



FAIRFAX COUNTY

APPLICATION FILED: May 1, 2002
PLANNING COMMISSION: January 15, 2003
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

December 31, 2002

STAFF REPORT

APPLICATION RZ 2002-MV-027

MOUNT VERNON DISTRICT

| | |
|-------------------|--|
| APPLICANT: | Jagdish Berry |
| PRESENT ZONING: | R-8 |
| REQUESTED ZONING: | R-8 |
| PARCEL(S): | 98-2 ((8)) G |
| ACREAGE: | 1.62 acres |
| DENSITY: | 6.17 du/ac. |
| OPEN SPACE: | 46.4% |
| PLAN MAP: | Residential, 8-12 du/ac. |
| PROPOSAL: | To rezone 1.62 acres from R-8 (Residential, 8 du/ac) to R-8 (Residential, 8 du/ac) to permit development of 10 single-family attached dwelling units (townhouses) at an overall density of 6.17 dwelling units/acre (du/ac). |

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2002-MV-027 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the waiver of the minimum district size requirement.

Staff recommends approval of the modification of transitional screening and waiver of the barrier requirements along the northern and western property boundaries.

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

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

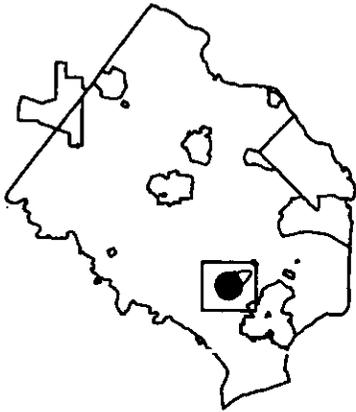
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



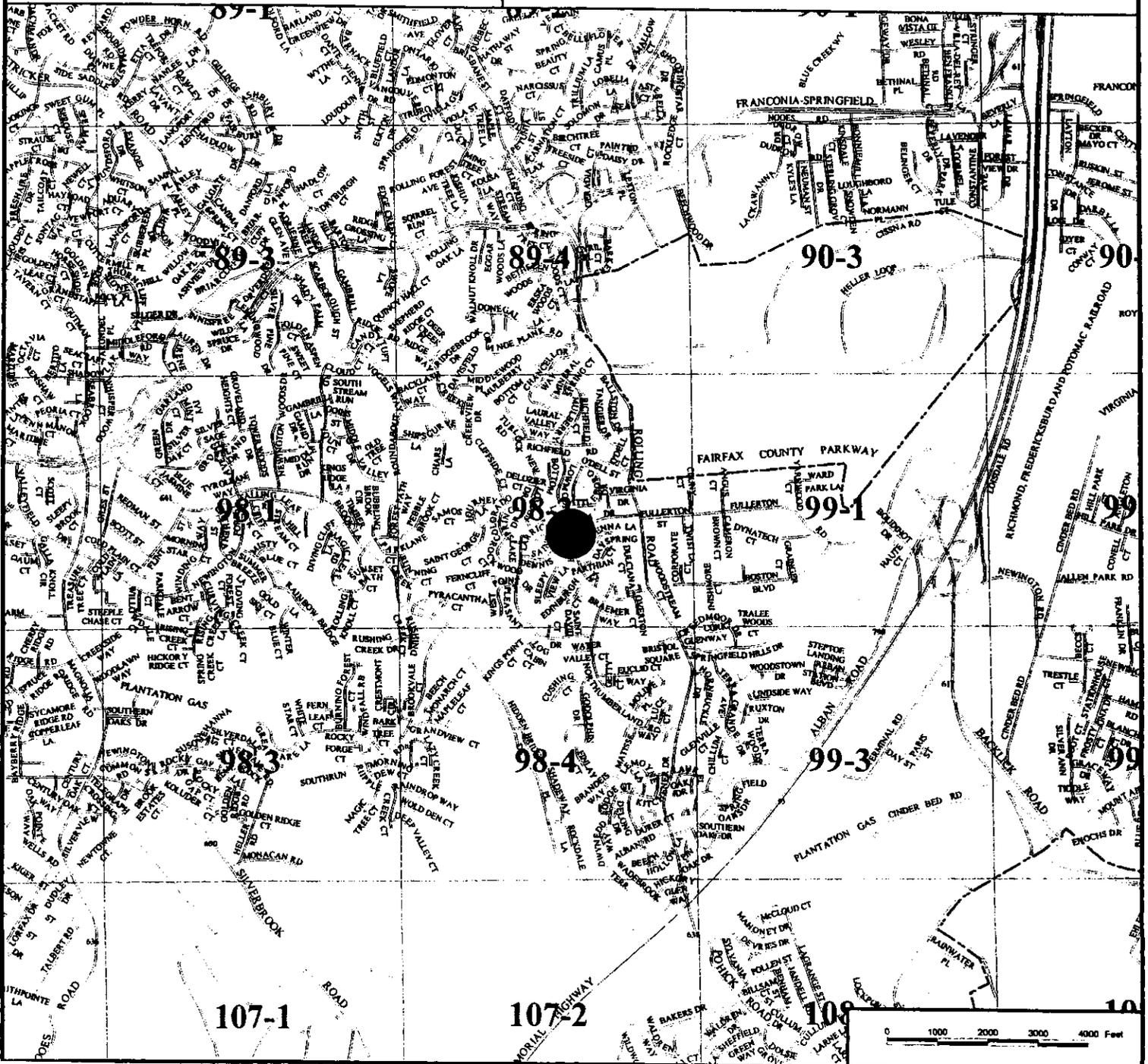
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

Rezoning Application

RZ 2002-MV-027

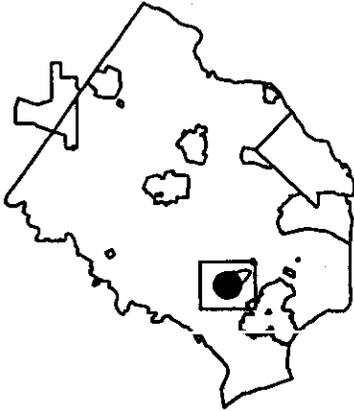


Applicant: JAGDISH BERRY
Filed: 05/01/2002
Proposed: RESIDENTIAL DEVELOPMENT
AND WAIVER OF MINIMUM DISTRICT SIZE
Area: 1.62 AC OF LAND; DISTRICT - MOUNT VERNON
Located: SOUTHWEST QUADRANT OF THE INTERSECTION
OF EDINBURGH DRIVE (ROUTE 5201) AND LAKE
PLEASANT DRIVE (ROUTE 5204)
Zoning: FROM R- 8 TO R- 8
Overlay Dist:
Map Ref Num: 098-2- /08/ / G

