



APPLICATION ACCEPTED: December 11, 2013
PLANNING COMMISSION: June 12, 2014
BOARD OF SUPERVISORS: July 1, 2014
@ 3.30 p.m.

County of Fairfax, Virginia

May 28, 2014

STAFF REPORT

RZ 2013-HM-016

HUNTER MILL DISTRICT

APPLICANT: Sekas Homes, Ltd.

PRESENT ZONING: R-1

REQUESTED ZONING: R-2

PARCEL(S): 25-4 ((1)) 17

ACREAGE: 5.26 ac.

OPEN SPACE: 5% (none required in R-2)

PLAN RECOMMENDATION: Residential 1 to 2 dwelling units per acre

PROPOSAL: The applicant seeks to rezone 5.26 acres from R-1 to R-2 to permit the development of nine single-family detached dwelling units at an overall density of 1.71 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2013-HM-016, subject to the execution of proffers consistent with those contained in Appendix 1.

Michael H. Lynskey

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



Staff recommends that the following modifications be approved:

- Modification of fence height in front yards, in accordance with Par. 3F of Sect. 10-104, to allow a 7-foot high noise barrier along Lawyers Road, as shown on the GDP.

Direct the Director of DPWES to:

- Modify the sidewalk requirement along Lawyers Road (per Sect 8-0102 of the PFM) in favor of a 10-foot paved trail, as shown on the GDP.

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

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

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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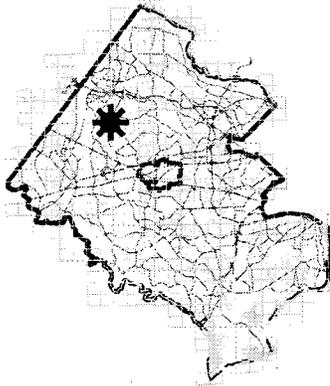


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

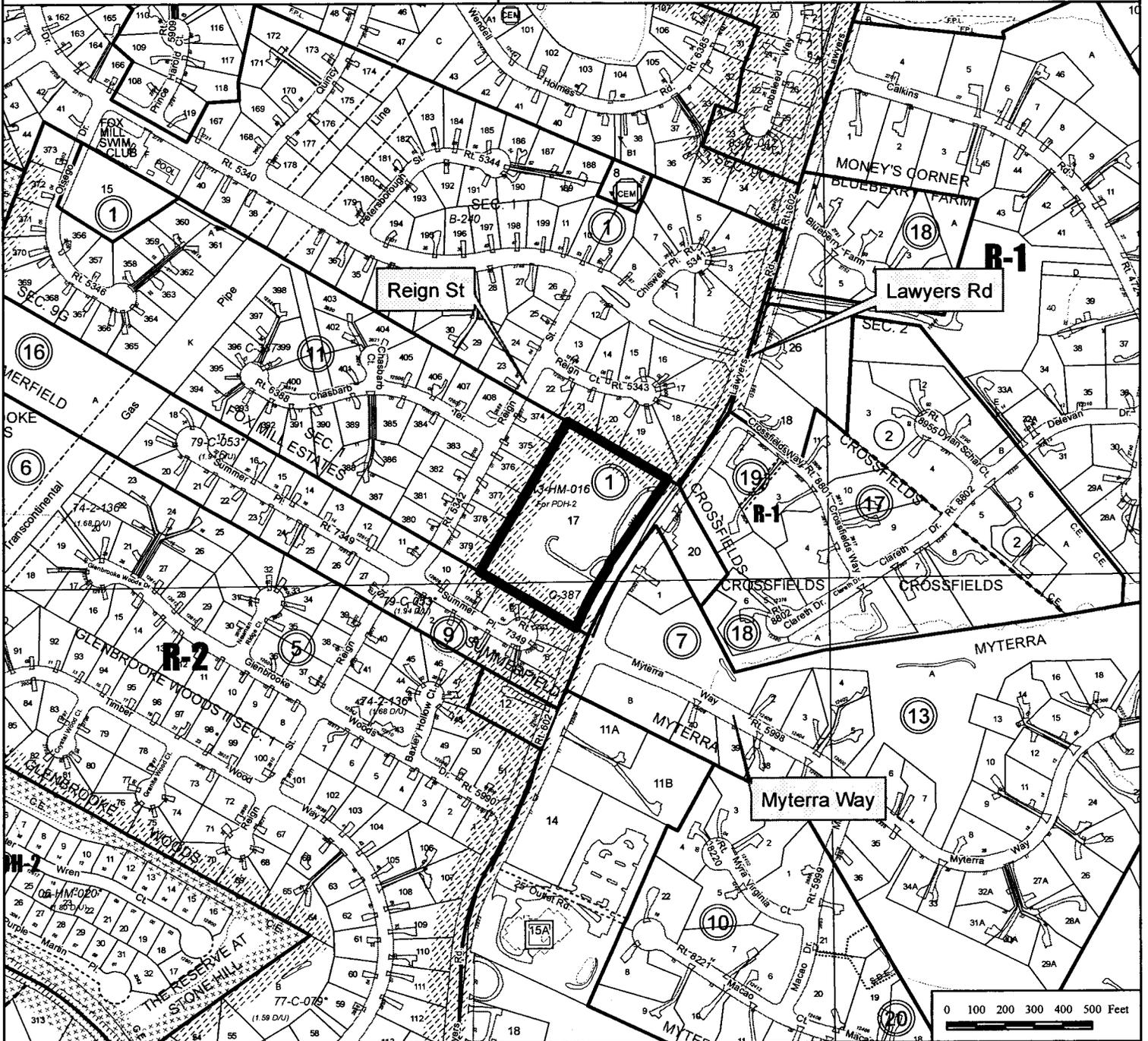
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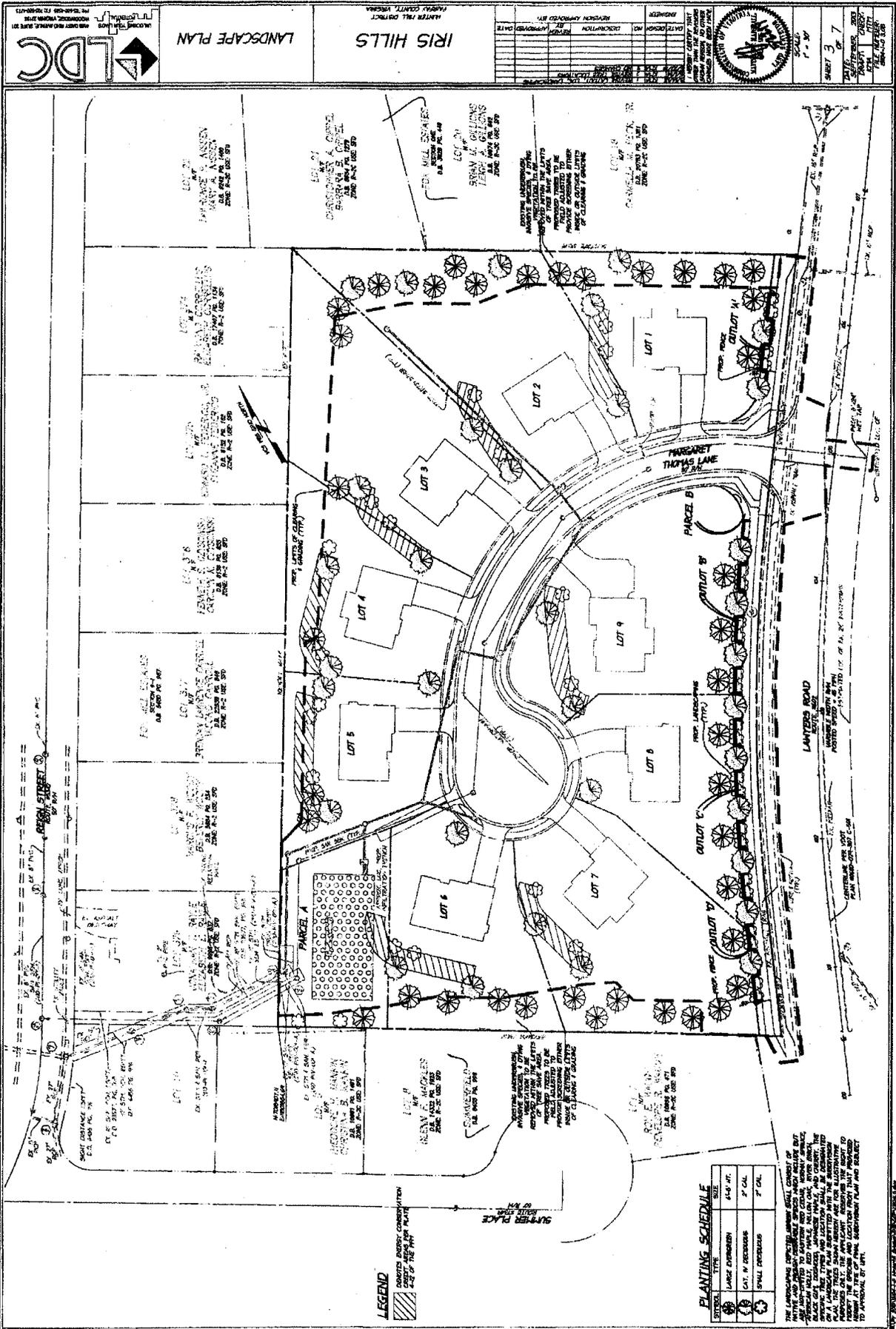
Applicant: SEKAS HOMES, LTD.
Accepted: 12/11/2013
Proposed: RESIDENTIAL
Area: 5.26 AC OF LAND; DISTRICT - HUNTER MILL



