



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



STAFF REPORT
February 4, 1982

APPLICATION NUMBER RZ 81-M-084

MASON DISTRICT

Applicant: Martin E. Turk & John T. Conlan, Trs.

Present Zoning: R-3

Requested Zoning: R-12

Proposed Use: Townhouses or

Garden apartment

Acreage: 5.72025 acres

Subject Parcels: 61-4 ((4)) 6,7,156,155,10,11,12,13,& 14

Application Filed: September 3, 1981

Planning Commission Public Hearing : February 11, 1982

Board of Supervisors Public Hearing : March 1, 1982

Staff Recommendation: The staff recommends that the requested R-12 District as submitted be denied.

The staff further recommends that should the applicant proffer to a development plan providing for apartment use and satisfactorily addressing the development issues, then the requested R-12 District should be approved.

Lacking such a proffer, the staff recommends that the Zoning Ordinance as it applies to the subject property remain in the R-3 District.

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.

ZONING APPLICATION



Number: RZ 81-M-084

District: Mason

Acreage: 5.72025

Section Sheet: 61-4

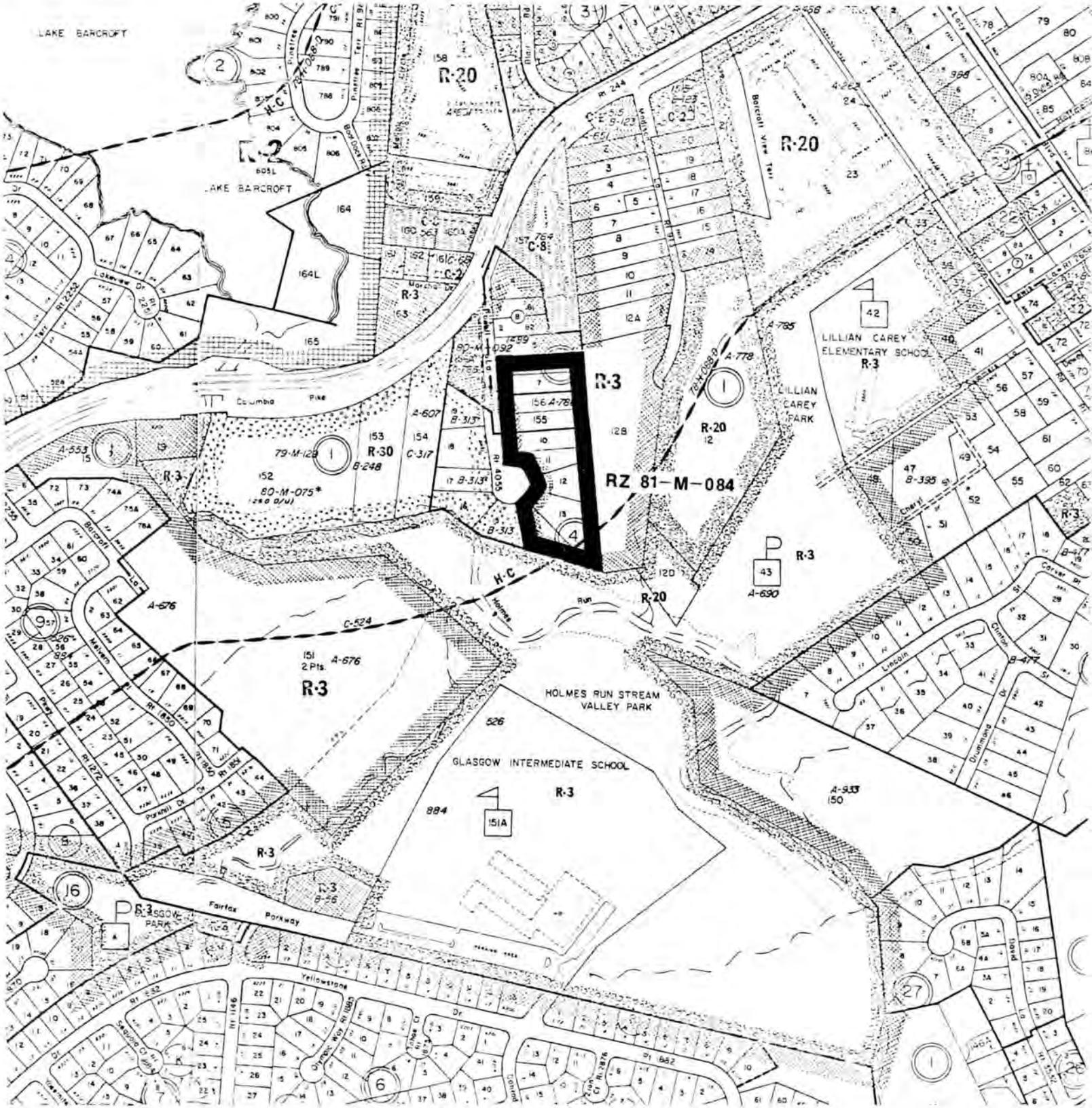
From: R-3

Subdivision: ((4))

To: R-12

Lot: 6,7,156,155,10,11,12,13,& 14

Applicant: Martin E. Turk & John T. Conlan, Trs.



