



APPLICATION ACCEPTED: March 2, 2012
PLANNING COMMISSION: December 5, 2012
BOARD OF SUPERVISORS: tbd

County of Fairfax, Virginia

November 15, 2012

STAFF REPORT

WS

APPLICATION RZ/FDP 2012-BR-003

BRADDOCK DISTRICT

APPLICANT: Tariq Khan

PRESENT ZONING: R-1, WS

REQUESTED ZONING: PDH-2, WS

PARCEL(S): 56-4 ((6))-1

ACREAGE: 1.90 acres

DENSITY: 1.58 du/ac.

OPEN SPACE: 58.7%

PLAN RECOMMENDATION: Residential at 1 to 3 dwelling units per acre (du/ac)

PROPOSAL: The applicant seeks to rezone 1.90 acres from R-1 and WS (Water Supply Protection Overlay) to PDH-2 (Planned Development at 2 du/ac) and WS to permit the development of 3 single family detached dwelling units at an overall density of 1.58 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 2012-BR-003, as proposed. If it is the Board's intent to approve RZ 2012-BR-003, staff recommends that such approval be subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Brent Krasner, AICP

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends denial of FDP 2012-BR-003. If it is the Planning Commission's intent to approve FDP 2012-BR-003, staff recommends that such approval be subject to development conditions consistent with those contained in Appendix 2

Waivers and Modifications Requested:

Waiver of two acre minimum district size for the PDH district, to allow a district of 1.90 acres.

Modification of the P district recreation contribution to allow the funds to be directed off-site.

Modification of the PFM requirements at the time of site plan approval to allow bio-retention facilities to be located on individual single-family detached residential lots (PFM Section 6-1307.2A).

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.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. 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.

O:\bkrasner\ZED\Applications\Rezoning\RZ 2012-BR-003 Shirley Gate\Report\RZ 2012-BR-003 - Tariq Khan - Staff Report Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

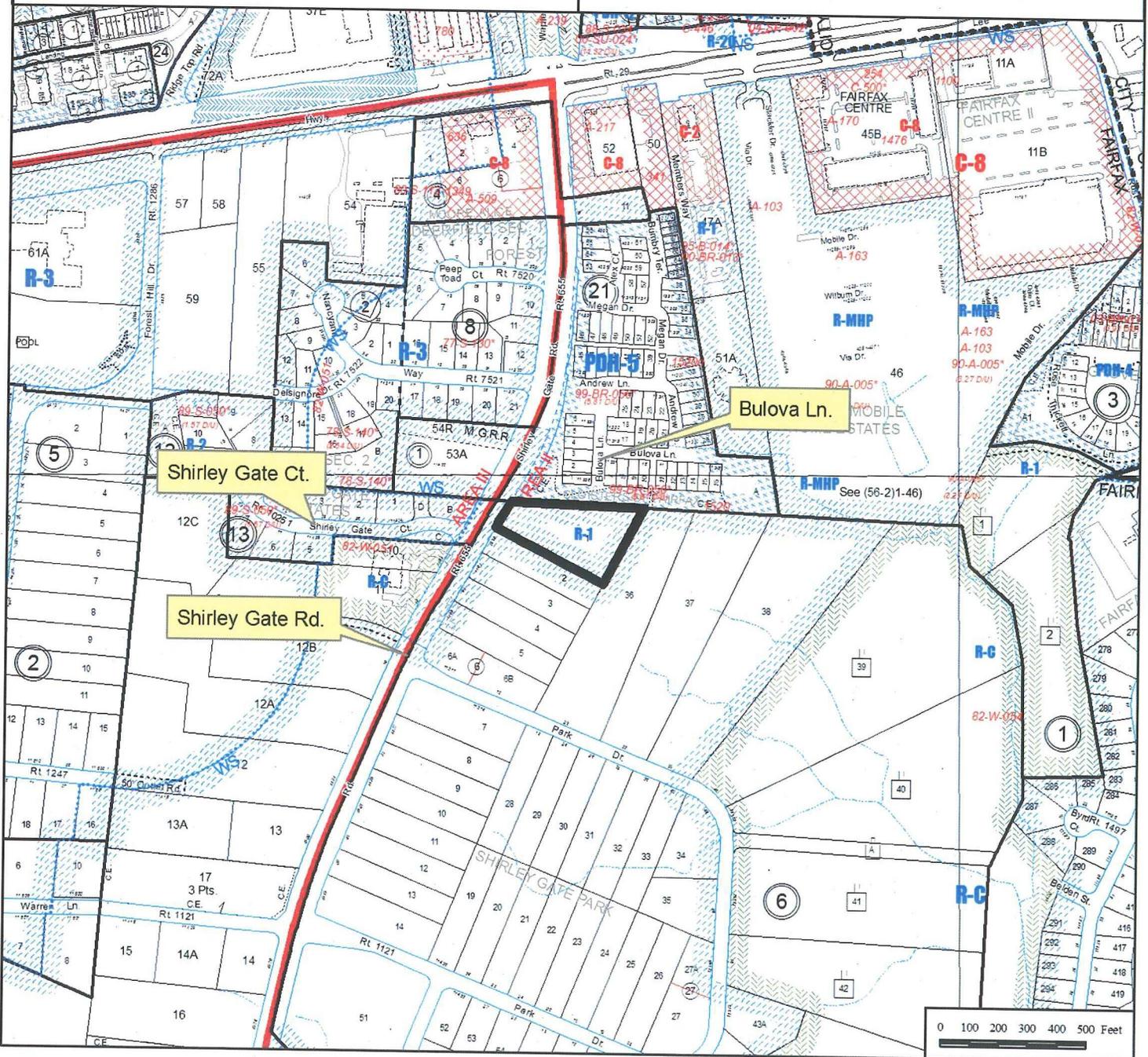
RZ 2012-BR-003

Applicant: TARIQ KHAN
 Accepted: 03/02/2012
 Proposed: RESIDENTIAL
 Area: 1.9 AC OF LAND; DISTRICT - BRADDOCK
 ZIP - 22030
 Located: EAST SIDE OF SHIRLEY GATE ROAD
 APPROXIMATELY 500 FEET NORTH OF ITS
 INTERSECTION WITH PARK DRIVE
 Zoning: FROM R-1 TO PDH- 2
 Overlay Dist: WS
 Map Ref Num: 056-4- /06/ /0001

Final Development Plan

FDP 2012-BR-003

Applicant: TARIQ KHAN
 Accepted: 03/02/2012
 Proposed: RESIDENTIAL
 Area: 1.9 AC OF LAND; DISTRICT - BRADDOCK
 ZIP - 22030
 Located: EAST SIDE OF SHIRLEY GATE ROAD
 APPROXIMATELY 500 FEET NORTH OF ITS
 INTERSECTION WITH PARK DRIVE
 Zoning: PDH- 2
 Overlay Dist: WS
 Map Ref Num: 056-4- /06/ /0001



Z:\S:\ENGINEERING\VA-10-114 TARIQ KHAN PROPERTY\DWG\REZONING PLAN SET\01 VA-10-114 COVER SHEET.dwg, COVER, 9/24/2012 2:27:49 PM, rnvasson, Letter, 1:3, 39489

TARIQ KHAN PROPERTY

4335 SHIRLEY GATE ROAD
FAIRFAX COUNTY, VA 22030

TAX MAP# = 0564-06-0001

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

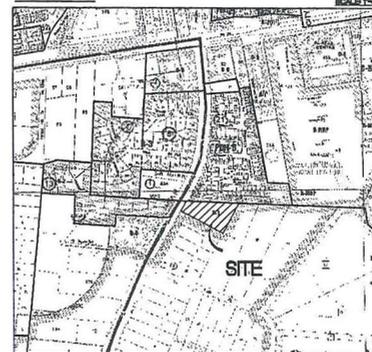
VICINITY MAP

SCALE 1"=200'



ZONING MAP

SCALE 1"=200'



MODIFICATION REQUESTS

FIG TARIQ KHAN PROPERTY
4335 SHIRLEY GATE ROAD
REQUEST FOR WAIVER OF 3-ACRE MINIMUM FOR PCH ZONING

WE HEREBY REQUEST THAT THE MINIMUM DISTRICT SIZE OF TWO (2) ACRES PER SECTION 6-4070 BE WAIVED FOR THE PLANNED DEVELOPMENT DISTRICT REGULATIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE FOR THE FOLLOWING REASONS:

1. OUR SITE CONSISTS OF 1.888 ACRES AND IS THE LAST PARCEL LOCATED IN THE FAIRFAX COUNTY DEVELOPMENT AREA AND THERE IS NO OPPORTUNITY TO INCREASE THE PARCEL SIZE SINCE THE DELIMITED AREA IS 2.8 ACRES.
2. THE DESIGNATED ZONING FOR RESIDENTIAL UNITS IS UP TO 2 UNITS PER ACRE. WE ARE REQUESTING A REZONING TO PCH 2 AND THE ACTUAL DENSITY WILL BE 1/3 ACRE FOR A TOTAL OF 3 SINGLE FAMILY UNITS.
3. THE OPEN SPACE REQUIREMENT FOR A PCH 2 ZONING IS 30% AND WE ARE PROPOSING LOW IMPACT DEVELOPMENT THAT WILL MAINTAIN A MINIMUM OF 65% OPEN SPACE.
4. PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN IMPLEMENTATION IN THIS AREA, IT IS SUGGESTED THAT THE PLANNED DEVELOPMENT DISTRICT REGULATIONS BE UTILIZED FOR DEVELOPMENT.
5. ONE OF THE KEY COMPONENTS OF THIS SUBDIVISION WILL BE WATER CONSERVATION TO COLLECT WATER FOR GRAY WATER USAGE.

WE THEREFORE REQUEST THAT YOU GIVE CAREFUL CONSIDERATION TO OUR REQUEST AND APPROVE THE REQUEST FOR WAIVER OF THE TWO (2) ACRE REQUIREMENT.

SOILS MAP

SCALE 1"=200'



OWNER AND APPLICANT:
TARIQ KHAN
13120 WESTBROOK DR
FAIRFAX, VA 22030
703-623-2470

SOILS DATA

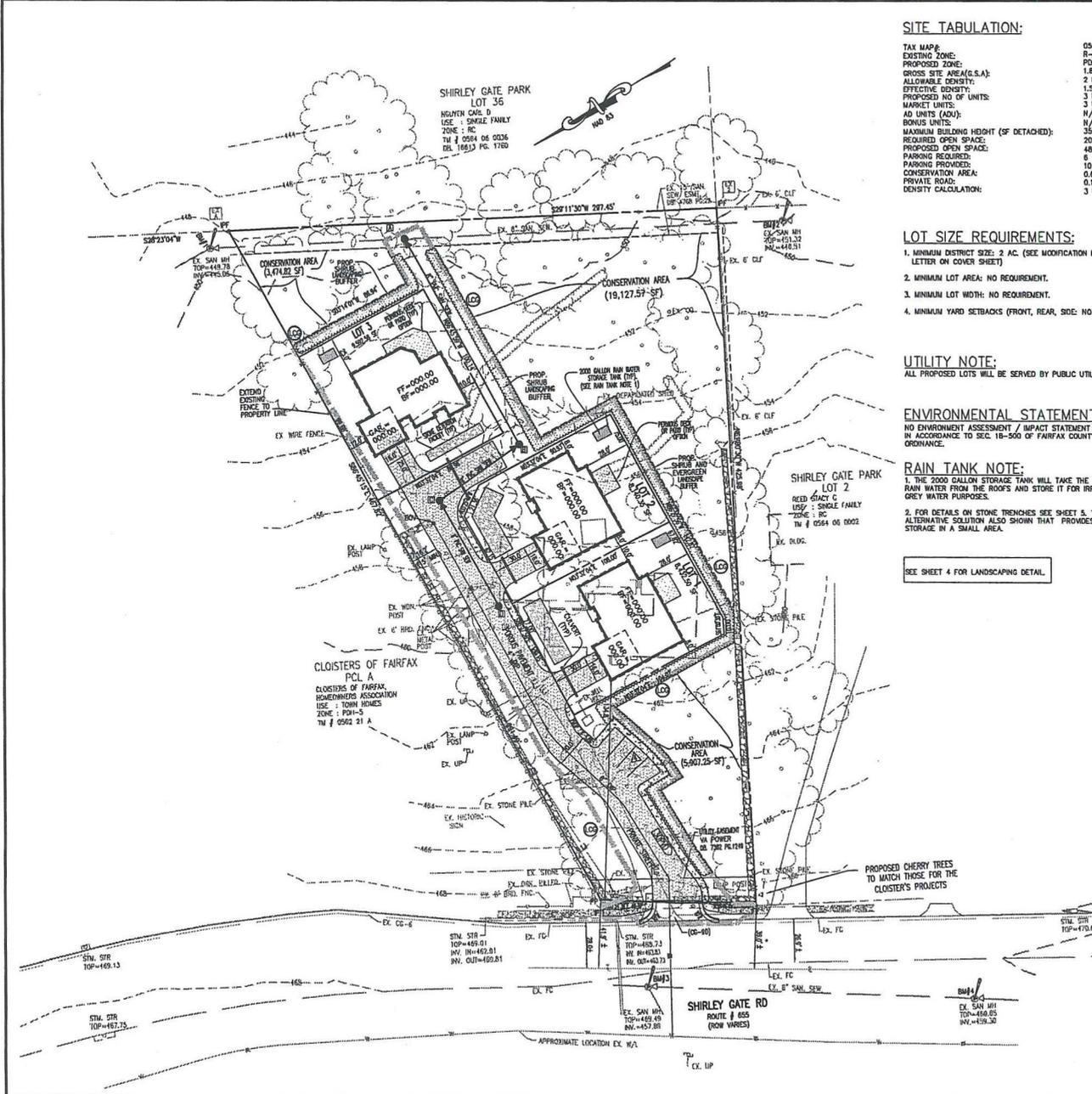
SOIL NUMBER	SOIL NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	NEW SOIL PROBLEM CLASS
56B	HATTONTOWN-ORANGE COMPLEX	POOR-P,C,B	POOR-P,R,S,C	MEDIUM	IVA
82B	ORANGE SILT LOAM	POOR-P,C,B	POOR-P,C,R,S	MEDIUM	III
83C	ORANGE SILT LOAM, VERY STONY	POOR-P,C,B	POOR-P,C,R,S	HEIGH	III

SHEET INDEX:

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. EXISTING CONDITIONS PLAN
4. LANDSCAPE PLAN
5. GENERAL NOTES + COMMENTS
6. EXISTING VEGETATION MAP AND ARCHITECTURAL VIEW
7. TREE PRESERVATION PLAN
8. TREE PRESERVATION DETAILS

ENGINEER/PLANNER
SCG
SANIE CONSULTING GROUP, LLC

LAND DEVELOPMENT CONSULTING
11166 FAIRFAX BLVD.
SUITE 401
FAIRFAX, VA 22030
PH. (703) 865-7630
FAX (703) 865-7632
WWW.SANIECG.COM



SITE TABULATION:

TAX MAP#:	0564-09-0001
EXISTING ZONE:	R-1
PROPOSED ZONE:	POM-2
GROSS SITE AREA (G.S.A.):	1.8884 AC 82,696 SF
ALLOWABLE DENSITY:	2 DU/AC
EFFECTIVE DENSITY:	1.58 DU/AC
PROPOSED NO. OF UNITS:	3 UNITS
MARKET UNITS:	3 UNITS
AD UNITS (ADU):	N/A
BONUS UNITS:	N/A
MAXIMUM BUILDING HEIGHT (SF DETACHED):	35 FEET
REQUIRED OPEN SPACE:	20% OF GROSS AREA (16,707.80 SF)
PROPOSED OPEN SPACE:	48,337.22 SF (58.70%)
PARKING REQUIRED:	8
PARKING PROVIDED:	10
PRIVATE ROAD:	0.65AC 28,509.84 SF
CONSERVATION AREA:	0.18AC 7,953.35 SF
DENSITY CALCULATION:	3 UNITS/1,897 AC = 1.50 DU/AC

LOT SIZE REQUIREMENTS:

1. MINIMUM DISTRICT SIZE: 2 AC. (SEE MODIFICATION REQUEST LETTER ON COVER SHEET)
2. MINIMUM LOT AREA: NO REQUIREMENT.
3. MINIMUM LOT WIDTH: NO REQUIREMENT.
4. MINIMUM YARD SETBACKS (FRONT, REAR, SIDE): NO REQUIREMENT

UTILITY NOTE:

ALL PROPOSED LOTS WILL BE SERVED BY PUBLIC UTILITIES.

ENVIRONMENTAL STATEMENT:

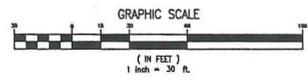
NO ENVIRONMENT ASSESSMENT / IMPACT STATEMENT IS REQUIRED IN ACCORDANCE TO SEC. 18-500 OF FAIRFAX COUNTY ZONING ORDINANCE.

RAIN TANK NOTE:

1. THE 2000 GALLON STORAGE TANK WILL TAKE THE FIRST RUSH OF RAIN WATER FROM THE ROOFS AND STORE IT FOR IRRIGATION AND GREY WATER PURPOSES.
2. FOR DETAILS ON STONE TRENCHES SEE SHEET 5. THERE IS AN ALTERNATIVE SOLUTION ALSO SHOWN THAT PROVIDES THE SAME STORAGE IN A SMALL AREA.

SEE SHEET 4 FOR LANDSCAPING DETAIL.