Zoning Dist Sect:
Located: WEST SIDE OF LAWYERS ROAD DIRECTLY OPPOSITE OF THE INTERSECTION WITH MYTERRA WAY

Zoning: FROM R-1 TO R-2
Overlay Dist:
Map Ref Num: 025-4- /01/ /0017









LDC

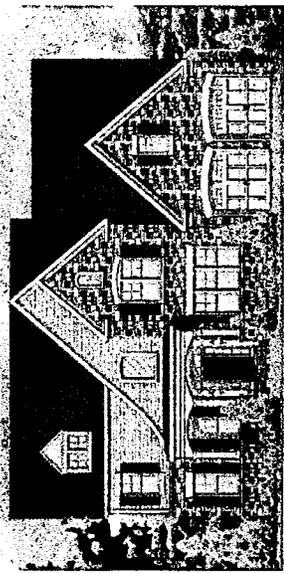
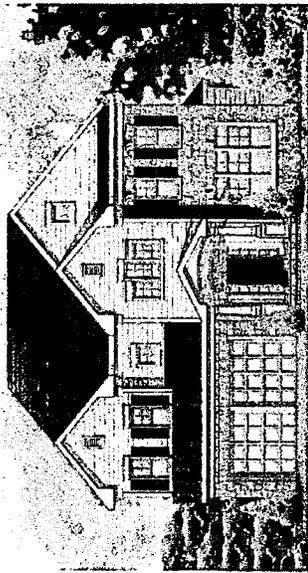
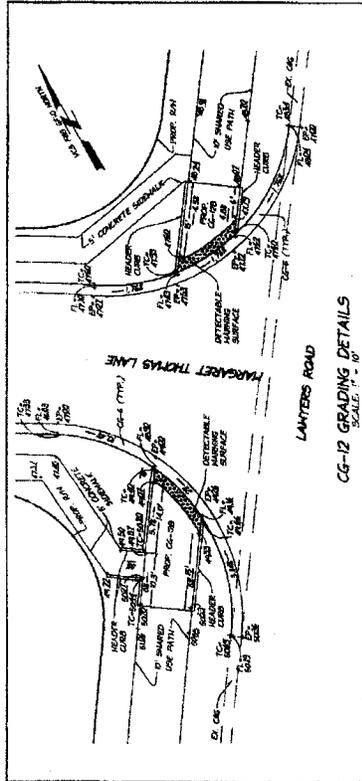
ELEVATIONS &
DETAILS

IRIS HILLS

PLANNING DEPARTMENT
CITY OF IRVING, TEXAS

DATE: 05/28/14
SCALE: 1" = 10'

SHEET 6 OF 7



FOR ILLUSTRATIVE PURPOSES ONLY

DESCRIPTION OF THE APPLICATION

The applicant, Sekas Homes, Ltd., requests approval of a rezoning of approximately 5.26 acres from the R-1 District to the R-2 District to permit the development of nine single family detached dwellings at a density of 1.71 dwelling units per acre (du/ac). The nine proposed lots range in size from 15,320 square feet to 24,870 square feet, with an average lot size of approximately 20,014 square feet. In addition to the nine proposed lots, the development includes five outlots (Parcel A, and Outlots A, B, C and D) containing the stormwater management facility and noise barrier, respectively. All nine dwellings would be accessed from a public street (Margaret Thomas Lane) off Lawyers Road, which would terminate in a cul-de-sac.

A reduced copy of the Generalized Development Plan (GDP) is included in the front of this report. The applicant's draft proffers are included as Appendix 1. The applicant's statement of justification and affidavit are included in Appendix 2 and 3, respectively.

LOCATION AND CHARACTER

The subject property is located in the Hunter Mill District, on the west side of Lawyers Road at its intersection with Myterra Way. The 5.26 acre parcel is the former site of a well-known Iris garden and nursery, which was established and managed by the site's former owner, Margaret Thomas – for whom the proposed new street would be named.



Figure 1: Project location map.

The site currently contains a vacant single-family structure, dating to the early 1900s, and several outbuildings from a similar time period. The location of the former garden plots can still be seen, but the majority of the iris and other plantings have been relocated to other sites. A cultural resource survey was recently performed on the site in order to assess any potential for historic resources on the site (no qualifying resources were found), and to document the site and structures prior to their being removed in conjunction with this proposal.



Figure 2: Existing site conditions.

The majority of the site consists of grass fields, with existing tree cover along the north, west and south periphery of the site, where the property borders other single-family developments (zoned R-2 and PDH-2) as is shown on the Existing Vegetation Map on Sheet 5 of the GDP. There are currently three access points to Lawyers Road, and both paved and gravel driveway areas on the site. An existing 8-foot paved trail parallels the Lawyers Road frontage. The site is bisected by a drainage divide, which results in the north half of the property draining to Lots 19 to 22 of Fox Mill Estates, to the north, and the southern half draining to Lot 379 of Fox Mill Estates, at the southwest corner of the application parcel.

BACKGROUND

The application site represents the remaining portion of a 33-acre parcel that was purchased by the Thomas family in 1963. The property was subdivided in 1973 to leave the current 5.26-acre parcel, which soon thereafter became home to Ms. Thomas' iris garden. There are no prior zoning application or proffers on the parcel.

The proposed homes would be oriented along a public street terminating in a cul-de-sac (which is not dimensioned on the GDP, but will need to meet PFM standards). Four of the nine parcels would also border on Lawyers Road, separated by the above-mentioned outlots, which will contain a noise fence to provide noise attenuation to the rear and sides of those parcels.

Architecture and Design



Figure 4: Illustrative architectural elevation (one of two).

Sheet 6 of the GDP displays conceptual elevation views of two proposed single family detached dwellings. The applicant proffers that the design and architecture of the proposed units will be in substantial conformance with these illustrative elevations, or of comparable quality. The proffers also state that the exterior facades of the homes will be covered with masonry [cultured stone, stone or brick] from finished grade, at least to the first floor on all four sides. Masonry and/or cementitious siding or a combination thereof will be applied from the first floor to the roof line. In addition, the homes will incorporate green building features and will attain the ENERGY STAR® for Homes qualification. The proposed dwellings will be a maximum of 35 feet in height.

Vehicular and Pedestrian Access

The existing three access points onto Lawyers Road would be replaced by a single access point for the new proposed public street (Margaret Thomas Lane). There is no median break on Lawyers Road in that location, so the entry and exit from the site

would be right-turn in and right-turn out only. Nearby median breaks, with turn lanes, would provide the opportunity for U-turns to facilitate full access to and from the site.



Figure 5: Site vehicular access.

An existing 8-foot paved trail along Lawyers Road would be reconstructed to full 10-foot VDOT specifications, and 5-foot concrete sidewalks are proposed on both sides of the proposed new road. Access to the proposed stormwater management facility would be Geo-Pave or similar material.

Parking

Each home will contain sufficient area for a minimum of two parking spaces in the driveway and two parking spaces within an attached garage for a total of four parking spaces per residence. The proffers state that the driveway for each unit shall be a minimum of 18 feet in length and width to accommodate two vehicles side by side.

Open Space

There is no minimum open space requirement for conventionally zoned R-2 developments, although the proposal would include approximately 5% of the land area as commonly-owned open space (consisting of Parcel A and the four outlots).

Stormwater Management

The application proposes to meet stormwater management (SWM) and Best Management Practices (BMP) through the use of one infiltration trench in the southwestern corner of the site (Parcel A), to which the majority of the site runoff would be directed via both a closed pipe network and graded swales. An overflow outlet would be provided through an existing storm sewer easement across Lot 379 of Fox Mill Estates, where it would connect to an existing closed storm sewer system. Preliminary soil testing has been conducted to insure suitability of the soils for the proposed infiltration facility, and preliminary calculations are included on Sheet 7 of the GDP. Final design of the facility may be subject to modifications based on final engineering, provided that such modifications are in substantial conformance with the GDP.

