

ADDENDUM
RZ 81-M-084

BACKGROUND

On March 1, 1982, the public hearing before the Board of Supervisors was deferred for three weeks in order that the staff and the applicant could analyze alternative development plans. The purpose was to arrive at a compromise that would address the environmental concerns expressed in the staff report.

The applicant has submitted two additional plans. All four development plans follow. Enclosure 1 is a revised affidavit. Enclosure 2 is a draft proffer statement that applies to Plan #3.

The major issues are the unit type and the maximum density:

The staff feels that the best unit type for the site because of the extremely steep slopes would be multifamily apartments located on the limited most buildable portion of the site, Plan 1.

Residents of the community prefer townhouses. Townhouses, particularly the original proposal for 71 units, are the most damaging to the environment. The Planning Commission was also apposed to the multifamily apartment proposal.

Environmental protection is recognized by the Comprehensive Plan as essential to development in the area. Enclosure 3 is a comparison of the four proposals and their environmental impacts. The four plans are rated from the least damaging, Plan 1, to the most damaging, Plan 4, with regard to environmental impacts. Plan 4 would clearly not be in keeping with either the Comprehensive Plan or the Zoning Ordinance.

The second issue is density. The Zoning Ordinance limits the maximum density in areas containing floodplain and steep slopes. In this case the maximum density would be approximately 52 units. After discussion with the staff the applicant has agreed to limit the density to a maximum of 52 units. The exact number of units permitted will depend on more precise engineering completed in preparation of a site plan. Correspondance in regard to this matter is Enclosure 4.

An updated transportation evaluation is Enclosure 5.

RECOMMENDATION

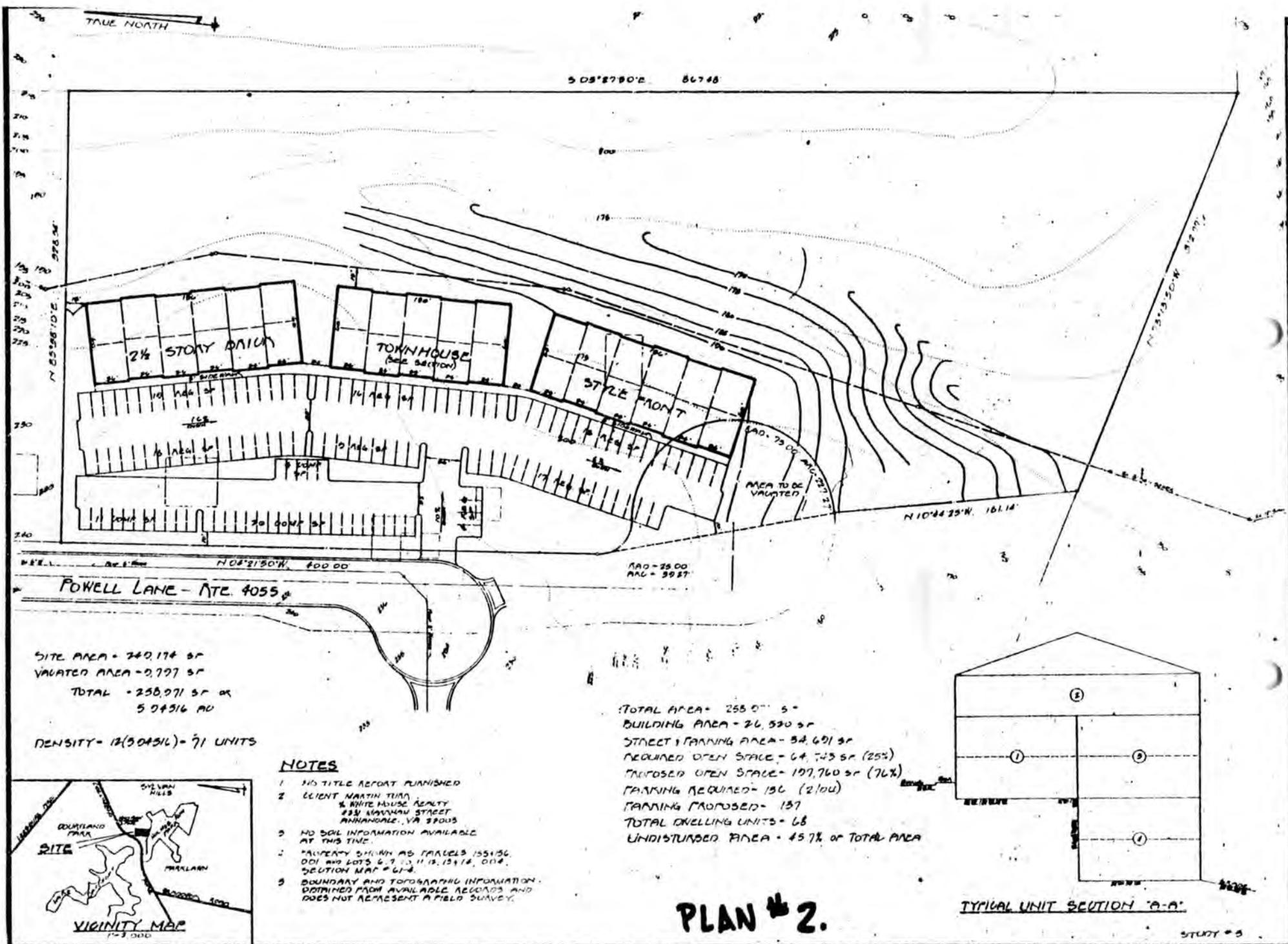
The staff recommendation has not changed; it recommends approval of the application with proffer of the six story apartment building. However, if the Board of Supervisors chooses to grant the R-12 District for other residential uses, the staff recommends that the density not exceed 52 units, that the least environmentally damaging plan be approved and that a portion of the open space be dedicated to the Park Authority. The exact area to be dedicated can be negotiated at the time of site plan approval.