EXISTING	DESCRIPTION	INDEX	DESCRIPTION
---	INDEX CONTOUR	---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR	---	INTERMEDIATE CONTOUR
---	EDGE OF PAVEMENT	---	EDGE OF PAVEMENT
---	CURB AND GUTTER	---	CURB AND GUTTER
---	TRANSITION FROM CO-0R TO CO-8	---	TRANSITION FROM CO-0R TO CO-8
---	PROPOSED HEADER CURB	---	PROPOSED HEADER CURB
---	PROPERTY LINE	---	PROPERTY LINE
---	CENTERLINE	---	CENTERLINE
---	CLEARING AND GRADING	---	CLEARING AND GRADING
---	TREE LINE	---	TREE LINE
---	FENCE LINE	---	FENCE LINE
---	EASEMENT	---	EASEMENT
---	WATER LINE	---	WATER LINE
---	WATER VALVE	---	WATER VALVE
---	REDUCER	---	REDUCER
---	SANITARY SEWER	---	SANITARY SEWER
---	STORM SEWER	---	STORM SEWER
---	CABLE TV	---	CABLE TV
---	ELECTRIC SERVICE	---	ELECTRIC SERVICE
---	TELEPHONE SERVICE	---	TELEPHONE SERVICE
---	GAS LINE	---	GAS LINE
---	SPOT ELEVATION	---	SPOT ELEVATION
---	UTILITY POLE	---	UTILITY POLE
---	SI	---	SI
---	SANITARY SEWER IDENTIFIER	---	SANITARY SEWER IDENTIFIER
---	STORM DRAIN IDENTIFIER	---	STORM DRAIN IDENTIFIER
---	EASEMENT IDENTIFIER	---	EASEMENT IDENTIFIER
---	WATER METER	---	WATER METER
---	FIRE HYDRANT	---	FIRE HYDRANT
---	STREET LIGHT	---	STREET LIGHT
---	HANDICAP RAMP (CO-13)	---	HANDICAP RAMP (CO-13)
---	15' DIA. TREE	---	15' DIA. TREE
---	BENCHMARK	---	BENCHMARK
---	CONCRETE SIDEWALK	---	CONCRETE SIDEWALK
---	STOP SIGN	---	STOP SIGN
---	STREET SIGN	---	STREET SIGN
---	OVERHEAD ELECTRIC	---	OVERHEAD ELECTRIC
---	OVERHEAD TELEPHONE	---	OVERHEAD TELEPHONE
---	PERVIOUS PAVEMENT AREA	---	PERVIOUS PAVEMENT AREA
---	PERVIOUS PATIO / DECK	---	PERVIOUS PATIO / DECK
---	DETECTION FACILITY	---	DETECTION FACILITY
---	SHRUB LANDSCAPING BUFFER	---	SHRUB LANDSCAPING BUFFER



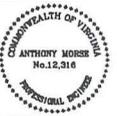
SANIE CONSULTING GROUP, LLC
LAND DEVELOPMENT CONSULTING

11888 FAIRFAX COLLEGE ROAD
FAIRFAX, VA 22030
PHONE: 703-885-7800
FAX: 703-885-7801
WWW.SANIE.COM
BASE OF DOCUMENTS
WWW.SANIE.COM

CONCEPTUAL/FINAL DEVELOPMENT PLAN
TARIQ KHAN PROPERTY
FAIRFAX COUNTY, VIRGINIA

BRADDOCK DISTRICT

DATE	DESCRIPTION
12/7/11	REV. APPLICATION
1/24/12	REVISED
5/24/12	REVISED
7/24/12	REVISED

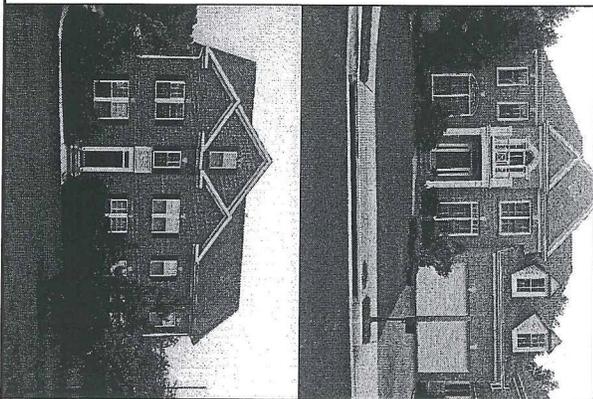
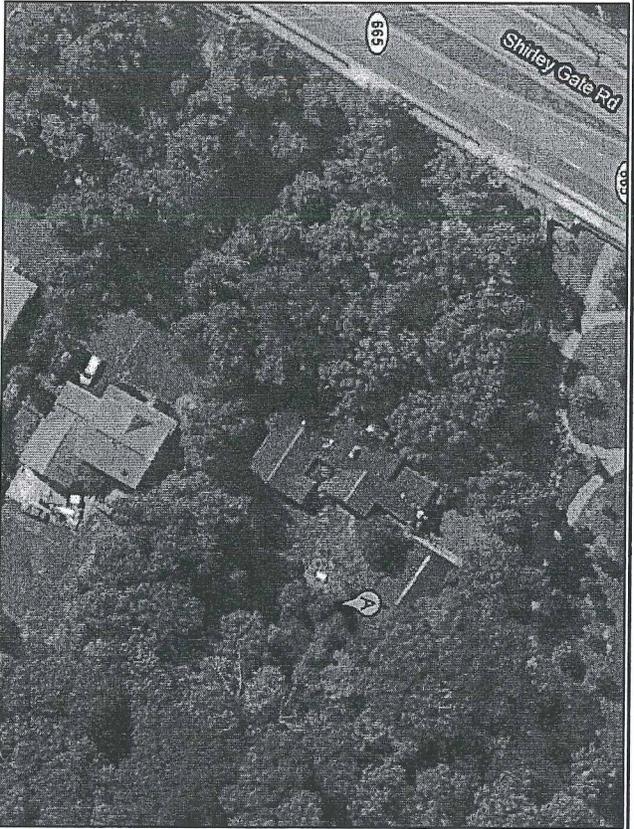


DATE: --- -2011
PROJECT COORDINATOR:
SOHAILA S SHEKIB
DESIGN DRAWN CHKD
SSS RB TM
SCALE: H: 1"=30'
V: N/A
JOB No. VA-10-114
FILE No. 102-R2-SCG
SHEET 2 OF 9



EXISTING VEGETATION LEGEND

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACRES (A)	COMMENTS
DEVELOPED	N/A	N/A	0000	0.2012	HOUSE LOTS, DRIVEWAY, STONE OR GRANITE AREA
WOODED	SLR, COBURN	N/A	0000	1.0584	LOCAL VEGETATION
UNIMPAVED OR GRAVEL DRIVEWAY	N/A	N/A	0000	0.8330	LOCAL VEGETATION
TOTAL ACRES				1.8927	



DATE: 02-20-2011
 DESIGNER: SOHAIL S. SHEDD
 CHECKER: SSS
 SCALE: 1/4" = 1'-0"
 SHEET NO.: 02-114
 TOTAL SHEETS: 6 OF 9

PROFESSIONAL SEAL
 ANTHONY BURNS
 REGISTERED PROFESSIONAL ENGINEER
 No. 000148381
 State of Virginia

PLAN STATUS
 02/20/11 DESIGNATION
 02/26/12 REVISED
 05/12/12 REVISED
 07/27/12 REVISED

EXISTING VEGETATION MAP AND ARCHITECTURAL VIEW

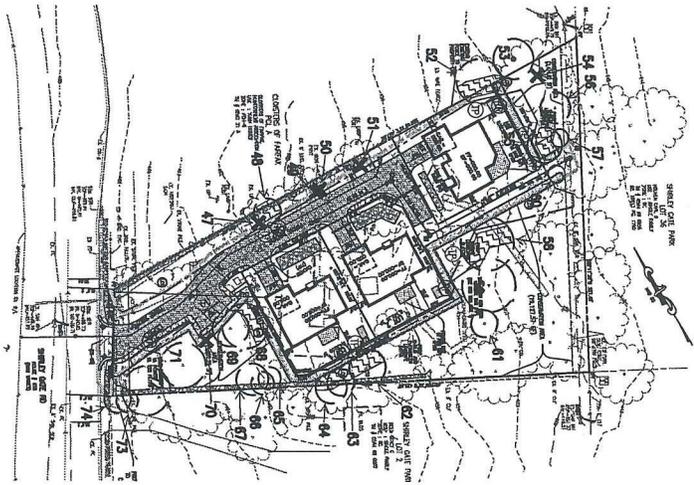
TARIQ KHAN PROPERTY

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

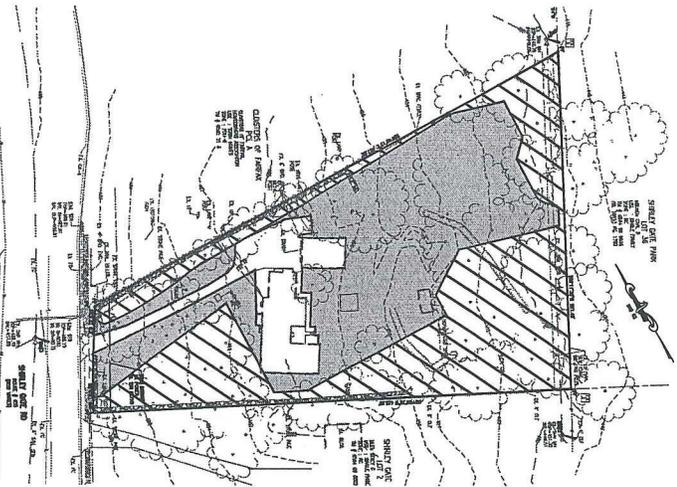
11168 FAIRFAX BOULEVARD
 FAIRFAX, VIRGINIA 22030
 PH: (703) 865-7630
 FAX: (703) 865-7631
 WWW.SANIEGROUP.COM

RELEASE OF ADJUSTMENTS
 I HEREBY RELEASE AND AGREE TO HOLD HARMLESS THE ENGINEER, ARCHITECT, AND ALL OTHER PROFESSIONALS AND PROVIDERS OF SERVICES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THEM BY ANY THIRD PARTY AS A RESULT OF THE PREPARED WORK OR THE USE OF THE SAME.

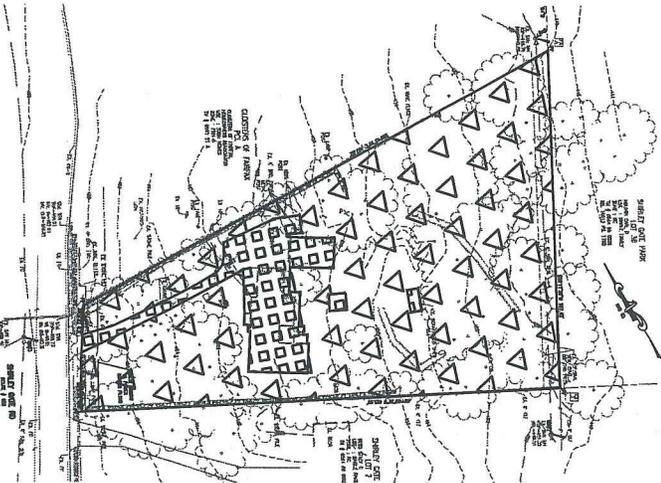
SANIE CONSULTING GROUP, LLC
 LAND DEVELOPMENT CONSULTING



TREE CONSERVATION PLAN
SCALE 1"=50'



10 YEAR CANOPY EXHIBIT
SCALE 1"=50'



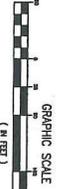
EXISTING VEGETATION MAP
SCALE 1"=50'

TREE CONSERVATION PLAN LEGEND	
	TREE TO BE REMOVED AT DISCRETION OF OWNER
	TREE TO BE PRESERVED
	TREE TO BE REMOVED AT DISCRETION OF OWNER
	TREE TO BE PRESERVED
	TREE TO BE REMOVED AT DISCRETION OF OWNER
	TREE TO BE PRESERVED
	TREE TO BE REMOVED AT DISCRETION OF OWNER
	TREE TO BE PRESERVED

10 YEAR CANOPY EXHIBIT LEGEND	
	PRESERVED TREE CANOPY AREA: 37,299.90 SQ. FT.
	REMOVED TREE CANOPY AREA: 35,993.50 SQ. FT.

PRESERVE TREES ALONG THE NORTHWESTERN BOUNDARY TO THE GREATEST EXTENT POSSIBLE

EXISTING VEGETATION MAP LEGEND						
COVER TYPE	COVER SAMPLE	PRIMARY SPECIES	SUCCESSIONAL STAGE	PRIMARY SPECIES SIZE	CONDITION	AREA
URBAND FOREST		WHITE OAK, HICKORY	SUB-CLIMAX	12-24" DIAMETER	GOOD	73,167.06 SQ. FT.
ROADSIDE LAND		N/A	N/A	N/A	N/A	10,377.21 SQ. FT.
TOTAL						83,544.27 SQ. FT.



THIS PLAN HAS BEEN PREPARED BY CONSULTING ENGINEERS AND ARCHITECTS ASSOCIATES, P.C. (C.E.A.A.) IN CONFORMANCE WITH THE PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT OF 1970, AS AMENDED, AND THE REGULATIONS THEREUNDER.

DATE: 09/24/2011
PROJECT: TARIQ KHAN PROPERTY
DESIGNER: SOHAILA S. SHEKH
CHECKER: SOHAILA S. SHEKH
SCALE: 1"=50'
SHEET NO.: VA-10-114
SHEET 7 OF 9

PLAN STATUS
DATE: 09/24/2011
12/29/11 REZ APPLICATION
1/25/12 REVISED
5/5/12 REVISED
9/24/12 REVISED

TREE PRESERVATION PLAN
TARIQ KHAN PROPERTY
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

11168 FAIRFAX BOULEVARD
FAIRFAX, VIRGINIA 22030
PH: (703) 865-7630
FAX: (703) 865-7631
WWW.SANIECO.COM

SCG
SANIE CONSULTING GROUP, LLC
LAND DEVELOPMENT CONSULTING

TREE PRESERVATION NOTES

1. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS AS MOST RECENTLY PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS DESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY Fairfax Urban Forest Management (FFU-UFM).
2. A PROFESSIONAL ISA CERTIFIED ARBORIST SHALL BE OBTAINED TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN AS THE "PROJECT ARBORIST".
3. ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SUCH AS ROOT PRUNING, INSTALLATION OF TREE PROTECTION FENCING AND SILT CONTROL DEVICES; REMOVAL OF TRASH AND DEBRIS; OR EXTRACTION OF TREES DESIRED TO BE REMOVED TO ELIMINATE HAZARDOUS CONDITIONS SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DAMAGE TO TREES, UNDERSTORY SHRUBS, HERBACEOUS PLANTS, LEAF LITTER, ROOT SYSTEMS AND SOIL CONDITIONS. REMOVAL OF ANY VEGETATION OR SOIL DISTURBANCE IN TREE PRESERVATION AREAS INCLUDING THE REMOVAL OF PLANT SPECIES THAT MAY BE PROTECTED AS MONITOR OR PIONEER, SUCH AS POKON IVY, CREOSOTE, HAIL-PLUM, ROSE, ETC. SHALL BE PROHIBITED SUBJECT TO THE REVIEW AND APPROVAL BY FFU-UFM. THE USE OF EQUIPMENT IN TREE PRESERVATION AREAS WILL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAW, WHEEL BARROWS, BAKE SHOVELS. ANY WORK THAT REQUIRES THE USE OF EQUIPMENT, SUCH AS SHOVELS, LOADERS, TRACTORS, TRUCKS, STUMP-PULLERS, ETC., OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO THIS TYPE OF EQUIPMENT SHALL BE PROHIBITED SUBJECT TO REVIEW AND APPROVAL BY FFU-UFM.
4. TREES DESIGNATED IN THE APPROVED TREE CONSERVATION PLAN FOR "HAND REMOVAL" ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW AS TO AVOID DAMAGE TO SURROUNDING TREES AND UNDERSTORY VEGETATION TO BE PRESERVED. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP-PULLING MACHINE IN A MANNER THAT CAUSES AS LITTLE DISTURBANCE AS POSSIBLE TO ADJACENT TREES, VEGETATION AND SOIL CONDITIONS. PROJECT ARBORIST SHALL BE ON-SITE TO MONITOR ALL STUMP GRINDING OPERATIONS.
5. ROOT PRUNING SHALL BE PERFORMED AS NEEDED TO COMPLY WITH THE REQUIREMENTS OF THE APPROVED TREE CONSERVATION PLAN. ALL TREATMENTS SHALL BE CLEARLY IDENTIFIED, LABELED, AND DETAILED ON THE EROSION AND SEDIMENT CONTROL SHEETS OF THE RESPECTIVE PUBLIC IMPROVEMENT/SITE PLAN SUBMISSION. THE DETAILS FOR THESE TREATMENTS SHALL BE REVIEWED AND APPROVED BY FFU-UFM, ACCOMPLISHED IN A MANNER THAT PROTECTS AFFECTED AND ADJACENT VEGETATION TO BE PRESERVED, AND MAY INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - ROOT PRUNING SHALL BE DONE WITH A TRIMMER OR VIBRATORY PLOW TO A DEPTH OF 18 INCHES.
 - ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING.
 - ROOT PRUNING SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF PROJECT ARBORIST
6. MULCHING - IN CONJUNCTION WITH CLEARING, GRADING AND EAS ACTIVITIES, TREES TOUCHED FOR MULCHING IN THE APPROVED TREE CONSERVATION PLAN SHALL BE MULCHED. HARDWOOD CHIPS OR SHREDDED MULCH SHALL BE APPLIED AT A DEPTH OF 3-4 INCHES AND ONLY WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE. CHIPS SHALL NOT BE APPLIED TO A DEPTH OF 3-4 INCHES AND ONLY WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE. CHIPS SHALL NOT BE APPLIED TO A DEPTH OF 3-4 INCHES AND ONLY WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE. CHIPS SHALL NOT BE APPLIED TO A DEPTH OF 3-4 INCHES AND ONLY WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE.
 - HEAVY EQUIPMENT IS PROHIBITED FROM ENTERING THE TREE PRESERVATION AREA(S) TO DISTRIBUTE MULCH.
 - HEAVY EQUIPMENT MAY BE USED TO DISTRIBUTE CHIPS OVER TREE PROTECTION FENCING AT "DISTRIBUTION LOCATIONS" DETERMINED BY PROJECT ARBORIST.
7. ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE TREE CONSERVATION PLAN SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED. THE STORAGE OF EQUIPMENT, MATERIALS, CHEMICALS, AND DEBRIS AS WELL AS VEHICULAR TRAFFIC OR THE PARKING OF VEHICLES SHALL NOT BE PERMITTED WITHIN TREE PRESERVATION AREAS.
8. TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT DIVISION STAFF (OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR) DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL DURING THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATIONS. IF DURING THE PRE-CONSTRUCTION WALK-THROUGH, OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SUCH AS A STRUCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT TOO IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL OF THE TRUNK OR BRANCHES OF THE Felled TREE(S) IS NOT REQUIRED WITHIN WOODED AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.
9. ALL TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY TREE PROTECTION FENCING. TREE PROTECTION FENCING IN THE FORM OF FOUR (4) FOOT HIGH, FOURTEEN (14) GAUGE WELDED WIRE ATTACHED TO SIX (6) FOOT STEEL POSTS DRIVEN FORTY-EIGHT (48) INCHES INTO THE GROUND AND PLACED NO FURTHER THAN TEN (10) FEET APART OR, SUPER SLT FENCE TO THE EXTENT THAT REQUIRED TRENCHING FOR SUPER SLT FENCE DOES NOT SEVER OR WOUND THE ROOT PLATE WHICH CAN LEAD TO STRUCTURAL FAILURE AND/OR UPROOTING OF TREES, SHALL BE ERRECTED AT THE LIMITS OF CLEARING AND GRADING ADJACENT TO THE TREE PRESERVATION AREAS AS SHOWN ON THE PHASE 1 & 2 EROSION AND SEDIMENT CONTROL SHEETS.
10. SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 50 FEET. SIGNS SHALL ALTERNATE BETWEEN ENGLISH AND SPANISH.
11. POOR CONDITION TREES, TREES DESIGNATED POOR CONDITION IN THE APPROVED TREE CONSERVATION PLAN ARE SUBJECT TO ADDITIONAL INSPECTION, REMOVAL, PRUNING OR OTHER ARBORICULTURAL PRACTICES AT THE TIME OF INITIAL LAND CLEARING PHASE.