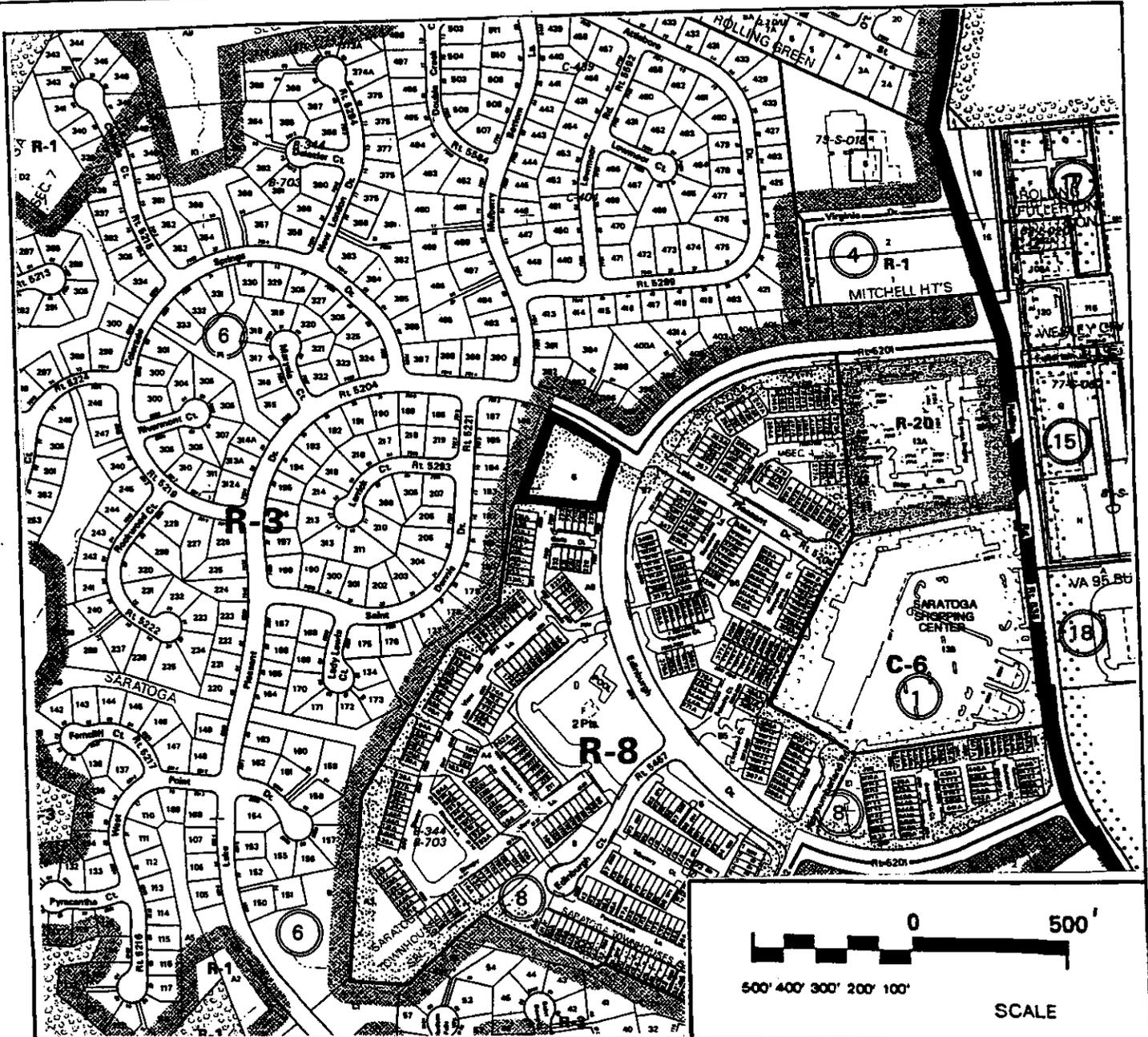


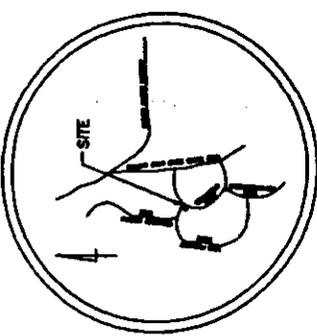
Rezoning Application

RZ 2002-MV-027



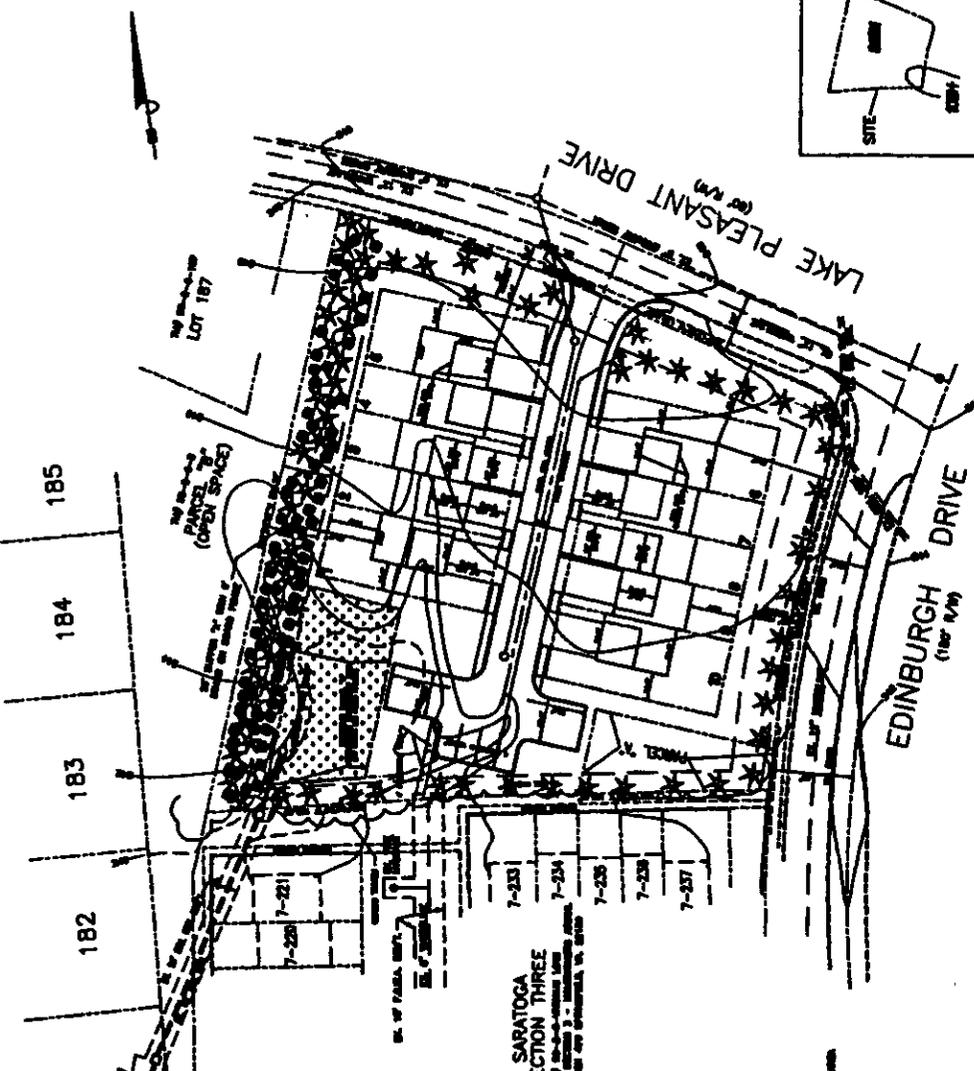
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Overlay Dist:
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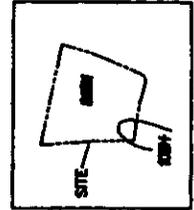
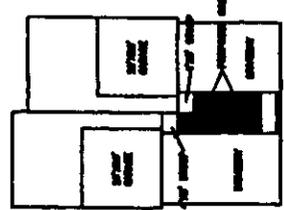
GENERAL NOTES:

1. THIS PLAN IS A GENERAL DEVELOPMENT PLAN FOR THE SITE SHOWN ON THE VICINITY MAP.
2. THE SITE IS LOCATED IN THE UNINCORPORATED AREA OF SARATOGA TOWNS, SPINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA.
3. THE SITE IS BOUNDARY BY LOT 182, 183, 184, AND 185.
4. THE SITE IS BOUNDARY BY LAKE PLEASANT DRIVE (R/W) TO THE NORTH, EDINBURGH DRIVE (R/W) TO THE EAST, AND V. TECHNIA TO THE SOUTH.
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LANDSCAPE LEGEND

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GENERALIZED DEVELOPMENT PLAN
SARATOGA TOWNS
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB NUMBER: _____
PAGE 1 OF 1 SHEET

CMI Design Services, Inc.
Engineering and Surveying Services
8817 Sully Road, Suite 210 - Manassas, Virginia 20108
Phone: 703-799-8888 Fax: 703-799-8888

REVISIONS

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FIELD NOTES

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SCALE

1" = 30'



BACKGROUND

On April 27, 1966, the Board of Supervisors rezoned 329 acres, including the subject site, from RE-1 (single-family residential, 1 dwelling unit per acre) District to R-17 (single-family residential, 17,000 sq. ft. lot) District. At the time, this area was known as Belleau Woods. Subsequently, the Board of Supervisors rezoned this area into four residential zoning districts and one commercial zoning district. During this action, 56.15 acres, including the subject parcel, were rezoned without proffers from R-17 to RTC-10 (residential townhouse cluster, 10 du/ac) District on June 25, 1969. This zoning was converted to the R-8 (residential, 8 du/ac) District with the adoption of the 1978 Zoning Ordinance. The subdivision plat for Saratoga Townhouses, Section 3, which is dated December 7, 1978, shows the site as the location of a possible future church.

