sutton Road. The cross traffic, both vehicular and pedestrian, thus induced would be hazardous during the peak traffic hours and the additional traffic friction would exacerbate existing congestion.

It should also be noted that one proposed parking space would extend into the VDH&T right-of-way. VDH&T would not approve an entrance permit until the design is revised. The Department of Environmental Management indicates that the parking as proposed does not meet ordinance requirements.

SUMMARY

The primary transportation issues of this application involve provision of needed highway improvements and alleviation of the impacts associated with its access.

Blake Lane and Sutton Road should be improved to accommodate their anticipated traffic volumes. The future traffic on both roads is likely to be in excess of VDH&T and County four lane divided facility warrants. The major access impacts result from the division of the development between two non-contiguous parcels. The proximity of the entrances to each other, to the existing Blake Lane intersection, and to the existing school entrance would create traffic conflicts and congestion considerably higher than normally expected from a site of this size.

RLM/JCH/tlh

Project Number: RZ 80-P-102

Location: Blake Lane at Sutton Road

Existing Zoning: R-1

Proposed Zoning and/or Use: R-12

Acres: _____

Site Features	Presence		Comments
	yes	no	
A. Geology: Coastal Plain, Piedmont, Triassic			
1. shallow bedrock		X	
2. groundwater resource		X	
3. mineral resources		X	
B. Topography:			
1. steep slopes (>15%)		X	
2. irregular landform		X	
C. Hydrology:			
1. water features		X	
2. critical location in watershed		X	
3. water supply watershed		X	
D. Soils:			
1. marine clays		X	D. 4.,6. - The soils of this site have a hard pan that restricts drainage. This is a minor problem. Special care should be taken in the construction of basements to insure against high water table related basement wetness.
2. shrink-swell clays		X	
3. highly erodible soils		X	
4. high water table soils	X		
5. soils with low bearing strength		X	
6. poor infiltration soils	X		
E. Vegetation, Wildlife & Open Space:			
1. quality vegetation		X	
2. wildlife habitat		X	
3. adopted EQC		X	

Environmental Quality	Problems		Comments
	yes	no	
F. Noise:			
1. airport noise		X	F. 2. - The property is impacted by excessive highway noise, generated by the combination of I-66, Blake Lane and Sutton Road.
2. highway noise	X		
3. railroad noise		X	
4. other types of noise		X	
G. Water:			
1. point source pollution		X	G. 2. - The new buildings, sidewalk and parking lot will generate increased runoff pollution from this site.
2. nonpoint source pollution	X		
H. Air:			
1. mobile source pollution		X	
2. stationary source pollution		X	
I. Aesthetics: For example: internal views, views from site.			

Highway noise impact projections calculated by staff indicate that the subject parcel will be exposed to noise levels which are close to 75 dBA Leq (design hour). (dBA Leq (design hour) is approximately equal to dBA Ldn, the descriptor used in the Federal guidelines.) EPA has determined that prolonged exposure to such noise levels constitutes a health hazard. EPA's Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety states that: (1) a 24-hour yearly maximum average of 70 dB Ldn is requisite to protect the public health and welfare with an adequate margin of safety from a permanent hearing loss; and (2) as a maximum, an 8-hour daily, yearly average of 75 dB Ldn is an adequate margin of safety to protect the public health and welfare from a permanent hearing loss. Other health and welfare impacts such as sleep interference; stress response, i.e., blood pressure elevation; and speech communication and activity interference occur at much lower levels.

One possible method to achieve acceptable noise levels includes:

In order to ensure acceptable noise exposures, dwellings should be constructed so as not to exceed maximum interior noise levels of 45 dBA Ldn. A usable exterior area with noise levels no higher than 65 dBA Ldn should also be provided. These noise levels may be achieved by selecting building materials with adequate sound transmission classification (STC) values to provide a reduction from exterior noise levels of approximately 75 dBA Ldn to an interior level not greater than 45 dBA Ldn. An acoustical fence or wall should also be constructed to ensure a maximum of 65 dBA Ldn within a recreational or privacy yard behind each unit.

The following STC classifications should be adequate to protect residents from highway noise:

exterior walls 45 STC
windows 37 STC
exterior doors 37 STC
privacy fence 20 STC

It would be advisable to have a licensed acoustical engineer assess this site for noise impacts and recommend appropriate design and building techniques to achieve the 45 dBA Ldn maximum for interior noise and the 65 dBA Ldn maximum for some usable recreational space.

Development Criteria for Residential Density Ranges

Residential density ranges recommended in the plan and shown on the planning area maps are defined in terms of units per acre. Where the plan map and text differ, the text governs.

Only the lower end of the density range is planned as a presumptive appropriate density contingent upon satisfactory conformance with applicable ordinances, policies, regulations and standards and assurance of the protection of the health, safety, and general welfare of the public.

Approval of densities above the low end of the density range is contingent on the proffer at the time of rezoning of development conditions that will produce residential development that exceeds minimum development standards.

The responsibility for demonstrating that a proposed development merits approval at a density above the low end of the comprehensive plan density range rests with the applicant. Justification can be demonstrated by proffer of: (1) a development plan which graphically portrays in sufficient detail a quality of development which exceeds minimum development standards through fulfillment of the development criteria below, or (2) finite development conditions which fulfill those criteria, or (3) a combination of (1) and (2).

In all cases, evaluation of the fulfillment of development criteria will weigh the number of criteria credited through proffered conditions against the number of criteria which are feasible for the specific rezoning application being considered. As a general guide, at least two-thirds of applicable criteria should be satisfied for approval of density at the high end of a one-unit density range. As a general guide for multi-unit density ranges, approximately one-half of the criteria should be satisfied for approval of mid-range densities and three-fourths satisfied for approval of high end of the density range.