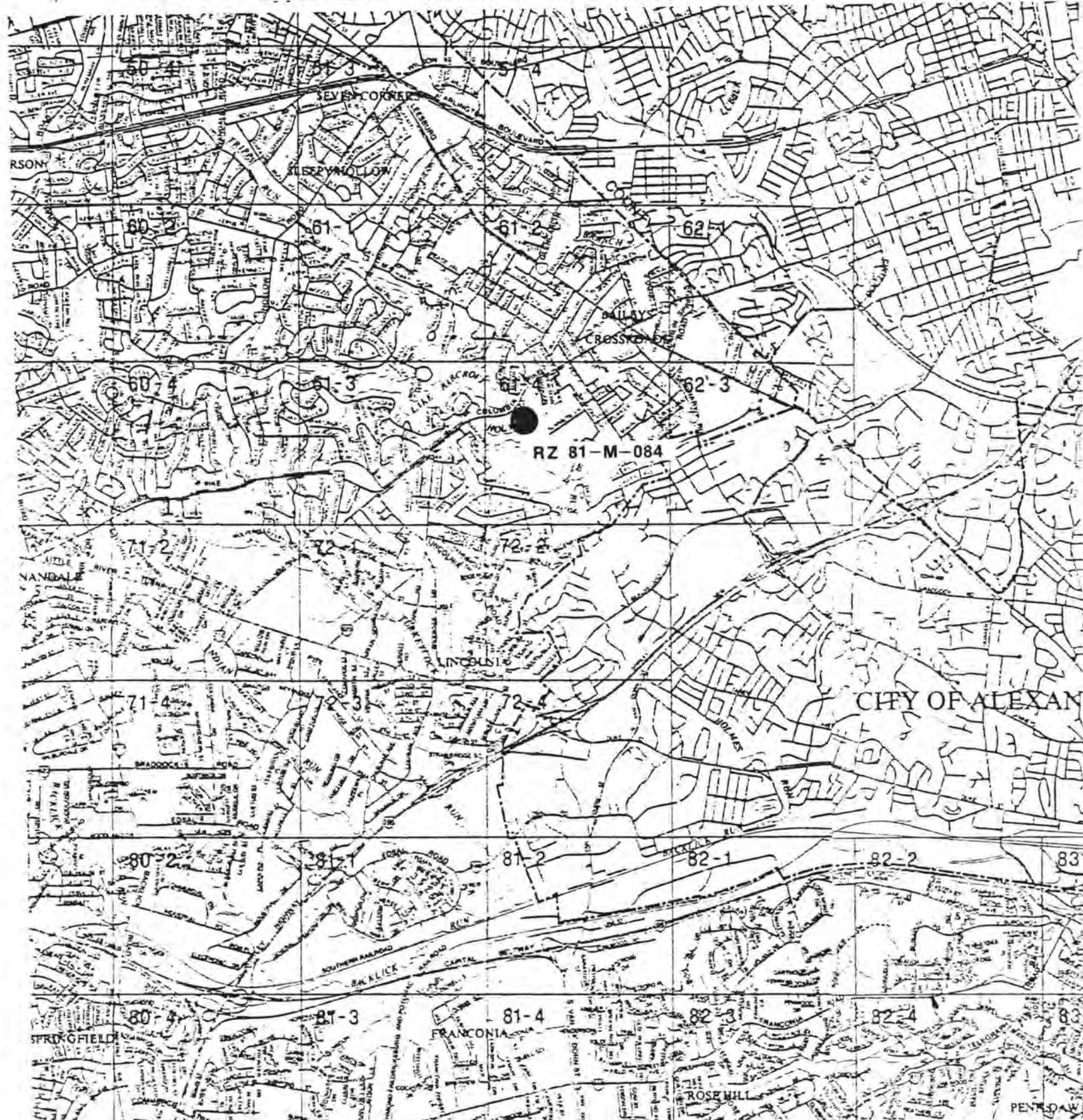
REZONING APPLICATION



Number: RZ 81-M-084
Acreage: 5.72025
From: R-3
To: R-12

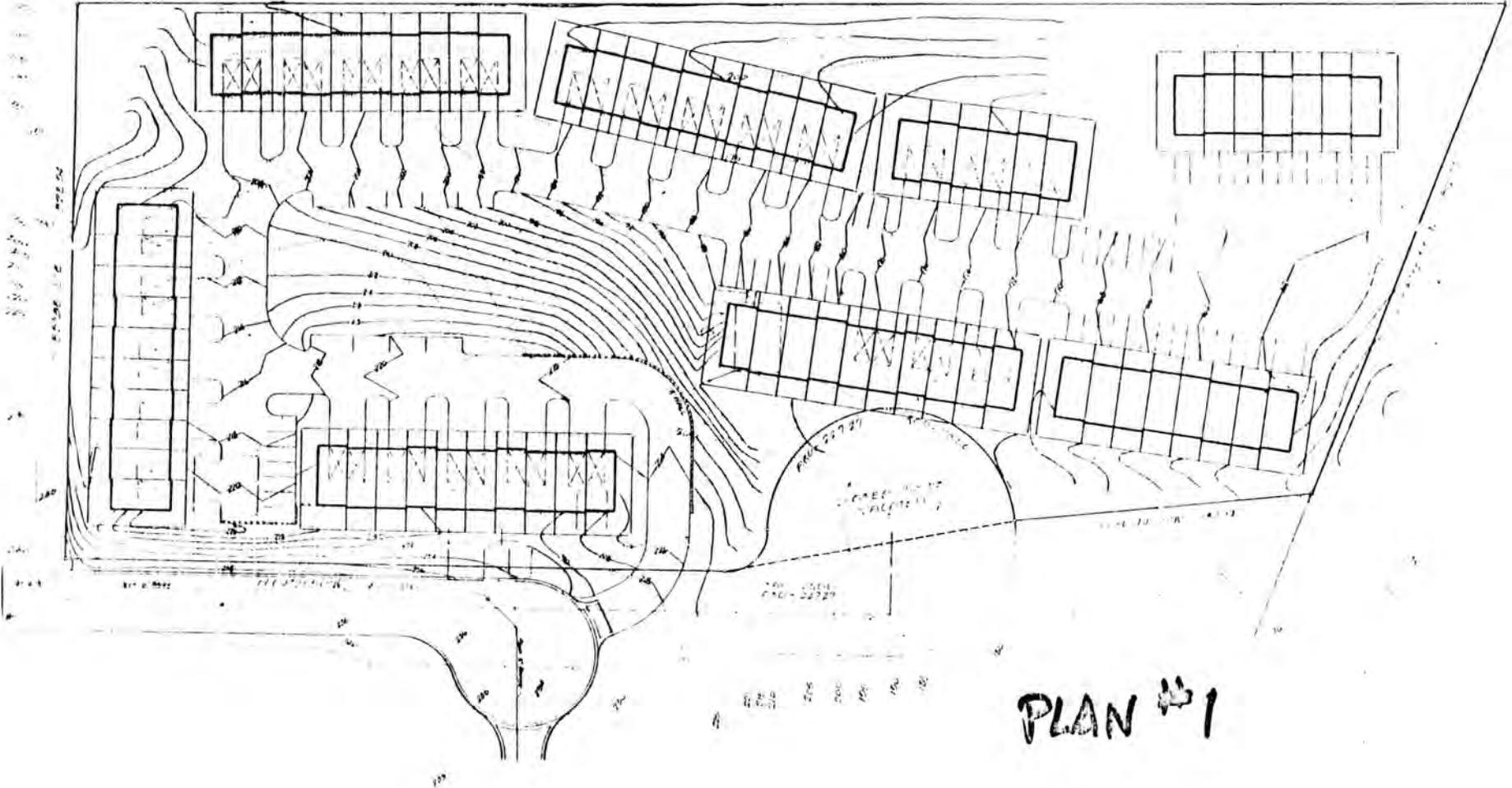
District: Mason
Section Sheet: 61-4
Subdivision: ((4))
Lot: 6,7,156,155,10,11,12,13,& 14

Applicant: Martin E. Turk & John T. Conlan, Trs.