The stormwater facilities will be privately maintained by the future homeowners association (HOA). The proffers state that the maintenance responsibilities and instruction, as well as the funding mechanisms for the lots within this subdivision will be outlined in the HOA documents as well as in a disclosure memorandum for any contract for sale; the applicant has proffered to start a maintenance fund for the HOA with a \$5,000 contribution, prior to bond release

COMPREHENSIVE PLAN RECOMMENDATIONS (Appendix 14)

Plan Area:	III
Planning District:	Upper Potomac
Planning Sector:	UP7 West Ox
Plan Map:	Residential 1 to 2 dwelling units/acre

Plan Text:

The Concept for Future Development of the West Ox Community Planning Sector calls for this area to develop as suburban neighborhoods, with lower-density residential areas east of Lawyers Road. No specific text is included for the subject parcel, and general guidance only specifies that infill development be of compatible use, type and intensity with the surrounding stable residential neighborhoods.

STAFF ANALYSIS

Residential Development Criteria (Appendix 15)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to the County's 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 Comprehensive Plan requires that the Residential Development Criteria be used to evaluate zoning requests for new residential development:

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* - The subject parcel is surrounded by existing stable residential neighborhoods. Staff recognizes that there is no opportunity for additional consolidation in this case.
 - b. *Layout* – The proposed lot configuration is logical, based on the constraints of the site, and would result in homes with a traditional orientation to the street and usable yard areas. Staff supports the proposed layout.
 - c. *Open Space* – There is no requirement for minimum open space in a conventional R-2 District.
 - d. *Landscaping* – The proposal includes the addition of screening vegetation along the periphery of the site, as well as assorted new trees within each parcel. Additionally, the proposed proffers would require that each lot contain a maximum 75% turf area – with the remainder to be landscaped. Staff finds the proposed landscaping appropriate for the site.
 - e. *Amenities* – No common amenities are proposed, (or required) other than sidewalks, noise fencing and screening materials.

Staff considers the site design criteria met.

2. *Neighborhood Context* - All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:
 - *Transitions to abutting and adjacent uses*
 - *lot sizes, particularly along the periphery;*
 - *bulk/mass of the proposed dwelling units;*
 - *setbacks (front, side and rear);*
 - *orientation of the proposed dwelling units to adjacent streets and homes;*
 - *architectural elevations and materials;*

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

The application property is surrounded by residential subdivisions developed with single-family detached dwellings at similar densities and with similar layouts as the proposed development. Parcels in the Fox Mill Estates and Summerfield subdivisions are zoned either R-2 or R-2 cluster, with homes in the 2,000 to 3,000 livable square foot range. Across Lawyers Road, to the east, are larger, less dense homesites with R-1 Zoning.

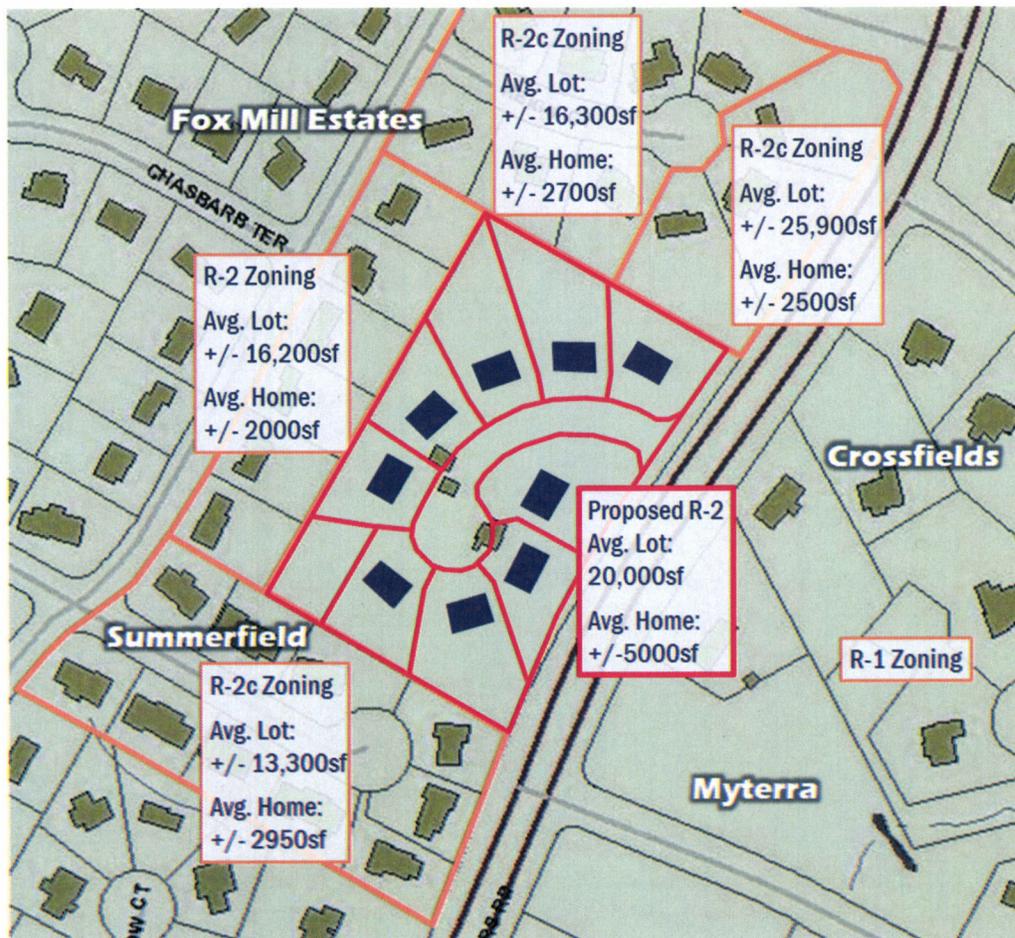


Figure 6: Comparison to neighboring development.

The proposal would be generally comparable to the surrounding developments west of Lawyers Road, with lot sizes on the higher end of that range, and with homes featuring similar footprints, though with more overall square footage (in the 5,000 square foot range). The orientation of the proposed homes along a cul-de-sac street, and with the rear of units facing Lawyers Road, is also typical of surrounding developments – and would present a similar appearance along the roadway. Building setbacks would be consistent with R-2 requirements, and with the surrounding developments. Architectural materials would be of high-quality, featuring stone or brick materials on the full first floor exterior of each home to provide an attractive view of each home from all sides.

Staff feels the proposal would be compatible with neighboring development and this criterion would be met.

3. *Environment* (Appendices 7 and 12) - *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* – There are no significant natural environmental resources on the site to preserve.
 - b. *Slopes and Soils* – The existing site does form a drainage divide, with approximately half of the site draining north and half draining to the southwest corner of the parcel. Unfortunately, the drainage that flows to the north is not well controlled, and causes flooding issues along the rear of Lots 19 through 22 of Fox Mill Estates as the stormwater makes its way across those parcels to Reign Ct., where there are storm inlets available.



Figure 7: Existing site drainage patterns.

The current proposal would re-grade and alter this natural drainage divide, directing the majority of the runoff from the application site to the proposed stormwater facility in the southwest corner of the site, where it would infiltrate into the ground or overflow into a closed stormwater system within a defined storm water easement. Although the proposal would alter the natural drainage pattern of the site, staff feels that the proposed modification could mitigate existing flooding issues on neighboring properties and could provide a public benefit to the surrounding community. Alterations to the drainage divide will be reviewed and approved by DPWES with the final engineering/grading plans

- c. *Water Quality* - The proposed infiltration facility would be designed to meet applicable water quantity and quality regulations, and will return a sizable portion of stormwater runoff back into the ground, satisfying this criteria.
- d. *Drainage* (Appendix 12) – As mentioned previously, the proposal would alter the existing drainage pattern on the site, in order to alleviate existing flooding issues. Stormwater will be re-directed and utilize both a closed piping system, and above-ground swales along the rear of the lots. These systems (known as “minor” systems) will be designed to convey a ten-year storm event, as per County policy. In the event of a larger rain event, or in the event that such minor systems fail or become clogged, uncontrolled runoff must still have adequate

outlets (known as “major” systems) to provide flow paths that do not threaten any neighboring buildings or property.

The existing runoff path at the southwest corner of the site is fairly well defined, flowing to an existing yard inlet on the boundary of Lot 379 of Fox Mill Estates and Lot 10 of Summerfield. This “major” stormwater outlet would likely be adequate to handle additional stormwater flow (with minor re-grading possible, if required). As discussed previously, there is not a well-defined flow path along the north property line, however, so any uncontrolled runoff in that direction would be of more concern.