On July 11, 2000, a Special Exception (SE 00-S-038) to permit the operation of a child care center was requested by the current applicant, Jagdish Berry. Subsequently, the case was dismissed on October 9, 2002.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

- Plan Area:** Area III
- Planning Sector:** Main Branch Community Planning Sector in the Pohick Planning District
- Plan Map:** Residential: 8-12 du./ac.

There is not site-specific Plan text for the site; see Appendix 4 for applicable citations.

ANALYSIS

Generalized Development Plan (GDP) (Copy at front of staff report)

- Title:** Saratoga Towns
- Prepared By:** Civil Design Services, Inc.
- Original and Final Revision Date:** November 12, 2001 as revised through October 12, 2002

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

DESCRIPTION OF THE APPLICATION

Applicant: Jagdish Berry

Location: Southwest quadrant of the intersection of Lake Pleasant Drive and Edinburgh Drive.

Request: To rezone 1.62 acres from R-8 (Residential, 8 du/ac) District to R-8 (Residential, 8 du/ac) District to permit development of 10 single-family attached (townhouse) units at an overall density of 6.17 dwelling units/acre (du/ac).

Waivers and Modifications Requested:

Waiver of the minimum district requirement.

Modification of transitional screening requirements along the northern and western property boundaries and waiver barrier to the north.

LOCATION AND CHARACTER

Site Description:

The application property is located in the southwest quadrant of the intersection of Edinburgh Drive and Lake Pleasant Drive. The property is currently vacant and covered with mature vegetation.

| SURROUNDING AREA DESCRIPTION | | | |
|-------------------------------------|----------------------------------|---------------|----------------------------|
| Direction | Use | Zoning | Plan |
| North | Single family detached dwellings | R-3 | Residential @ 2-3 du./ac. |
| South | Single family attached dwellings | R-8 | Residential @ 8-12 du./ac. |
| East | Single family attached dwellings | R-8 | Residential @ 8-12 du./ac. |
| West | Single family detached dwellings | R-3 | Residential @ 2-3 du./ac. |

The GDP consists of one sheet. This sheet features the layout, the vicinity and soil maps, tabulations and notes. The following features are depicted on the GDP:

- 10-attached dwellings units (townhouses), one row on each side of the private street, with five units per row are proposed.
- One point of vehicular access to the site is shown off Lake Pleasant Drive.
- 44 parking spaces are to be provided on site, including 20 garage parking spaces (23 parking spaces are required.)
- 46.4% of the site is open space (20% open space is required.)
- Stormwater management facilities are depicted in the southwestern corner of the site.
- Existing sidewalks are shown along Lake Pleasant Drive and Edinburgh Drive, and proposed sidewalks are shown along the proposed road into the site.
- Inter-parcel pedestrian connection is shown to the townhome development to the south
- Landscaping is shown around the perimeter of the site.

Land Use Analysis (Appendix 4)

The proposed development conforms to the use and intensity guidelines stated in the Comprehensive Plan. The proposed density is below the Plan range; however, this development is still subject to the Residential Development Criteria adopted on August 9, 2002, because this case will be heard by the Planning Commission and the Board of Supervisors after the amendment's effective date of January 7, 2003. Staff has identified the following issues with this proposal.

Issue: Buffering

The proposed townhouse development is adjacent to single-family detached homes on the north and west property boundaries. As such, the Zoning Ordinance requires the provision of Transitional Screening 1, which is a screening yard with a depth of 25 feet, and the provision of a 42 to 48 inch tall brick or block wall or solid wood fence. On the GDP, the applicant had not shown sufficient screening along the northern boundary of the property to meet this requirement.

Resolution:

The applicant has proffered to preserve and landscape the northern and western property boundaries within a 25 foot wide area to the west and within a 20 foot wide area to the north to provide screening that will meet the intent of Transitional Screening Yard Type I. The applicant has also shown a six-foot tall board on board fence along the western property boundary on the GDP and has requested a waiver of the barrier requirement along the northern property boundary because this boundary is not directly abutting single-family detached homes, there are no other such barriers along street frontages in the area, and a barrier along this frontage would likely reduce the sight distance at the intersection of Lake Pleasant Drive and Edinburgh Drive. In Staff's determination, this issue has been resolved.

Issue: Visitors parking

Initially, the proposed development provided only three parking spaces in excess of the parking requirement. In an attached dwelling subdivision with narrow streets, additional parking is important because on-street parking is not available.

Resolution:

Subsequently, the applicant revised the GDP and provided a typical unit detail showing a two vehicle garage measuring 20 feet by 20 feet for each unit. These garages meet the minimum dimension requirements for parking spaces under the Zoning Ordinance. The applicant has also proffered to use the garages for automobile storage and committed to maintain a minimum driveway length of 18 feet. The additional clarification and modification address the visitor parking issue.

Issue: Inter-parcel pedestrian connection

Staff believes that a pedestrian connection to the townhouses south of the subject property will help integrate this development with the existing townhouse neighborhood in Saratoga.

Resolution:

Initially, the applicant did not address the pedestrian connection issue; however, the applicant has subsequently revised the GDP to address this issue by depicting a 4 foot wide pedestrian trail between the proposed development and the existing townhouses to the south.

Development Criterion #1 (DC1) states that the development proposal should address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. The application has not consolidated with the adjacent parcels because all adjacent land is developed. Additionally, the proposed development will not preclude development around it because the area has been fully developed as defined under the plan.

The development should provide for a logical design with appropriate relationships within the development, including appropriately oriented units and usable yards. The applicant has provided townhouse orientations in which all the front yards are along the street and the rear yards abut open space. All of the attached residential units have 200 square foot minimum yards. Minimum lot widths are above the minimum for an R-8 development.

Open space should be usable, accessible, and integrated with the development. Appropriate landscaping should be provided, as should amenities such as benches, recreational amenities, and special design treatments. All lots in the proposed development would be adjacent to on-site open space. A majority of the open space in the development is around the perimeter of the site where buffering is required and desired. The applicant has not provided any on-site amenities such as benches or play areas, but the site is adjacent to the Saratoga Swim Club. Also, the applicant has proffered to maintain Parcel A as undisturbed open space for tree preservation in the southeast corner of the site. Staff believes this criterion has been satisfied.

While developments are not expected to be identical to their neighbors, **Development Criterion #2 (DC2)** states that they should fit in the fabric of the area, especially at the interface between the two. This application is located between townhomes to the south and east and detached homes to the north and west. The proposed density is less dense than the closest residential development to the south and below the plan range of 8-12 dwelling units per acre. Additionally, the applicant has proffered to brick facades on all the fronts of the townhouses which is a building material used throughout Saratoga and has proffered to unit elevations as shown in Exhibit 1 of the proffers. Staff believes this criterion has been satisfied.

Development Criterion #8 (DC8) requires a development to address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation. There are no identified heritage resources on the subject property, therefore this criterion does not apply.