TRUE NORTH

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PLAN #1

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

DESCRIPTION OF THE APPLICATION

The proposal is to rezone approximately 5.7 acres from the R-3 District (Residential 3 du/ac.) to the R-12 District (Residential 12 du/ac).

The applicant has submitted a Generalized Development Plan which shows 71 townhouse units for a density of 12 du/ac. Access is shown from Powell Lane. The existing cul-de-sac of Powell Lane is shown being vacated, shortened and a new cul-de-sac being constructed. (See plan #1.) The density calculations are based on the acreage after the street is vacated.

After consultation with the staff, the applicant agreed to look at alternative building types that would better relate to the environmental concerns. The primary concern was the extremely steep slopes on the site and the limited amount of buildable land area in the western portion of the site. Plan #2 is the result of the applicant's attempt to address the staff concerns.

The second plan shows a single six (6) story multi-family structure containing 71 units again a density of 12 du/ac. Approximately 86% of the site is left in open space, the majority of which is in extremely steep slopes.

The applicant's letter of justification and supporting documentation and draft proffer statement are attached as Appendix 2 and 12 respectively.

LOCATION AND CHARACTER OF AREA

The application property is located on the east side of Powell Lane approximately 300 feet south of its junction with Columbia Pike. To the north are four residential parcels zoned R-3. Further to the north is commercial property zoned C-8 (Highway Commercial). The property to the east is undeveloped residential zoned R-3 and a new townhouse development zoned R-20 (Residential 20 du/ac). To the south is the Holmes Run Stream Valley Park. To the west is a high rise apartment currently under construction, zoned R-30 (Residential 30 du/ac.). The application is located within the Bailey's Conservation Area, which is governed by the Redevelopment and Housing Authority's Conservation Plan. (See Appendix 11).

COMPREHENSIVE PLAN RECOMMENDATION

The subject property is located in Community Planning Sector B4 (Glasgow) of the Bailey Planning District in Area I. On page 104, under Recommendations, The Boundary with the Baileys Crossroads Central Business District, the Plan states the following:

"F. In order to establish an appropriate transition between stable, low density residential communities to the west and more intense residential and commercial activity to the east toward the Baileys Crossroads Central Business District:

2. The parcels along Powell Lane (Tax Map 61-4 ((1)) 155, 156, 156A and Tax Map 61-4 ((4)) A, B1, B2, 5, 6, 7, 10-19) and west to Holmes Run (Tax Map 61-4 ((1)) 152, 153, 154) are recommended for residential development at 8-12 dwelling units per acre. A density above 8 units be considered only if the following conditions are met:
 - a. The consolidation of all parcels for the purpose of coordinated development.
 - b. The realignment of the intersection of Powell Lane at Columbia Pike to a 90-degree angle and the provision of other intersection improvements, as necessary.
 - c. The provision of adequate right-of-way for a service drive to connect Powell Lane with the improved intersection at Madison Lane/Blair Road/Columbia Pike.
 - d. The preservation of the areas with steep slopes and the vegetation associated with these steep slopes on the eastern and western perimeters of this area.
 - e. The provision of a substantial landscaped open space buffer and screen along the northeastern boundary with the existing retail commercial activity.
 - f. The provision of a substantial landscaped open space buffer and screen along Columbia Pike to reduce adverse visual and related vehicular noise impact."

The adopted Area I Plan map indicates the subject property as planned for residential use at 8-12 dwelling units per acre.

PUBLIC FACILITIES ANALYSIS

Information regarding sanitary sewer, water service, Fire and Rescue services, schools and Fairfax County Park Authority recommendations may be found in Appendices 3 through 7 respectively. There appears to be no problem associated with this application.

TRANSPORTATION ANALYSIS

The Transportation Analysis is attached as Appendix 8. There are no major problems resulting from the proposed development, however, the dedication and construction of Powell Lane and the proposed new cul-de-sac on Powell Lane should be provided. The ability to realign the Powell Lane intersection with Columbia Pike was obviated by the approval of RZ 80-M-092.

ENVIRONMENTAL ANALYSIS

An environmental assessment of two different development plans has been conducted for this application. The first submission, a townhouse proposal, would require the destruction of a section of the Holmes Run Environmental Quality Corridor (EQC), causing a substantial increase in runoff velocity and pollution and a permanent loss of wildlife habitat. Destruction of any EQC is contrary to specific comprehensive plan policy (page 438).

The second submission, a midrise apartment proposal, recognizes the environmental limitations of this site by staying away from them. It is visually compatible with the multi-family development on adjacent parcels and should be supported as a thoughtful approach to some very difficult site development issues. The Complete Environmental Site Analysis is Appendix 9.

DEVELOPMENT PLAN ANALYSIS

As previously noted the Area I Comprehensive Plan recommends residential uses in the range of 8-12 du/ac. A density in excess of 8 du/ac is permitted only if certain conditions are met. Specifically there are six (6) conditions set forth in the plan focussing on consolidation, transportation improvements, environmental sensitivity and appropriate buffering and screening.

The plan calls for consolidation of 14 parcels. While the applicant has succeeded in consolidating nine of those parcels, he has failed to consolidate the five parcels most suitable for development. Due to a lack of consolidation of these key parcels, the applicant is unable to comply with four conditions pertaining to transportation improvements and buffering. The remaining condition calls for preservation of the areas with steep slopes and the vegetation associated with these steep slopes on the eastern and western perimeters of the area. Plan 1 submitted by the applicant also fails to meet this condition as described in the Environmental Analysis section of this report. Plan 2 detailing a mid-rise building on the site, meets this condition by leaving the steep slopes and associated vegetation undisturbed.

The staff has concerns regarding the length of the private street proposed in the first plan serving the townhouses from one entrance. The entrance design should be modified to reflect the concerns expressed in Appendix 8. Dedication and construction should be provided on Powell Lane that matches that which was proffer across the street. If the cul-de-sac is vacated the applicant should reconstruct the proposed new cul-de-sac.