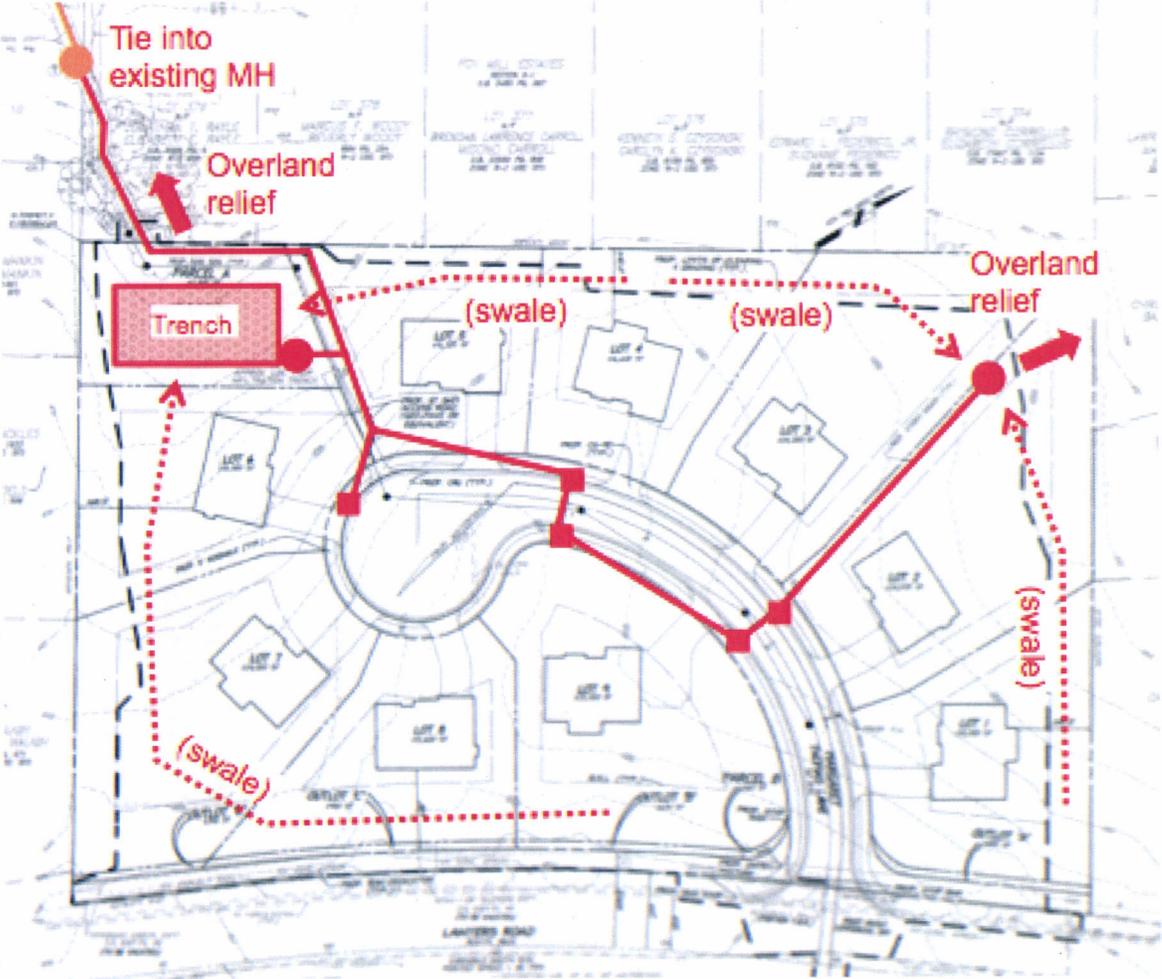


Figure 8: Proposed stormwater system (diagram by staff).

The applicant will be required to verify, in detail, at site plan stage that sufficient “overland relief” is provided to ensure that no neighboring properties would be adversely affected by runoff from the project site, and will be required to make improvements as necessary to ensure that is the case. With those concerns to be addressed at site plan stage, staff is comfortable with the concept of the proposed drainage system.

- e. **Noise** – Lawyers Road is a major arterial transportation route and generates substantial traffic noise. The applicant commissioned a preliminary acoustical analysis for the site to determine projected noise levels for the site, and demonstrated that no proposed residential structures would be subjected to noise levels exceeding the County standard of 65db. However, the applicant has committed to mitigate interior noise to 45 dBA, and exterior to 65 dBA, through a combination of building materials and in the rear and side yards of the lots closest to Lawyers Road.
- f. **Lighting** – Proposed lighting is not specified on the GDP, but the applicant has committed that all exterior lighting will comply with Part 9 of Sect. 14.
- g. **Energy** - The applicant's proposal seeks a density at the high end of the Comprehensive Plan's recommended density range for this parcel (1 – 2 du/ac). Objective 13 Policy C of the Environment section of the Policy Plan states, "Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied." Therefore, staff requested that the applicant commit to this ENERGY STAR[®] Qualified Homes designation, and the applicant has complied.

Based on the features described above, staff believes that Criterion 3 generally has been met. Staff recognizes that the engineering of the stormwater facilities will be subject to the review and approval of DPWES at the time of subdivision plan review.

4. ***Tree Preservation and Tree Cover Requirements*** (Appendix 10) - *All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of the Policy Plan) are also encouraged.*

While the project site consists primarily of grass fields, it does contain approximately 79,396 square feet of existing upland forest tree canopy (33% of the site), according to the Existing Vegetation Map, located primarily along the periphery of the site and in the location of the existing structures. Article 12 of the Public Facilities Manual (PFM) requires an R-2 development to achieve 10-year tree cover equal to at least 30% of the site, with a portion of that cover requirement resulting from preservation of existing trees. In this case, the applicant is proposing to preserve trees along the periphery of the site to satisfy the tree preservation requirements of the PFM, and will be planting additional trees throughout the site to achieve the 30% coverage

target. Proposed trees are located strategically on the GDP to provide heating and cooling benefits, and will also be specified to provide additional wildlife benefits. Staff feels that Criterion 4 would be met.

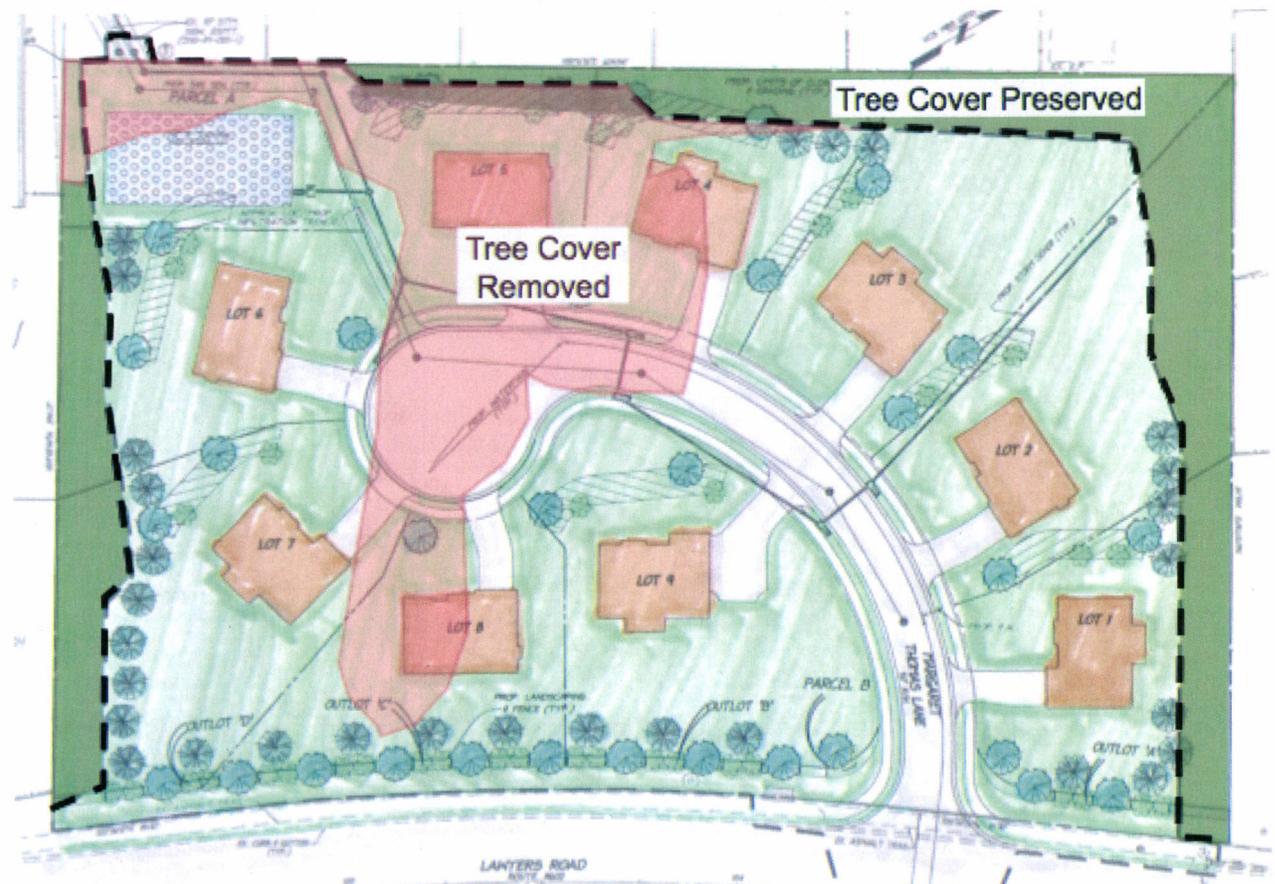


Figure 9: Proposed tree preservation.