ARBORIST MONITORING SCHEDULE

MONITORING OR ARBORIST MONITORING REQUIRED ON SITE. PROJECT ARBORIST MAY BE REQUESTED BY DIRECTOR OR SITE INSPECTOR SHOULD IT BE DEEMED NECESSARY. THE PERMITTEE SHALL ACTIVELY MONITOR THE CONSTRUCTION SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONS DO NOT OCCUR WITHIN AREAS SHOWN PRESERVED OUTSIDE THE LIMITS OF CLEARING.

TREE CONSERVATION PLAN - PHASING

- PRE-CONSTRUCTION**
1. PRIOR TO THE PRE-CONSTRUCTION MEETING THE LIMITS OF CLEARING SHALL BE FLAGGED ON SITE.
 2. AREAS SHOWN ON THE APPROVED PLANS TO BE PRESERVED THAT DO NOT CONTAIN SIGNIFICANT VEGETATION SHALL BE REVIEWED ON SITE. IF WARRANTED, APPROVAL FROM THE DIRECTOR FOR AN EXCEPTION FROM PRESERVATION AND PROTECTION REQUIREMENTS SHALL BE DETERMINED AT THIS TIME.
 3. TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT DIVISION STAFF (OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR) DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL DURING THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATIONS.
 4. IF DURING THE PRE-CONSTRUCTION WALK-THROUGH, OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SUCH AS A STRUCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT TOO IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL OF THE TRUNK OR BRANCHES OF THE Felled TREE(S) IS NOT REQUIRED WITHIN WOODED AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.
 5. IF DEMOLITION OF EXISTING SITE FEATURES IS TO OCCUR NEXT TO TREES TO BE PRESERVED, TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE A DEMOLITION PERMIT CAN BE ISSUED.

INITIAL LAND CLEARING OPERATIONS

1. TREE PROTECTION DEVICES, THE ABOVE AND BELOW-GROUND PORTIONS OF ALL VEGETATION SHOWN ON APPROVED PLAN TO BE PRESERVED WITHIN AND CONTIGUOUS TO THE SITE SHALL BE PROTECTED. PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRADING WITH HEAVY EQUIPMENT AS SPECIFIED IN THE APPROVED TREE CONSERVATION PLAN.
2. ROOT PRUNING, PRIOR TO ANY CLEARING AND GRADING, SHALL BE PERFORMED WITHIN TREE PRESERVATION AREAS WHERE CALLED FOR IN THE APPROVED TREE CONSERVATION PLAN. (SEE TREE PRESERVATION NARRATIVE AND ROOT PRUNING DETAIL.)
3. TREES ON THE EDGE OF THE LIMITS OF CLEARING "HAND REMOVALS" SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GRUND DOWN WITH A STUMP GRINDER.
4. TREES APPROVED TO BE REMOVED BY URBAN FOREST MANAGEMENT STAFF DURING PRE-CONSTRUCTION WALK-THROUGH SHALL BE REMOVED IN CONJUNCTION WITH THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATION.
5. ONCE CLEARING IS COMPLETED AND PROTECTIVE DEVICES INSTALLED ACCORDING TO THE APPROVED PHASE 1-EROSION AND SEDIMENT CONTROL PLAN, AN INSPECTION SHALL BE REQUESTED BY THE PERMITTEE. THE PHASE 1 CLEARING AND EROSION AND SEDIMENT CONTROL DEVICES SHALL BE APPROVED BY THE DIRECTOR BEFORE ADDITIONAL CLEARING BEGINS.

CONSTRUCTION PHASE

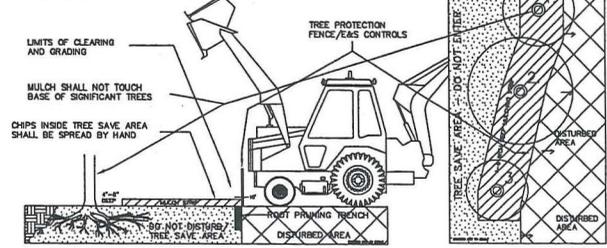
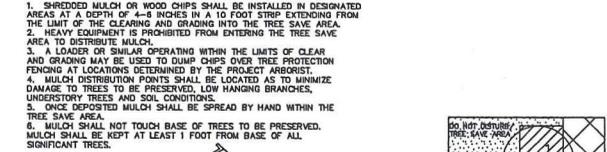
1. TREES AND FORESTED AREAS SHALL BE PROTECTED AND MANAGED DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS AND SITE SPECIFIC GUIDANCE PROVIDED WITHIN THE APPROVED TREE CONSERVATION PLAN NARRATIVE.
2. IN ADDITION TO PROTECTING TREES, THE PERMITTEE SHALL PROTECT ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN THE FORESTED AREAS DESIGNATED FOR PRESERVATION EXCEPT AS ALLOWED BY THE APPROVED TREE CONSERVATION PLAN AND NARRATIVE.
3. MONITORING - THE PERMITTEE SHALL ACTIVELY MONITOR THE CONSTRUCTION SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN AREAS SHOWN PRESERVED OUTSIDE THE LIMITS OF CLEARING.
4. TREE PROTECTION DEVICES SHALL BE MAINTAINED UNTIL ALL WORK IN THE MORTUITY HAS BEEN COMPLETED AND SHALL NOT BE REMOVED OR RELAXED WITHOUT THE CONSENT OF THE DIRECTOR. IF THE DIRECTOR DEEMES THAT THE PROTECTIVE DEVICES ARE INSUFFICIENT, INSTALLATION OF ADDITIONAL PROTECTIVE DEVICES MAY BE REQUIRED.
5. ANY DAMAGE INCURRED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWN TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY.
6. ANY PORTION OF THE TREE PRESERVATION AREA THAT IS DISTURBED WITHOUT PRIOR APPROVAL OF THE DIRECTOR SHALL BE MULCHED IMMEDIATELY WITH A MINIMUM OF 4-INCHES OF WOOD CHIPS OR OTHER SUITABLE MATERIAL AS APPROVED BY THE DIRECTOR OR TREE CONSERVATION PLAN NARRATIVE.

INVASIVE SPECIES NOTES

WISTERIA SHOULD BE CUT BACK FROM THE BASE OF TREES AFFECTED.
BAMBOO SHOULD BE REMOVED TO THE GREATEST EXTENT POSSIBLE USING HAND REMOVAL AND HERBICIDE TREATMENTS.

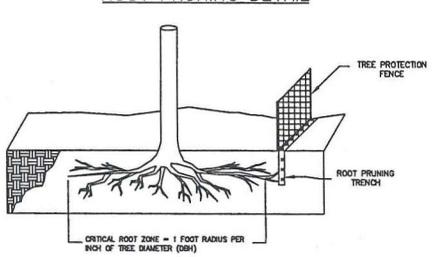
Zimar & Associates, Inc.
ARBORICULTURE FORESTRY CONSULTING
10105 Residency Road, Suite 207
Manassas, Virginia 20110
Tel (703) 331-3731 Fax (703) 331-1359

MULCH STRIP DETAIL



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Manassas, Virginia 20110
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ROOT PRUNING DETAIL

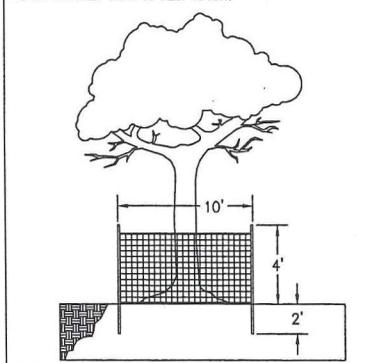


- TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE
- TRENCH SHALL BE BETWEEN 18-24 INCHES DEEP
- TRENCH SHALL BE EXCAVATED USING AN AIR SPADE, VIBRATORY PLOW OR TRENCHER.
- TRENCH EXCAVATION SHALL BE IMMEDIATELY BACKFILLED.

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TREE PROTECTION FENCE DETAIL

TREE PROTECTION FENCING SHALL CONSIST OF 4 FOOT TALL 14-GAUGE WELDED WIRE FENCE ATTACHED TO 6 FOOT TALL T-POSTS DRIVEN 24 INCHES INTO THE GROUND. POSTS SHALL BE NO FURTHER THAN 10 FEET APART.



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TREE PROTECTION SIGN
CAUTION
TREE PRESERVATION
CONTRACTOR MUST INSTALL AND MAINTAIN CONSTRUCTION FENCING
Do not park vehicles or place building materials in within 5 feet of fence
Do not drive equipment or heavy machinery over the fence
Do not make sharp turns, or turn in a radius less than 10 feet
FAILURE TO COMPLY WILL RESULT IN FINES AND/OR TREE MITIGATION

THE PERMITTEE SHALL POST AND MAINTAIN BILINGUAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT (50.2-METER) INTERVALS THAT CLEARLY STATES THAT TREES AND FORESTED AREAS MUST BE PROTECTED AND LEFT UNDISTURBED. FOR EXAMPLE, SUCH SIGNAGE COULD READ "TREE PROTECTION ZONE - KEEP OUT - OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS AND WORKERS." SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH; OR, SHALL BE POSTED IN ANY OTHER COMBINATION OF LANGUAGES THAT THE DIRECTOR DETERMINES NECESSARY TO PROTECT TREES AND FORESTED AREAS. SIGNS SHALL REMAIN POSTED THROUGHOUT ALL PHASES OF CONSTRUCTION; SHALL BE ATTACHED TO THE TREE PROTECTION FENCING; AND, SHALL NOT BE NAILED OR IN ANY MANNER ATTACHED TO TREES OR VEGETATION TO BE PRESERVED.

THIS PLAN WAS PREPARED BY DONALD E. ZIMAR, MEMBER REGISTERED FORESTER #277, ON COMPLETED WORK, ON OR AFTER THE DATE INDICATED THEREON.

LAND DEVELOPMENT CONSULTING
SANIE CONSULTING GROUP, LLC
11185 PARKWAY ROAD, SUITE 2000
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TREE PRESERVATION PLAN
TARIQ KHAN PROPERTY
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	DATE	DESCRIPTION	BY	CHKD
DESIGN	12/21/11	BY APPLICATION	SSS	RB
DRAWN	12/21/11	BY	SSS	RB
REVISION	07/27/12	BY	SSS	RB
REVISION	07/27/12	BY	SSS	RB
REVISION	07/27/12	BY	SSS	RB

PROJECT NO
SOHAILA S SHEKIB

COMMONWEALTH OF VIRGINIA
AUTHORITY MORRIS
No. 18,818
REGISTERED PROFESSIONAL ENGINEER

DATE: --2011
PROJECT COORDINATOR:
SOHAILA S SHEKIB

DESIGN: SSS
DRAWN: RB
CHKD: TM

SCALE: H: 1/8" = 1'-0"
V: 1/4" = 1'-0"
JOB No. VA-10-114
FILE No. 102-RZ-SCG

SHEET 9 OF 9

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

DESCRIPTION OF THE APPLICATION

RZ/FDP 2012-BR-003

The subject property is located on the east side of Shirley Gate Road, just south of The Cloisters residential development. The applicant seeks approval of a rezoning and associated Final Development Plan to rezone the 1.90 acre parcel from R-1 and WS to PDH-2 and WS in order to construct three single-family, detached homes, along a new private street accessing from Shirley Gate Road.

A reduced copy of the proposed Conceptual/Final Development Plan (CDP/FDP) is included at the front of this report. The proffers, development conditions Affidavit and the statement of justification are contained in Appendices 1, 2, 3 and 4, respectively.

Waivers/Modifications:

- Waiver of two acre minimum district size for the PDH district to allow a district of 1.90 acres.
- Modification of the P district recreation contribution to allow the funds to be directed off-site.
- Modification of the PFM requirements to allow bio-retention facilities to be located on individual single-family detached residential lots (PFM Section 6-1307.2A)

LOCATION AND CHARACTER

Location

The 1.90 acre property is located on the east side of Shirley Gate Road between Andrew Lane (the Cloisters) and Park Drive, opposite Shirley Gate Court. Access to the site would be via a newly constructed private street off of Shirley Gate Road.

Site Description

The property (see aerial photo - Figure 1) is currently developed with a single-family house and detached garage that are located towards the front of the property. The rear of the site is undeveloped and heavily wooded with mature deciduous trees. A stone wall rings the front and portions of both side property lines.



Figure 1. Aerial Photo of Site

Surrounding Area Description

The property abuts the Cloisters, a development of single family attached and detached homes on approximately 4,000 sf. lots, to the north. Single-family detached homes on large lots greater than one acre are located along Shirley Gate Road to the south in the RC District. Undeveloped wooded land associated with single-family homes that front on Park Drive adjoins the subject property to the east. The Fairfax Korean Church is located across Shirley Gate Road to the west. A summary of the surrounding uses, zoning, and comprehensive plan recommendations is provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single Family Residential (The Cloisters)	PDH-5	Residential at 5du/ac
East	Single Family Residential	RC	Residential at 1-2 du/ac
South	Single Family Residential	RC	Residential at 1 du/ac
West	Church	R-1/RC	Residential at 2 du/ac

BACKGROUND

No previous zoning applications are on file for the application property. The existing single family home was constructed in 1956. A review of the history of the Comprehensive Plan and adjacent development applications indicate that this parcel was originally planned for consolidation with the land to the north, that ultimately became The Cloisters development. This planned consolidation was a direct result of the establishment of the Residential Conservation (RC) district in 1982. The northern boundary of the District along the east side of Shirley Gate Road was intentionally set at the southern property line of the subject parcel. Both the subject property and the land to the north were kept in the R-1 zone, but planned for low density residential use as a transition/buffer to the environmentally sensitive lands in the RC District. Similarly, when the Fairfax Center Area was established, the property was used as the southern boundary, delineating the area targeted for more intense development to the north from the environmentally sensitive RC district lands to the south. When the plan for The Cloisters community was being developed in the late 1990's, the owner of Lot 1 at that time chose not to participate in a consolidation. This resulted in the zoning pattern present today with Lot 1 being the only remaining land zoned R-1 on Shirley Gate Road, sandwiched between low density RC and higher density PDH-5.

COMPREHENSIVE PLAN PROVISIONS (Appendix 7)

Plan Area	II
Planning District:	Fairfax
Planning Sector:	F-7, George Mason
Special Area:	Fairfax Center, Land Unit V-2
Plan Map:	Residential at 1-2 du/ac
Plan Text:	

The Comprehensive Plan's discussion of Land Unit V-2 includes site-specific recommendations for Tax Map Parcel 56-4((6))-1 (the subject property). The plan states that the subject property is planned for residential use at one dwelling unit per acre at the baseline level, two dwelling units per acre at the intermediate level, and three dwelling units per acre at the overlay level, as an appropriate transition to the residential uses planned and developed to the south and west. However, development at the overlay level is only recommended with consolidation with adjacent parcels and should be located within 400 feet of the approved sewer service area. Without consolidation, only development at the baseline or intermediate level should be considered.

CDP/FDP ANALYSIS**Conceptual Development Plan and Final Development Plan (CDP/FDP)**
(Copy at front of staff report)**Title:** Tariq Khan Property CDP/FDP**Prepared By:** Sanie Consulting Group**Original and Revision****Dates:** December 9, 2011, as revised through
September 24, 2012.**Number of Sheets:** 9**Description of CDP/FDP*****Proposed Site Layout***

The applicant's CDP/FDP shows three lots to be accessed via a 20' wide private street from Shirley Gate Road. Two lots, measuring 8,140 sf. and 8,433 sf., are situated to the south of the private driveway, oriented perpendicular to Shirley Gate Road at approximately a 45 degree angle to the southerly lot line. The third proposed lot, measuring 9,593 sf., is shown at the rear (eastern portion) of the parcel, situated parallel to the northerly lot line (the Cloisters). The remainder of land at the southwest corner and eastern portion of the tract (totaling 28,508 sf.) is set aside as a conservation area, that would be maintained in a natural state by the proposed homeowners association (see Figure 2 for overall site layout). The typical house layout on Sheet 4 of the CDP/FDP shows homes of approximately 4,000 sf. in area, with minimum setbacks of 40 feet, 30 feet, and 8 feet for the front, rear and side yards, respectively.

A landscaped buffer to be located on HOA property is shown around the entire periphery, between the residential lots and the conservation areas. Additional tree and shrub plantings are shown along the private street and along the property boundary with the Cloisters development. The existing stone walls along the property boundaries are to remain at the northern, southern, and eastern sides of site.

Architecture

Typical architectural elevations are proffered, with photographic examples on Sheet 6 of the CDP/FDP depicting colonial style homes with attached two-car garages. The maximum height is 35 feet and the photographs show primarily two to two and one-half story tall units. The applicant has proffered to design the dwellings in substantial conformance with the bulk, mass and type/quality of materials shown in the photographs of the Cloisters development on Sheet 6 of the CDP/FDP.

Vehicular Access/Parking

As discussed, access will be provided via a new private street from Shirley Gate Road that will run approximately 330 feet to the east, paralleling the northern property line with the Cloisters. A three-point turn around area is provided just before the street terminates at the driveway for Lot 3.

The Zoning Ordinance requires three spaces for single family detached dwelling units with frontage on a private street. The applicant is proposing to provide 16 parking spaces (two spaces in each garage, two parking spaces in each driveway and four guest parking spaces). In addition, the applicant has proffered to construct driveways that will measure a minimum of thirty feet in length (to permit the parking of two vehicles without overhanging onto the sidewalk) and to build garages that will accommodate two vehicles. The four space guest parking is provided in small parking area towards the front of the site on the south side of the private street.