The staff would further recommend that the site plan be returned to the Board of Supervisors for approval. The staff would also recommend that the Board direct the Department of Environmental Management to carefully monitor the clearing, grading and storm water management plan for the subject property.

RR
0603Z

	<u>PLAN 1</u>	<u>PLAN 2</u>
Use	Multifamily apartments 6 stories	Attached (piggy-back townhouses) 3-5 stories
Units	71 du's	68 du's
Density	11.94 du/ac	11.44 du/ac
Open	221,994 sq.ft.	197,760 sq.ft.
Space	(86%)	(76%)

	<u>PLAN 3</u>	<u>PLAN 4 (Initial Submission)</u>
Use	Attached (townhouses) 2-3 stories	Attached (townhouses) 2-3 stories
Units	49 units	71 units
Density	8.24 du/ac	11.94 du/ac
Open	166,491 sq.ft.	110,651 sq.ft.
Space	(64%)	(43%)



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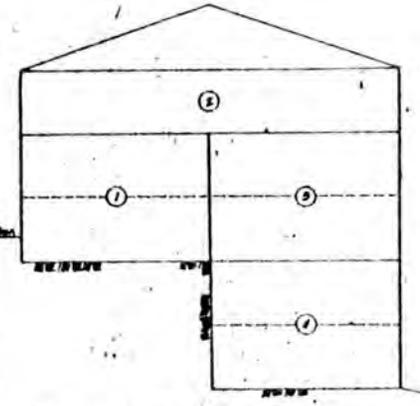
SITE AREA - 240,174 SF
 VACATED AREA - 2,777 SF
 TOTAL - 250,971 SF OR
 5.94516 ADU

DENSITY - 12(304514) = 71 UNITS

NOTES

1. NO TITLE REPORT FURNISHED
2. CLIENT MARTIN TRIM & WHITE HOUSE REALTY 233 WINDHAM STREET ANNANDALE, VA 22003
3. NO SOIL INFORMATION AVAILABLE AT THIS TIME
4. PARCELS SHOWN AS PARCELS 155156, 001 AND LOTS 6, 7, 11, 12, 15418, 004. SECTION MAP # 61-4.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION DETERMINED FROM AVAILABLE RECORDS AND DOES NOT REPRESENT A FIELD SURVEY.