Environmental Analysis (Appendix 5)

Issue: Tree Cover

The subject site is heavily wooded and the limits of clearing and grading proposed with this development do not preserve any existing trees. Staff believes that tree preservation should be identified on the site and be located near existing trees on the adjacent parcels.

Resolution:

Subsequent to the initial plan submission, the applicant has depicted an area on the GDP known as Parcel A in the southeast corner of the site. The applicant has proffered to maintain this area as undisturbed, to the extent possible, to provide tree preservation on the site. The applicant has also proffered to provide a tree preservation plan showing individual trees to be preserved and the limits of clearing, so it can be reviewed and acted upon by the Urban Forestry Division. In the context of site plan review and approval, the applicant has also committed to tree restoration along the northern and western property boundaries to meet the Transitional Screening Yard Type I as determined by the Urban Forestry Division.

Development Criterion #3 (DC3) requires that developments conserve natural environmental features to the extent possible, account for soil conditions, and protect current and future residents from noise and lighting impacts. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts. None of the subject site is in a Resource Protection Area and the applicant proposes to handle on-site stormwater management in a facility on the southwest corner of the site. The applicant has proffered to maintain Parcel A in the southeast corner of the site as undisturbed open space, as well as the other open space on the site. Additionally, the applicant has committed to work with the Urban Forestry Division to maximize tree save. Staff believes the proposal addresses DC3.

Development Criterion #4 (DC4) states that all developments should take advantage of existing quality tree cover, preserving existing trees is highly desirable to meet the Public Facilities Manual (PFM) requirements, and utility crossings should be located, where feasible, so as not to interfere with proposed tree save areas. As stated above, the applicant has identified specific tree save area in the southeast corner of the site (Parcel A). The applicant has indicated that the outfall for the SWM facility would require a 10 foot wide utility easement. The applicant has shown the sanitary sewer and water connections under the right-of-way going out to Lake Pleasant Drive. Additionally, the applicant has

shown tree plantings which will provide buffering for the detached homes north and west of the property and will contribute to the tree cover requirement in the R-8 District. Staff believes this criterion is met.

Transportation Analysis (Appendix 6)

Issue: Inter-parcel vehicular connection

Staff recommended that the applicant construct a vehicular connection to the townhouse neighborhood to the south and close the access to Lake Pleasant Drive.

Resolution:

The applicant examined this recommendation and determined that connecting into the street (Carbondale Way) to the south of his parcel reduced the amount of undisturbed open space. He was also unable to secure an agreement with the existing development to the south to permit access.

Development Criterion # 5 (DC5) requires that developments provide safe and adequate access to the surrounding road network, that transit and pedestrian travel should be encouraged, and that interconnection of streets should be encouraged. In addition, alternative street designs may be appropriate where conditions merit. Staff believes that the proposal does adequately address DC5. While the development does not directly connect to the townhomes to the south, the applicant pursued an access easement to the south but was not granted access. The subject property does have frontage on two streets, Lake Pleasant Drive and Edinburgh Drive, and the applicant is showing access to Lake Pleasant Drive, which is an acceptable alternative to Staff. The applicant has also reduced the amount of pavement by eliminating a cul-de-sac and replacing it with a hammerhead turnaround. The applicant has addressed pedestrian concerns by providing sidewalk along both sides of the proposed private street which connects into the existing sidewalk along Lake Pleasant Drive and Edinburgh Drive. A pedestrian trail is also proposed to connect the proposed development with the townhouses to the south.

Public Facilities Analysis

Fairfax County Park Authority (Appendix 7)

The Park Authority requested a contribution of \$7,380 to provide recreational facilities to serve the residents of the originally proposed 12 townhouse residential development. Subsequently, the applicant has revised the GDP to request 10 townhouses. The applicant has proffered to contribute \$7,000 to the

Park Authority.

Sanitary Sewer Analysis (Appendix 8)

The application property is located in the Pohick Creek (N-1) Watershed. It would be sewered into the Norman M. Cole, Jr. Pollution Control Plant. An existing 8-inch line located in Lake Pleasant and approximately 40 feet from the property is adequate for the proposed use at this time.

Water Service Analysis (Appendix 9)

Adequate domestic water service is available at the site from existing 8 and 12 inch mains located at the property.

Fire and Rescue Analysis (Appendix 10)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #17, Lorton. The property currently meets fire protection guidelines.

Utilities Planning and Design Analysis (Appendix 11)

There are no drainage complaints filed with DPWES from the properties downstream of this site. There are no drainage recommendations either. Because this property is considered to be in the "Watershed Restoration Level II" management category, it is recommended that the applicant provide innovative BMPs, reduce the impervious surface on-site, and if appropriate, stabilize on-site streams. There are no streams on-site; however, the applicant has reduced the impervious surface on-site from that previously proposed by reducing the number of dwelling units from 12 to 10 and reducing the size of the turn-around area at the end of the private street. The applicant has also committed to pursuing a rain garden option, with DPWES approval, to meet the possible requirement for BMPs on the site.

Fairfax County Public Schools (Appendix 12)

The proposed development would be served by the following public schools: Saratoga Elementary, Key Middle, and Lee High. During the school year 2002-2003, all of the schools will exceed capacity. Three students are expected as a result of this development.

Development Criteria #6 (DC6) states that development impacts on the public facilities systems should be identified, analyzed, and off-set. Application of the Board policy for appropriate school contributions would result in a contribution of

up to \$22,500. While the applicant has not proffered to contribute to the schools fund, a proffer to contribute \$7,000 to the Park Authority is proposed.

ZONING ORDINANCE PROVISIONS

The following table illustrates how the proposed development conforms to the bulk standards of the R-8 District.

| Bulk Standards (R-8) | | |
|-----------------------------|---|---|
| Standard | Required | Provided |
| Lot Size | None as proposed for single-family attached | Minimum lot – 2,160 sq. ft. |
| Lot Width | 18 feet | 24 feet (interior lots) 38 feet (end lots) |
| Building Height | Maximum 35 feet | Maximum 35 feet |
| Front Yard | 9 feet | 20 feet |
| Side Yard | 9 feet | 14 feet where dwellings are not attached |
| Rear Yard | 20 feet | 25 feet |
| Privacy Yard | 200 square feet | Minimum of 200 square feet |
| Open Space | 20% | 46.4% |
| Parking | | |
| Parking Spaces | 23 spaces | 44 spaces |

Waivers/Modifications

Waiver:

In Section 3-806 of the Zoning Ordinance, there is a minimum district size requirement of five (5) acres for R-8 (Residential District, Eight Dwelling units/acre). The site designated for this rezoning is 1.62 acres.

Staff believes the waiver request is appropriate because the subject parcel is a legally created lot under the current Zoning Ordinance. Furthermore, in Staff's

analysis, the proposed development does not have a deleterious effect on the adjacent properties because it is compatible with the existing townhomes on the south and east, which are developed at approximately eight units per acre. This site is also adequately screened from the adjacent properties as shown on the GDP and as provided in the proffers. This application is in compliance with all other Zoning Ordinance requirements. Further, there is no undeveloped land adjacent to the site to create a larger district. Staff supports the waiver of the minimum district requirement because the bases set forth above have been met.