The staff also has concerns relative to the protection of the steep slopes and the prevention of soil erosion into the stream valley park. A soils report should be provided at the time of site plan review if the property is developed for either townhouses or apartments.

Approximately 84.5% of the site is in slopes that exceed 15% and are adjacent to the flood plain, thus the density allowed on the property will be substantially reduced. The exact density calculations should be prepared by the applicant's engineer. (ref. Sect. 2-308)

Additional problems identified with site development are apparent from the preliminary review of the Department of Environmental Management in Appendix 10.

The Department of Housing and Community Development recommends adherence to the provisions of the Comprehensive Plan. It has not indicated an interest in acquiring units on this site.

CONCLUSIONS AND RECOMMENDATIONS ON REZONING

Conclusions

The proposed townhouse development and the alternative apartment development are both at the upper end of the density range of the Area I Comprehensive Plan. The application does not fulfill the provisions of the plan for a density above eight (8) du/ac. a majority of these conditions cannot be fulfilled without further consolidation. From the land use and environmental standpoint the property would be most sensitively developed with the apartments. The development of the property as townhouses even at the low end of the plan density would have a negative impact on the steep slopes and soil conditions on the property. Under either development proposal, some of the maximum allowable density will be reduced because of the high percentage of the site in steep slopes.

The public facilities are generally available to serve either type of development proposed. In fact, the townhouses would generate more children for the schools where the enrollments are generally declining.

Provision for the dedication of a portion of the Holmes Run Stream Valley has not been provided. The applicant has not addressed the Park Authority's comments in Appendix 7.

The applicant's proffer statement does not address the principal development issues identified with this application.

Recommendation

In view of the environmental sensitivity of this site, the staff would recommend that the requested R-12 District as submitted be denied.

The staff would recommend that should the applicant proffer to a development plan providing for apartment use and satisfactorily addressing the development issues, then the requested R-12 District should be approved.

Lacking such a proposal, the staff recommends that the Zoning Ordinance as it applies to the subject property remain in the R-3 District in that development at eight (8) units per acre without resolution of the significant development issues identified on this site is not recommended..

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.

Appendixes

1. Rezoning Affidavit
2. Letter of Justification
3. Sanitary Sewer
4. Water service
5. Fire & Rescue services
6. School Information
7. Park Authority Memorandum
8. Transportation Analysis
9. Environmental Analysis
10. DEM Memorandum
11. HCD Memorandum
12. Draft Proffers
11. Glossary

REZONING AFFIDAVIT

Appendix 1

I, Martin E. Turk, do hereby make oath or affirmation that I am an applicant in Rezoning Application Number 81-M-084 and that to the best of my knowledge and belief, the following information is true:

1. (a) That the following constitutes a listing of names and last known addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
See Attached List.		

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

Name	Address	Relationship

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

Name	Address	Relationship

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

NONE

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney, or holds outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of fifty dollars (\$50) or more with any of those listed in Par. 1 above. EXCEPT AS FOLLOWS: (If none, so state)

Bernard M. Fagelson made a contribution greater than \$50.00 to the Duckworth for Supervisor Campaign Committee.

WITNESS the following signature: Martin E. Turk Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 18th day of January 1982 in the State of Virginia
My commission expires June 15, 1985 Susan M. Jeffery Notary Public

1(a)

<u>Name</u>	<u>Address</u>	<u>Relationship</u>
Martin E. Turk, Trustee	White House Real Estate 4231 Markham Street Annandale, VA 22003	ContractPurchaser/ Applicant
John T. Conlan, Trustee	White House Real Estate 4231 Markham Street Annandale, VA 22003	ContractPurchaser/ Applicant
Copeland & Kephart	510 Montgomery Street Alexandria, VA 22314	Surveyors
Bernard M. Fagelson	401 Wythe Street Alexandria, VA 22314	Attorney
John L. Fagelson	401 Wythe Street Alexandria, VA 22314	Attorney
Ralph C. Mutchler	5881 Leesburg Pike Bailey's Crossroads, VA 22041	Attorney for Seller
Raymond J. Diaz	9840 Main Street Fairfax, VA 22031	Attorney for Seller
Robert M. Alexander	2011 Glebe Road Arlington, VA 222024	Attorney for Seller
William M. Baskins, Jr.	301 Park Avenue Falls Church, VA 22046	Attorney for Seller
Robert E. Wright	10655 Lee Highway Fairfax, VA 22030	Attorney for Seller
James Woodward	Century 21 United Realtors 3204 Pickett Road Fairfax, VA 22031	Agent for Seller
Jesse Goods	3723 Powell Lane Falls Church, Va 22041	Owner/Seller
Charles D. & Robert C. Frank	6123 Columbia Pike Falls Church, VA 22041	Owner/Seller
Eugene Fields c/o Sally F. White	5839 Arnet Street Falls Church, VA 22041	Owner/Seller
James Bell c/o James Woodward	Century 21 United Realtors 3204 Pickett Road Fairfax, VA 22031	Owner/Seller
Sylvia Neal	1712 N. Dinwiddie St. Arlington, VA 22207	Owner/Seller
Ennis Neal	2410 Grange Hill Ct. Oxon Hill, MD 20022	Owner/Seller
Hessie Bell & Norman Johnson	1102 S. Queen Street Arlington, VA 22204	Owner/Seller

Justification for Rezoning Application
3613 to 3709 Powell's Lane,
Fairfax County, Virginia

The property encompassed in application for properties known as 3613 to 3709 Powell's Lane, Fairfax County, Virginia is in an area which has been the subject of considerable change and a great deal of development impact in recent years. At the present time the development in the area is such that it is no longer desirable to consider further development of single family houses and for this reason it is believed that the existing zoning map should be changed to comply with the new development in the general area. The request for rezoning to R-12 serves as a continuance of the present best development of the area and at the same time serves to protect existing single family development further away from existing and planned development.

It is believed that the request for the rezoning change is in conformity with the existing Master Plan.

Respectfully submitted,

Bernard M. Fagelson
Attorney for Applicant

Dated:

August 25, 1981

Date Nov. 24, 1981

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

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

SUBJECT: Water Service Analysis, Rezoning Application RZ-81-M-084

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.