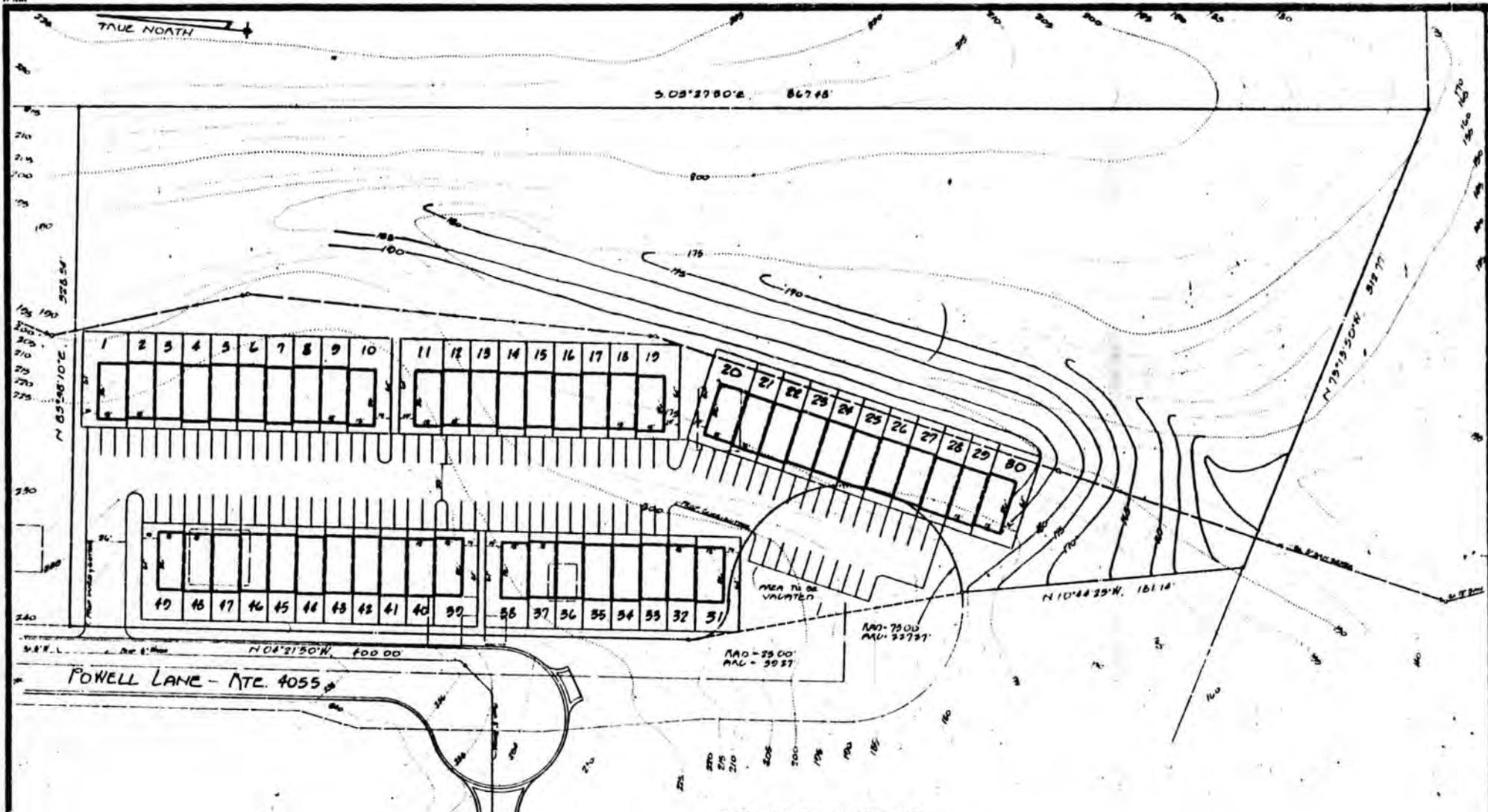
TOTAL AREA - 255,000 SF
 BUILDING AREA - 26,520 SF
 STREET & PARKING AREA - 52,491 SF
 REQUIRED OPEN SPACE - 64,723 SF (25%)
 PROPOSED OPEN SPACE - 197,760 SF (76%)
 PARKING REQUIRED - 156 (2/100)
 PARKING PROPOSED - 137
 TOTAL DWELLING UNITS - 68
 UNDISTURBED AREA - 45.7% OF TOTAL AREA