Modification/Waiver:

Modification of the transitional screening yard and waiver of the barrier requirement along the northern property boundary

Under Section 13-300 of the Zoning Ordinance, Barrier A (42-48 inch brick or block wall) or Barrier B (42-48 inch wood fence) and Transitional Screening Yard 1 (25 feet in width) are required when single-family attached homes are adjacent to single-family detached homes. The subject property, which is proposed to have attached units, is adjacent to detached units to the west and north. The applicant proposes to construct a barrier along the western property boundary, running down the middle of a 25 foot wide transitional screening yard, but has requested to have the transitional screening yard requirement modified and the barrier requirement waived on the north side of the site. The modification is requested because the proposed transitional screening yard on the north side of the site will be less than 25 feet wide in two minor sections. The applicant has proffered to plant the transitional screening yard to meet the intent of the transition screening yard requirement. The waiver is requested because the north side of the site is separated from the houses to the north by Lake Pleasant Drive, and the applicant has indicated that no such fences running along street frontages in the existing Saratoga subdivision buffer detached dwellings from attached dwellings. Additionally, the required barrier could create sight distance impediments for this corner property. Staff supports the modification and waiver requests if the landscaping shown on the GDP is enhanced as proffered.

Housing Trust Fund (Development Criteria #7)

The applicant has proffered to a contribution of ½% of the sales price of the houses to the Housing Trust Fund, in accordance with County policy. This meets the standards of Development Criteria #7.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This is an application to rezone 1.62 acres of land from the R-8 District to the R-8 District in order to develop a subdivision containing ten (10) single-family attached dwellings. In staff's analysis, the proposed use is consistent with the plan language recommending residential use, the proposed development is compatible with the townhouse development on the south and east of the site, and the site is screened from the adjacent detached dwelling units. In staff's evaluation, with incorporation of the draft proffers, the application is in harmony with the Comprehensive Plan and conforms with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of RZ 2002-MV-027 subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends approval of a waiver of the minimum district requirement.

Staff recommends approval of the modification of transitional screening and waiver of the barrier requirements along the northern and western property boundaries.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Fairfax County Park Authority

APPENDICES (Cont.)

8. Sanitary Sewer Analysis
9. Water Analysis
10. Fire and Rescue
11. Utilities Planning and Design Analysis
12. Fairfax County Schools
13. Development Criteria
14. Glossary of Terms

DRAFT PROFFERS

**Jagdish Berry/ Saratoga Townes Property
RZ 2002 - MV - 027**

December 30, 2002

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

1. The subject property (Tax Map Number 98-2 ((8)) Parcel G) shall be developed in substantial conformance with the Generalized Development Plan (GDP) prepared by Civil Design Services, Inc. dated November 12, 2001, (and revised October 12, 2002) depicting ten (10) single-family attached residential units in the R-8 zoning district at a density of 6.17 dwelling units per acre.

2. Architectural - Applicant shall construct dwelling units on the property which are compatible with townhouses in adjoining Saratoga. The units shall be substantially identical to the units depicted in Exhibit 1 hereto, allowing for adjustments to entry ways (steps, porches, stoops) as may be required by topography. Applicant reserves the right to select exterior finish materials (siding, roof, doors and other fenestration). At a minimum, Applicant shall construct townhouse units with brick fronts, brick sides (end units), with Applicant's choice of rear siding or brick rear walls.

Energy Saver Homes

3. All homes constructed on the property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or it equivalent, as determined by DPWES, for either electric or gas energy systems.

Draft Proffers
Berry/ Saratoga Townes
RZ 2002-MV-027
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Open Space

4. The open space areas on the GDP shall be conveyed to the homeowners' association at the time of site plan approval and shall remain undisturbed except as may be necessary for the installation of utilities to serve the property as approved by DPWES. Applicant shall replant any areas disturbed by installation of utilities to the extent feasible, as approved by OSDS of DPWES and the Urban Forestry Division, DPWES.

Transportation and Pedestrian Access

5. Access to the property shall be via an entrance on Lake Pleasant Drive; there shall be no vehicular access to Edinburgh Drive.

6. Driveways for the residences shall be a minimum of 18 feet long.

7. Applicant shall construct a pedestrian access trail between the subject property and the adjoining Saratoga Townhouses in the location shown on the GDP and, further, shall provide a public access easement which shall permit pedestrian access between the properties.

Housing Contribution

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

Park Authority Contribution

9. At the time of site plan approval, Applicant shall contribute the sum of \$7,000 to the

Draft Proffers
Berry/ Saratoga Townes
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Fairfax County Park Authority for its general use in providing recreational facilities in the area of the subject property.

Storm Water Management

10. At the time of site plan review, the Applicant shall provide storm water runoff controls in the site design to meet SWM and Best Management Practices or other equivalent quality control measures as may be approved by DPWES. The Applicant may utilize any combination of dry ponds, rain gardens, sand filters, or other such facilities as may be approved by DPWES. The Applicant may request SWM or BMP modifications or waivers with the final engineering plans. As shown on the GDP, access shall be provided to the storm water management facility by a public access easement. If rain gardens are installed, the rain gardens shall be maintained by the HOA in accordance with the schedule set forth in Attachment A hereto.

On-site storm water management facilities shall be provided in the areas shown on the GDP in accordance with the Public Facilities Manual standards and in conformance with the adopted Chesapeake Bay ordinance if required by DPWES. Landscaping of the storm water management areas, utilizing native vegetation, shall be provided to the fullest extent possible per County guidelines as approved by DPWES.

11. Homeowners Association- A Homeowners Association ("HOA") shall be established to own and maintain the private streets and the rain gardens shown on the GDP. If a rain garden is permitted by DPWES, maintenance of the rain gardens shall be accomplished by the HOA consistent with the standards set forth in Attachment A. The maintenance of rain gardens shall be disclosed

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Berry/ Saratoga Townes
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to purchasers prior to the purchase of units. The homeowners' association established for the property shall be responsible for maintaining all common open space.

To the extent practicable, Applicant shall seek to become a member of the adjoining Saratoga Townhouse Homeowners' Association. If Applicant finds it impracticable to join Saratoga Townhouse Homeowners' Association, Applicant shall proceed to establish an independent homeowners' association for the subject property and adopt covenants, rules, and regulations consistent with the covenants, rules, and regulations of Saratoga Townhouse Homeowners' Association.

Tree Preservation

12. Parcel A shall remain undisturbed to the extent necessary to install utilities as approved by DPWES. The Applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forestry Division.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10" or greater in dimension ten feet to either side of the limits of clearing and grading shown on the GDP Plat for the application property. The tree survey shall also include areas of clearing and grading not shown on the GDP Plat resulting from engineering requirements, such as off-site clearing and grading for utilities or stormwater outfall. The condition analysis ratings shall be prepared using methods outlined in the

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latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, may be included in the plan.

The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an Urban Forestry Division representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their species and/or their proximity to disturbance will also be identified at this time, and the Applicant shall be given the option of removing them as part of the clearing operation. Any tree that is designated for removal at the edge of the limits of clearing and grading or within a tree preservation area, shall be removed using a chain saw to avoid damage to surrounding trees. 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 the adjacent trees.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection as specified on the tree preservation plan shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets for the areas shown as tree save area.

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All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing, except silt fences, shall be performed under the supervision of a certified arborist. 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 assure that all tree protection devices have been correctly installed.

The Applicant shall retain a professional with experience in plant appraisal, such as a certified arborist or landscape architect, to determine the replacement value of any specimen trees to be saved. These trees and their value shall be identified on the plan at the time of the first submission of the site plan. The replacement value shall be determined according to the methods contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by the Urban Forestry Division.

At the time of site plan approval, the Applicant will post a cash bond or letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of any designated trees that die or are dying due to construction activities. The terms of the letter of credit shall be subject to approval by the County Attorney. The total amount of the cash bond or letter of credit shall be in the amount of the sum of the assigned replacement values of the designated trees, but shall not exceed U.S. Five Thousand Dollars (\$5,000.00).

If the trees are found to be dead or dying at the time of final bond release by an Urban Forestry Division representative, the cash bond or letter of credit shall be used to the fullest extent

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possible to plant similar species, or species appropriate to the site, in consultation with the Urban Forestry Division and the developer's certified arborist. The cash bond or letter of credit shall not be used for the removal of dead/ dying trees normally required by the PFM and/or any applicable Conservation Agreement. If the developer's certified arborist or landscape architect, in consultation with the Urban Forestry Division representative, determine that only a certain number of trees can be planted due to space constraints which amount to less than the full extent of the security, the remainder of the monies shall be returned to the developer.