2. Adequate water service is available at the site.

Yes No

3. Offsite water main extension is required to provide

Domestic Service Fire Protection Service Not Applicable

4. The nearest adequate water main available to provide

Domestic Service Fire Protection Service

is a 6 inch main located at ~~feet~~ from the property. See enclosed property map.

5. Other pertinent information or comments: Available flow

from existing system approximately 1500 gpm

REZONING APPLICATION



Number:

District:

Acreage:

Section Sheet:

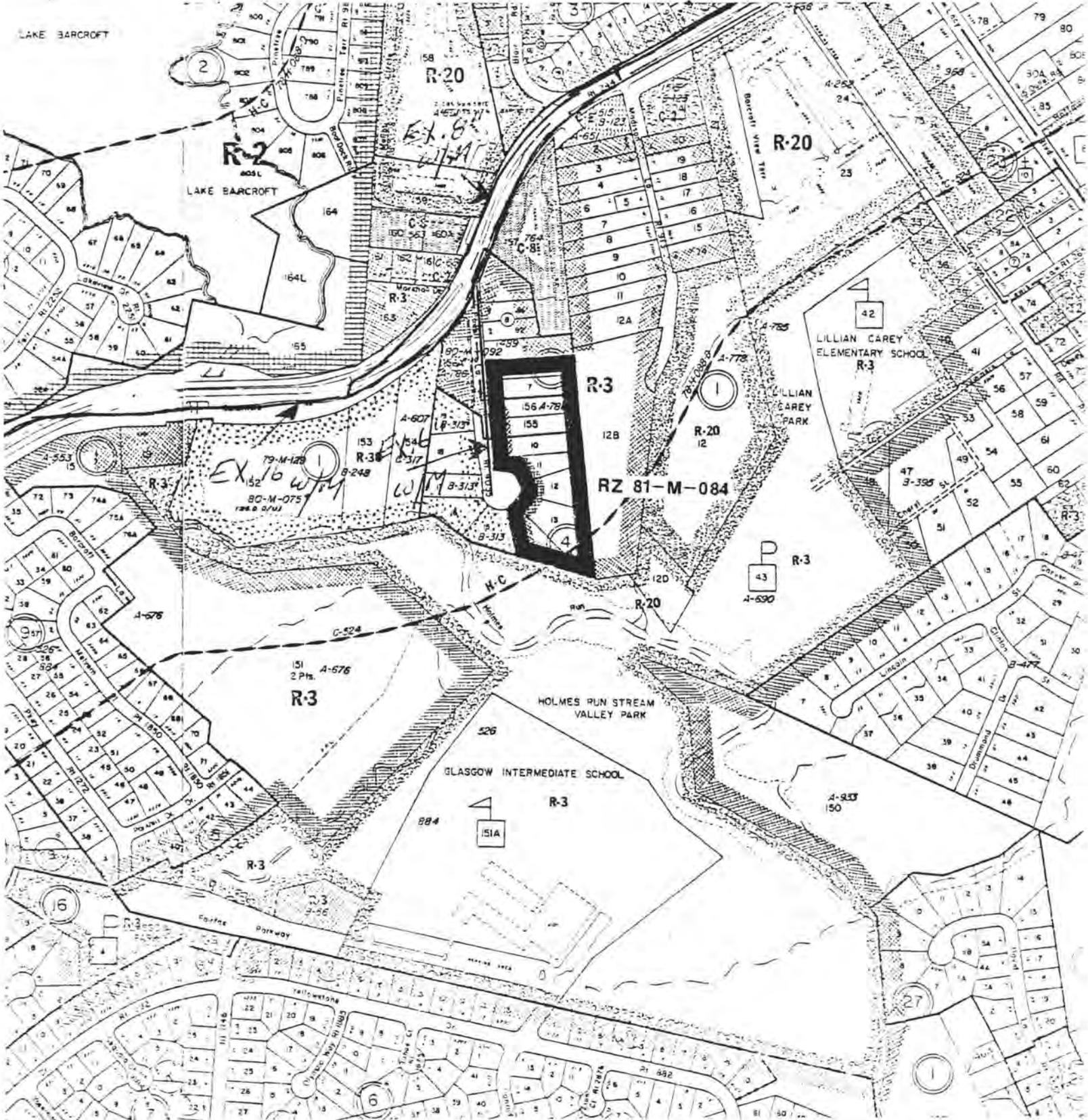
From:

Subdivision:

To:

Lot:

Applicant:



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

Map: 61-4 ((4)) 6,7,155,156,10,11,12,
 13,14

Acreage: 5.72025

FROM: W. Ralph Bell (Tel: 691 2293)
 Facilities Planning Services Office
 Facilities Services Department
 Fairfax County Public Schools

To: R-12

From: R-3

SUBJECT: Schools Analysis, Rezoning Application RZ-81-M-084

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

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

School Level	Dwelling Type	Estimated Students Under Proposed Zoning		Dwelling Type	Estimated Students Under Existing Zoning		Increase/Decrease
		Units	Ratio		Units	Ratio	
Elem.	TH	71	x .204 = 14	SF lots	9	x .265 = 2	+ 12
			x =			x =	
			x =			x =	
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Total							
Inter.	TH	71	x .062 = 4	SF lots	9	x .099 = 1	+ 3
			x =			x =	
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Total							
High	TH	71	x .120 = 9	SF lots	9	x .268 = 2	+ 7
			x =			x =	
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Total							

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

Schools		9-30-81 Membership	1981-82 Capacity	1982-83 Projected Membership	1982-83 Projected Capacity
Elem:	<u>Parklawn</u>	<u>377</u>	<u>414</u>	<u>355</u>	<u>414</u>
Inter:	<u>Glasgow</u>	<u>652</u>	<u>800</u>	<u>656</u>	<u>800</u>
High:	<u>Stuart</u>	<u>1424</u>	<u>2050</u>	<u>1372</u>	<u>2050</u>

4. Discussion

SCHOOL ADMINISTRATIVE AREA II

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

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

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

The 9-30-81 memberships and 1982-83 capacity and the 1982-83 projections for the schools Area II are as follows:

<u>Grade Level</u>	<u>9-30-81 Membership</u>	<u>1981-82 Capacity</u>	<u>1982-83 Projected Membership</u>	<u>1982-83 Projected Capacity</u>
Elementary (K-6)	13,409	15,311	12,714	15,311
Intermediate (7-8)	4,819	5,600	5,030	5,600
High (9-12)	11,305	12,500	10,826	12,500

Source: Fairfax County Public School Pupil Membership Report for September 30, 1981, and Facilities Services Department for capacity and projections.