PLAN # 2.

TYPICAL UNIT SECTION "A-A"

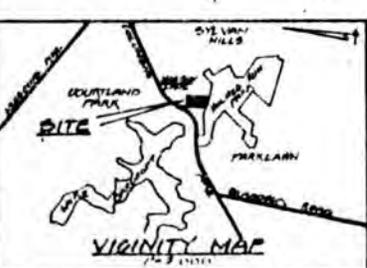
STUDY # 5



TOTAL AREA - 258,071 SF
 LOT AREA - 52,702 SF
 STREET & PARKING AREA - 32,578 SF
 REQUIRED OPEN SPACE - 64,743 SF (25%)
 PROPOSED OPEN SPACE - 166,491 SF
 PARKING REQUIRED - 98 (2/0U)
 PARKING PROPOSED - 106 (2/16/0U)
 TOTAL DWELLING UNITS - 40
 UNDISTURBED AREA - 39% OF TOTAL AREA

SITE AREA - 242,174 SF
 VALUATED AREA - 2,797 SF
 TOTAL - 258,071 SF OR
 2.04516 AC
 DENSITY - 12(S/D456) - 71 UNITS

- NOTES**
- 1 NO TITLE REPORT FURNISHED
 - 2 CLIENT MARTIN TRIM & WHITE HOUSE REALTY 233 WASHINGTON STREET ANNAPOLIS, VA 20705
 - 3 NO SOIL INFORMATION AVAILABLE AT THIS TIME
 - 4 PARCELS SHOWN AS PARCELS 155136, 001 AM LOTS 6, 7, 10, 11, 12, 13, 14, 004, SECTION MAP # 61-8.
 - 5 BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM AVAILABLE RECORDS AND DOES NOT REPRESENT A FIELD SURVEY.