The cash bond or letter of credit will be released two years from the date of release of the project's conservation escrow, or sooner, if approved by the Urban Forestry Division.

Additional Landscaping

13. At the time of site plan review, Applicant shall provide a landscape plan consistent with the GDP which provides additional landscaping on the north and west side of the property (open space areas at the interior of the buffer yard) as determined by the Urban Forestry Division. To the extent possible, Applicant shall preserve existing vegetation and supplement existing vegetation with native species of trees (to include a mixture of evergreen and deciduous trees and shrub underplantings) which will meet the intent of Transitional Screening Yard I in the Zoning Ordinance.

14. **Garages Restrictions** - The interior garage spaces shall serve as permanent on site parking spaces and shall not be converted into habitable space or other uses which preclude automobile storage. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney at the time recordation of the

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Deed of Subdivision, which covenant shall run to the benefit of, and be enforceable by, the HOA and the Board of Supervisors. Applicant shall disclose to its purchasers in its sales literature that garage spaces shall not be converted into habitable space. In addition, the Applicant shall include this restriction in the Homeowners' Association documents recorded with the site plan for the development.

15. No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off site during marketing of the homes on the Application. The Applicant shall not post or cause others to post temporary ("popsicle") signs to market the homes on the property.

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Jagdish Berry, Owner/ Applicant



Elevation 3
Optional Side Bay Window

Elevation 2

Elevation 3

Elevation 1

Elevation 4

EXHIBIT 1

ATTACHMENT A

**SPECIFICATIONS FOR MAINTENANCE
OF RAIN GARDENS**

| <i>Description</i> | <i>Method</i> | <i>Frequency</i> | <i>Time of the Year</i> |
|--|-----------------------------|---|--|
| SOIL | | | |
| Inspect and Repair Erosion | Visual | Monthly | Monthly |
| ORGANIC LAYER | | | |
| Remulch any void areas | By Hand | Whenever Needed | Whenever Needed |
| Remove previous mulch layer before applying new layer (optional) | By Hand | Once every two to three years | Spring |
| Any additional mulch added (optional) | By Hand | Once a year | Spring |
| PLANTS | | | |
| Removal and replacement of all dead and diseased vegetation considered beyond treatment | See planting specifications | Twice a year | 3/15 to 4/30 and 10/1 to 11/30 |
| Treat all diseased trees and shrubs | Mechanical or by hand | N/A | Varies, depends on insect or disease infestation |
| Watering of plant material shall take place at the end of each day for fourteen consecutive days after planting has been completed | By Hand | Immediately after completion of project | N/A |
| Replace stakes after one year | By Hand | Once a year | Only remove stakes in the spring |
| Replace any deficient stakes or wires | By Hand | N/A | Whenever needed |
| Check for accumulated sediments | Visual | Monthly | Monthly |



REZONING AFFIDAVIT

DATE: March 12, 2002
 (enter date affidavit is notarized)

I, Stephen K. Fox, Agent for Jagdish Berry, 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 2002-75

in Application No.(s): RZ 2002-MV-027
 (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) |
|---|--|---|
| Jagdish Berry | 9727 Maury Road Fairfax, VA 22030 | Owner/ Applicant |
| Michael A. Johnson, P.E. | 8807 Sudley Road, Suite 203 Manassas, VA 22110 | Engineer/ Agent |
| Civil Design Services, Inc. | (same as above) | Engineer/ Agent |
| Stephen K. Fox | 10511 Judicial Drive, Suite 112 Fairfax, VA 22030 | Attorney/ Agent |
| Stephen K. Fox, P.C. | (same as above) | Attorney/ Agent |

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

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

REZONING AFFIDAVIT

DATE: March 12, 2002
(enter date affidavit is notarized)

for Application No. (s): RZ 2002-MY-027
(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)

Civil Design Services, Inc.
8807 Sudley Road, Suite 203
Manassas, VA 22110

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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Michael A. Johnson, President
and Director

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: March 12, 2002
(enter date affidavit is notarized)

2002-75

for Application No. (s): RZ 2002-MV-027
(enter County-assigned application number (s))

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

Stephen K. Fox, P.C.
10511 Judicial Drive, Suite 112
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)

Stephen K. Fox, President and Director

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: March 12, 2002
(enter date affidavit is notarized)

2002-75

for Application No. (s): RZ 2002-MV-027
(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:

NONE

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: March 12, 2002
(enter date affidavit is notarized)

2002-75

for Application No. (s): RZ-2002-MV-027
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "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

Applicant's Authorized Agent

Stephen K. Fox, Agent

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

Subscribed and sworn to before me this 12th day of March 2002, in the State/Comm. of Virginia, County/City of Fairfax

Laura A. Jamell
Notary Public

My commission expires: July 31, 2004

STEPHEN K. FOX
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
10511 JUDICIAL DRIVE
SUITE 112
FAIRFAX, VIRGINIA 22030

APPENDIX 3
OFFICE OF COMPREHENSIVE PLANNING
MAR 12 2002
ZONING EVALUATION DIVISION
FAX (703) 273-7225

(703) 273-7220
sfox@patriot.net

March 12, 2002

Ms. Jane W. Gwinn, Zoning Administrator
Attn: Barbara Byron, Deputy Zoning Administrator
Department of Planning and Zoning
County of Fairfax
12055 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035

Re: **Statement of Justification**; Jagdish Berry; Application to Rezone Tax Map 98-2 ((8)), Parcel G (1.62 Acres) from R-8 (without proffers) to R-8 (with proffers) for Single Family Attached Residences; Mount Vernon District

Dear Ms. Gwinn:

This Statement of Justification is submitted on behalf of Jagdish Berry in support of his application to re-zone the above-referenced parcel of land from the R-8 District (without proffers) to the R-8 District (with proffers) for construction of single family attached residences.

Description of the Property

The subject parcel, containing 1.62 acres of land, is located at the corner of Edinburgh Drive and Lake Pleasant Drive in the Saratoga community of Springfield. The site is currently unimproved. To its north are located single family detached dwellings developed in the R-3 zoning district; to the south are single family attached dwellings developed in the R-8 district (planned 8-12 du/acre); to the east are like single family attached dwellings developed in the R-8 district (planned 8-12 du/acre) and to the west are single family detached dwellings developed in the R-3 district. The site is generally level and has been dormant for a period of time, owing to its designation as a possible church site, a use made impracticable by the site's size and the parking requirements for church and related uses.

Zoning History of the Property

The site's zoning history is recited in the Staff Report prepared for SE 00-S-038 as follows: *On April 27, 1966, the site was re-zoned from RE-1 (single-family residential, 1 acre) District to R-17 (single-family residential, 17,000 sq. ft.) District. The property was later re-zoned from R-17 to RTC-10 (residential townhouse cluster, 10 du/ac) District on June 25, 1969. This zoning was converted to R-8 (residential, 8 du/ac) District with the adoption of the 1978 Zoning Ordinance. The subdivision plat of Saratoga Townhouses, Section 3, which is dated December 7, 1978, shows the site as the location shows the site as the location of a possible future church.*

The Current Proposal

This application seeks land use approval to construct townhouses in the R-8 District with attendant proffers at a density of 7.41 dwelling units per acre. The townhouses proposed are 22-foot wide units, intending to be constructed as larger units with garages as a transition from the existing townhouses to the single family detached residences on the adjoining property. The proposal depicts 40% open space, twice the open space required by the Ordinance.