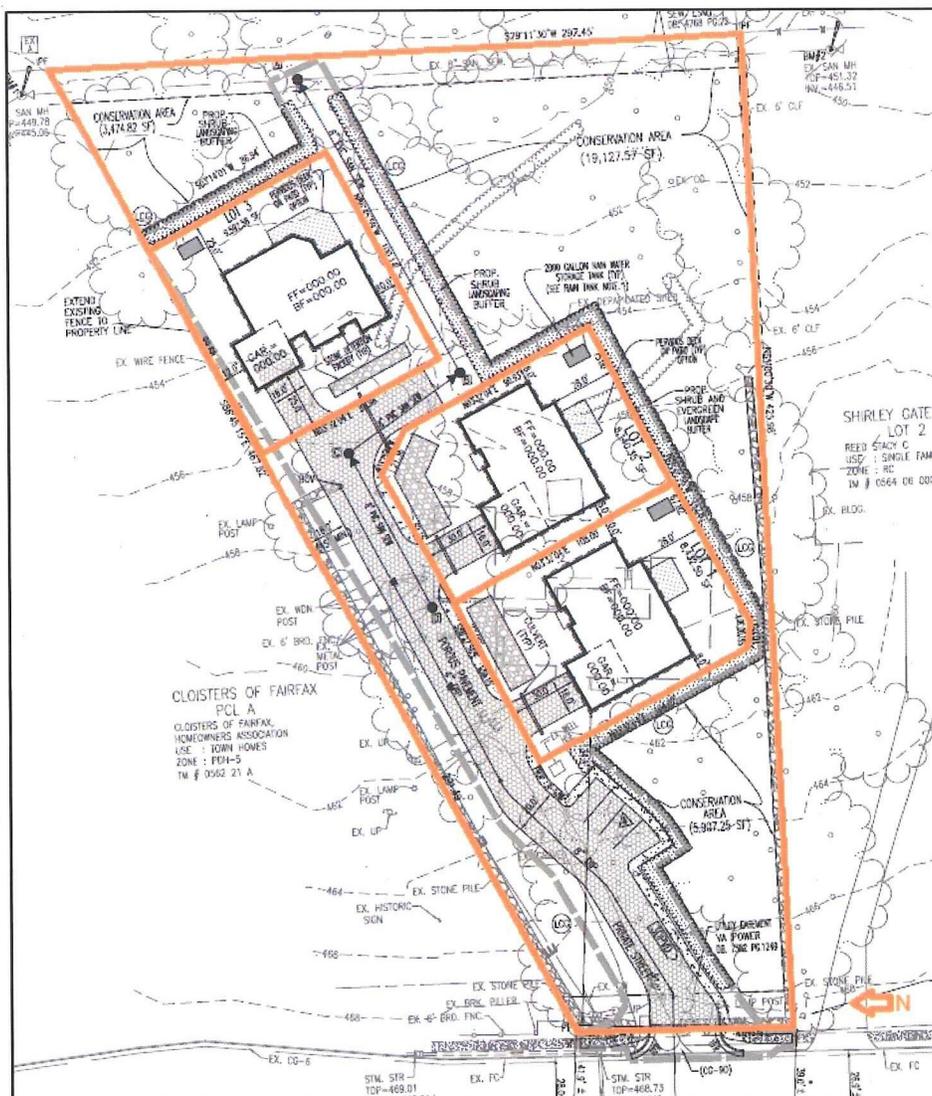


Figure 2. Conceptual/Final Development Plan

Pedestrian Access

A four foot wide sidewalk is shown along the southern side of the private street that continues along the frontage of proposed Lots 1 and 2. A sidewalk will also be constructed along the site's Shirley Gate Road frontage that will tie into the existing sidewalk to the north.

Tree Save and Landscaping

A large portion of the property is currently wooded with trees of varying species, health and quality. Approximately 28,500 sf. of the site is to be preserved in a natural state and maintained by the HOA. The CDP/FDP shows a landscaped buffer of shrubs that will act a physical barrier to separate the conservation area form the residential lots. Sheet 8 of the CDP/FDP provides the proposed tree canopy calculations, which show approximately 47,000 square feet of preserved tree canopy coverage which appears to be in conformance with Article 12 of the Zoning Ordinance for tree preservation, and 10 year canopy coverage requirements, subject to final approval by the Urban Forest Management Division of the Department of Public Works and Environmental Services (UFM, DPWES).

The applicant has made the necessary proffer commitments to protect and preserve these trees through monitoring and tree appraisals by a certified arborist. The applicant has also proffered to utilize proper preservation measures during construction, as approved by UFM, DPWES.

Stormwater Management

According to the Stormwater Management narrative on Sheet 5 of the CDP/FDP, the runoff will be accommodated by underground storage tanks located in infiltration trenches in the front yard of each lot. A PFM modification will be required to allow stormwater facilities on residential lots. Separate rain tanks that will accommodate the first-half inch of rainfall are located in the rear yard of each lot. For Best Management Practices (BMP), the applicant proposes to utilize pervious pavers for of all of the private street and driveway surfaces. It is noted that these measures are not formally recognized by the County's Public Facilities Manual (PFM), and are subject to final approval by DPWES at site plan approval. The applicant may be required to substitute another approved measure(s) to provide the required BMP; a proffer which recognizes this potential has been provided.

STAFF ANALYSIS

Land Use/Fairfax Center Area/Environmental Analysis (Appendix 5)

Land Use

The Comprehensive Plan's discussion of Land Unit V-2 of the Fairfax Center Area includes site-specific recommendations for Tax Map Parcel 56-4((6))-1 (the subject property). The plan states that the subject property is planned for residential use at one dwelling unit per acre at the baseline level; two dwelling units per acre at the intermediate level and three dwelling units per acre at the overlay level, as an appropriate transition to the residential uses planned and developed to the south and west (in the Occoquan watershed). However, development at the overlay level is recommended only with consolidation with adjacent parcels and should be located within 400 feet of the approved sewer service area. In addition, the Fairfax Center Area recommendations contain numerous area-wide environmental and design elements that are relevant to this project. Three single-family homes at a proposed density of 1.58 dwelling units/ac. represents development at the intermediate level and is consistent with the site-specific density recommendations in the Comprehensive Plan; sanitary sewer is also available.

Fairfax Center Area Analysis and Design Guidelines (Appendix 6)

In the Fairfax Center Area, a checklist tool assists in evaluating development applications for conformance with the design guidelines in the Comprehensive Plan. The checklist includes transportation, environmental, site design, land use and public facilities elements. In order to justify development at the intermediate level, the project should satisfy three-fourths of the applicable minor development elements or one-half of the applicable minor elements and one-quarter of the major elements.

Given that the property in question consists of only three single-family detached homes and is relatively small in size, many of the Fairfax Center guidelines are not applicable. Accordingly, based on staff's analysis (found in Appendix 6), the application satisfies 100% of the *applicable* basic elements, 100% of the *applicable* major transportation elements, 100% of the *applicable* essential elements, 80% of the *applicable* minor elements, and 100% of the *applicable* major elements.

Environment

The subject site is located within the headwaters of Occoquan reservoir watershed. It is the last parcel of land heading south along Shirley Gate Road that was not subject to the RC district, but shares many physical qualities with the lower density residential properties adjacent to it. Accordingly, preservation of existing environmental features and controlling both the quality and quantity of stormwater runoff are of primary concerns.

Both the Fairfax Center guidelines and the Policy Plan (Objective 2, policy K) recommend low impact development (LID) techniques to reduce flows and increase groundwater recharge. This includes minimizing impervious surfaces, meeting tree cover requirements through preservation, using protective easements outside of residential lots, and utilizing BMPs for stormwater. The Policy Plan also recommends the incorporation of "green" building techniques to minimize water and energy usage.

The following environmental elements are most relevant to this particular portion of the Fairfax Center area:

- **Increased Open Space**

To encourage expansion of EQCs beyond the minimum stream valley components by incorporating adjacent areas with natural features worthy of protection and to encourage increased on-site open space compliance with these elements shall be at least 50 percent above minimum requirements.

There are no EQC areas on the subject property. The applicant is providing conservation areas onsite in locations that are most approximate to where potential extensions of the EQC corridors could occur on the adjacent properties to the south and east. The total open space provided by the proposed development is 58%, whereas only 20% open space is required under the proposed zoning category. As open space proposed by the applicant is more than double the area that is required, the applicant should be credited with meeting this development element.

- **Protection of Groundwater Resources**

To ensure the quality of ground water resources in the County and to avoid excessive well draw-down

Staff believes that the amount of impervious surface proposed, the low-impact stormwater management techniques proposed (pervious pavers for all street and driveway surfaces, use of infiltration trenches and rain baskets), and the amount of open space provided in conservation easements by the applicant will help to ensure the continued quality of groundwater resources and protection of the water supply. However, it is noted that, if the proposed measures are not accepted by DPWES at site plan, the applicant will need to substitute PFM approved BMP measures; a proffer addresses this concern.

- **Stormwater Management (BMP)**

To ensure effective water quality control and minimize the impact of the nonpoint source stormwater runoff pollution.

As mentioned previously, the applicant proposes swales and rain baskets on each lot that will allow for stormwater runoff infiltration. These facilities are not formally recognized in the County's Public Facilities Manual. DPWES has indicated that it is not clear whether these features will function as infiltration measures or detention measures. Stormwater detention is generally discouraged onsite, as opposed to in regional ponds. A determination by DPWES will be necessary as to how these features should be classified. If they are classified as infiltration, this would be encouraged as a low-impact design feature and should be credited towards meeting this development element; however, if it is determined these features are detention features, this development element is not met, since detention features would be contrary to the Areawide Recommendations. A proffer has been proposed to permit the substitution of PFM recognized facilities if the proposed measures are not approved by DPWES at site plan.

- **Energy Conservation**

To maximize the benefits of energy conservation through sensitive site planning and design.

Development at the intermediate level of the planned density does not trigger the criteria under the Policy Plan's Objective 13, Policy c, which states that residential development at the high end of the Plan density range must ensure that the project will qualify for the ENERGY STAR Qualified Homes designation. However, the applicant was encouraged to provide energy savings and other green building practices in its design and construction. The applicant has provided a draft proffer stating that they will build all new dwelling units as ENERGY STAR qualified homes, and that documentation will be submitted from a home energy rater certified through the Residential Energy Services Network (RESNET) demonstrating the qualification.

Although ENERGY STAR is not expected under the Policy Plan, this proffer is credited towards the applicant's achievement of the Energy Conservation development element.

- **Innovative Techniques**

To encourage innovative techniques exceeding the requirements for the baseline level in the areas of stormwater management, habitat enhancement, restoration of degraded environments, and air and noise pollution control.

The applicant is proposing rain baskets in the front yard of each residence. Each will be located in a depressed swale that will provide gravel percolation. As proposed by the application, this technique is

intended to allow infiltration, with additional flow to the conservation areas.

The applicant is also proposing to collect stormwater for reuse as grey water. Rain tanks will be provided for each home to collect the first half inch of rainwater from the rooftops. The water collected in the tanks will be used for irrigation, toilets and car washing.

As discussed above, both features (rain baskets and rain tanks) will require modifications of the PFM requirements. If these techniques are acceptable by the DPWES Stormwater Management Division and a modification of the PFM requirements is approved to incorporate these features, they should be credited towards the applicant's meeting this development element. However, based on the existing soil types present in the vicinity, there is a strong possibility that these measures will not allow adequate infiltration. A proffer has been proposed to permit the substitution of PFM recognized facilities if the proposed measures are not approved by DPWES at site plan.

Based on the foregoing analysis, it is staff's opinion that the proposed development has attempted to satisfy the necessary elements to justify development at the intermediate level and is in general conformance with the environmental policies and recommendations of the Comprehensive Plan. However, as noted, staff has concerns about the applicant's ability implement all of their proposed environmental measures. Acceptance of the draft proffers and approval of the proposed development conditions would help to assuage some of staff's concerns.

Residential Development Criteria (Appendix 7)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. Accordingly, all rezoning requests for new residential development are evaluated based on the following eight criteria:

1. Site Design

The Site Design criterion requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. In addition, the proposed development should provide useable, accessible and well-integrated open space, appropriate landscaping and other amenities.

The property in question was originally planned to be consolidated with the land to the north as part of the Cloisters community; however this did not occur. Consequently, the site is now the only remaining piece of land on the east side of Shirley Gate Road zoned R-1. No further consolidation is envisioned by the Comprehensive Plan, due to the presence of the Occoquan aquifer immediately to the south and east of this parcel. The layout has been revised over several iterations to respond to staff and neighborhood concerns. The lot sizes have been reduced and the orientation of the homes has been adjusted slightly to allow for additional buffering of adjacent properties. While the proposal does provide for a significant portion of the tract to be preserved as open space, staff continues to have serious concerns about the compatibility of the layout with the surrounding neighborhood (this is discussed in greater detail below). No active amenities are provided. The proposal does include paving treatments, street lights, and retains the existing stone walls on the property. On the whole, however, staff believes the site design criterion has not been met. Much of the deficiency is rooted in a lack of integration with the Cloisters community. Although the applicant has attempted to utilize a similar architectural style, both the lot sizes and house sizes are much larger than in the Cloisters. No physical connection is proposed between the developments, either vehicular or pedestrian. Staff believes that the proposed community will function in complete isolation from the Cloisters and the single-family homes to the south, and thus fails to meet this criterion.

2. Neighborhood Context

The Neighborhood Context Development Criterion requires the development proposal to fit into the fabric of the community as evidenced by an evaluation of the bulk/mass/orientation of proposed dwelling units, lot sizes, architectural elevations/materials, and changes to existing topography and vegetation in comparison to surrounding uses.

The proposal for three single family homes on lots ranging from approximately 8,100 sf. to 9,600 sf. is not consistent with either the high density development in the Cloisters (3,500-4,000 sf. lots) or the low density development to the south (1 to 2 acre lots). The sample photo elevations on provided on Sheet 6 on GDP attempt to mimic the design of the houses in the Cloisters; however, in reality the homes will not be especially compatible with the adjacent properties in either direction. At 3,000 to 4,000 sf., the proposed homes are larger than the homes in the Cloisters. With an orientation that is perpendicular to Shirley Gate Road, the proposed houses are inconsistent with the surrounding properties to the south, which uniformly front directly on Shirley Gate and also fail to cluster, more like the Cloisters to the north. Therefore, the proposal does not mirror either development and does not provide an adequate transition between the two development types and densities (see Figure 3). Overall, the applicant has tried to blend in with the Cloisters visually, but in reality, the property has

more in common with the larger lots to south and, accordingly, the homes should be oriented and sized similarly to ensure an adequate transition between the two development types. It is staff's opinion that this criterion has not been met.



Figure 3 – Proposed CDP/FDP with Neighborhood Context

3. Environment

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.

Environmental issues are discussed in greater detail in the previous section. In summary, staff feels this criterion can be met through a combination of factors:

- Preservation of more than 58 percent of the site as open space and proffers to improve and maintain the health of the existing vegetation through a tree preservation plan.

- Innovative Low Impact Design stormwater management techniques including the use of pervious pavers for all paved surfaces, and the utilization rain baskets in tandem with infiltration trenches (subject to DPWES determination). Staff believes that if these measures are ultimately accepted, they could provide a significant BMP benefit; however, this is far from certain. A proffer has been proposed to permit the substitution of PFM recognized facilities if the proposed measures are not approved by DPWES at site plan.
- Landscaped buffer around conservation areas which help to delineate these areas from privately owned back yards and can also aid in improving water quality by filtering stormwater runoff.
- Proffer for Energy Star certified homes

4. Tree Preservation & Tree Cover Requirements

This Criterion states that all developments should be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site.

The applicant is preserving 34% of the site as conservation area, which includes much of the wooded portions of the site and is proposing a planted buffer that will ring these areas, separating them from the residential lots. Staff feels this criterion has been met. Additional comments related to the tree requirements are discussed in the urban forestry analysis, below.

5. Transportation

Criterion 5 requires that development provide safe and adequate access to the surrounding road network, and that transit and pedestrian travel and interconnection of streets should be encouraged. In addition, alternative street designs may be appropriate where conditions merit.

The proposed development would be accessed by a private street off of Shirley Gate Road. While it would be ideal consolidate access with the property to the north and eliminate direct access on Shirley Gate Road, the applicant has attempted to address the need to coordinate access, and has provided for a sidewalk that connects with the existing walkway on Shirley Gate Road. While it appears adequate sight distance exists on Shirley Gate Road at the proposed access point, it has not been demonstrated on the plans. The applicant must demonstrate adequate sight distance, at a minimum. A proffer has been proposed requiring this information be included on the site plan.

6. Public Facilities

Criterion 6 states that residential developments should offset their impacts upon public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects.

The applicant has proffered to provide a monetary contribution for public schools and recreational facilities. The applicant has proposed LIDs and other innovative stormwater measures that, subject to DPWES approval, could provide tangible benefit. Overall, staff believes this criterion is adequately addressed. Specific Public Facilities issues are discussed in detail in Appendices 11 – 15.

7. Affordable Housing

This Criterion states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of Fairfax County. This Criterion may be satisfied by the construction of units, dedication of land, or by a contribution to the Housing Trust Fund.

A proffer has been proposed requiring a contribution to the Housing Trust fund. This criterion has been met.

8. Heritage Resources

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation.

An archeological site was identified on the adjacent Cloisters property associated with nineteenth century construction of the Manassas Gap Railroad. This site also may have Native American resources. The applicant has proffered to undertake a Phase I archaeological assessment on their property to determine if any additional resources are located on the property. A proffer has been proposed requiring the applicant to conduct additional studies (Phase II and III) if warranted, in consultation with Park Authority. This criterion has been addressed.

Transportation Analysis (Appendix 8)

As there is no median break on Shirley Gate Road, a minor arterial, Staff recommends that density generally be limited to the low-end of the planned

range. Access will necessarily be limited to right-in, right-out movements only. In addition, as discussed above, while the applicant is not consolidating with the property to the north, the existing single access point is being maintained. While it appears adequate sight distance is available; the applicant has yet to show this on the plans. The applicant must demonstrate adequate sight distance, at a minimum. A proffer has been provided, requiring this information be included on the site plan. All other transportation-related issues have been addressed.

Urban Forestry (Appendix 9)

After several revisions to the plans, the majority of the urban forestry issues have been addressed. The applicant is preserving a majority of the mature vegetation on the site. Draft proffers have been proposed requiring appropriate tree preservation measures and invasive species control. Final determination of adequate tree protection and the need for supplemental plantings will be made by DPWES at the time of subdivision.

Stormwater Management, DPWES (Appendix 10)

Staff has reviewed the proposal and continues to have concerns with the applicant's plans to utilize rain basket devices (rain storage tanks) and infiltration trenches for stormwater management. These devices are not recognized in the County's PFM, and it is not clear, based on the soils present, that the proposed measures will function adequately and conform to the PFM standards for stormwater detention, adequate outfall, and WSPOD requirements for 50% phosphorous reduction. Staff has also noted that a PFM waiver will be required at the time of site plan to locate the stormwater management facilities on the individual residential lots (discussed in more detail below). Finally, the plans show all paved surfaces of the private street and the driveways will utilize pervious pavers. Final determination of the adequacy of the stormwater measures will be made by DPWES at the time of site plan and a proffer is proposed to permit substitution of the stormwater measures with those recognized by the PFM, if determined to be necessary by DPWES.

Fairfax County Park Authority (Appendix 11)

Staff has recommended that the applicant contribute a minimum of \$10,458 for park facilities pursuant to Section 6-110 and 16-404 of the Zoning Ordinance (P-district on-site recreation requirements and FCPA fair share). In addition, a Phase I archaeological study was recommended (and a Phase II/III, if warranted) owing to the site's proximity to the historic site identified on the Cloisters' property and potential Native American resources. Draft proffers have been proposed that include both the parks contribution and the archaeological studies. No other outstanding issues remain.