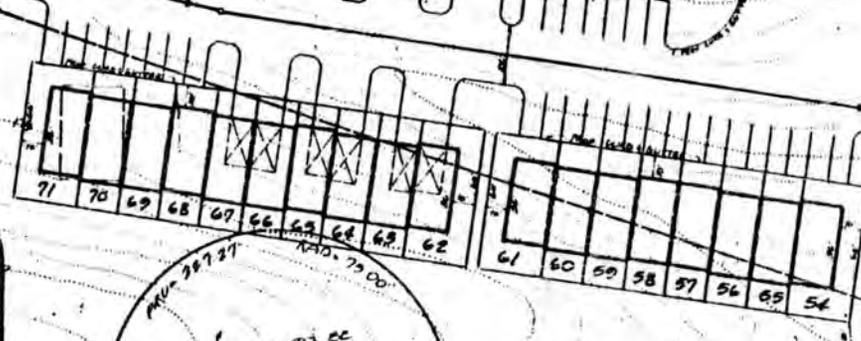
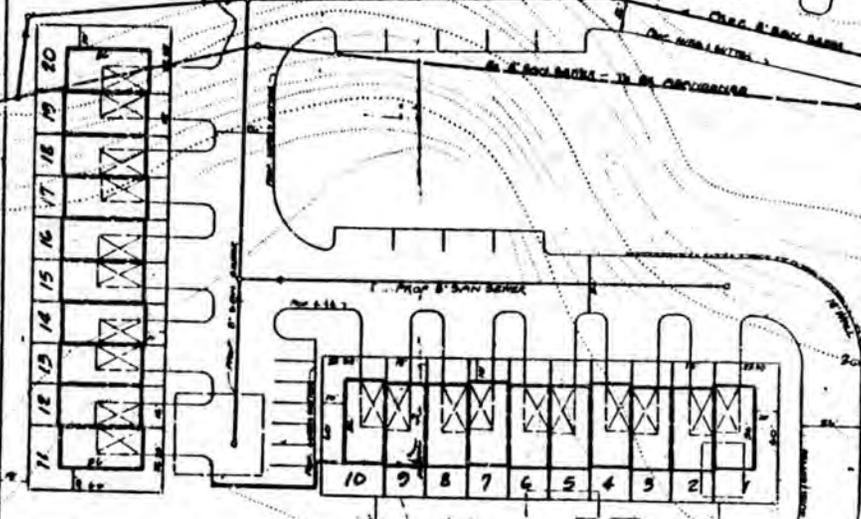
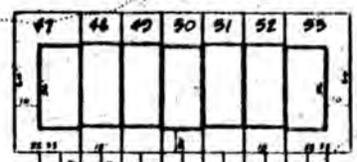
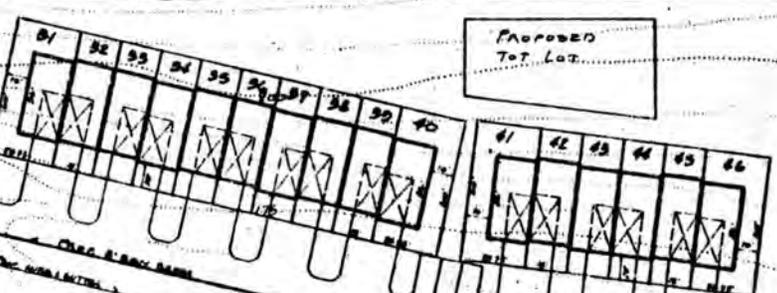
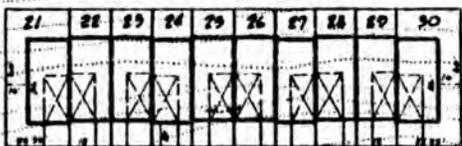
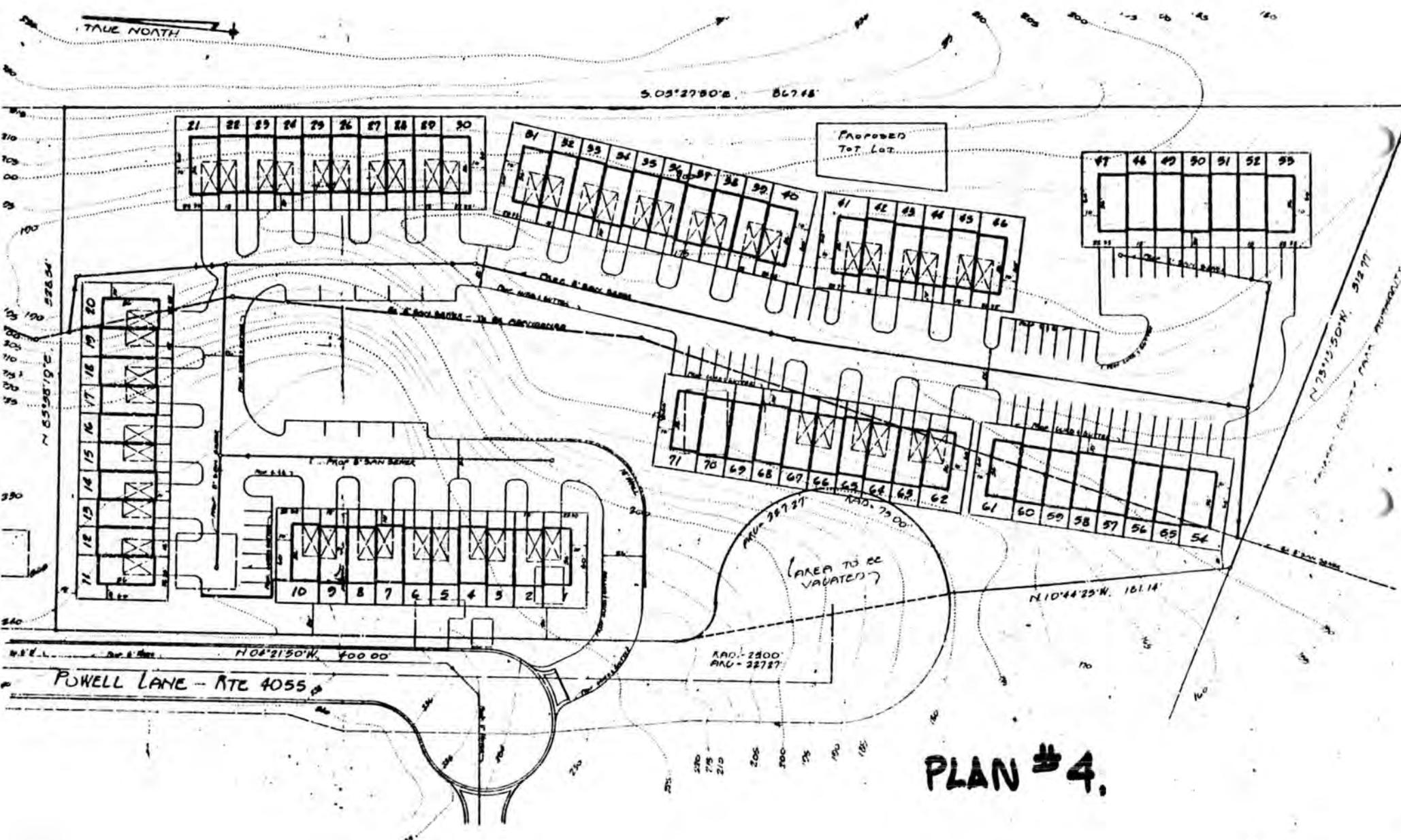
PLAN # 3