5. Transportation (Appendices 8 and 9) - 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 – Early in the review process, it was determined by VDOT that no turn lanes or other substantial improvements to Lawyers Road would be warranted by the proposed development. The applicant has, however, proffered to dedicate an additional 12.5 feet of right-of-way, in order to achieve the ultimate right-of-way condition recommended by the Comprehensive Plan for Lawyers Road. Also included in the proposal would be a reconstruction and

widening of the existing 8-foot asphalt trail to full 10-foot wide VDOT specifications.

- b. *Transit/Transportation Management* - Draft proffers include a commitment to build a bus pad and shelter along the site frontage, to replace an existing bus stop along Lawyers Road that currently has no shelter.
- c. *Interconnection of Street Network* – Due to the configuration of the site in relation to the surrounding developments, there is no opportunity to provide additional street connections, and a waiver of a VDOT secondary street acceptance requirement to that effect has been submitted and is under review.
- d. *Streets* – The proposed street would be built to full public street standards, including curb-and-gutter and 5-foot sidewalks on both sides.
- e. *Non-motorized facilities* – As previously discussed, the proposal includes improvement of the existing asphalt multi-use trail, as well as a bus shelter along Lawyers Road.
- f. *Alternative street designs* - No modifications are proposed to standard street specifications.

Staff considers the above improvements sufficient to satisfy Criterion 5.

6. *Public Facilities* (Appendices 11 and 13) - *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.*

The Fairfax County Public Schools' Office of Facilities Planning Services determined that the proposal is anticipated to yield a net increase of approximately three new students if five dwellings can be constructed by-right (Appendix 13). Based on the approved proffer formula guidelines and using five as the number of by-right dwellings, staff determined that a contribution of \$32,475 is appropriate in order to address capital improvements for the receiving schools. Staff recommended that the contributions be directed to the Oakton HS pyramid and/or the Cluster VIII schools that encompass the surrounding area. The applicant's proffers satisfy this request.

The Fairfax County Park Authority (FCPA) requested that the applicant provide a fair share contribution of \$22,325 to the Park Authority (Appendix 11) to offset impacts to park and recreation service levels, based on a calculation of \$893 per new resident (at 2.77 residents per dwelling unit). This contribution would be used to

establish and maintain parks and recreational facilities in the Hunter Mill District. The applicant proposes a \$16,064 contribution to the Fairfax County Park Authority,.

The proposed development has access to an adequate 8-inch sanitary sewer line located on Reign Street, a 24-inch water main on Lawyers Road, and the proposal satisfies the requirements of the Office of the Fire Marshal. An existing septic system on the property will be properly abandoned,

Given the items discussed above, staff concludes that the application meets Criterion 6.

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 applies 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.*

The Zoning Ordinance does not require the applicant to provide Affordable Dwelling Units (ADUs) because only nine dwellings are proposed. Section 2-802 of the Zoning Ordinance states that the requirements of the Affordable Dwelling Unit Program shall apply when the rezoning yields 50 or more dwelling units at an equivalent density greater than one unit per acre. However, the Comprehensive Plan recommends a contribution to the County's Housing Trust Fund in rezoning applications that propose new residential dwellings. The application satisfies this Comprehensive Plan guideline by committing to contribute 0.5% of the projected sales price for all of the units approved on the property to the Fairfax County Housing Trust Fund.

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.*

As previously discussed, a cultural resource survey was recently prepared for the site to assess any potential for historic resources on the property, and to document the existing structures. There were no resources identified that would meet the above qualifications, so this criterion is met.

ZONING ORDINANCE ANALYSIS

	15,000 sq. ft.	15,320 sq. ft.
	18,000 sq. ft.	20,014 sq. ft.
	Interior Lot – 100 ft. Corner Lot – 125 ft.	(not specified)*
	35 ft.	35 ft.
	35 ft.	35 ft.
	25 ft.	25 ft.
	15 ft.	15 ft.
	2 du/acre (10 units)	1.71 du/acre (9 units)
	2 per unit (18 total)	4 per unit (36 total)
	30%	30%

Figure 10: Zoning Ordinance provisions.

**The GDP does not provide a lot width dimension for the proposed lots. As all lots are "interior", a minimum width of 100 ft. will need to be provided on the subdivision plat.*

The R-2 District was established to provide for single-family detached dwellings at a density not to exceed two dwelling units per acre. The proposed development, at 1.71 dwelling units per acre, would meet the density requirement of the R-2 District, and the proposal would satisfy other minimum standards for an R-2 District. Proposed lot widths will be required to be in conformance with R-2 minimum widths at the time of site plan review.

Parking requirements, which require two off-street spaces for each single-family detached residence, would be exceeded by the proposal to provide two garage spaces and two off-street driveway spaces for each residence. There are no screening buffers or barrier required between similar residential uses, though the applicant would be preserving existing vegetation along shared boundary lines. Stormwater Management and other technical requirements are discussed elsewhere in this report.

REQUESTED WAIVERS AND MODIFICATIONS

Modification of fence height in front yards, in accordance with Par. 3F of Sect. 10-104, to allow a 7-foot high noise barrier along Lawyers Road, as shown on the GDP.

Although the applicant requested this modification it is not required as the fence is located totally within outlots. All structures will need to be setback a minimum of 35 ft. from the right-of-way line.

Direct the Director of DPWES to: Modify the sidewalk requirement along Lawyers Road, per Sect 8-0102 of the PFM, in favor of a 10-foot paved trail, as shown on the GDP.

Staff supports the applicant's request to modify the sidewalk requirement along Lawyers Road, in favor of an improved 10-foot paved trail – which would provide both pedestrian and bicycle connectivity, and would be consistent with conditions elsewhere along Lawyers Road.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a rezoning from the R-1 District to the R-2 District to permit the construction of nine single family detached dwellings at a density of 1.71 dwelling units per acre (du/ac), which would be within the density range recommended by the Comprehensive Plan. The subject property is surrounded by other single family residential subdivisions developed at a similar density, and would be consistent in terms of layout and orientation with its neighbors.

Staff finds that the applicant's proposed development satisfies the Residential Development Criteria and other guidance of the Comprehensive Plan, and would conform with the requirements of the R-2 Zoning District, and other applicable provisions of the Zoning Ordinance.

Recommendations

Staff recommends approval of RZ 2013-HM-016, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff also recommends approval of:

- A direction to the Director of DPWES to: Modify the sidewalk requirement along Lawyers Road, per Sect 8-0102 of the PFM, in favor of a 10-foot paved trail, as shown on the GDP.

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

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 dated May 2, 2014
2. Statement of Justification
3. Affidavit dated April 29, 2014
4. Comprehensive Plan Recommendations
5. Residential Development Criteria
6. DPZ – Environmental Comments
7. FCDOT – Transportation Comments
8. VDOT – Transportation Comments
9. UFMD – Forestry Comments
10. FCPA - Park Authority Comments
11. DPWES – Stormwater Comments
12. Fairfax County Public Schools – Comments
13. Glossary

PROFFERS

Sekas Homes, Ltd.
Iris Hills

RZ 2013-HM-016

May 27, 2014

Pursuant to Section 15.2-2303(A) of the 1950 Code of Virginia, as amended, the Applicant, for himself and his successors or assigns (herein collectively referred to as the "Applicant") in this rezoning application filed on property identified on the Fairfax County Tax Map 25-4 ((1)) 17 hereinafter referred to as the "Application Property", agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves the rezoning of the Application Property from the R-1 zoning district to the R-2 district.

1. Development Plan

- a) Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("the Ordinance"), development of the Application Property identified on the Fairfax County Tax Map 25-4 ((1)) 17 shall be in substantial conformance with the General Development Plan ("GDP") entitled "Iris Hills" containing nine sheets and prepared by Land Design Consultants, Inc., dated December 9, 2013 as revised through May 22, 2014.
- b) Pursuant to Paragraph 2 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. These modifications may include the locations of utilities and landscaping, minor adjustment of property lines, and the general location, type and size of dwellings on the proposed lots, provided that the minimum building setbacks outlined on the GDP are honored, and the limits of clearing and grading are adhered to.

2. Homeowners Association

The Applicant shall establish a homeowners association for the proposed development for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the HOA and residential covenants. The initial deeds of conveyance shall expressly contain these disclosures.