Criteria need not be equally weighted. In exceptional instances, a single criterion may be overriding in evaluating the merits of a development proposal.

For a more detailed discussion, see the Comprehensive Plan text, page 420.

Development criteria include, but need not be limited to, the following:

1. Proffer of a development plan incorporating design layout and features determined through staff analysis to merit recognition for good design and amenities for the property in the application.
2. Provision of supporting public facilities beyond minimal ordinance, regulations and standards to alleviate the impact of the proposed development on the community.
3. Accessibility to existing public facilities, and/or phasing of development completion to coincide with the programmed provision of public facilities shown in the current Capital Improvement Program (CIP) to reduce interim adverse impacts of the proposed development on the community.
4. Provision of public road improvements and/or commitment to a reduction in traffic volume in order

6. Compatibility in architecture and site design with existing and other planned development within the community to reduce the impact of new development.

7. Design sensitivity and exceptional conservation measures to preserve and/or protect environmental resources associated with the application site.

8. Innovative design to incorporate energy-conserving features or design features of particular value to future residents of the development.

9. Incorporation of noise attenuation measures which will significantly reduce aircraft, railroad, or highway noise impact that otherwise would be determined an obtrusive nuisance to persons living or working on the application property.

10. In recognition of the County's need for moderately-priced housing, the provision of moderately-priced housing, to make available housing over a broad cost range to serve better the needs of the entire population. All housing developments except single-family detached in excess of 150 units should be approved for the upper end of the density range only if they have provided a proportion, usually 15% of the units, for low- and moderate-income families or the applicant should prove to the satisfaction of the Board the provision of low- and moderate-income housing is technically or economically infeasible.

11. On tracts containing soils locally described as marine clay, approval above the low end of the density range should be considered only when: (1) proposed construction avoids the marine clay; (2) the development proposal requests apartment development on the marine clay and the Comprehensive Plan permits such development either explicitly or by recommending a density of at least 8-12 dwelling units per acre; or (3) a planned development district application, which is compatible with the comprehensive plan, proposes apartment development on marine clay portions of the site.

12. Where appropriate, land assembly and/or development plan integration which facilitate achievement of plan objectives.

13. Where appropriate, preservation and/or restoration of buildings, structures or other features of architectural, historic or environmental significance to preserve our heritage.

ZONING DISTRICTS GENERALLY ASSOCIATED WITH COMPREHENSIVE PLAN RESIDENTIAL DENSITIES

.1-.2	R-9	R-A or R-C
.2-.5	R-A or R-C	R-E
.5-1	R-2	R-1
1-2	R-1	R-2
2-3	R-2	R-3
3-4	R-3	R-4
4-5	R-4	R-5
5-8	R-5	R-6
8-12	R-6	R-12
12-16	R-12	R-16
16-20	R-16	R-20

Development Criteria for Commercial and Industrial Evaluations

While the comprehensive plan has no equivalent to the residential density range in areas planned for commercial or industrial uses, each such rezoning application shall be evaluated

GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports; it should not be construed as representing legal definitions.

BUFFER - A strip of land established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

CLUSTER - The "alternate density" provisions of the Zoning Ordinance, which permits smaller lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

COVENANT - A private legal restriction on the use of land, recorded in the land records of the County.

DEVELOPMENT PLAN - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDM or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDM or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDM or PDC.

DEDICATE - Transfer of property from private to public ownership.

DENSITY - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

DESIGN REVIEW - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Zoning Ordinance, the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

EASEMENT - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property, etc.

OPEN SPACE - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.

Common - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

Dedicated - Open space which is conveyed to a public body for public use.

Developed Recreation - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

PROFFER - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.

PUBLIC FACILITIES MANUAL - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

SERVICE LEVEL - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

SETBACK, REQUIRED - The distance from a lot line or other reference point, within which no structure may be located.

SITE PLAN - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

SUBDIVISION ORDINANCE - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

SUBDIVISION PLAT - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

USE - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

USE - Continued.

Special Permit - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest adopted comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

Transitional - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

VARIANCE - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

VPD - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

ENVIRONMENTAL TERMS

ACOUSTICAL BURN - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

AQUIFER - A permeable underground geologic formation through which groundwater flows.

AQUIFER RECHARGE AREA - A place where surface runoff enters an aquifer.

CHANNEL ENLARGEMENT - A development-related phenomenon whereby the stream's bank full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.5 years are the channel defining flows for that stream.

COASTAL PLAIN GEOGRAPHIC PROVINCE - In Fairfax County, it is the relatively flat southeastern 1/3 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

dB(A) - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

DRAINAGE DIVIDE - The highest ground between two different watersheds or subheds.

ENVIRONMENTAL LAND SUITABILITY - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

EROSIBLE SOILS - Soils susceptible to diminishing by exposure to elements such as wind or water.

FLOODPLAIN - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed meanders.

IMPERVIOUS SURFACE - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

MONTMORILLONITIC CLAY - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

NEF - Noise Exposure Forecast - A noise description for airport noise sources.

PERCENT SLOPE - The inclination of a landform surface from absolute horizontal: formula is vertical rise (feet) over horizontal distance (feet) or V/H.

PIEDMONT GEOGRAPHIC PROVINCE - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valley, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

PDES/ENVIRONMENT - Project Impact Evaluation - A systematic, comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual project or area plan proposals.

SHRINK-SWELL RATE - The susceptibility for a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

SOIL BEARING CAPACITY - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

STREAM VALLEY - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in "A Restudy of the Potomac Watershed" (1989) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.