Fairfax County Public Schools (Appendix 12)

The proposed development would be served by Fairfax Villa Elementary School, Lanier Middle School and Fairfax High School. If development occurs within the next six years, Lanier MS and Fairfax High School are projected to have a capacity deficit, while Fairfax Villa ES is projected to have capacity. The total number of students generated by the development proposal is anticipated to be two students (one elementary, one high school). Since this an increase above that generated by the existing zoning district, staff requested that the applicant contribute \$18,756 to offset potential impacts of one additional student on the schools. The applicant has agreed to make this contribution for capital improvements to Fairfax County schools. No issues remain.

Fire and Rescue (Appendix 13)

The subject property would be serviced by the Fairfax County Fire and Rescue Department Station #440, Fairfax Center. The requested rezoning currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 14)

The subject property is located within the Accotink Creek watershed and would be serviced by County's Norman M. Cole plant. The existing eight inch line located in an easement on the east side of the property is adequate for the proposed use.

Fairfax County Water Authority (Appendix 15)

The subject property is located within the Fairfax County Water Authority service area. Adequate domestic water service is available to the site from an existing 12 inch main in Shirley Gate Road. Additional water main extensions may be necessary to satisfy fire flow requirements and to accommodate water quality concerns. Final determination of these facilities will be made by the DPWES during subdivision review.

Fairfax County Health Department (Appendix 16)

The Health Department has identified an existing well on the property that has not been abandoned. Staff notes that proper abandonment and a permit from the Health Department will be required before a demolition permit can be granted. A development condition is proposed requiring proper abandonment of the well.

ZONING ORDINANCE PROVISIONS (See Appendix 17)**Planned Development District Standards**

All rezoning proposals to a "planned" District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations and Article 16, Development Plans.

Article 6**Sect. 6-101 Purpose and Intent**

This section states that the PDH District is established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units.

The development proposes three single-family detached dwelling units at an overall density of 1.58 du/ac, with 58.7 percent open space. A total of thirty percent of the site is being set aside as conservation areas. The conservation areas along with the proposed environmental measures (pervious pavers, infiltration trenches, rain baskets) are the applicant's main justifications for the creation of a "P" District. However, the design and layout of the subdivision are equally as important, and it is with this element that staff believes the applicant has failed to meet the standards necessary to establish a planned development district.

As previously discussed, the proposal features two homes facing north, oriented perpendicular to Shirley Gate Road, and a third home towards the rear of the site that faces west, towards the road, all accessed by a shared private street. While the applicant has attempted to be consistent with the Cloisters development to north, the subject property, in reality, more closely resembles and is more strongly associated with the large single-family detached lots to the south (see Figure 3). The proposed homes are larger and on larger lots than those in the Cloisters and do not succeed in integrating with that community either visually or physically. As the development cannot be consolidated physically, by extending access from the Cloisters, the design concept for the project should be to blend more seamlessly with the homes to south by utilizing similar setbacks and orientation to Shirley Gate Road. Practically, given the narrow width of the lot, this means reducing the number of units to two, so that both homes can directly face Shirley Gate Road.

Sect. 6-107 Lot Size Requirements

This section states that a minimum of two acres is required for approval of a PDH District.

The area of this rezoning application is 1.90 acres. Staff is supportive of a waiver of the minimum district size requirement as this is the last remaining parcel of R-1 zoned land and there is no possibility for future consolidation; a waiver would be acceptable predicated on a revised site layout that meets the purpose and intent of a Planned Development District. See the Waivers and Modifications section, below, for additional discussion on this point.

Sect. 6-109 Maximum Density

This section states that the maximum density for the PDH-2 District is 2 dwelling units per acre (du/ac).

The applicant proposes a density of 1.58 du/ac, which is within the acceptable intermediate density range recommended by the Comprehensive Plan.

Sect 6-110 Open Space

Par. 1 of this section requires a minimum of 20% of the gross area as open space in the PDH-2 District. Par. 2 of this section requires that recreational amenities be provided in the amount of \$1,700/du.

The applicant proposes to retain 58.7% of the site as open space. The applicant has also proffered to provide the required monetary contribution for off-site FCPA facilities and fair share contribution (\$5,100 for off-site recreation and \$5,358 for fair share). Staff supports a modification of the requirements to allow the recreation amenities to be provided off-site in order to minimize site disturbance. See the Waivers and Modifications section, below, for additional discussion of this waiver request. It is staff's opinion that this standard has been satisfied.

Article 16

Section 16-101 General Standards

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

As discussed earlier, the Comprehensive Plan had originally intended for this property to be consolidated with the Cloisters. Since this is now unlikely to occur, development should be limited to the baseline (1 du/ac.) or intermediate (2 du/ac.) level of intensity. With an overall density of 1.58 du/ac., the proposal is in line with the density recommendation in the Comprehensive Plan; however, it is staff's opinion that this alone does not outweigh the deficiencies identified with the other P-district standards.

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

While the applicant is conserving a large portion of the property and has included significant environmental measures, it is staff's opinion that the proposed design has not met the intent of a P-district more so than a conventional district. Conventional by-right development would be limited to one dwelling-unit due to the narrow lot width. The proposed development, as submitted, has not provided a better transition than what currently exists with a single house on a similar large lot and setback as those to the south. Staff believes the layout of the homes is not transitional between the surrounding neighborhood, and could be greatly improved by removing a unit and re-orienting the remaining homes towards Shirley Gate Road, at a similar setback. This could be accomplished through a conventional R-2 zoning district with a special exception to modify the normally required lot width, or through a P-district. Either of these approaches would provide a similar, if not greater, amount of open space than the current proposal and would blend more harmoniously with the other homes on Shirley Gate Road. Accordingly, this standard has not been met as currently submitted.

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

The proposal has a total of 58.7 percent of the 1.9 acre lot as open space, including 34 percent (0.65 acres) that would be preserved in deed-restricted conservation areas. The conservation areas include many of the mature trees currently on the property. Staff acknowledges that this represents a significant amount of open space and a major environmental protection measure. Staff also acknowledges that a by-right development of one home likely would not provide any of the environmental measures or conservation area guarantees. However, a development proposal for two homes could provide similar benefits while also allowing for a design that more closely achieves the purpose and intent of a planned development district and transition intended by the Comprehensive Plan. Therefore, this standard has not been met, as currently submitted.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan.

The surrounding properties are fully developed according to the recommendations of the Comprehensive Plan (which is 5 du/ac to the north and 1 du/ac - 1du/5 ac) to the south; thus, applicant's proposal does not hinder any future development. However, it is staff's opinion that, as currently

proposed, the project may negatively affect neighboring properties, especially the single-family homes to the south as it will provide little transition. Presently, all of the homes south of The Cloisters on the east side of Shirley Gate are situated similarly, with comparable setbacks, facing directly onto the public roadway. By proposing to place two homes almost perpendicular to the roadway, set back closer to Shirley Gate Road, and parking in front of the units (not screened), the applicant's plan is out of step with the low-density character of the area. It is staff's opinion that this has the potential to negatively affect value of the immediate surrounding properties, in conflict with this development standard. Therefore, this standard has not been met.

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

Adequate public facilities are available and the applicant has made appropriate monetary contributions to offset potential impacts to area schools and parks. Therefore, this standard is satisfied.

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

The proposal includes a new private street from Shirley Gate Road that includes a sidewalk connection to the existing trail along Shirley Gate Road. Staff believes this standard has been met, but the applicant must demonstrate adequate sight distance, at a minimum.

Section 16-102 Design Standards

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

The most similar conventional zoning district to the applicant's proposal is the R-2 Cluster District, which requires minimum yards of 25 feet (front), 8 feet (side) and 25 feet (rear) and a maximum building height of 35 feet. The applicant's PDH-2 development proposes minimum yards of 25 feet (front), 8 feet (side) and 25 feet (rear), with a maximum building height of 35 feet; accordingly, the proposal does generally conform to the bulk standards of R-2 cluster zone. No transitional screening is formally required; however, the applicant has proposed some screening plantings around the periphery of the conservation areas and along a portion of the northern property boundary with The Cloisters. Despite

concerns about the project's compatibility with the surrounding neighborhood, staff believes this standard has been met.

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

The currently submitted CDP/FDP meets or exceeds the open space and parking requirements that would typically be required for a conventional district. Staff feels this standard has been met.

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

A 20 foot wide private street is proposed. The applicant has proffered to construct the private street in conformance with the Public Facilities Manual (PFM) and utilize pervious pavers and construction techniques consistent with the PFM. In addition, a 4 foot wide sidewalk is provided that connects to the existing trail along Shirley Gate Road. Staff feels that this standard has been met.

Overlay District Requirements

Water Supply Protection Overlay district (WS) (Sect. 7-808)

The Water Supply Protection Overlay District requires that developments provide water quality control measures designed to reduce the projected phosphorus runoff pollution for the proposed use by one-half. The applicant proposes to utilize infiltration trenches and rain baskets. As stated, these measures are not recognized by the PFM. Final determination of the adequacy of the proposed measures will be made by DPWES at the time of site plan review. A proffer has been proposed requiring the substitution of PFM recognized facilities if the proposed measures are not approved by DPWES at site plan.

Waivers and Modifications

Waiver of the Minimum District Size for PDH-2 District

Pursuant to Par. 1 of Sec. 6-107 the minimum district size for a PDH district is 2.0 acres. As the subject property measures 1.898 acres, the applicant has requested a waiver of this requirement to allow for a rezoning to PDH-2. Par. 8 of Sec. 16-401 authorizes the Board to approve a variance in the strict

application of specific zoning district regulations for a conceptual/final development plan whenever: A) Such strict application would inhibit or frustrate the purpose and intent for establishing such a zoning district; and B) Such variance would promote and comply with the planned development standards in Part 1 of Article 16 of the Zoning Ordinance.

While the subject property falls just under the required minimum district size, staff believes, as discussed above, a development plan which meets the planned district standards could be achieved, albeit with one less unit. The benefits from the added environmental measures and improved design would outweigh any detriments from the 0.10 acre shortfall in the total district size. Therefore, despite staff's recommendation for denial of the application, the reasoning is not related to the minimum district size. If the applicant were to address the concerns related to the site's layout discussed elsewhere in this report, staff could support the requested waiver.

Modification of the P district recreation contribution to allow the funds to be directed off-site.

Given the small size of the subject property, locating recreation facilities on-site would be difficult and result in greater environmental degradation. Thus, staff has no objections to the requested modification.

Waiver to locate bio-retention facilities on individual single-family residential lots(PFM Section 6-1307.2A)

Stormwater detention on the site is proposed to be provided by infiltration trenches and rain baskets, subject to review of DPWES and possible substitution of PFM recognized measures if necessary. Section 6-1307.2A of the PFM requires that bio-retention facilities be located on common homeowner association property; however, a waiver may be granted for single-family residential subdivisions with no more than three lots where it can be demonstrated that the requirement is not practical or desirable due to constraints imposed by the dimensions or topography of the property and where adequate provisions for maintenance are provided. Given the small size of the property and the desire to minimize disturbance and encroachment into the proposed wooded conservation areas, staff supports the requested waiver for whatever measures are ultimately installed, subject to DPWES approval of the maintenance provisions. The applicant has proffered to provide stormwater management as depicted on the FDP subject to DPWES review of the maintenance responsibilities to be placed on each homeowner.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant has requested approval of a rezoning from R-1 to PDH-2 and final development plan approval to allow three single-family detached homes on a

1.898 acre parcel. The applicant has attempted to address staff concerns by incorporating significant environmental measures including a commitment to build Energy Star certified homes, utilize innovative LIDs (such as pervious pavers and rain baskets) and by setting aside 34 percent of the property in conservation areas. While all of these elements are commendable, the applicant's desire to build three homes on a relatively narrow property has dictated a layout that places two of the homes at an odd, perpendicular angle to Shirley Gate Road. This orientation is entirely inconsistent with the adjacent homes to the south and is contrary to many of the P-district standards and residential design criteria.

While staff acknowledges that the applicant has attempted to visually conform to the architecture of the Cloisters development to the north, in reality, the subject property is not and will likely never be closely linked to that community. Instead, the property is the first in a row of approximately ten homes on large lots that run along the east side of Shirley Gate Road, from this point south to the southern intersection with Park Drive, all with consistent setbacks and all facing the public roadway. Greater emphasis should be placed on maintaining this low-density, semi-rural character and buffering the parking, rather than mimicking the high density nature of the Cloisters. By reducing the proposal to two units, both homes could be oriented toward Shirley Gate Road, situated similarly to the adjacent properties. Staff believes this could be accomplished through either a planned development district or a conventional district with a special exception for lot width.

Therefore, staff concludes that while the subject application is in general conformance with density recommendations of the Comprehensive Plan, it is not in conformance with many of the Residential Development Criteria or with the Planned Development District standards in Zoning Ordinance.

Recommendations

Staff recommends denial of RZ 2012-BR-003, as proposed. If it is the Board's intent to approve RZ 2012-BR-003, staff recommends that such approval be subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends denial of FDP 2012-BR-003. If it is the Planning Commission's intent to approve FDP 2012-BR-003, staff recommends that such approval be subject to proposed development conditions consistent with those in Appendix 2 of this report.

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. Proposed Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Land Use and Environmental Analysis
6. Fairfax Center Analysis
7. Comprehensive Plan Citations / Residential Development Criteria
8. Transportation Analysis
9. Urban Forest Management Analysis
10. Stormwater Management Analysis
11. Fairfax County Park Authority
12. Fairfax County Public Schools
13. Fire and Rescue
14. Sanitary Sewer Analysis
15. Fairfax County Water Authority
16. Fairfax County Health Department
17. Zoning Ordinance Provisions
18. Glossary

**RZ/FDP 2012 BR-003
TARIQ KHAN
PROFFER STATEMENT**

November 20, 2012

Pursuant to Section 15.32-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2012-BR-003, as proposed, for rezoning from the R-1 and WSPOD Districts to the PDH-2 and WSPOD Districts, Tariq Khan (the "Applicant"), for himself and his successors and assigns, hereby proffers that development of Tax Map Parcel 56-4((6))1 (the "Property"), containing approximately 1.8984 acres, shall be in accordance with the following proffered conditions:

1. Substantial Conformity. The Property shall be developed in substantial conformance with the Conceptual Development Plan and Final Development Plan ("CDP/FDP") consisting of nine (9) sheets prepared by Sanie Consulting Group, Inc., and dated December 8, 2011 revised through September 24, 2012, as further modified by these proffered conditions.
2. Final Development Plan Amendment. Notwithstanding that the CDP/FDP consists of nine (9) sheets and is the subject of Paragraph 1 above, it shall be understood that (i) the CDP shall consist of the entire plan relative to the general layout, points of access to the existing road network (subject to minor adjustments as required by VDOT), peripheral setbacks, the maximum number and type of units, limits of clearing and grading and the location and amount of open space on the Property; and (ii) the Applicant has the option to request Final Development Plan Amendment ("FDPA") approvals from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
3. Minor Modifications to Design. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP provided such changes are in substantial conformance with the CDP/FDP and proffers, and do not increase the total number of units, change the unit mix, decrease the minimum amount of open space or peripheral setbacks, or increase the limits of clearing and grading shown to be provided on the Property.
4. Maximum Density. A maximum of three (3) single family detached dwelling units at a maximum density of 1.58 dwelling units per acre shall be permitted on the Property. The Applicant reserves the right to develop fewer than this maximum number of units referenced in this paragraph without the need for a Proffered Condition Amendment ("PCA") application or CDPA/FDPA.

5. Fairfax Center Area ("FCA") Road Fund. At the time of final site plan approval, the Applicant shall contribute to the FCA Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by Fairfax County Department of Transportation and/or DPWES.

6. Limits of Clearing and Grading. Development of the Property shall conform to the limits of clearing and grading shown on the CDP/FDP, subject only to the installation of utilities, trails and roadways, if necessary, as approved by DPWES. All limits of clearing and grading shall be protected by temporary wire fencing that is a minimum of four (4) feet in height, in accordance with County Urban Forestry Division standards (see below). Any necessary disturbance for utilities beyond that shown on the CDP/FDP shall be coordinated with the Urban Forester and accomplished in the least disruptive manner reasonably possible given engineering, cost, and site design constraints, as determined by the Urban Forester. Any area protected by the limits of clearing and grading that must be disturbed due to the installation of any and all utilities shall be replanted with the application of straw, mulch, grass seed and/or a mix of native vegetation as determined by the Urban Forester, to return the area as nearly as reasonably possible to its condition prior to the disturbance, as determined by the Urban Forester.

7. Tree Preservation.
 - A. Plan. The Applicant shall contract with a certified arborist to prepare a tree preservation plan to be submitted as part of the first and all subsequent subdivision submissions. The plan shall be reviewed and approved by the Urban Forest Management Division in accordance with all applicable Code and Zoning Ordinance requirements, as such may be modified by appropriate approvals. The certified arborist responsible for the preparation of the tree preservation plan shall be referred to as the "Project Arborist." Said tree preservation plan shall provide for preservation of specific quality trees or stands of trees within the tree save areas depicted on the CDP/FDP to the maximum extent reasonably feasible, subject to the potential installation of utilities, and to the maximum extent reasonably feasible without precluding the development of a single family home typical to this project on each of the building envelopes and lots shown on the CDP/FDP. The Urban Forester may require reasonable modifications of such plan to the extent these modifications do not alter the number of dwelling units shown on the CDP/FDP, reduce the size of the proposed units, significantly move their location on the lot,. The tree preservation plant shall consist of a tree survey which includes the locations, species, size, crown spread, and condition rating percent of all trees measuring ten (10) inch diameter at breast height (dbh") or greater located within ten feet (10) inside and twenty-five (25) feet outside the limits of clearing areas depicted on the CDP/FDP. Additionally, included in the tree preservation plan shall be a condition analysis and rating for all trees measuring ten (10)inch dbh or greater located within ten (10) feet of the inside and twenty-five (25) feet outside of the limits of clearing and grading for all tree buffer areas shown to be preserved on the CDP/FDP. The condition analysis shall

be prepared using methods outlined in the latest edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching and fertilization.

- B. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying or potentially hazardous may be removed as part of the clearing operation with approval of the Urban Forest Management Division. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- C. Tree Preservation Fencing. All trees and buffers shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall consist of four foot-high, 14-gauge welded wire, attached to six foot steel posts, driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be installed after the tree preservation walk-through meeting and prior to the performance of any clearing and grading activities on-site. All tree preservation activities, including the installation of tree protection fencing, shall be performed under the supervision of the Project Arborist and accomplished in a manner that does not harm existing vegetation to be preserved. Prior to commencement of any clearing and grading activities on-site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.
- D. Signage. Signage shall be surely attached to the protective fencing, identifying the tree preservation area and made clearly visible to all construction personnel. Signs shall measure a minimum of 10x12 inches and read: "TREE PRESERVATION AREA – KEEP OUT." Three days prior to the commencement of any clearing, grading or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to ensure that all tree protection fencing has been installed properly.