STUDY # 6

AMPROSE HILLS
 MARYLAND DISTRICT PLANNING COUNTY, VA

ENGINEERING
 PLANNING
 SURVEYING
 644-4422
 644-4423

COPELAND & KEPHART



200
210
220
230
240
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260
270

REZONING AFFIDAVIT

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 16th day of March 19 82 in the State of Virginia
My commission expires: 1/22/84

Elizabeth D. Wise Notary Public
Elizabeth D. Wise

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	Contract Purchaser/ Applicant
John T. Conlan, Trustee	White House Real Estate 4231 Markham Street Annandale, VA 22003	Contract Purchaser/ 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 22204	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

PROFFERS IN CONNECTION
WITH RZ-81-M-084

The following commitments are herewith proffered by the plan prepared by Copeland & Kephart dated March, 1982 in connection with the above captioned rezoning application and are submitted voluntarily by the applicant:

1. The applicant proffers a privacy fence or wall 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 52.

3. The applicant proffers at least 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 at least one tot lot on the subject site.

8. The applicant proffers to remove and/or vacate proposed cul de sac.

Respectfully submitted,

Sellers of Property to Applicant

RZ-81-M-084

Environmental Site Analysis - Addendum

Following the completion of the environmental analysis for the staff report on this application, staff received additional development plans. There are now 4 plans with 3 different unit types and unit counts. All but one of these plans indicates a considerable amount of grading and filling within the environmental quality corridor (EQC).