Relationship to the Comprehensive Plan

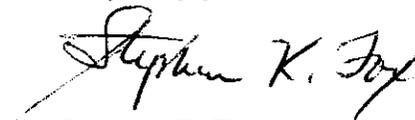
The property is located in the Area III Plan, Main Branch Community Planning Sector (P2) of the Pohick Planning District. At page 348, the Plan notes that Main Branch Community Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity, consistent with the guidelines of the Policy Plan (see; pages 31 and 35 of the Policy Plan). The current proposal is clearly within these guidelines for future development, and will have no adverse impact on the surrounding community.

Summary

It is submitted that this application is consistent with the Zoning Ordinance and the guidelines of the Comprehensive Plan. Moreover, the proposed development will serve as a transition between the existing townhouse community and the single family detached community.

We herewith submit the materials required by the "submission requirements", including a check in the amount of \$5,160. We would appreciate your forwarding these materials to Planning Staff for review, and ultimately submission of the application for public hearings before the Planning Commission and the Board of Supervisors.

Very truly yours,



Stephen K. Fox

SKF/kt
enclosures

cc: Hon. Gerald Hyland, Supervisor
Mr. John Byers, Planning Commissioner
Mr. Michael A. Johnson, P.E.
Mr. Jagdish Berry

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

FROM: Fred R. Selden, Director *frs*
Planning Division, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis for:
RZ 2002-MV-027, REVISED
Jagdish Berry

DATE: 7 October 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated September 12, 2002. This application requests a proffer condition amendment for residential development. Approval of this application would result in a density of 6.17 dwelling units per acre. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant, planned for residential use at 8-12 dwelling units per acre and zoned R-8. Single family detached homes are located to the north and west, planned for residential use at 2-3 dwelling units per acre and zoned R-3. Townhouse developments are located to the east and south, planned for residential use at 8-12 dwelling units per acre and zoned R-8.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 1.62-acre property is located in the Main Branch Community Planning Sector (P2) of the Pohick Planning District in Area III. The Comprehensive Plan map shows that the subject property is planned for residential use at 8-12 dwelling units per acre.

Analysis:

The application and development plan propose a single family attached residential development at 6.17 dwelling units per acre which is in conformance with the use and density recommendations of the Comprehensive Plan. However, the applicant should provide supplemental vegetation along the northern boundary, which is adjacent to single family detached homes. The applicant should consider pedestrian access to the Saratoga townhouse development. The applicant should also provide additional visitor/street parking.

FRS:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Fred R. Selden, Director 
Planning Division, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2002-MV-027
Jagdish Berry – Saratoga Towns

DATE: 27 September 2002

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the special permit amendment plat dated September 12, 2002. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Environmental Resources", the Comprehensive Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

**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 and 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.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. 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.

Tree Cover

Issue:

The subject property is currently covered with a mixture of mature hardwood and softwood trees with a mixed understory. The current proposal to develop the property with 12 attached dwelling units would require the removal of all of the existing tree cover on the property. The current proposal would require that the property be landscaped with an unspecified number and species of deciduous and evergreen trees and shrubs. The applicants are strongly encouraged to save some of the existing tree cover particularly in those areas where trees already exist on adjacent properties.

Resolution:

If the applicant is required to redesign the development as currently proposed, then they are strongly encouraged to incorporate some tree save areas into any new design wherever practical. If they can demonstrate that the utilities and site engineering of the property will require that all existing vegetation be removed, then the applicants should be required to use only native plant species plants approved in conjunction with the review by the Urban Forestry Branch in the Department of Public Works and Environmental Services (DPWES).

FRS: JRB

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: June 20, 2002

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



SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PCA B-703-02

Tax Map No. 098-2- /08/ /G

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

1. The application property is located in the POHICK CREEK (N-1) watershed. It would be sewerred into the Norman M. Cole, Jr. Pollution Control Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in LAKE PLEASANT DRIVE and APPROX. 40 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

| Sewer Network | Existing Use +Application | | Existing Use + Application Previous Rezonings | | Existing Use + Application + Comp Plan | |
|---------------|------------------------------|---------|---|---------|--|---------|
| | Adeq. | Inadeq. | Adeq. | Inadeq. | Adeq. | Inadeq. |
| Collector | X | | X | | X | |
| Submain | X | | X | | X | |
| Main/Trunk | X | | X | | X | |
| Interceptor | | | | | | |
| Outfall | | | | | | |

5. Other pertinent information or comments: _____

ANALYSIS AND RECOMMENDATIONS

The residents of this new development will need access to outdoor recreational facilities. The Development Plan currently does not show any such amenities planned at the site. Typical facilities include outdoor multi-use courts, tennis and volleyball courts, playgrounds, tot lots and trails. The proportional cost to develop these facilities, estimated at \$7,380, should be dedicated to the FCPA. If the Development Plan is revised to include recreational facilities, the value of those facilities may be credited against the \$7,380 with the remainder going to the Park Authority.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Allen Scully, Plan Review Team, Planning and Land Management Branch
File Copy


FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

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

FROM: *[Signature]* Lynn S. Tadlock, Director *Karen Hauer FOR*
 Planning and Development Division

DATE: June 5, 2002

SUBJECT: PCA B-703-02
 Jagdish Berry
 Loc: 98-2((8)) G

BACKGROUND:

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated November 12, 2001 for the above referenced application. The Development Plan shows 12 new proposed homes on approximately 1.62 acres. The proposal will add approximately 36 residents to the current population of Mount Vernon District.

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

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

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

Policy b: “Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”

MEMORANDUM

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

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

FILE: 3-4 (RZ B-703)

SUBJECT: Transportation Impact

REFERENCE: PCA B-703-2; Jagdish Berry
Traffic Zone: 1565
Land Identification Map: 98-2 ((08)) -G

DATE: August 1, 2002

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat dated November 12, 2001.

The referenced application is a request to rezone the subject parcel of land from the R-8 District (without proffers) to the R-8 District (with proffers) for the construction of 12 single-family attached homes.

The department has reviewed the subject application and offers the following comments:

- It would be highly desirable for the applicant to close the access on Lake Pleasant Drive and provide an inter-parcel connection south to the existing townhomes.
- The applicant should provide a pedestrian connection to the south to the existing townhomes.

AKR/AK:ak

c:\mword\se-cases\pcaB703-02.wpd

cc: Michele Brickner, Director, Office of Site Development Services, DPW & ES

FAIRFAX COUNTY WATER AUTHORITY

8570 EXECUTIVE PARK AVENUE – P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION
C. DAVID BINNING, P.E., DIRECTOR

May 20, 2002

TELEPHONE
(703) 289-6325FACSIMILE
(703) 289-6382

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

Re: PCA B-703-02
Water Service Analysis

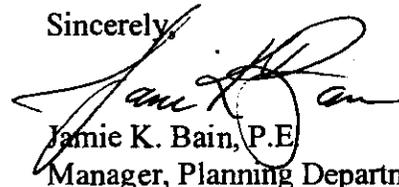
Dear Ms. Byron:

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

1. The property is located within the Fairfax County Water Authority service area.
2. Adequate domestic water service is available at the site from existing 8 & 12-inch water mains located at the property. See the enclosed property map. The Generalized Development Plan has been forwarded to Plan Control for distribution to Engineering Firm.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