5. Other pertinent information or comments:

A school boundary adjustment is being considered at the _____ level.

Use of modular classrooms may be necessary.

Other: None



M E M O R A N D U M

To : Sidney R. Steele, for Staff Coordinators
Chief, Zoning Evaluation Branch - OCP **Date:** 12-16-81

From : Dorothea L. Stefen, Assistant Superintendent
Division of Land Acquisition, FCPA

Subject : RZ-81-M-084

Location: 61-4((4))6, 7, 156, 155, 10, 11, 12, 13, 14.

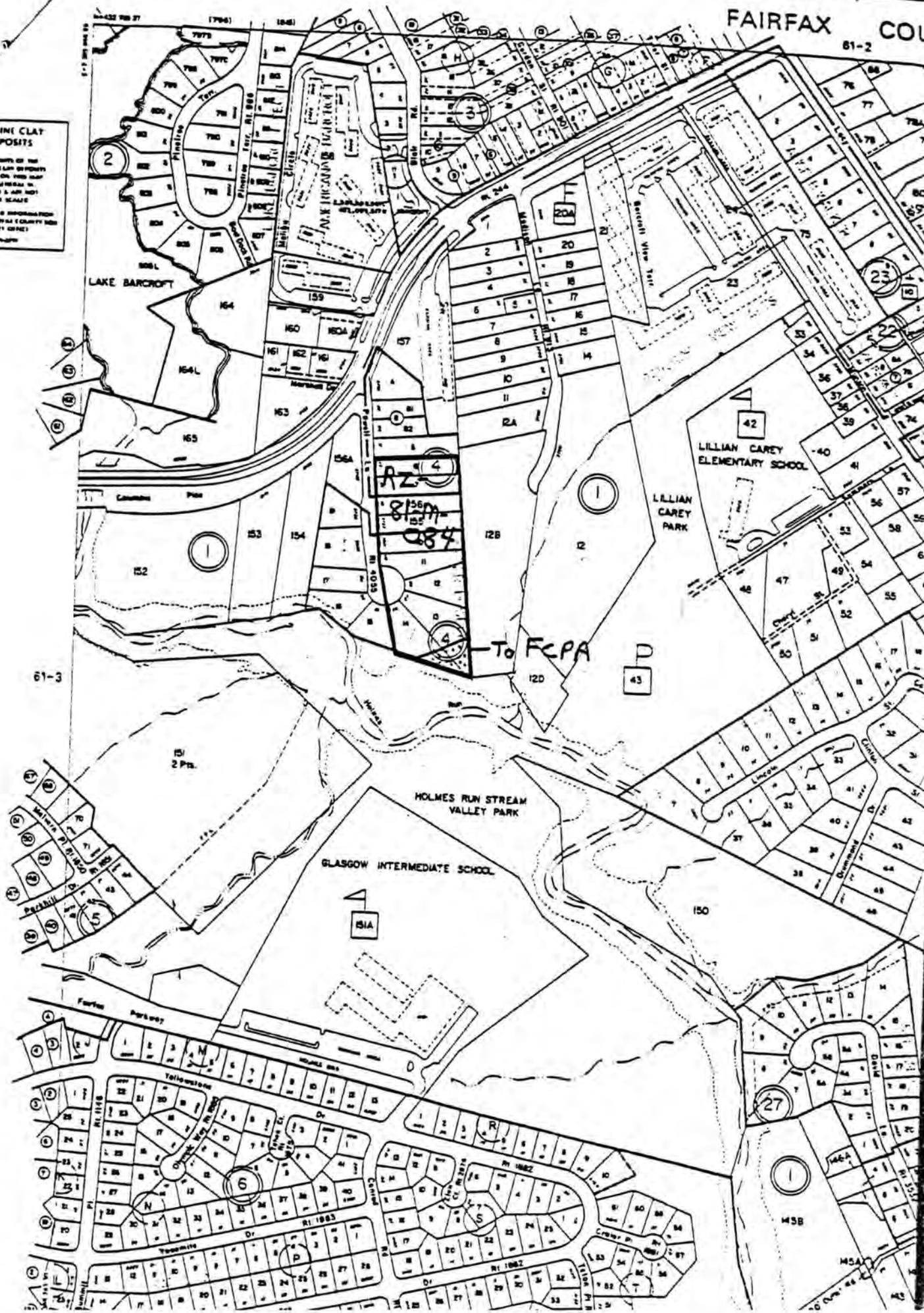
The Fairfax County Park Authority staff and Mason District representative have reviewed the above referenced rezoning application and have made the following recommendations:

- Strongly suggest that the townhouse lots be shifted out of the steep slopes and that the slopes exceeding 15% associated with Holmes Run be dedicated to the Fairfax County Park Authority in accordance with the County's adopted Stream Valley Policy (see attachment).
- All other open space associated with the development should be conveyed to a Homeowners Association.
- Request that all easements on land conveyed to the Fairfax County Park Authority by land dedication, be subject to the provision of FCPA Policy 301 - Easements - in force at the time of conveyance. No work shall be performed without first gaining a permit or letter of agreement from FCPA. Contact the Division of Land Acquisition.
- Request that, prior to actual deeding of the land to be dedicated to the Fairfax County Park Authority be allowed to inspect the site. Should the site be disturbed or disrupted in any fashion (i.e., erosion or filled with debris), the owner/developer will take corrective actions as outlined by the Park Authority Division of Land Acquisition prior to the Park Authority taking title.

cc: Oscar Hendrickson - DEM
Ed Spann - OCP
Copeland & Kephart
510 Montgomery Street
Alexandria VA 22314

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MARINE CLAY DEPOSITS
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FOR SOURCE INFORMATION
CONTACT FAIRFAX COUNTY SOIL
SURVEY OFFICE



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Project Number: RZ-81-M-06 Location: Madison Lane - Holmes Run
 Existing Zoning: R-3 Proposed Zoning and/or Use: R-12 Acreage: 5.7