Over 80 percent of this site is stream valley land that meets Comprehensive Plan criteria for inclusion in the EQC system of the Holmes Run stream valley (page 438 of the Plan). Typically, during the rezoning process commitments are made to preserve all EQC land as permanent, undisturbed open space. Approval of any development plan which requires locating structures, or substantial grading and clearing (excepting unavoidable utility and highway installation) within an EQC is contrary to County policy.

The development proposals can be compared according to the degree to which they would result in the disruption of the Holmes Run EQC.

<u>Proposal</u>	<u>Approximate % of EQC on-site which is destroyed</u>	<u>Violation of EQC Policy</u>
71 Unit Mid-rise	0-10%	No
52 Garden Apartments	25-35%	Yes
68 Garden Apartments	40-50%	Yes
49 Townhouses	50-60%	Yes
71 Townhouses	90-100%	Yes

The development of this site according to each of the proposed development plans, except the mid-rise multifamily proposal, would result in the destruction of a significant amount of stream valley land -- a violation of County policy.

COPELAND AND KEPHART

CIVIL ENGINEERING & LAND SURVEYING
 510 MONTGOMERY STREET
 ALEXANDRIA, VIRGINIA 22314

PHONES 548-5252
 548-5253
 548-4488

March 9, 1982

Mr. Philip G. Yates
 Zoning Administrator
 Zoning Administration Division
 Office of Comprehensive Planning
 County of Fairfax
 10555 Main Street
 Fairfax, Virginia 22030

Dear Mr. Yates,

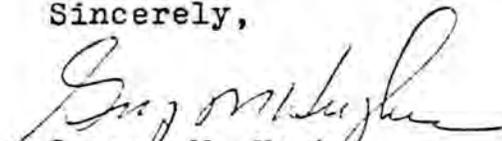
Our office is currently in the process of designing a development on Powell Lane in which the question of what constitutes "floodplains and adjacent slopes in excess of fifteen (15) percent grade" (sec. 2-308 2A) in regards to density calculations.

The ordinance specifically states the definition for floodplains but does not, at least to our knowledge, define "adjacent slopes".

We are requesting that your office clarify what constitutes adjacent slopes in regards to floodplains to enable our design to best satisfy both our client and the staff.

Our development is scheduled to come before the Board of Supervisors on March 22, 1982, therefore we would appreciate clarification at the earliest possible moment to permit any necessary redesign.

Sincerely,


 George M. Hughes

GMH/lis

RECEIVED
 Office of Comprehensive Planning
 Zoning Division

MAR 10 1982

The Office of Comprehensive Planning
 10555 Main Street
 Fairfax, Virginia 22030



691-4274

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

Office of Comprehensive Planning
Zoning Administration Division
10555 Main Street
Fairfax, Virginia 22030



March 11, 1982

George M. Hughes
Copeland and Kephart
510 Montgomery Street
Alexandria, Virginia 22314

RE: Requested Interpretation of Sect. 2-308 of
the Zoning Ordinance.

Dear Mr. Hughes:

This is in response to your letter dated March 9, 1982 requesting an interpretation of the provisions set forth in Par. 2 of Sect. 2-308 of the Zoning Ordinance. More particularly, your inquiry concerns a clarification of the term "adjacent slopes" as presented in that provision.

I wish I could present you with a simple direct response. Due to the varying landforms in Fairfax County, however, we have administered this provision on a case by case basis making the determination as to exactly what slopes or segments thereof are subject to the density limitation. I would note that we have relied on the definition of the term "adjacent" as set forth in Par. 7 of Part 2 of Article 20 of the Zoning Ordinance in our administration of this provision. Par. 7 reads as follows:

7. The word 'adjacent' means nearby and not necessarily contiguous; the word 'contiguous' means touching and sharing a common point or line.