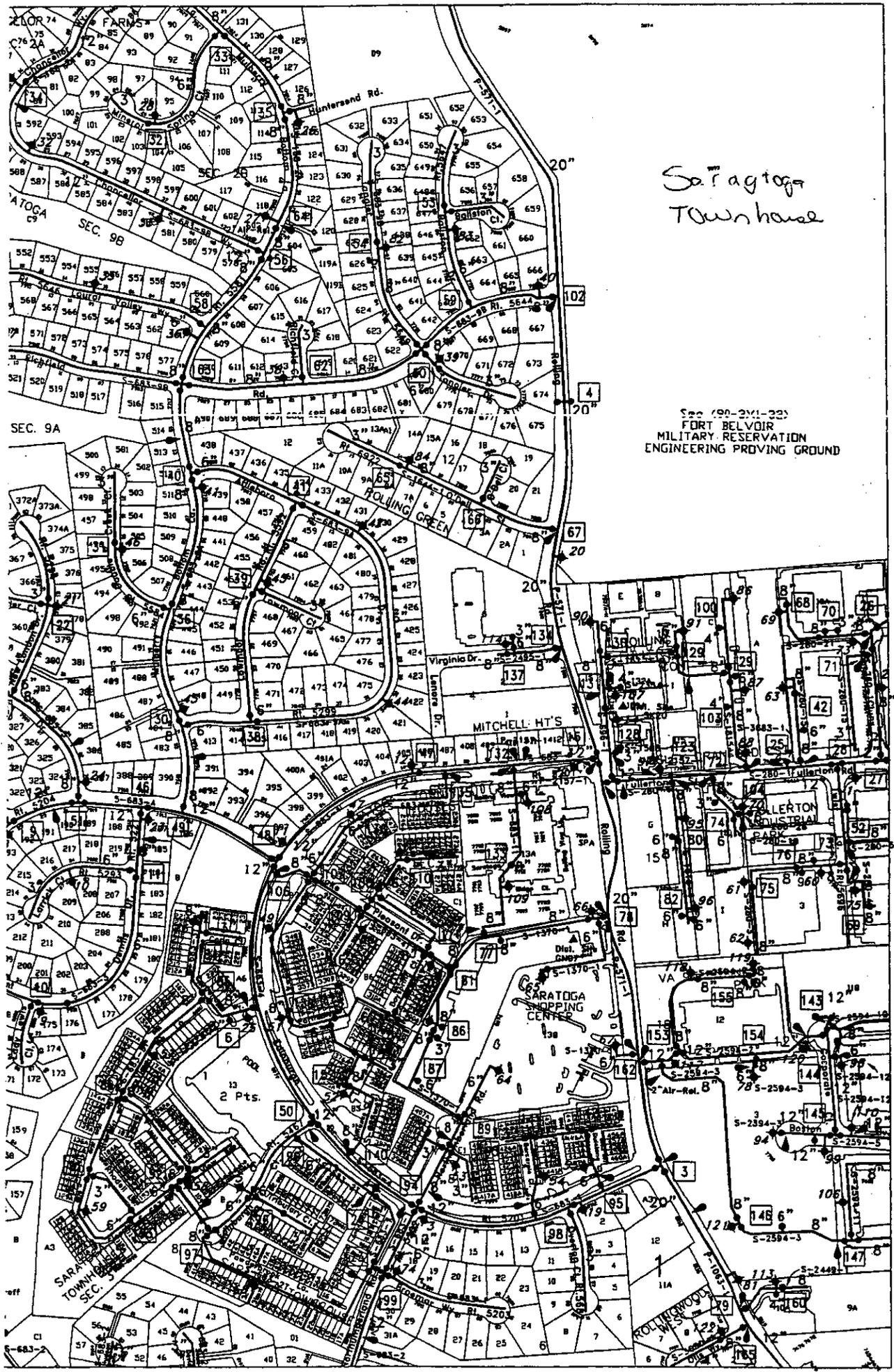
If you have any questions regarding this information please contact me at (703) 289-6302.

Sincerely,



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

Enclosures (as noted)



Saratoga
Townhouse

SEC 9A-201-221
FORT BELVOIR
MILITARY RESERVATION
ENGINEERING PROVING GROUND

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

May 13, 2002

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868)
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis Proffered Condition
amendment PCA B-703-02

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 #19, Lorton.
2. After construction programmed for FY 20___, this property will be serviced by the fire station planned for the _____.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

- a. currently meets fire protection guidelines.
- b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
- c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
- d. does not meet current fire protection guidelines without an additional facility. The application property is ___ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 9/30/02

FROM: Carl Bouchard, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review



Name of Applicant/Application: Jagdish Berry

Application Number: RZ2002-MV-027 and PCA B-703-02

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

Date Received in SWPD: 5/13/02

Date Due Back to DPZ: 6/8/02

Site Information: Location - 098-2-08-00-0000-G
Area of Site - 1.62 acres
Zoned - R-8 to R-8
Watershed - Pohick Creek

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

I. Drainage:

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

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

Application Name/Number: Jagdish Berry / RZ2002-MV-027

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

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

DRAINAGE RECOMMENDATIONS (SWPD): Underground Stormwater Management facilities are not allowed in residential areas.

STREAM PROTECTION STRATEGY (SPS) RECOMMENDATIONS, (SWPD): This site is in the "Watershed Restoration Level II" management category as determined by the Stream Protection Strategy baseline Report 2001. The primary goal of this category is to maintain areas to prevent further degradation and implement measures to improve water quality to comply with regulations and water quality standards. In this regard, this site should be developed with the use of innovative BMPs and a reduction in imperviousness and if appropriate, sections of on site streams that need stabilizing should be restored or stabilized.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

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

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

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

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

CEB/RZ2002-MV-027

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

Date: 10/25/02

Case # RZ-02-MV-027

Map: 98-2

PU 1075

Acreage: 1.62

Rezoning

From : R-8 To: R-8

TO: County Zoning Evaluation Branch (DPZ)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

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

I. Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

| School Name and Number | Grade Level | 9/30/01 Capacity | 9/30/01 Membership | 2002-2003 Membership | Memb/Cap Difference 2002-2003 | 2006-2007 Membership | Memb/Cap Difference 2006-2007 |
|------------------------|-------------|------------------|--------------------|----------------------|-------------------------------|----------------------|-------------------------------|
| Saratoga 1354 | K-6 | 835 | 910 | 987 | -152 | 1062 | -227 |
| Key 1161 | 7-8 | 875 | 848 | 893 | -18 | 992 | -117 |
| Lee 1160 | 9-12 | 1850 | 1845 | 1910 | -60 | 2211 | -361 |

II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

| School Level (by Grade) | Unit Type | Proposed Zoning | | | Unit Type | Existing Zoning | | | Student Increase/Decrease | Total Students |
|-------------------------|-----------|-----------------|-------|----------|-----------|-----------------|-------|----------|---------------------------|----------------|
| | | Units | Ratio | Students | | Units | Ratio | Students | | |
| K-6 | RT | 10 | X.201 | 2 | SF | 8 | X.4 | 3 | -1 | 2 |
| 7-8 | RT | 10 | X.048 | 0 | SF | 8 | X.069 | 1 | -1 | 0 |
| 9-12 | RT | 10 | X.102 | 1 | SF | 8 | X.159 | 1 | 0 | 1 |

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

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

Comments

Enrollment in the schools listed (Saratoga Elementary, Key Middle, Lee High) is currently projected to be near or above capacity.

The proposed development would have insignificant impact on the enrollments of the area schools

Policy Plan Amendment No. 2000 P-07
Adopted September 9, 2002
Effective January 7, 2003

The following changes to the Policy Plan have been adopted by the Board of Supervisors. The effective date of these changes is January 7, 2003.

REPLACE: Fairfax County Comprehensive Plan, 2000 Edition, Policy Plan, Land Use, Appendix 9, Pages 47-49, with the following text:

"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 low-impact site design 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.
- d) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- e) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- f) *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.

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.

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.

NON-RESIDENTIAL DEVELOPMENT CRITERIA

While the Comprehensive Plan has no direct equivalent to the residential density range in areas planned for non-residential or mixed uses, each rezoning application for such uses will be evaluated using pertinent development criteria, as found in the **Residential Development Criteria**, as a basis for such evaluation.

For commercial, industrial and mixed-use projects, fulfillment of Criterion #7 is based upon the provision of a number of units in appropriate residential projects, or land, or a contribution to the Housing Trust Fund sufficient for a number of units, determined in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority."

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals.

It should not be construed as representing legal definitions.

Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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