Site Features	Presence		Comments
	yes	no	
A. Geology: Coastal Plain, Piedmont, Triassic			A. Geologic maps indicate the presence of shallow bedrock especially in the swale through the center of this site.
1. shallow bedrock	x		
2. groundwater resource		x	
3. mineral resources		x	B. Steep slopes are a severe limitation to environmentally sensitive design on this site. Slopes range up to 100% suggesting that a large fill area may be present.
B. Topography:			
1. steep slopes (>15%)	xx		
2. irregular landform	x		
C. Hydrology:			C. An unusually deep and steep drainage swale drains through the center of this site. Runoff from this parcel must already be very rapid. The increase in paved surfaces resulting from development will further intensify stormwater runoff from a site immediately adjacent to the already stressed Homes Run stream valley.
1. water features	x		
2. critical location in watershed	x		
3. water supply watershed		x	
D. Soils:			D. No soils survey has been conducted for this site. Geologic maps, and soils surveys on nearby sites indicate that surface materials are gravelly silt loams on the moderate slopes, with rocky gravels on the steepest slopes. These soils will erode rapidly during construction contributing large amounts of silt and sand to Holmes Run.
1. marine clays		x	
2. shrink-swell clays		x	
3. highly erodible soils	x		
4. high water table soils	x		
5. soils with low bearing strength	x		
6. poor infiltration soils	x		
E. Vegetation, Wildlife & Open Space:			E. The steep valley slopes have a hard wood forest with light understory, providing some habitat.
1. quality vegetation		x	
2. wildlife habitat	x		
3. adopted EQC	x		

Environmental Quality	Problems		Comments
	yes	no	
F. Noise:			G. There will be a substantial increase in runoff pollution if townhouses are built. If a midrise is built on the flat northwest corner of the site, runoff pollution will be minor, and controllable.
1. airport noise		x	
2. highway noise		x	
3. railroad noise		x	
4. other types of noise		x	
G. Water:			I. Two different development plans have been submitted:
1. point source pollution		x	
2. nonpoint source pollution	x		
H. Air:			1) A townhouse plan would destroy the stream valley which is a valuable visual amenity for this neighborhood.
1. mobile source pollution		x	
2. stationary source pollution		x	
I. Aesthetics: For example: internal views, views from site, views of site from adjacent development	x		2) A midrise plan is an attractive alternative preserving over 80% of this site in open space.
J. Other:	x		

ENVIRONMENTAL SITE ANALYSIS - Continued

This rezoning application is somewhat unusual in that the applicant has provided two development plans with different unit types for review. The site has severe, environmental limitations to development. One submission proposes a single midrise apartment building. The midrise proposal is a creative, welcome approach to a very sensitive site, allowing most of the sensitive area to be preserved as undisturbed open space. In contrast, the other submission proposes siting townhouses over most of the parcel, requiring destruction of most of this site's environmental amenities.

The environmental issues associated with the development of this site are discussed below. The impacts of the two different development plans are described.

Issue: Preservation of Environmental Quality Corridors (EQC's).

Discussion: About 85% of this site fits within the Comprehensive Plan definition of EQC's. All but one acre of this site is a very steep sided stream valley immediately adjacent to the main channel of Holmes Run. This stream valley has slopes of up to 100%, a permanent stream, and a hardwood forest cover, all important elements in an EQC. These features provide a habitat for wildlife, a natural filter for airborne and waterborn pollutants, a visual buffer between the medium density residential development south of Lake Barcroft and the lower density residential properties to the east.

Impacts of Development:

A. Townhomes: A townhouse development would destroy the EQC. Thousands of cubic yards of fill would be required to make the stream valley buildable, the grading and filling would bury the stream and require the clearing of the forest, eliminating this site's value as a filter and as a visual buffer. Destruction of EQC land is contrary to Comprehensive Plan Policy, which requires the preservation of sensitive land EQC's. (Page 438 of the Plan)

B. Midrise Apartments: A midrise building would provide the full unit yield permitted from this parcel assemblage without the destruction of the EQC. The wooded stream valley would remain as a natural boundary between this multi-family apartment area, and lower densities to the north and east. This element of the Holmes Run would remain an integral part of the large stream valley.

Potential Solution:

Select the midrise alternative for this site.

Issue: Nonpoint Pollution

Discussion: Due to the steepness of this site, it will be difficult to control increases in volumes of runoff, and runoff pollution resulting from development.

Impacts of Development:

- C. The greatest scenic asset to the site is the Holmes Run Stream and Park area south of the property, which certainly deserves protection. With Columbia Pike to the north of the site, commercial area to the northeast, and high rise condominium construction to the west, the Holmes Run Stream and county park land to the south is the only true scenic asset and the developer shall attempt to maintain the view of the park area for the houses constructed on the south side of the site.
- D. With an assemblage of nine lots and approximately 5.7 acres on Powell Lane the plan recommends a residential development of 8 - 12 units per acre. Although all of the parcels are not assembled on Powell Lane, there is a consolidation of most of the parcels for a coordinated development.
- E. We do not believe there shall be any adverse effects prompted by the proposed development because we shall be enhancing the aesthetic value of the site by razing a deteriorated vacant house and building attractive townhomes. It may be necessary to construct a wall screening the proposed project from the existing commercial area to the northeast of the site. The vehicular access on the proposed site shall be from Columbia Pike to Powell Lane.
- F. The buildings planned are three stories and there are no buildings, whose height is to exceed forty feet.
- H. The maximum number of dwelling units on the site is 71. The required open space is 25%, but we plan to keep at least 30% open space, which shall be dedicated to the Homeowners Association to be formed.
- I. The development shall conform to the provisions of all applicable ordinances, regulations and adopted standards. A waiver is requested on the construction of the planned cul-de-sac on Powell Lane. It seems the planned cul-de-sac is impossible to build, but we would like to construct the cul-de-sac as submitted on our site plan and vacate the planned cul-de-sac.
- J. Some of the special amenities that are proposed are as follows: a. built-in garages on some units; b. wall constructed to minimize the visual impact of the existing commercial property to the northeast of the site; c. a tot lot; and d. privately fenced in rear yards.
- K. Builder shall provide storm sewer and water on the site and curb and gutter the on-site roads. This should be completed in sections as the planned development is built over a period of approximately two years.
- L. After site plan approval the project is expected to be built and sold out in approximately two years.
- M. Builder agrees to purchase memberships in the Parklawn Recreation Association for each unit as it is sold to the individual homeowner.
- N. "The conditions set forth in this submission are not to be construed as to be binding on the development of the subject property of this application."