3. Transportation

- a) Density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Ordinance for all eligible dedications described herein.
- b) As a condition of subdivision plan approval or upon demand by Fairfax County or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way along Lawyers Road (Rt. 602), such that the half-section, as measured from the centerline, shall equal 59.5 feet. The ROW dedication shall be provided as generally shown on the GDP, subject to the approval of VDOT and the Fairfax County Site Development and Inspections Division ("SDID") and Fairfax County Department of Transportation ("FCDOT").

- c) Public Street. At the time of subdivision plan approval, the Applicant shall dedicate and convey an internal public street, without encumbrances and in fee simple, to the Board of Supervisors, as generally shown on the GDP. The Applicant shall construct this public street with a 50-foot wide ROW, curb and gutter, 5-foot wide sidewalks, and buffer strips, in accordance with VDOT public street standards. The sidewalks shall connect to the 10-foot shared use path. This public street is subject to review and approval of VDOT and DPWES.
- d) Bus Pad and Shelter. At the time of subdivision plan approval, the Applicant shall work with FCDOT and Fairfax Connector to determine a suitable location for a new bus pad and shelter along the Applicant's property frontage on Lawyers Road (Rt. 602). Upon successful identification of a location, the Applicant shall designate an area for the bus pad and shelter, subject to FCDOT and VDOT approval, on Lawyers Road and construct a bus shelter, prior to the issuance of the first residential use permit ("RUP") for the Application Property.
- e) Shared Use Path. Prior to issuance of the first RUP, the Applicant shall provide a 10-foot wide shared use path along the subject property's Lawyers Road (Rt. 602) frontage, as generally shown on the GDP. The Shared Use Path shall be located within the Lawyers Road (Rt. 602) right-of-way and shall be subject to approval by VDOT and FCDOT.
- f) Garages and Driveways. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board of Supervisors. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each unit shall be a minimum of eighteen (18) feet in width and length to permit the parking of two (2) vehicles without overhanging onto the sidewalk, if provided. Garages shall be designed to accommodate two (2) vehicles.

4. Landscaping

- a) The first submission of the subdivision plan and all subsequent plan submissions shall include a landscape plan and specifications, for review and approval by the Forest Conservation Branch. The landscape plan and specifications shall incorporate the following:
- Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall cover no more than 75% of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs. Areas proposed for turf and mulch beds shall be delineated on the landscape plan submitted with the subdivision plan.
 - Plant trees in areas to contribute to energy conservation for the dwelling on each lot where possible, as depicted in Plate 4-12 of the Public Facilities Manual (PFM), and as determined in consultation with Forest Conservation Branch.
 - Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.
 - Landscaping implemented with the subdivision plan may be made up of groups of trees including larger, overstory type trees (Category III and IV, as listed in PFM Table 12.19) together with smaller understory type trees (Category II). The plan may show overlap of understory trees by overstory trees as might occur in a natural environment.
 - Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted at the time that the Residential Use Permit is issued for each

dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference.

- The Applicant shall reserve the right to modify the location and species of trees at time of final subdivision plan subject to final engineering and approval by FCB.

5. Tree Preservation

Existing Vegetation Map/Tree Preservation: The Applicant shall submit an Existing Vegetation Map/Tree Preservation Plan as part of the first and all subsequent subdivision plan submissions to identify the trees onsite and address the preservation of the trees, as shown on the General Development Plan. The Existing Vegetation Map/Tree Preservation Plan shall be prepared by a professional with experience in the preparation of these plans, such as a certified arborist, Registered Consulting Arborist or landscape architect, and shall be subject to the review and approval of Forest Conservation Branch (FCB), SDID.

The Existing Vegetation Map/Tree Preservation Plan shall consist of tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater within 10 feet of the limits of clearing within the area to be disturbed and within 25 feet of the limits of clearing in the protected area, including off-site trees. The tree preservation plan shall provide for those areas outside of the limits of clearing and grading shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering and as determined by FCB. The condition analysis ratings shall be prepared using methods outlined in the 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 any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

Tree Preservation Walk-through: The Applicant shall retain the services of a certified arborist, Registered Consulting Arborist or landscape architect and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an FCB, SDID representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions. The Applicant shall notify via certified mail, the Hunter Mill District Supervisor's Office, Summerfield Homeowner's Association and Fox Mill Estates Homeowner's Association the date of this tree preservation walk through meeting at least one week prior to the meeting.

Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the demolition, and phase I and II erosion and sediment control sheets, as may be modified by the Root Pruning proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be

performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the FCB, SDID, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by FCB, SDID.

Root Pruning: The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffers. All treatment shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by FCB, SDID, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not limited to the following:

- a) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches,
- b) Root pruning shall take place prior to any clearing and grading,
- c) Root pruning shall be conducted with the on-site supervision of a certified arborist;
- d) FCB, SDID shall be informed in writing when all root pruning and tree protection fence installation is complete.

Site Protection: This proffer shall preclude the removal, disturbance, cutting, destroying, or otherwise harming of any trees, shrubs, or other vegetation on the subject property, except as necessary for (a) the control of invasive species of vines and other vegetation; (b) removal of dead or dying vegetation; (c) the routine maintenance of existing conditions, such a minor tree limbing or trimming, provided that such activity is consistent with the Tree Preservation Plan; or (d) the removal of trees in order to prevent the endangerment of life or property, meet insurance requirements or damaged due to natural disasters beyond the control of the Applicant.

Site Monitoring: During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by FCB.

The Applicant shall retain the services of a certified arborist, Registered Consulting Arborist or landscape architect to monitor all construction and demolition work in order to ensure conformance with all tree preservation proffers, and FCB approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by FCB, SDID.

Tree Value Determination: The Applicant shall contract a Certified Arborist to determine the monetary value of each tree within twelve (12) feet of the clearing limits (herein, the "Tree Value") and 15 inches in diameter and larger shown to be preserved in the tree inventory. Tree Value shall be determined using the Trunk Formula Method contained in the 9th Edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture, and shall be subject to approval by the Forest Conservation Branch Division, DPWES (FCBD) with review and approval of the subdivision plan. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placement ratings. The Site rating component shall be equal to at least 80%.

The combined total of monetary values identified in the approved Tree Conservation Plan for trees designated to be preserved shall serve as a baseline sum in determining the amount of the Tree Bond, as discussed below.

Tree Bond: At the time of subdivision plan approval, the Applicant shall both post a cash bond and a letter of credit (herein, the "Tree Bond") payable to the County of Fairfax to ensure preservation and/or replacement of the trees within twelve (12') of the clearing limits for which a

Tree Value has been determined as described above (herein, the "bonded trees"). The Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, replacement, removal and/or treatment of the trees identified in the Tree Conservation Plan and as approved on the subdivision plan, and for work relating to the protection and management of undisturbed areas identified on the approved GDP. The letter of credit shall be equal to 50% of the replacement value of the bonded trees. The cash deposit shall consist of 33% of the amount of the letter of credit.

At any time prior to final bond release, should any bonded trees die, be removed, or severely decline as determined by FCB due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equal size, species and/or canopy cover as approved by FCB. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any bonded tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be equal to the Tree Value determined during reviewed and approved of the subdivision and paid to a fund established by the County for the furtherance of tree conservation objectives. At the time of approval of the final RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to an amount up to 20% of the total amounts originally committed.

Any cash or funds remaining in the Tree Bond shall be released two years from the date of the project's final bond release, or sooner, if approved in writing by FCB.

Areas to be Left Undisturbed and Adherence to Limits of Clearing and Grading: The limits of clearing and grading shown on the GDP shall be strictly adhered to. The subdivision plan shall clearly identify these areas as shown on the GDP.

As part of the subdivision plan, the Applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the FCB. The Applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The Applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of FCB if these are found to be damaged, removed or altered in a manner not allowed in writing by the FCB.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by FCB in coordination with the Site Development and Inspections Division, DPWES. In addition, the Applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by FCB. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by FCB.

6. Storm Water Management

- a) If approved by SDID, Stormwater Management and Best Management Practices (BMP's) shall be accomplished through the provision of a Gravel Aggregate Infiltration Trench, chambers and/or stackable modular plastic stormwater management system as generally shown on Sheets 2 and 7 of the GDP and in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) or any approved modifications and/or waivers. Maintenance access will be provided as shown on the GDP. The size and location of the facilities may be subject to final modifications based on final engineering provided it is in substantial conformance with the GDP. The stormwater facility shall be designed to meet the adequate outfall requirements as outlined in the PFM.
- b) The homeowners of the lots within Iris Hills shall be responsible for implementing the maintenance contract and funding mechanism to provide maintenance for the proposed stormwater facilities. The maintenance responsibilities and funding mechanisms for the lots within Iris Hills will be outlined in the Homeowner's Association documents as well as in a disclosure memorandum for any contract for sale
- c) Prior to bond release, the Applicant shall contribute \$5,000 to the Homeowner's Association for the subject property for use in maintaining the proposed stormwater facility.
- d) After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the stormwater facilities in accordance with the PFM and County guidelines.
- e) Should the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management requirements or regulations affecting the Property, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the requirement to amend the GDP or these proffers or gain approval of an administrative modifications to the GDP or proffers, provided such changes to the stormwater management design are in substantial conformance with the GDP.