- E. The HOA documents shall require that no structures (other than utilities, utility lines, and/or trails as provided herein above) or fences shall be erected in the tree save area, and that trees in HOA open space areas and the tree save area will not be disturbed except as approved by the Urban Forest Management Division for (i) the removal of disease, dead, dying or hazardous trees or parts thereof; and/or (ii) selective maintenance to remove noxious and poisonous weeds.
- F. Tree preservation along the Northern boundary of the project shall occur to the greatest extent possible.
8. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown illustratively on Sheet 5 of the CDP/FDP. At the time of planting, the minimum caliper for deciduous trees shall be two (2) to two and one-half (2 ½) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types, locations and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of submission of subdivision plans for review and approval by the Urban Forester. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the approved CDP/FDP.
9. Low-Impact Development (“LID”) Techniques. Supplementary innovative measures may be used on the subject Property, such as a bio-retention facility (rain garden) infiltration trenches, rain barrels, and/or grassy swales, subject to DPWES approval, to meet water quality requirements if necessary. In addition, a rain basket shall be installed in each lot to capture runoff and recycle rain water. Pervious materials shall be used in all driveways and patios and under any deck. Other approved BMP measures can be substituted as approved by DPWES, in general conformance with the CDP/FDP.
10. Public Schools Contribution. At the time of issuance of the first building permit, Applicant shall contribute to Fairfax County a maximum of \$18,756.00 for capital improvements to schools located within the pyramid serving the subject Property.
11. Recreational Facility Contribution. The Applicant shall provide a contribution of \$5,358.00 to the Fairfax County Park Authority for fair share to offset impart on Park Authority recreational facilities (“Park Contribution”), plus the \$5,100.00 required by Sections 6-110 and 16-404 of the Zoning Ordinance for on-site recreational amenities and to address impacts to parks . Said Park Contribution shall be payable to the Fairfax County Park Authority at the time of subdivision plan approval and used entirely off-site for development of park facilities in Fairfax Villa Park or within the service area of the subject property.
12. Garages and Driveways. The Applicant shall place a covenant on each residential lot that prohibits the use of the garage for any purpose which would preclude motor vehicle

storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each home shall be a minimum of thirty (30) feet in length and eighteen (18) feet in width.

13. Architectural Elevations. Illustrative building elevations for the proposed units shall be generally consistent in character, as to architectural style, colors, and quality, with the conceptual elevations depicted on Sheet 2 of the CDP/FDP, as determined by DPWES. As determined by the Applicant, siding materials consisting of brick, stone and/or similar materials shall be provided. The materials and architectural style of the house and yard lights shall be compatible with the house in the cloisters as depicted on the CDP/FDP.
14. Energy Efficiency. All new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. Prior to issuance of the Residential Use Permit (RUP) for each dwelling unit, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning (DZP) from a home energy rater certified through the Residential Energy Services network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for homes qualification.
15. Archaeological Studies. Prior to any land disturbing activities on that property identified among the Fairfax County tax records as (TAX MAP ID 56-4 ((6)) 1), Applicant shall conduct a Phase I archaeological study of the Application Property, and provide the results of such studies to the Heritage Resources Branch of the Fairfax County Park Authority ("Heritage Resources"). If deemed necessary by Heritage Resources, the Applicant shall conduct a Phase II and/or Phase III archaeological study on only those areas of the Application Property identified for further study by Heritage Resources. The studies shall be conducted by a qualified archaeological professional approved by Heritage Resources, and shall be reviewed and approved by Heritage Resources. The studies shall be completed prior to subdivision plat recordation.
16. Escalation. All monetary contributions required by any proffer herein shall be adjusted by increases to the Consumer Price Index for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics OR by increase to The Marshall and Swift Building Cost Index from the date of the Board of Supervisors' approval of this rezoning application to the date of site/subdivision approval.
17. Homeowners Association. The Applicant shall request annexation of the 3 lots and open space into the Cloisters Homeowners Association. In the event annexation is achieved the \$5,100.00 fund referenced in paragraph 11 may be used for recreation improvements in the cloister's open space. If annexation is denied, the Applicant shall form a separate homeowners association which will have responsibility for maintenance of stormwater and bmp measures on individual residential lots. The maintenance plan must be subject to DPWEES review and approval.

18. Asbestos Containing Soils. If based on the soils analysis submitted as part of the site plan approval process, DPWES determines that a potential health risk exists due to the presence and associated disturbance of asbestos-containing soils on the Property, the Applicant shall:
 - (A) Take appropriate measures as determined by the Fairfax County Health Department to alert all construction personnel as to the potential health risks; and
 - (B) Commit appropriate construction techniques as determined by DPWES in coordination with the Fairfax County Health Department to minimize this risk. Such techniques shall include, but not be limited to, dust suppression during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal.
19. Affordable Dwelling Units. Prior to the issuance of the first Building Permit for the single family detached units, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2%) of the value of all the units approved on the property. The one half of one percent (1/2%) contribution shall be based on the aggregate sales price of all of the units subject to the contribution, as if those units were sold at the time of the issuance of the first Building Permit. The project sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area, in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.
20. Stormwater Management. If DPWES does not accept the proposed BMP or stormwater measures, Applicant will substitute other measures, subject to their approval that conform to the PFM in substantial conformance with CDP/FDP.
21. Sight Distance. Applicant will meet the sight distance requirements per VDOT standards for the proposed private street intersection with Shirley Gate Rd prior to site plan approval.
22. Conservation Areas. A Conservation Easement shall be placed on those areas shown as "conservation areas" on the CDP/FDP. The applicant shall disclose the fact that there are easements on this land to prospective purchasers in both the sales promotion literature and the sales contracts. The terms of those easements shall be included in the HOA documents, including the provisions that the conservation area will remain undisturbed, that clearing of the area is prohibited, that the dumping of yard or other debris is prohibited, that the location or construction of sheds, fences or recreation equipment is prohibited in these areas.
23. Private Street. The on-site private street shall be constructed in conformance with the Public Facilities Manual ("PFM") and shall be constructed of pervious materials as shown on the CDP/FDP and depth of pavement consistent with Sect. 7-0502 of the PFM, subject to any design modifications as to pavement and easement width and use of curb,

that are approved by the Director of DPWES. The Homeowners' Association shall be responsible for the maintenance of the on-site private street. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the HOA documents.

24. Successors and Assigns. Each reference to “Applicant” in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant’s successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

By: _____
Tariq Khan

PROPOSED DEVELOPMENT CONDITIONS

FDP 2012-BR-003

November 15, 2012

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2012-BR-003 for residential development located at Tax Map 56-4((6))-1, on the east side of Shirley Gate Road approximately 600 feet north of the intersection of Park Drive, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the subject property shall be in substantial conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan (FDP) entitled "Tariq Khan Property" prepared by Sanie Consulting Group, LLC, consisting of nine (9) sheets dated December 9, 2011, with revisions through September 24, 2012.
2. Prior to issuance of the first RUP, the applicant shall delineate the boundaries of the proposed conservation areas indicated on the FDP by the installation of fencing and/or signage along the boundaries of said areas with the proposed residential lots.
3. The proposed private street shall be located so as to avoid any conflict with the existing roadway drainage inlet on Shirley Gate Road, subject to the approval of VDOT.
4. Supplemental landscaping shall be provided adjacent to the proposed guest parking area in order to effectively screen these spaces from Shirley Gate Road, as determined by Urban Forest Management (UFM).
5. Prior to the issuance of the demolition permit for the existing single-family dwelling, the applicant shall obtain a permit from the Fairfax County Health Department for the proper abandonment of the existing well on the application property.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

REZONING AFFIDAVIT

DATE: August 6, 2012
 (enter date affidavit is notarized)

I, Keith C. Martin, Agent, 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

115276a

in Application No.(s): RZ/FDP 2012-BR-003
 (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 must 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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Tariq Khan	13129 Westbrook Dr. Fairfax, VA 22182	Applicant/Title Owner
Tramonte, Yeonas, Roberts & Martin PLLC Keith C. Martin	8245 Boone Blvd, #400 Vienna, VA 22182	Attorneys/Agents Attorney/Agent
Sanie Consulting Group, LLC	11166 Fairfax Blvd, Suite 401 Fairfax, VA 22030	Engineers/Agents
Anthony Morse, Sohalia Shekib		Agents

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

REZONING AFFIDAVIT

DATE: August 6, 2012
(enter date affidavit is notarized)

115276a

for Application No. (s): RZ/FDP 2012-BR-003
(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, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tramonte, Yeonas, Roberts & Martin PLLC
8245 Boone Blvd #400
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Vincent A. Tramonte II
George P. Yeonas
Jill J. Roberts
Keith C. Martin

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 on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. 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.

Rezoning Attachment to Par. 1(b)

DATE: August 6, 2012
(enter date affidavit is notarized)

115276a

for Application No. (s): RZ/FDP 2012-BR-003
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sanie Consulting Group, LLC
11166 Fairfax Blvd, Suite 401
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 SHAREHOLDER: (enter first name, middle initial, and last name)

Sohalia Shekib

=====

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

=====

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

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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.

REZONING AFFIDAVIT

DATE: August 6, 2012
(enter date affidavit is notarized)

115276a

for Application No. (s): RZ/FDP 2012-BR-003
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* 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.

REZONING AFFIDAVIT

DATE: August 6, 2012
(enter date affidavit is notarized)

115276a

for Application No. (s): RZ/FDP 2012-BR-003
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

REZONING AFFIDAVIT

DATE: August 6, 2012
(enter date affidavit is notarized)

115276a

for Application No. (s): RZ/FDP 2012-BR-003
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

Keith C. Martin, Agent

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

Subscribed and sworn to before me this 6th day of August 2012, in the State/Comm. of Virginia, County/City of Fairfax

[Handwritten signature]

Notary Public

My commission expires: 1-31-2014



TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC

Attorneys and Counsellors at Law

8221 Old Courthouse Road, Suite 300
Vienna, Virginia 22182
Telephone: 703-734-4800
Facsimile: 703-442-9532

RECEIVED
Department of Planning & Zoning

JAN 31 2012

Zoning Evaluation Division

January 13, 2012

Ms. Barbara Berlin
Dept. of Planning & Zoning
12055 Govt. Center Pkwy., Suite 801
Fairfax, VA 22035

Re: Rezoning Application from R-1 District to PDH-2 District on Tax Map 56-4((6))1
Applicant: Tariq Khan

Dear Ms. Berlin:

The following is a statement of justification for the above referenced rezoning request. The Subset Property consists of 1.8984 acres and is situated on the east side of Shirley Gate Road. It is specifically discussed in the Area III Fairfax Center Area, Sub-Unit V2 recommendations planned for residential use at 2 dwelling units per acre at the intermediate level.

The Conceptual/Final Development Plan (CDP/FDP) proposed 3 single family lots at a density of 1.58 units per acre, mid way between baseline and intermediate levels. Approximately 50% of the site will be preserved in conservation area homeowners association open space. Access for the development will be provided by a private street system connecting to Shirley Gate Road. The proposed development abuts the Cloisters of Fairfax a PDH-5 zoned townhouse development. Therefore, the proposed development will serve as an appropriate transition between the higher density townhouse development to the north and the large lot single family neighborhood to the south.

It is submitted that the proposed Application and Final Development Plan satisfies all of the General Standards and Design Standards set forth in Articles 16-101 and 16-102 as follows:

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

The proposed density of 1.57 units per acre and the single family detached units conform to the comprehensive plan density range of 1 unit per acre at baseline level and 2 units per acre at the intermediate level and the character of the surrounding neighborhoods.

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

The development design results in significant tree preservation and minimizes impervious surface with an efficient use of open space.

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

As stated above the proposed development protects and preserves many mature tree which would be lost in a conventional zoning design with a public street.

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

The development will not impact use and value of surrounding developments.

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

All public facilities are in place and immediately available.

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

The development has a coordinated common private road serving Lots 1, 2 and 3 with access to Shirley Gate Road.

DESIGN STANDARDS.

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

All the lots meet or exceed rear yard setbacks of the R-2 District as they abut adjoining properties.

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

The proposed open space of 50% is almost double the minimum requirements. Sufficient off-street parking is provided for all three lots.

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

The applicant is dedicating right-of-way along the Shirley Gate Road frontage.

It is further submitted that the proposed rezoning satisfies the Poleay Plan Residential Criteria as follows:

1. **Site Design:**

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

a. *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

The proposed development consists of 1 lot. Efforts to consolidate were rejected. The design will not preclude any nearby properties from redeveloping.

b. *Layout:* The layout should:

- provide logical, functional and appropriate relationships among the various parts (e.g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
- provide dwelling units that are oriented appropriately to adjacent streets and homes;
- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory

structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;

- provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
- provide convenient access to transit facilities;
- identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.

The proposed layout orients Lots 1, 2 and 3 toward Shirley Gate Road. All lots include useable yard areas that accommodate future decks, porches and landscaping. The design provides for a logical relationship among the three lots with a peripheral open space area. There is convenient access to Shirley Gate Road.

c. *Open Space:* Development should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.

There is 50% open space, the majority of which is a peripheral area in a conservation area.

d. *Landscaping:* Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.

The proposed landscaping plan provides additional planting to supplement the significant tree preservation.

e. *Amenities:* Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture and lighting.

The Applicant has chosen to maintain the open space areas in a conservation easement and will contribute the active reservation funds to an off-site project.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;

- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

The rear yards all meet or exceed those required in the R-2 District. Lots 1, 2 and 3 are oriented toward Shirley Gate Road. The bulk, mass and architecture of the houses on Lots 1, 2 and 3 will be compatible with the existing single family development surrounding the Property. Careful attention is being paid to tree preservation.

3. **Environment:**

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

a. *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.

There are no floodplains, EQCs, RPAs or wetlands on the Property.

b. *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.

There are no slope or soil conditions which impact development.

c. *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.

Low impact development infiltration trenches are proposed to minimize off-site impacts.

d. *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (on-site or off-site) should be shown on development plans.

Adequate outfall has been verified. Off-site drainage impacts will be mitigated by on-site LID features.

e. *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.

Homes on Lots 1, 2 and 3 have been oriented to minimize noise impacts from highway traffic on Shirley Gate Road.

f. *Lighting*: Development should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.

Applicant will proffer to low impact exterior lighting.

g. *Energy*: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

Applicant will proffer to energy efficient appliances in houses on Lots 1, 2 and 3.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirements by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document).

The proposed design preserves the majority of the mature trees on the Property, thereby exceeding the tree cover requirements.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while other will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

a. *Transportation Improvements*: Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:

- capacity enhancements to nearby arterial and collector streets;

- street design features that improve safety and mobility for non-motorized forms of transportation;
- signals and other traffic control measures;
- development phasing to coincide with identified transportation improvements;
- right-of-way dedication;
- construction of other improvements beyond ordinance requirements;
- monetary contributions for improvements in the vicinity of the development.

The Applicant will proffer to dedicate right-of-way along its Shirley Gate Road frontage. The addition of two units will have no impacts on the road system requiring improvements or contributions.

b. *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:

- provision of bus shelters;
- implementation and/or participation in a shuttle bus service;
- participation in programs designed to reduce vehicular trips;
- incorporation of transit facilities within the development and integration of transit with adjacent areas;
- provision of trails and facilities that increase safety and mobility for non-motorized travel.

As stated above, two additional units will have no impact which generates the need for transit facilities.

c. *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided as follows:

- local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
- When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
- streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
- traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed.

An optional CDP/FDP showing interparcel connection to the north is provided.

d. *Streets:* Public streets are preferred. If private streets are proposed in single family detached developments; the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future

property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.

The common private street serving Lots 1, 2 and 3 is designed to minimize impervious surface while providing convenient access to parking spaces.

e. *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:

- connections to transit facilities;
- connections between adjoining neighborhoods;
- connections to existing non-motorized facilities;
- connections to off-site retail/commercial uses, public/community facilities; and natural and recreational areas;
- an internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
- offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
- driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
- Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.

All three driveways are of sufficient length to avoid blocking the common access drive.

6. Public Facilities.

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

The Applicant is prepared to proffer contributions to mitigate any impacts generated by two lots on public facilities.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

a. *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.

b. *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in "a" above does not apply.

The Applicant will proffer to a Housing Trust Fund Contribution.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage

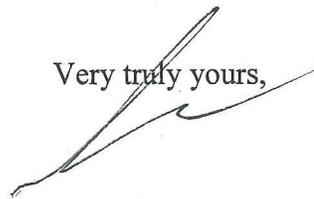
of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a. protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b. conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c. submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d. preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e. submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f. document heritage resources to be demolished or relocated;
- g. design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h. establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i. Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County Historic Commission.

There haven't been any Historical Resources identified on the Property.

Very truly yours,



Keith C. Martin



County of Fairfax, Virginia

MEMORANDUM

DATE: June 26, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *P#1*
Environment and Development Review Branch, DPZ

SUBJECT: **Environmental Assessment:**
RZ/FDP 2012-BR-003, Tariq Khan

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the conceptual development and final development plans dated January 25, 2012 and revised through May 9, 2012, as well as the proffer statement dated May 2, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Tariq Khan, requests a rezoning of a 1.90 acre property from the R-1 District to the PDH-2 District in order to construct three single family houses at a density of 1.58 dwelling units per acre. A 25,887 square foot area of the site – 0.59 acre and 31% of the total area - will be preserved as a conservation area.

LOCATION AND CHARACTER OF THE AREA

The subject property is 82,696 square feet of gross site area, or 1.8984 acres (rounded to 1.9 acres). The site is currently occupied by one single-family residence and a detached garage on a partially wooded site.

The property is bordered by a single-family residential PDH-5 development on its north side, by undeveloped wooded property zoned R-C on its east side, and by single-family houses on the south side at a similar scale and density to the subject property. Directly across Shirley Gate Road is Shirley Gate Court, a cul-de-sac drive with large lot single-family homes (zoned R-2).

Department of Planning and Zoning
Planning Division
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The subject property is one of the southernmost parcels in the Fairfax Center Area. Just south of this property is the Occoquan Reservoir Basin, so there is a transition from developed residential communities to the north of the property, and very low density residential and conservation areas to the south and east.

COMPREHENSIVE PLAN MAP: Fairfax Center Area

COMPREHENSIVE PLAN CITATIONS:

Environment

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

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Fairfax Center Area as amended through March 6, 2012, Implementation of the Fairfax Center Plan, Development Elements, pages 5 and 6:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/fairfaxcenter.pdf>

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Fairfax Center Area as amended through March 6, 2012, Area-wide Recommendations, Environment, pages 34 and 35:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/fairfaxcenter.pdf>

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 8 and 9:

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

Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives: The concentration of growth in mixed-use, transit-oriented centers in a manner that will optimize the use of transit and non-motorized trips and minimize vehicular trips and traffic congestion.