We feel the residential development proposed fulfills Board Development Criteria for a density above the lower end of the density range in that there is a consolidation of nine (9) parcels on Powell Lane, there is planned preservation of the areas with vegetation associated with slopes on the eastern perimeter and the provision of a substantial landscaped screen along the northeastern boundary, where the existing retail commercial activity.

A. Townhomes. A townhouse development would require complete grading of this site, a large amount of paving and storm sewerage. Even after grading, the property will slope very steeply towards Holmes Run, resulting in rapid runoff.

B. Midrise Apartments. A midrise development does not require regrading, paving or storm sewerage the stream valley. The only impervious surface will be the building and parking area around it.

Potential Solution:

Approve the midrise alternative to this site. Stormwater detention may be accomplished on the roof and/or under the parking lot, thereby protecting the EQC.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Zoning Evaluation Branch
Office of Comprehensive Planning

DATE: December 14, 1981

FROM: O. S. Hendrickson
Site Review Branch Chief

FILE NO:

SUBJECT: Rezoning Case 81-M-084, Ambrose Hills, TM 61-4-004-6, 7, 155, 156,
10, 11, 12, 13 & 14, Mason District

REFERENCE:

We have reviewed the referenced application and submit the following comments:

- 1) This use is subject to the approval of a site plan in accordance with the provisions of Article 17.
- 2) 25% of gross area shall be open space.
- 3) Due to several bends in Holmes Run which are considered highly susceptible to erosion, the placement of gabions will be recommended to prevent serious erosion along those reaches. (Reference is being made to the Fairfax County Future Basin Plan.)
- 4) Storm water detention will be required.
- 5) A soils report will be required due to the possible high water table soils.
- 6) Transitional Screening #1 (25' wide) and Barrier A or B required along the northwest property line and the southeast property line.
- 7) Private street shall not exceed the permitted 600 feet in length.
- 8) Dedicate 25' from centerline along full frontage on Powell Lane and construct road improvement 36' from centerline with curb, gutter and sidewalk.
- 9) All off-site grading will require letters of permission.
- 10) The vacation of a portion of Powell Lane, Rt. #4055, will be required under Section 101-1-11 of the Subdivision Ordinance.

OSH:FJ:ej

cc: Office of Transportation
Plan Control
Central Files

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Sidney R. Steele, Chief
Zoning Evaluation Branch

DATE December 7, 1981

FROM: Robert C. Counts, Director, Community Development
Department of Housing and Community Development

FILE NO: 1185.011; 1130

SUBJECT: Rezoning Application 81-M-084
Tax Map 61-4((4)) parcels 6, 7, 156, 155, 10 through 14

REFERENCE:

The parcels associated with Rezoning Application 81-M-084 are located within the Bailey's Conservation Area. These parcels were the subject of a Comprehensive Plan Amendment adopted by the Board of Supervisors on December 18, 1979. The Department of Housing and Community Development (HCD) staff recommends that rezoning application 81-M-084 adhere to the conditions set forth and approved by the Board of Supervisors on December 18, 1979. The adopted amendment reads:

"The parcels along Powell Lane (Tax Map 61-4 ((1)) 155, 156, 156A and (Tax Map 61-4 ((4))A, B1, B2, 5, 6, 7, 10-19) and west to Holmes Run (Tax Map 61-4 ((1)) 152, 153, 154) are recommended for residential development at 8-12 dwelling units per acre. A density above 8 units per acre shall be considered only if the following conditions are met:

- a. The consolidation of all parcels for the purpose of coordinated development.
- b. The realignment of the intersection of Powell Lane and Columbia Pike to a 90 degree angle and the provision of other intersection improvements, as necessary.
- c. The provision of adequate right-of-way for a service drive to connect Powell Lane with the improved intersection at Madison Lane/Blair Road/Columbia Pike.
- d. The preservation of the areas with steep slopes and the vegetation associated with these steep slopes on the eastern and western perimeters of this area.
- e. The provision of a substantial landscaped open space buffer and screen along the northeastern boundary with the existing retail commercial activity.
- f. The provision of a substantial landscaped open space buffer and screen along Columbia Pike to reduce adverse visual and related vehicular noise impact."

RCC:DR:sw

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BARS ONLY

February 1, 1982

To the Honorable Chairman and Members
of the Planning Commission of the
County of Fairfax, Virginia

The applicant in RZ-81-M-084 herewith proffers
the following in connection with the proposed rezoning:

1. The applicant proffers a privacy fence or ^{WALL} ~~walk~~ along ^{WITH} screening with the planting of trees and shrubs on the northeast property line as developed by a registered landscape architect in order to screen the present commercial area from the proposed development.
2. The applicant proffers that the maximum number of units on the site shall be seventy-one.
3. The applicant proffers at least 30 percent open space, which shall be dedicated to the Homeowners Association when formed.
4. The applicant proffers to provide curb and gutter on the on-site roads.
5. The applicant proffers to purchase memberships from the Parklawn Recreation Association for each of the units built on the site. The memberships will be purchased at the time the new homeowner settles on the new home. Thirty days after site plan approval the builder agrees to pay the Parklawn Recreation Association \$150.00 in advance for a discounted first year dues for each of the townhouse units approved on the site plan.
6. The applicant proffers that each individual townhouse built on the site will have a privately fenced rear yard.

7. The applicant proffers to provide two or more tot lots on the subject site.
8. The applicant proffers to remove and/or vacate proposed cul de sac.

Respectfully submitted,

Bernard M. Fagelson
Attorney for Applicant

BMF/smj

GLOSSARY

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

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

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

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

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

DEDICATE - Transfer of property from private to public ownership.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Permitted - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

Non-Conforming - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulation(s) now governing.

USE - Continued.

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

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

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

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

ENVIRONMENTAL TERMS

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

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

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

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

COASTAL PLAIN GEOGRAPHIC PROVINCE - In Fairfax County, it is the relatively flat southeastern 1/4 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

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

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

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

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

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

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

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

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

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

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

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

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

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

STREAM VALLEY - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in "A Restudy of the Pohick Watershed" (1969) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

STORM WATER MANAGEMENT - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts typically associated with development by the specific design of onsite systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.

TRIASSIC GEOGRAPHIC PROVINCE - The western 1/4 of Fairfax County, characterized by broad expanses of nearly level topography, subtle ridge lines, a shallow depth to sedimentary rocks which are locally intruded by igneous rocks and a tendency towards soils with high shrink-swell properties.