7. Contributions

- a) Prior to bond release, the Applicant shall contribute \$16,074 to the Fairfax County Park Authority for use by the Fairfax County Park Authority for its use in establishing and maintaining parks and recreational facilities in the Hunter Mill District of Fairfax County.
- b) At the time of issuance of the first Building Permit, Applicant shall contribute \$32,475 to the Board of Supervisors for capital improvements to the public schools that encompass this area at the time of Building Permit approval. Said contribution shall be deposited with SDID for transfer to Fairfax County Public Schools. Following approval of this Application and prior to the Applicant's payment of the amounts set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts. Prior to beginning construction of the proposed development, the Applicant shall notify the Fairfax County Public Schools of the intended construction and anticipated completion date.

- g) Prior to the issuance of the first Building Permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one-half of one percent (0.5%) of the value of all of the units approved on the property. The percentage shall be based on 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. The projected sales price shall be as determined by the Department of Housing and Community Development (HCD) in consultation with the Applicant to assist the County in its goal to provide affordable dwellings.

8. Escalation in Contribution Amounts

For all proffers specifying contribution amounts or budgets for operational expenses, the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

9. Architecture

The design and architecture of the approved units shall be in substantial conformance with the illustrative elevations contained in the GDP, or of comparable quality. The Applicant reserves the right to use an alternative product than what is shown on the illustrative elevations provided it is consistent with the character of the illustrative elevations. The exterior facades of the new homes constructed on the site shall be covered with masonry (cultured stone, stone or brick) from finished grade to first floor on all four sides. Masonry and/or cementitious siding (e.g., HardiPlank by James Hardie Building Products), or a combination thereof shall be applied from the first floor to the roof line. All units shall be limited to a maximum of thirty-five (35) feet in height as measured in the Fairfax County Zoning Ordinance.

10. Green Building

All units shall achieve qualification in accordance with ENERGY STAR[®] for Homes as determined by the submission of documentation to the Environment and Development Review Branch of DPZ from a home energy rater certified through the Residential Energy Services Network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR[®] for Homes qualification prior to issuance of the Residential Use Permit.

11. Lighting and Signs

- a) All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
- b) 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 by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in

marketing and/or home sales for the Property to adhere to this Proffer.

12. Telecommuting

All dwellings shall be pre-wired with broadband, high capacity data/network connections in multiple rooms, in addition to standard phone lines.

13. Universal Design

At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: step-less entry from the garage to house or into the front door, main doors on 1st floor level 36" wide, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, first floor bedroom and 1st floor bathroom, clear space under the kitchen counters, curb less shower (or shower with a curb of less than 4.5" high), five foot turning radius near 1st floor bathroom commode, grab bars in 1st floor bathroom that are ADA compliant, 1st floor bathroom console sink in lieu of cabinet style vanity.

14. Noise

- a) Concurrent with the submission of the subdivision plan for the Proposed Development, the Applicant shall submit to the Department of Planning and Zoning (the "DPZ") and DPWES for review and comment, a revised noise study demonstrating that, based on noise mitigation measures the Applicant proposes to include (if any), all affected interior areas of the residential units constructed on the Property will have noise levels reduced to approximately 45 dBA Ldn or less based on future traffic conditions and final site conditions. Noise attenuation measures shall be incorporated into the development so as to achieve an interior noise level of no greater than DNL 45 dBA, if required. Any acoustical analysis and noise attenuation measures shall be subject to the review and approval of the Environmental and Development Review Branch of the Department of Planning and Zoning (DPZ) and DPWES at the time of subdivision plan. For dwelling units anticipated by the study to be affected by highway noise levels, those dwellings shall be constructed to meet the following building material standards to reduce interior noise levels to 45 dBA Ldn or less:

- Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 65 to 70 dBA Ldn.
- If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass.
- All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

The Applicant reserves the right to pursue methods other than those above for mitigating highway noise impacts that can be demonstrated prior to the filing of a building permit, through an independent noise study as reviewed and approved by DPWES and the DPZ, provided that these methods will be effective in reducing interior noise levels to approximately 45 dBA Ldn, and exterior noise within outdoor recreation areas to approximately 65 dBA Ldn.

- b) In order to reduce the maximum exterior noise to a level of approximately 65 dBA Ldn or less for all affected units located within 70' of the western edge of Lawyers Road, a 6' tall wood composite or other solid material fence, with a nominal minimum face weight of 2 pounds per square foot, will be provided as generally shown on Sheets 1 and 2 of the GDP. The location and purpose of this fence shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale and included in the HOA documents. The Applicant shall also place a covenant in the deed of subdivision noting that this fence shall remain in the location generally shown on Sheet 3 of the GDP. This fence shall be maintained by the HOA.

15. Other

- a) During development of the subject site, the telephone number of the site superintendent that shall be present on-site during construction shall be provided to the Hunter Mill District Supervisor's Office, Summerfield Homeowner's Association and Fox Mill Estates Homeowner's Association.
- b) Outdoor construction activity shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m. on Saturdays. No outdoor construction activities shall be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish. This proffer applies to the original construction only and not to future additions and renovations by homeowners.
- c) Any extension into the minimum required side and rear yards for covered and uncovered decks shall be permitted in accordance with Section 2-412 of the Fairfax County Zoning Ordinance. Restrictions placed on the location of covered and uncovered decks per Section 2-412 of the Zoning Ordinance shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision. In accordance with the Zoning Ordinance, any sunrooms or enclosed porches may not encroach into the minimum required setbacks as shown on Sheet 2 of the GDP. This shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision.
- d.) The Applicant shall include the Approved Landscaping Plan from the Subdivision Plan, including a detail for each lot that clearly identifies trees to be preserved, any Maintenance Responsibilities for the proposed vegetation (to be prepared by a Certified Arborist) and information regarding the County's Tree Conservation Ordinance to all prospective homeowners. This shall be provided to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision.

Signatures:

Sekas Homes, Ltd., Applicant, Tax Map 25-4 ((1)) 17

By: _____
John P. Sekas, President

Iris Hills, L.C., Owner, Tax Map 25-4 ((1)) 17

By: _____
John P. Sekas, Manager



RECEIVED
Department of Planning & Zoning
MAR 14 2014
Zoning Evaluation Division

October 25, 2013
March 14, 2014 (Revised)

Mrs. Barbara Berlin
Department of Planning and Zoning
Fairfax County
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Statement of Justification
Iris Hills
Fairfax County Tax Map #25-4 ((1)), Parcel 17
Currently Zoned R-1, Approximately 5.26 Acres
LDC Project #13104-1-0

Dear Mrs. Berlin,

Sekas Homes, Ltd. ("Applicant") and Land Design Consultants, Inc. (LDC) are pleased to present this rezoning application. The subject property, located on Tax Map 25-4 ((1)) Parcel 17, is situated within the Hunter Mill District and is currently zoned R-1. The total area of the property is 5.26 acres per a boundary survey completed by LDC. This property is known as Iris Hills.

The subject property currently contains an existing house, barn, sheds and driveway and was previously well known for an extensive Iris Garden. All existing structures will be removed on the application property as a result of the proposed development. The existing septic field and well will also be removed in conjunction with the demolition of the existing features.

Upon review of the Comprehensive Plan, LDC notes that there is not any specific text for the area. The site is recommended for development at a density of one to two dwelling units per acre. Therefore, the proposed rezoning to the R-2 district is in conformance with the Comprehensive Plan and surrounding densities. To the north is the existing Fox Mill Estates, Section 9I Subdivision, which is zoned R-2. Detached homes in this subdivision were constructed primarily in the 1980's. To the east is the Fox Mill Estates, Section 1 Subdivision, which is zoned R-2 cluster and developed in the late 1970's. To the west is the existing Summerfield Subdivision, which is zoned R-2 cluster. Houses in this subdivision were constructed in the late 1980's. All of these subdivisions contain existing single-family detached houses. Lawyers Road is located along the property's southern boundary.

The Applicant has filed the enclosed proposal showing the development of the property with nine single-family detached houses and onsite stormwater management/best management practices (SWM/BMP) facilities at an overall density of 1.71 dwelling units per acre under the R-2 zoning district. The subdivision will be accessed via a new public road, which will terminate with a permanent cul-du- sac.

In creating this community, the Applicant is working to create a development that is compatible with the adjacent communities.