- Minimize the amount of impervious surface created. Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.

- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land. Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 12:

“ . . . Asbestos bearing soils may pose a health risk to construction workers requiring special precautions during excavation

Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

“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.
- Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19-21:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

- Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:
- Environmentally-sensitive siting and construction of development.
 - Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
 - Optimization of energy performance of structures/energy-efficient design.
 - Use of renewable energy resources.
 - Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
 - Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
 - Reuse of existing building materials for redevelopment projects.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED[®]) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR[®] rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

- Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Fairfax Center Area-wide Recommendations, Environment

Stormwater Management

The subject property is located in the Popes Head Creek watershed, which is a tributary of the Occoquan Reservoir water supply. High water quality is promoted in the Fairfax Center Area through maintenance of very low density development in the drainage area of the Occoquan

Reservoir, an extended Environmental Quality Corridor system, regional stormwater management, and infiltration techniques. Given the location in the Occoquan Reservoir drainage, a rezoning to a higher density than allowed by-right in a PDH district is expected to justify the higher density through environmental benefits above and beyond what would be provided with the current zoning category.

Onsite stormwater detention is discouraged in the Fairfax Center Area. The applicant is proposing 'rain baskets' in the front yard of all three residential lots, which will provide detention of stormwater onsite for infiltration with additional flow to drain into the conservation areas provided on the property. If Stormwater Management Division staff considers the rain baskets as onsite detention rather than providing infiltration, this would not be in conformance with the Areawide Recommendations of the Fairfax Center Comprehensive Plan. Low impact development techniques that provide infiltration rather than detention are encouraged.

Problematic Soils

Asbestos-containing Soils: Soils containing naturally occurring asbestos are prevalent throughout much of the Fairfax Center Area. County GIS data shows that areas of asbestos containing soils are present through the entirety of the subject property. It is recommended that the applicant provide applicable proffers to ensure safety precautions will be met during the development of the site.

Highly Erodible Soils: Highly erodible soils are present in the northeast corner of the subject property. This soil category is located entirely within the proposed conservation area, therefore no development will occur within the area of concern.

Intermediate Level Development Elements

The proposed development of 1.5 residential dwelling units per acre is at the intermediate level of the planned density. To develop within a specific intensity level, an applicant must agree to provide a number of development elements as set forth for each level in the Implementation section of the Fairfax Center Area Plan.

Development at the Intermediate Level should meet three-fourths of the applicable minor development elements, or one-half of the applicable minor development elements and one-quarter of the major elements. This is cumulative of all development element categories (transportation, environmental systems, public facilities, site planning, etc.). A discussion of how the applicant meets the Environmental Systems elements is provided in this analysis.

The following are the minor and major development elements for Environmental Systems:

Minor Development Elements:

- Increased Open Space
 - Non-stream valley habitat EQC
 - Increased on-site open space
- Protection of Groundwater Resources
 - Protection of aquifer recharge areas

- Stormwater Management (BMP)
 - Control of off-site flows
 - Storage capacity in excess of design storm requirements
- Energy Conservation
 - Provision of energy conscious site plan

Major Development Elements:

- Innovative Techniques

Increased Open Space

“To encourage expansion of EQC’s beyond the minimum stream valley components by incorporating adjacent areas with natural features worthy of protection and to encourage increased on-site open space compliance with these elements shall be at least 50 percent above minimum requirements.”

There are no EQC areas on the subject property. The applicant is providing conservation areas onsite in locations that are most approximate to where potential extensions of the EQC corridors could be extended to on the adjacent properties to the south and east. The total open space provided by the proposed development is 46%, whereas only 20% open space is required under the proposed zoning category. The open space proposed by the applicant is more than double the area that is required, and the applicant should be credited with meeting this development element if measures are taken to ensure the preservation of these areas. Planning staff recommends the applicant proffer to additional protection of the conservation areas to ensure the individual lot yards do not encroach into these areas. Fencing and or boundary signs should be provided to delineate the boundaries of the conservation areas so that residents do not inadvertently or intentionally clear and encroach into the protected areas.

Protection of Groundwater Resources

“To ensure the quality of ground water resources in the County and to avoid excessive well draw-down”

Planning staff finds that the amount of impervious surface proposed, the low-impact stormwater management techniques proposed, and the amount of open space provided by the applicant will help to ensure the quality of groundwater resources.

Stormwater Management (BMP) – Minor Development Element

“To ensure effective water quality control and minimize the impact of the nonpoint source stormwater runoff pollution.”

As mentioned previously, the applicant proposes swales and rain baskets on each lot that will allow for stormwater runoff infiltration. As stormwater detention is discouraged onsite rather than in regional ponds, a determination should be made as to whether these features would be classified as stormwater *detention* or stormwater *infiltration*. Infiltration is encouraged as a low-impact design feature; however, onsite stormwater detention is discouraged in Fairfax Center., The applicant is encouraged to provide low impact development features that provide infiltration

and are permitted under the Public Facilities Manual (PFM) requirements in order to ensure this development element is met.

Energy Conservation - Minor Development Element

"To maximize the benefits of energy conservation through sensitive site planning and design."

Development at the intermediate level of the planned density does not trigger the criteria under the Policy Plan's Objective 13, Policy c, which ensures that residential development at the high end of the Plan density range will qualify for the ENERGY STAR Qualified Homes designation. However, the applicant was encouraged to provide energy savings and other green building practices in its design and construction. The applicant has provided a draft proffer that they will build all new dwelling units as ENERGY STAR qualified homes, and documentation will be submitted from a home energy rater certified through the Residential Energy Services Network (RESNET) demonstrating the qualification.

Although ENERGY STAR is not expected under the Policy Plan, this proffer is credited towards the applicant's achievement of the Energy Conservation development element.

Innovative Techniques - Major Development Element

"To encourage innovative techniques exceeding the requirements for the baseline level in the areas of stormwater management, habitat enhancement, restoration of degraded environments, and air and noise pollution control."

The applicant is proposing rain baskets in the front yard of each residence. Each will be located in a depressed swale that will provide gravel percolation. The technique allows infiltration with additional flow to the conservation areas. Stormwater Management Division staff has expressed concern over these features because they collect and disperse stormwater rather than provide complete infiltration.

The applicant is also proposing to collect stormwater for reuse as grey water. Rain tanks will be provided for each home to collect the first half inch of rainwater from the rooftops. The water collected in the tanks will be used for irrigation, toilets and car washing.

Although these features provide an innovative approach to stormwater management, both features (rain baskets and rain tanks) will require modifications of the PFM requirements. If these techniques are acceptable by the Stormwater Management Division and a modification of the PFM requirements is approved to incorporate these features, they should be credited towards the applicant's meeting this development element. Otherwise, the applicant is encouraged to meet through low impact features that provide true infiltration and would be permitted under PFM, or acceptable as a modification.

Tree Preservation

The applicant has not provided adequate information detailing their tree canopy calculations and tree preservation targets. The Urban Forestry Management (UFM) Division staff has provided several proffer recommendations to better address tree preservation. Although it is clear many

Barbara Berlin
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mature trees would be preserved through the designation of conservation areas, the applicant needs to provide better information about the existing and future tree canopy, and should address all UFM concerns to the maximum extent possible.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan indicates a major paved trail is planned along the west side of Shirley Gate Road. This is not applicable to the subject property, because it is located on the east side of Shirley Gate.

PGN/STB

FAIRFAX CENTER CHECKLIST

Case Number:

Tariq Khan - RZ 2012-BR-003

Plan Date:

9/24/2012

	Not Applicable	Applicable	Essential	Satisfied	Comments
I. AREA WIDE BASIC DEVELOPMENT ELEMENTS					
A. Roadways					
1. Minor street dedication and construction		x			
2. Major street R.O.W. dedication		x			
B. Transit					
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes		x			
2. Non-motorized access to bus or rail transit stations		x			
3. Land dedication for transit and commuter parking lots		x			
C. Non-motorized Transportation					
1. Walkways for pedestrians			x	x	Sidewalk included along private street. Connects to sidewalk on Shirley Gate Rd.
2. Bikeways for cyclists		x			
3. Secure bicycle parking facilities		x			

II. AREA WIDE MINOR DEVELOPMENT ELEMENTS					
A. Roadways					
1. Major roadway construction of immediately needed portions		x			
2. Signs		x			
B. Transit					
1. Bus shelters		x			
2. Commuter parking		x			
C. Non-motorized transportation					
1. Pedestrian activated signals		x			
2. Bicycle support facilities (showers, lockers)		x			
D. Transportation Strategies					
1. Ridesharing programs		x			
2. Subsidized transit passes for employees		x			

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS						
A. Roadways						
1. Contribution towards major (future) roadway improvements			x	x	x	A contribution to the Fairfax Center Road Fund.
2. Construct and/or contribute to major roadway improvements			x	x	x	A contribution to the Fairfax Center Road Fund.
3. Traffic signals as required by VDOT		x				
B. Transit						
1. Bus or rail transit station parking lots		x				
C. Transportation Strategies						
1. Local shuttle service		x				
2. Parking fees		x				
D. Non-motorized Circulation						
1. Grade separated road crossings		x				

FAIRFAX CENTER CHECKLIST

Case Number:

Tariq Khan - RZ 2012-BR-003

Plan Date:

9/24/2012

	Not Applicable	Applicable	Essential	Satisfied	Comments	
I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS						
A. Environmental Quality Corridors (EQC)						
1. Preservation of EQCs as public or private open space		x				
B. Stormwater Management (BMP)						
1. Stormwater detention/retention			x	x	Infiltration trenches and rain baskets proposed. DPWES-PFM approval not confirmed	
2. Grassy swales/vegetative filter areas			x	x	x	
C. Preservation of Natural Features						
1. Preservation of quality vegetation			x	x	x	
2. Preservation of natural landforms		x				
3. Minimize site disturbance as a result of clearing or grading limits			x	x	x	Preserving 58.7% of site including wooded areas. Proffer to maintain conservation areas.
D. Other Environmental Quality Improvements						
1. Mitigation of highway-related noise impacts		x				
2. Siting roads and buildings for increased energy conservation (Including solar access)		x				
II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS						
A. Increased Open Space						
1. Non-stream valley habitat EQCs		x				
2. Increased on-site open space			x	x	x	20% required, 58.7% provided
B. Protection of Ground Water Resources						
1. Protection of aquifer recharge areas		x				
C. Stormwater Management (BMP)						
1. Control of off-site flows		x				
2. Storage capacity in excess of design storm requirements			x			
D. Energy Conservation						
1. Provision of energy conscious site plan			x	x	x	Green Building - Energy Star certification proffer
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS						
A. Innovative Techniques						
1. Innovative techniques in stormwater management			x	x	x	utilizing pervious pavers, rain baskets, vegetated buffers
2. Innovative techniques in air or noise pollution control and reduction		x				
3. Innovative techniques for the restoration of degraded environments			x			Tree Preservation proffer does not include reforestation or understory vegetation

FAIRFAX CENTER CHECKLIST

Provision of Public Facilities

Case Number:

Tariq Khan - RZ 2012-BR-003

Plan Date:

9/24/2012

Not
Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	x				
B. Public Facility Site Dedications					
1. Schools		x		x	Contribution
2. Police/fire facilities	x				

II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of parkland suitable for a neighborhood park	x				
B. Public Facility Site Dedication					
1. Libraries	x				
2. Community Centers	x				
3. Government offices/facilities	x				

III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Community Parks		x	x	x	Fair share contribution
2. County Parks	x				
3. Historic and archeological parks	x				
B. Public Indoor or Outdoor Activity Spaces					
1. Health clubs	x				
2. Auditoriums/theaters	x				
3. Athletic fields/major active recreation facilities	x				

FAIRFAX CENTER CHECKLIST

Case Number:

Tariq Khan - RZ 2012-BR-003

Plan Date:

9/24/2012

Not Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Considerations					
1. Coordinated pedestrian and vehicular circulation systems	x	x		x	
2. Transportation and sewer infrastructure construction phased to development construction	x				
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites	x				
4. Preservation of significant historic resources		x	x	x	Archelological Proffer
B. Landscaping					
1. Landscaping within street rights-of-way	x				
2. Additional landscaping of the development site where appropriate		x	x	x	Additional landscaping provided throughout site. Vegetated buffer between residential lots and open space
3. Provision of additional screening and buffering		x	x	x	Additional landscaping provided to screen adjacent properties.

II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Land Use/Site Planning					
1. Parcel consolidation	x				
2. Low/Mod income housing	x				
B. Mixed Use Plan					
1. Commitment to construction of all phases in mixed-use plans	x				
2. 24-hour use activity cycle encouraged through proper land use mix	x				
3. Provision of developed recreation area or facilities	x				

III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Extraordinary Innovation					
1. Site design	x				
2. Energy conservation		x		x	Proffer for green building-energy star certification

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

Tariq Khan - RZ 2012-BR-003

Plan Date:

9/24/2012

Not
Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Site Entry Zone					
1. Signs	x				
2. Planting	x				
3. Lighting		x		x	street lights provided
4. Screened surface parking		x		x	
B. Street Furnishings					
1. Properly designed elements such as lighting, signs, trash receptacles, etc.	x				

II. AREA WIDE MINOR DEVELOPMENT ELEMENTS					
A. Building Entry Zone					
1. Signs	x				
2. Special planting					
3. Lighting					
B. Structures					
1. Architectural design that complements the site and adjacent developments		x	x	x	architecture comptabile with neighboring properties.
2. Use of energy conservation techniques		x		x	
C. Parking					
1. Planting - above ordinance requirements	x				
2. Lighting	x				
D. Other Considerations					
1. Street furnishing such as seating, drinking fountains	x				
2. Provision of minor plazas	x				

III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Detailed Site Design					
1. Structured parking with appropriate landscaping	x				
2. Major plazas	x				
3. Street furnishings to include strucures (special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment	x				
4. Landscaping of major public spaces	x				

FAIRFAX CENTER CHECKLIST

Summary

Case Number:

Tariq Khan - RZ 2012-BR-003

Plan Date:

9/24/2012

I. BASIC DEVELOPMENT ELEMENTS

1. Applicable Elements	12
2. Elements Satisfied	11
3. Ratio	0.92

II. MINOR DEVELOPMENT ELEMENTS

1. Applicable Elements	5
2. Elements Satisfied	4
3. Ratio	0.80

III. MAJOR DEVELOPMENT ELEMENTS

1. Applicable Elements	6
2. Elements Satisfied	5
3. Ratio	0.83

IV. ESSENTIAL DEVELOPMENT ELEMENTS

1. Applicable Elements	15
2. Elements Satisfied	14
3. Ratio	0.93

V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS

1. Applicable Elements	2
2. Elements Satisfied	2
3. Ratio	1.00

VI. LOW/MODERATE INCOME HOUSING ELEMENT

yes

no

park, and a Fairfax County Boys' Probation Home.

RECOMMENDATIONS

Land Use

Sub-unit V1

Parcels north of the right-of-way for the Manassas Gap Railroad or north of the Kiel Gardens subdivision are planned for residential use at 3 dwelling units per acre at the overlay level to provide for infill development that is compatible with the Deerfield Forest subdivision. The only exceptions to this recommendation are the commercially-zoned properties at the southwestern quadrant of Shirley Gate Road and Route 29, which are planned for low intensity office use at a maximum FAR of .25. However, much of this commercially-zoned area may be used to accommodate the planned interchange at Shirley Gate Road and Route 29. Any development of this area should not preclude the construction of the interchange.

Those parcels generally south of the railroad right-of-way are planned for residential use at 2 dwelling units per acre at the overlay level.

Land in the southeastern-most portion of this sub-unit is planned for residential uses within a density range of .1-.2 dwelling unit per acre. This conforms with the findings in the Occoquan Basin Study. Additional guidance for this area is included in the land use recommendations for Community Planning Sector F7 in the Fairfax Planning District.

Sub-unit V2

This area contains the Fairfax Centre shopping center, the Waples Mobile Home Park, a self-storage facility, and several single-family homes. The mobile home park should remain located in this area, in accordance with the Guidelines for Mobile Home Retention in Land Use Appendix 10 of the Policy Plan.

Parcel 56-2((1))52 located at the southeastern quadrant of Shirley Gate Road and Route 29 contains a self-storage facility. Should it redevelop, it is planned for office use at .25 FAR at the overlay level. In addition, Parcels 56-2((1))50 and the northern portion of 47A, not to exceed a depth from Route 29 that corresponds to the southern boundary of Parcel 50, are planned for office use at .25 FAR at the overlay level.

The remainder of the area, Parcels 48, 49 and the southern portion of Parcel 47A, is planned for residential use up to 3 dwelling units per acre at the overlay level.

As an option at the overlay level, restaurant use, in the form of not more than two freestanding sit down eating establishments (no drive thru windows) may be appropriate under the following conditions:

- Parcels 47A and 51A are fully consolidated and developed under a single development plan; it is desirable but not required that parcels 48 and 49 be consolidated;
- The restaurant use is limited to the northern portion of Parcel 47A not to exceed a depth from Route 29 that corresponds to the southern boundary of Parcel 50;
- Consideration may be given to allow parking for the restaurant uses on a small portion of

the residentially zoned land if screening and buffering in excess of Zoning Ordinance requirements is provided to the remaining portion of the residentially zoned land;

- Consolidated vehicular access for all parcels oriented to the service drive along Route 29 is provided;
- Substantial open space in the southern portion of the site adjacent to the Occoquan Basin is provided;
- Development applications demonstrate that adequate sewer service capacity will be available to serve the proposed uses; and
- Development on these parcels is sited close to Route 29 and within 400 feet of the approved sewer service area.

Whether the property fronting on Route 29 is developed with office or with restaurant uses, the design should incorporate dedicated access along the eastern or western boundary to allow for development to the rear of the site.

Parcels 56-2((4))12-21, Parcels 56-2((1))48 and 49, and Parcel 56-4((6))1, located at the southeastern quadrant of Shirley Gate Road and Route 29, are planned for residential use at 1 dwelling unit per acre at the baseline level, 2 dwelling units per acre at the intermediate level, and 3 dwelling units per acre at the overlay level as an appropriate transition to the residential uses planned and developed to the south and west. Development of single-family detached units is appropriate at the overlay level and should be located within 400 feet of the approved sewer service area. In order to achieve the overlay level, parcels should be totally consolidated; development should be concentrated in the northern portion of the consolidated area with a substantial open space and buffer area provided adjacent to the Occoquan Basin. Any proposed development that does not incorporate total consolidation of the parcels should only proceed at the baseline or intermediate level.