In keeping with our past practice, and in recognition that there is a judgment call that must be made, I suggest that you present to Mr. Richard Reid, the Staff Coordinator assigned to RZ-81-M-084, a topographic map delineating your best judgment as to what adjacent slopes or segments thereof are applicable, and we will review your submission and either endorse or modify

Mr. George M. Hughes
March 11, 1982
Page 2

your presentation.

I trust this response satisfies your inquiry, but should you have additional questions or the need for elaboration, please contact either me or Rich Reid.

Sincerely yours,

Philip G. Yates

Philip G. Yates
Zoning Administrator

PGY/edb

cc: Richard Reid, Staff Coordinator ✓
Zoning Evaluation Branch
Sidney R. Steele, Chief
Zoning Evaluation Branch
Oscar Hendrickson, Chief
Site Plan Review, DEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Sidney R. Steele, Chief
Zoning Evaluation Branch, OCP **DATE** March 10, 1982

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

FILE NO: 3-4

SUBJECT: Transportation Impact

REFERENCE: RZ81-M-084, M. E. Turk and J. T. Conlon, Trs.; 61-4
(4) 6, 7, 10-14, 155 and 156

The third development plan submission has adequately addressed the transportation issues noted in this Office's January 21, 1982 memorandum.

However, vacation of the entire unused part of the Powell Lane right-of-way would be appropriate since all of the land with access to this part of Powell Lane is included in either the subject application or approved RZ80-M-075, it would no longer be needed for access once this proposed development is constructed. Actual vacation of right-of-way should not take place until the site plan for this development is approved and the construction bond is posted. Vacation of this part of the right-of-way would eliminate the need for the third entrance on the bulb of the cul-de-sac.

RLM/JCH/thp

Powells Lane is a two lane local street that does not meet current Fairfax County Public Facilities Manual standards. The pavement on this road is narrow and cannot adequately accommodate any substantial increase in traffic. Therefore, this road should be improved as development takes place along it. Extensive improvements have been proffered in conjunction with previous applications and the subject development should provide the completion of the southern end of this street.

Columbia Pike is a four lane divided arterial facility. The major traffic constrictions on this road are formed by signalized intersections. The nearest of these intersections are estimated to be operating at level of service C.

DESIGN CONSIDERATIONS

The development plan indicates that this site would be served by a single entrance off a cul-de-sac at the end of Powells Lane. The development therefore would have a single-ended access about 1800 feet long. Approximately 1200 feet of this total length would be private travelway on-site. Both the total length of single-ended access and the length of privately maintained travelway would exceed desirable distances. The Geometric Design Guide for Local Roads and Streets published by the American Association of State Highway and Transportation Officials recommends a 1000-foot maximum for cul-de-sac streets. The Fairfax County Public Facilities Manual contains a 600 foot maximum length standard for privately maintained roads.

The proposed entrance to the site is located on the bulb of the cul-de-sac along with the entrance to the RZ80-M-075 site. The close proximity and angle of these entrances would create a situation where the priority of right-of-way for vehicles entering the road is not clear. The potential hazard of this situation should be avoided by extension of the cul-de-sac so that only one entrance would be on the bulb.

The proposed development also relies to some extent on the vacation of a part of Powells lane. This section of Powells Lane is not improved and the Office of Transportation would have no objection to its vacation. However, since some existing lots rely upon this section of right-of-way for potential public street access, actual vacation of right-of-way should not occur until the site plan for the proposed development is approved by the Department of Environmental Management.

SUMMARY

The development plan submitted for this application indicates that some modification to the proposed access would be appropriate. The total single-ended access length and privately maintained travel-way length would exceed the distances recommended in the ASHTO guidelines and the PFM. The entrance design should be modified to reduce conflict hazards. This Office has no objection to vacation of part of Powells Lane if it is no longer needed, but actual vacation should not occur until a site plan is approved by DEM.

RLM/JCH/thp