As an option at the overlay level, Parcels 56-2((1))48, 49 and 56-2((4))12-21 may be developed with single-family detached residential units at a density up to 5 du/ac provided that:

- These parcels are fully consolidated;
- Access to Shirley Gate Road is limited to two points (i.e., directly across from Peep Toad Court and Nancyann Way);
- Lots do not have direct access to Shirley Gate Road;
- Mature trees on the site are preserved: interior landscaping and screening is limited to 80% deciduous and 20% coniferous plant material;
- A uniformly designed privacy fence 6 feet in height, with brick columns every 30 feet, landscaped between it and the sidewalk, is placed along Shirley Gate Road;
- A neighborhood character is created with the use of interconnected loop streets, central recreation area, and/or landscaped open space as the focal point; and
- Those portions of the former Civil War railroad right-of-way (located on Parcels 56-2((4))19-20 and Parcels 56-2((1))48-49) that are determined to be of historical or

archaeological significance are retained as open space features within this transitional area and identified by a permanent interpretive marker.

Parcels 56-2((1))45B and 57-1((1))11 are planned for community-serving retail uses at a maximum FAR of .35 at the overlay level. A portion of the mobile home park is located in this area. If redevelopment to retail uses occurs, the property owner should accommodate the displaced mobile home units on adjacent property in accordance with the Guidelines for Mobile Home Retention in the Policy Plan.

Parcels at the southernmost edge of this sub-unit are planned for residential use within a density range of .1-.2 dwelling unit per acre or private open space. This conforms with the findings of the Occoquan Basin Study. Additional guidance for this area is included in the land use recommendations for Community Planning Sector F7 in the Fairfax Planning District.

Parcels 57-1((1))3-7, located in the southeast corner of this sub-unit are planned for residential use at 1 du/ac at the baseline level, 2 du/ac at the intermediate level, and 3 du/ac at the overlay level. As an option at the overlay level, this area may be considered for 3-4 du/ac provided that the following conditions are met:

- Full consolidation of all parcels is achieved;
- Landscape screening to adjacent residential uses and parklands is provided;
- Mature trees are retained to the extent feasible;
- Pedestrian access is provided to the adjacent commercial area to the north and to the parkland to the south;
- A minimum of four parking spaces per dwelling unit, and 25% additional parking spaces to be scattered throughout the site;
- No side load garages (i.e., a garage that shares circulation and access with an adjoining dwelling unit's garage) should be considered;
- Innovative storm water management techniques should be utilized; and
- Necessary improvements to Rust Road are made.

Public Facilities

Expand the Boy's Probation Home to 22 beds. This facility is located on Parcels 56-4((1))10 and 11 on the west side of Shirley Gate Road.

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

- b) *Layout*: The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation*: Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils*: The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality*: Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage*: The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise*: Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting*: Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy*: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.

- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.

- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets*: Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.



County of Fairfax, Virginia

MEMORANDUM

DATE: June 12, 2012

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

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

FILE: 3-4 (RZ 2012-BR-003)

SUBJECT: Transportation Impact

REFERENCE: RZ/FDP 2012-BR-003 Tariq Khan
Traffic Zone: 1602
Land Identification Map: 56-4 ((6)) 1

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated December 9, 2011, and revised through May 9, 2012. The applicant wishes to rezone the 1.9 acre site from R-1 to PDH-2 to construct three single family dwellings with a density of 1.58 du's per acre. Access is via a private road with right in/right out access from Shirley Gate Road. The applicant will contribute to the Fairfax Center Area Road Fund.

- The lower end of the density range is usually recommended when a site does not have access to a median break on arterial and collector roads. Shirley Gate Road, a four-lane minor arterial (Type A) meant to carry mainly through traffic, has no median break for this site. Therefore, all left turns into and out of the site must be made by u-turning, potentially causing disruptions to the through traffic flow. For this reason, development is recommended to be limited to the low end of the planned range unless the applicant demonstrates that the arterial will operate at an acceptable level of service upon completion of the project, taking into consideration any expected development within the area.
- The applicant needs to show that adequate sight distance is available at the proposed access to Shirley Gate Road.
- Parking is provided at the minimum required which may not be sufficient for single family homes with no available street parking.

AKR/LAH/lah

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

June 8, 2012

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: RZ/FDPA 2012-BR-03 Khan
Tax Map # 56-4((06))0001

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on May 22, 2012, and received June 1, 2012. The following comments are offered:

1. *The proposed entrance onto Shirley Gate Road should be a CG-9D or CG-11 type entrance.* The plan labels this as a CG-9D, but does not meet either the CG-9D or CG-11 standard. A CG-9D does not have CG-12 ramps, but is required to be deep enough to provide a 4' wide flat pedestrian crossing beyond the driveway entrance slope.
2. *Consolidation with additional parcels to reduce the access points onto Shirley Gate Road is recommended.* The intent of this comment was to connect to the south in the future.
3. *The proposed entrance should be moved further south away from the existing roadway drainage inlet.* It still appears possible to move the entrance a few more feet to get it further from the inlet.
4. *A provision should be made for the possibility of connecting to a future access to the south off of Park Drive if further consolidation occurs in this neighborhood.* We still recommend this option be made available in case the site to the south is rezoned in the future. The existing zoning is not relevant to this issue.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxrezoning2012-BR-003rz2Khan6-8-12BB



County of Fairfax, Virginia

MEMORANDUM

October 18, 2012

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jessica Strother, Urban Forester II
Forest Conservation Section, UFMD, DPWES

SUBJECT: Tariq Khan Property, RZ FDP 2012-BR-03

RE: Comments and Recommendations – 4th Review

This review is based on the Conceptual/Final Development Plan (CDP/FDP) stamped as received by the Department of Planning and Zoning on September 24, 2012. Previous comments were forwarded to your agency several times in the past 5 months, including on May 11, and August 10, 2012.

1. **Comment:** Sheet 5 of the CDP/FDP references in a note requesting to modify transitional screening. It does not appear transitional screening is required.

Recommendation: This should be clarified by the Applicant and reviewed by DPZ staff.

2. **Comment:** The proposal to add parking spaces will impact some trees to remain on site.

Recommendation: Confirm if these parking spaces are necessary.

Draft Proffers Review

1. Proffer 7A: The size of trees to be surveyed should be changed to 10 inches in diameter. It is not necessary to conform to a larger diameter necessarily in the PFM. Revise.
2. Proffer 7A: The reference to a Tree preservation Target Area Deviation should be deleted from the paragraph. This is not appropriate no needed, as the project as designed meets the target requirement. Revise
3. Add a proffer 7F: “ Tree preservation along the northwestern boundary of the project shall occur to the greatest extent possible”.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: May 30, 2012

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, Senior Engineer III
Central Branch, Site Development & Inspection Division (SDID)
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ/FDP 2012-BR-003, 4335 Shirley Gate Road, Final/Conceptual Development Plan dated January 25, 2012, LDS Project #8085-ZONA-001-1, Tax Map #056-4-06-001, Braddock District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this development (PFM 6-0401.2A). Two areas with a total of 23,295 square feet of conservation easements are provided. This will provide about 28% of phosphorus removal. A rain basket is shown on each of proposed three lots. It is not clear how they function and provide the water quality. It is recommended that only the facilities that are allowed by the current PFM be used or a separate PFM modification be requested, if applicable. A separate PFM modification request shall also be required to allow the individual SWM facilities in residential lots for subdivision not exceeding three lots, PFM 6-1307.2A

At the subdivision construction plan stage, the water quality calculations will have to use the Occoquan Method (PFM 6-0402.3). The design criteria of the PFM will have to be met at that time.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

No downstream drainage complaints exist.



St. Clair Williams, Staff Coordinator
Rezoning Application #RZ 2009-PR-022, Hollingsworth
December 14, 2011
Page 2 of 2

Stormwater Detention

It is not clear how the detention requirement for the proposed subdivision is going to be met. Current PFM does not allow use of any rain barrels for the detention purpose. Bio-retention facilities or infiltration trenches may be used in individual lots to meet the detention requirement for subdivision not exceeding three lots. Rain baskets are proposed in each of the three lots but it is not clear how they function or meet the quantity requirements for the proposed subdivision.

Site Outfall

An outfall narrative has been provided. It clearly states that there are not any bed and bank to outfall for a distance of about 400 feet west of the site. The intent of the CDP seems to maintain a sheet flow condition as it exists now. Please be advised that once the runoff is concentrated in a culvert, it is considered a concentrated flow and will not be allowed to be dispersed again, an adequate outfall becomes a must.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are under development. The subdivision construction plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

DK/

cc: Don Demetrius, Chief, Watershed Evaluation Projects Branch, SPD
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES
Zoning Application File



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager *ADD for SS*
Park Planning Branch, PDD

DATE: April 27, 2012

SUBJECT: RZ/FDP 2012-BR-003, Tariq Khan
Tax Map Number: 56-4((6))1

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated January 26, 2012 for the above referenced application. The Development Plan shows three single-family detached homes on a 1.8984-acre parcel to be rezoned from R-1 to PDH-2. Based on an average single-family detached household size of 3.12 in the Fairfax Planning District, the development could add six new residents (3 new residential units – 1 existing = 2 x 3.12 = 6.24) to the Braddock Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Fairfax Center Area recommendations in the Area III Plan describe the importance of neighborhood parks and trails. In addition, recommendations for the sub-unit containing this application site specifically cite the importance of integrating open space amenities and using natural open space corridors/areas as visual amenities and buffers (Area III, Fairfax Center Area, Area-Wide Recommendations, Parks and Recreation, pp. 41-42, 117).

Finally, text from the Fairfax District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan, particularly concerning the protection of natural resources.

ANALYSIS AND RECOMMENDATIONS

Park and Recreation Needs:

Using adopted service level standards, staff has identified a need for District and Countywide parkland and most recreational facility types in the Fairfax Planning District. Existing nearby parks (Carney, Fairfax Villa, Piney Branch Stream Valley, Random Hills) meet only a portion of the demand for parkland within one mile of the development. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, rectangle fields, playgrounds, softball diamond fields, and trails. The Fairfax County Zoning Ordinance requires PDH Districts to provide recreational facilities onsite or on approved off-site land which is not part of the subject PDH District. No recreational facilities are shown on the Development Plan; however, the Applicant has indicated it will contribute funds toward active recreation in off-site areas, which is discussed in the proceeding section.

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With three non-ADUs proposed, the Ordinance-required amount to be spent onsite is \$5,100. The Development Plan does not show an onsite recreation area. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The \$1,700 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for outdoor recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$5,358 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Natural Resources Impact:

The subject parcel is less than 1,000 feet from Fairfax Villa Park, which is owned and operated by the Park Authority. Due to this proximity, all plant materials to be installed should be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland. In addition, the Applicant should develop an invasive species treatment plan to further protect Park Authority property and the forested area to be placed in a conservation easement.

The subject parcel is located in the headwaters of an unnamed tributary that is upstream from Fairfax Villa Park. The Development Plan indicates onsite low impact development will be implemented to manage stormwater; however, it does not provide enough details to determine that adverse impacts to Park Authority property will be avoided.

Cultural Resources Impact:

The subject parcel has high potential to contain Native American archaeological sites; therefore, a Phase I archaeological survey is recommended in undisturbed areas. If sites are found, Phase II archaeological testing would be recommended to assess potential eligibility for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III data recovery would be recommended.

At the completion of any cultural resource studies, The Park Authority requests that the Applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Cultural Resource Management and Protection (CRMP) section (Attention: Liz Crowell) within 30 days of completion of the study.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing required and recommended recreation contribution amounts:

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Single-family detached units	\$5,100	\$5,358	\$10,458
Total	\$5,100	\$5,358	\$10,458

In addition, the analysis identified the following major issues:

- All plant materials to be installed should be non-invasive and develop an invasive species treatment plan for the conservation area.
- Provide more details on the proposed onsite low impact development features so that staff can determine that adverse impacts to park property will be avoided.
- Conduct a Phase I archaeological study and any follow-up studies, as needed.

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Suzie Zottl

Copy: Cindy Walsh, Director, Resource Management Division

Liz Crowell, Manager, Cultural Resource Management & Protection Section
Charles Smith, Manager, Natural Resource Management & Protection Section
Chron Binder
File Copy



Department of Facilities and Transportation Services

FAIRFAX COUNTY
PUBLIC SCHOOLS

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

April 23, 2012

TO: Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director *DMJ*
Office of Facilities Planning Services

SUBJECT: RZ/FDP 2012-BR-003, Tariq Khan

ACREAGE: 1.90 acres

TAX MAP: 56-4 ((6)) 1

The rezoning application proposes to rezone property from the R-1 and WS Districts to the PDH-2 and WS Districts to permit the development of three single family dwelling units.

The rezoning application is within the Fairfax Villa Elementary, Lanier Middle, and Fairfax High school attendance areas. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2017-18 Projected Enrollment	Capacity Balance 2017-18
Fairfax Villa ES	448/647*	435	430	-18	590	57
Lanier MS	1253	1164	1241	12	1421	-168
Fairfax HS	2402	2640	2717	-315	3011	-609

Capacity and enrollment are based on the FCPS FY 2013-17 CIP and spring enrollment update.

** A capacity enhancement project is expected to be completed for the 2013-14 at Fairfax Villa Elementary, which will increase its capacity.*

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually.

As the chart above shows, Lanier and Fairfax are projected to be overcrowded and available capacity is projected for Fairfax Villa.

The rezoning application proposes three single family lots on a 1.90 acre lot. By-right, one single family home would be permitted. Based on the number of units proposed, the chart shows the number of anticipated students based on the countywide student yield ratio.

School level	<u>Proposed:</u> SFD ratio	<u>Proposed:</u> # of units	Student yield	School level	<u>Existing:</u> SFD ratio	<u>Existing:</u> # of units permitted by-right	Student yield
Elementary	.266	3	1	Elementary	.266	1	0
Middle	.084	3	0	Middle	.084	1	0
High	.181	3	1	High	.181	1	0
			Total: 2				Total: 0

The rezoning application is anticipated to yield a total of 2 new students. Based on the approved Residential Development Criteria, a proffer contribution of \$18,756 (2 x \$9,378) is recommended to offset the impact that new students would have on surrounding schools.

It is recommended that the proffer contribution be directed for use at schools in either Cluster VII or schools within the Fairfax High School Pyramid at the time of site plan or building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not give the school system adequate time to utilize the proffer contribution in advance of the new student growth.

It is also recommended that the developer provide notification to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

DMJ/mat

Attachment: Locator Map

cc: Megan McLaughlin, School Board Member, Braddock District
 Ilryong Moon, School Board Member, At-Large
 Ryan McElveen, School Board Member, At-Large
 Ted Velkoff, School Board Member, At-Large
 Janice Miller, Chair, City of Fairfax Public Schools
 Ann Monday, Superintendent, City of Fairfax Public Schools
 Dean Tistadt, Chief Operating Officer
 Linda Burke, Cluster VII, Assistant Superintendent
 Gail Kinsey, Principal, Fairfax Villa Elementary School
 Scott Poole, Principal, Lanier Middle School
 David Goldfarb, Principal, Fairfax High School



County of Fairfax, Virginia

MEMORANDUM**DATE:** April 13, 2012

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning/Final
Development Plan Application RZ/FDP 2012-BR-003

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 #440, **Fairfax Center**
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station _____(n/a)_____





County of Fairfax, Virginia

MEMORANDUM

DATE: May 8, 2012

TO: Suzie Zottl
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ/FDP 2012-BR-003**
Tax Map No. 056-4-((06))- 0001

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

- The application property is located in Accotink Creek (MO) watershed. It would be sewerred into the Noman M. Cole Pollution Control Plant (NMCCP).
- Based upon current and committed flow, there is excess capacity in the NMCCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in an easement and on the property is adequate for the proposed use at this time.
- 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 Applications		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq	Adeq.	Inadeq	Adeq.	Inadeq
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

- Other pertinent comments:**

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division

12000 Government Center Parkway, Suite 358
Fairfax, VA 22035

Phone: 703-324-5030, Fax: 703-803-3297

www.fairfaxcounty.gov/dpwes





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

April 9, 2012

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

Re: RZ 2012-BR-003
FDP 2012-BR-003
Tariq Khan Property
Tax Map: 56-4

Dear Ms. Berlin:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located at the property. See the enclosed water system map and Generalized Development Plan.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

cc: Keith Martin, Tramonte, Yeonas, Roberts & Martin
Anthony Morse, Sanie Consulting Group



County of Fairfax, Virginia

DATE: April 10, 2012

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor *KRW*
Technical Review and Information Resources Section
Fairfax County Health Department

SUBJECT: Development Plan Analysis

REFERENCE: Application No. RZ/FDP 2012-BR-003

After reviewing the application, we have only one comment to be considered. Health Department records indicate that there is an existing well on Lot 1, 4335 Shirley Gate Rd, Fairfax, Virginia, 22030, which has not been abandoned. Proper abandonment of the well under a permit from the Health Department will be required prior to a demolition permit being approved for this project. Owners should contact the Health Department for additional information on the abandonment of the well should this project move forward.



ARTICLE 6

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 1 6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

6-101 **Purpose and Intent**

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-102 **Principal Uses Permitted**

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 106 below.

1. Affordable dwelling unit developments.
2. Dwellings, single family detached.
3. Dwellings, single family attached.
4. Dwellings, multiple family.
5. Dwellings, mixture of those types set forth above.
6. Public uses.

6-103 **Secondary Uses Permitted**

The following secondary uses shall be permitted only in a PDH District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 106 below.

1. Accessory uses, accessory service uses and home occupations as permitted by Article 10.
2. Automated teller machines, located within a multiple family dwelling.
3. Business service and supply service establishments.

PLANNED DEVELOPMENT DISTRICT REGULATIONS

C. The keeping of all animals including wild or exotic animals as defined in Chapter 41.1 of The Code may be permitted with the approval of the Director of the Department of Animal Control, upon a determination that the animal does not pose a risk to public health, safety and welfare and that there will be adequate feed and water, adequate shelter, adequate space in the primary enclosure for the particular type of animal depending upon its age, size and weight and adequate veterinary care.

11. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

6-107 Lot Size Requirements

- 1. Minimum district size: Land shall be classified in the PDH District only on a parcel of two (2) acres or larger and only when the purpose and intent and all of the standards and requirements of the PDH District can be satisfied.
- 2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
- 3. Minimum lot width: No requirement for each use or building.

6-108 Bulk Regulations

The maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Part 1 of Article 16.

6-109 Maximum Density

1. For purposes of computing density, the PDH District is divided into subdistricts in which the residential density is limited as set forth below, except that the maximum density limitations may be increased in accordance with the requirements for affordable dwelling units set forth in Part 8 of Article 2 and shall be exclusive of the bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

Subdistrict	Density
PDH-1	1 dwelling unit per acre
PDH-2	2 dwelling units per acre
PDH-3	3 dwelling units per acre
PDH-4	4 dwelling units per acre

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional

FAIRFAX COUNTY ZONING ORDINANCE

zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and 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	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
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	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DUI/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		