A brief review of the Residential Design Criteria would include:

Mrs. Barbara Berlin, Branch Chief
Department of Planning and Zoning
Re: Statement of Justification
Iris Hills
Fairfax County Tax Map #25-4 ((1)), Parcel 17
Currently Zoned R-1, Approximately 5.26 Acres
LDC Project #13104-1-0

October 25, 2013

March 14, 2014 (Revised)

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1. High quality site design

While the Residential Development Criteria does not expect rezoning applications for new developments to exactly match surrounding developments, they must enhance the community and be compatible with the existing neighborhood.

As stated, there is no specific text for the property regarding consolidation. This property is the last remaining parcel surrounded by existing subdivisions, therefore there is no additional opportunity to consolidate.

The site layout includes nine single-family detached homes that will be accessed by a proposed public street. A 5' wide sidewalk will be located on both sides of the proposed street, which will connect to the existing trail along Lawyers Road. The lots range in size from approximately 15,000 square feet to 24,000 square feet. The average lot size is approximately 20,000 square feet. The GDP shows a lot typical detail for the lots and reflects front setbacks of 35', side yard setbacks of 15' and a rear yard setback of 25'. These setbacks provide for usable rear yards, which will accommodate future decks in accordance with Section 2-412 of the Zoning Ordinance. The proposed density of 1.71 dwelling units per acre is in accordance with the Comprehensive Plan, although on the high side of the range, but a reduction from the first submission.

The Applicant has attempted to integrate the proposed houses into the fabric of the existing neighborhoods. The Applicant has sited all of the houses around the proposed street and the rear of the houses to the rears of adjacent houses, where applicable. The proposed houses have been sited close to the front building restriction line in order to provide usable rear yards, distance from Lawyers Road and tree preservation along the periphery. In addition to the preservation, the Applicant will provide landscaping around the houses and provide additional street trees.

A discussion of proposed utilities is provided in detail below.

The Applicant reviewed a number of options for the development of this property utilizing a density of 2 du/acre. This included development assuming conventional, cluster and planned lot standards.

LDC notes this application was originally filed as a rezoning to the PDH-2 planned district with ten lots. A cluster or planned development allows greater opportunity to provide for smaller lot sizes, open space and preservation of existing tree canopy on an Outlot. However upon further review by Staff, they believe the application as submitted did not meet the standards of a planned district as it does not contain any environmental features such as floodplain, resource protection area or steep slopes worthy of preservation and the layout did not provide for innovative and creative design. As such, the Applicant revised the layout in accordance with a conventional R-2 zone and eliminated one lot.

Mrs. Barbara Berlin, Branch Chief
 Department of Planning and Zoning
 Re: Statement of Justification
 Iris Hills
 Fairfax County Tax Map #25-4 ((1)), Parcel 17
 Currently Zoned R-1, Approximately 5.26 Acres
 LDC Project #13104-1-0

October 25, 2013
 March 14, 2014 (Revised)
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2. Integration and compatibility with the Neighborhood Context

The subject property is currently developed with an existing house, barn, sheds and driveway. The property is surrounded by single-family detached homes zoned R-2 and R-2 cluster. Therefore, the proposed single-family detached homes under the R-2 zone are compatible with the adjacent uses.

To the north is the existing Fox Mill Estates, Section 9I Subdivision, which is zoned R-2 and has an approved density of 1.91 du/acre. To the east is the Fox Mill Estates, Section 1 Subdivision, which is zoned R-2 cluster and has an approved density of 1.41 du/acre. To the west is the existing Summerfield Subdivision, which is zoned R-2 cluster and has an approved density of 1.75 du/acre. The proposed density of the Iris Hills Subdivision is 1.71, which is within the Comprehensive Plan's recommended density range and lower than the density of two adjacent subdivisions. Please see the chart below, which summarizes the average, minimum, and maximum lot area for the proposed development and adjacent subdivisions.

	Zoning Designation	Average Lot Area (SF)	Minimum Lot Area (SF)	Maximum Lot Area (SF)
Summerfield	R-2 Cluster	13,520	13,000	15,319
Fox Mill Estates, Sec. 9I	R-2	16,998	15,000	22,290
Fox Mill Estates, Sec. 1	R-2 Cluster	19,256	15,000	30,785
Iris Hills	R-2	20,000	15,000	24,000

The houses proposed within this development will have a footprint of approximately 2,200-2,400 SF. A typical lot detail has been provided on Sheet 1 of the GDP. Specifically, the proposed lots will contain a 35' front setback, 15' side setbacks and 25' rear setbacks, which is consistent with the R-2 requirements.

As shown on the GDP, the proposed houses will fit into the fabric of the existing community. The proposed houses have a minimum 1:1 relationship with adjacent houses and the proposed tree preservation provides a visual buffer from the adjacent houses. Please note that the tree preservation buffer around the property consists primarily of upland forest vegetation, which provides significant screening from the adjacent houses.

Elevations of the proposed houses are included with the GDP and the Applicant will proffer to building materials. The houses will contain masonry facades from the finished grade to the first floor on all four sides and masonry and/or cementitious siding from the first floor to the roof line. These houses are similar to the houses constructed by Sekas Homes in a variety of communities in the Vienna area and similar in size to those in adjacent communities. Please note that the Applicant will not use vinyl siding on the houses.

Mrs. Barbara Berlin, Branch Chief
Department of Planning and Zoning
Re: Statement of Justification
Iris Hills
Fairfax County Tax Map #25-4 ((1)), Parcel 17
Currently Zoned R-1, Approximately 5.26 Acres
LDC Project #13104-1-0

October 25, 2013

March 14, 2014 (Revised)

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3. Enhance, preserve or contribute towards the preservation of natural environmental resources on site and/or reduce adverse off-site environmental impacts.

The Comprehensive Plan notes that new development should conserve environmental resources such as Resource Protection Area's (RPA), floodplains, stream valleys and existing preservation. While the subject property does not have an RPA or floodplain, it does have an existing, mature tree canopy along the periphery of the site. The proposed layout will allow for the preservation of a vegetated buffer adjacent to existing subdivisions.

The existing topography on site is such that the site is sloping to the northeast and northwest. LDC has completed preliminary engineering, which has established proposed grades on the property. This information has been used to finalize the limits of clearing and grading and the proposed layout allows for the preservation of the existing vegetation.

The soils on site consist primarily of the Wheaton-Glenelg Complex (105), which is "good" for foundation support and drainage and the Wheaton-Summerduck Complex (108), which is "marginal" for foundation support and "poor" for drainage according to the "Fairfax County Description and Interpretative Guide to Soils". The Applicant has retained a Geotechnical Engineer to complete infiltration and groundwater testing in the vicinity of the proposed infiltration trench and has stated that the average infiltration rate is greater than the minimum requirements. This information was used to size the proposed facility in accordance with County requirements.

Stormwater Management and Best Management Practices (SWM/BMP) will be met via an onsite facility, which will be privately maintained. Specifically, the Applicant is proposing an infiltration trench as shown on Parcel A. This location will capture the runoff generated from the site and provide for detention and treatment. The facility has been designed in accordance with field infiltration rates and groundwater levels determined by the Geotechnical Engineer and will substantially reduce the volume and velocity of runoff currently leaving the site uncontrolled and untreated by directing this runoff into the ground. Specifically, this trench is designed for the 10 year 2 hour storm and will provide an approximately 60% reduction in existing uncontrolled runoff as well as 40% phosphorus removal in accordance with County requirements. The proposed facility is a Low Impact Development (LID) technique and will provide a water quality benefit.

Lighting will be provided along the site frontage at the proposed entrance, as required by the Public Facilities Manual, in conjunction with the Subdivision Plan.

Finally, Sekas Homes is one of three Vienna Builders recognized by the Town of Vienna as a Green Builder. As part of their commitment to reducing energy costs, all Sekas Homes are constructed with a foil faced roof, foam insulation and Andersen windows. All of the proposed homes constructed on the property shall meet the guidelines of the Energy Star for Homes, as determined by submission of documentation to the County from a home energy rater. Further, the Applicant will be providing landscaping on each lot. This additional landscaping provided in conjunction with the proposed tree preservation will provide natural measures for controlling the ambient temperature in this community.

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4. Tree Preservation and Tree Cover Requirements

The Comprehensive Plan encourages applications for rezoning to take advantage of existing quality tree cover and meet most if not all of the required tree cover via preservation.

The Applicant has retained a certified arborist to complete an Existing Vegetation Map and Tree Preservation Plan. Per this plan, approximately 32% of the subject property is covered with existing tree canopy. Upon development, 30% of the subject property shall be required as tree cover. At this time, the Applicant is proposing areas of tree preservation to count towards the tree cover requirement, which will also meet the target tree preservation requirement. This will minimize noise and light pollution from the proposed development, maintain an existing canopy that provides for energy conservation, buffering and a habitat for wildlife. Additional plantings are also proposed as shown on Sheet 3 to meet tree cover requirements, as this cannot be met via preservation alone. Portions of this vegetation will also provide for energy conservation in light of their location on the lots. As with every rezoning application, the Applicant has committed to standard Tree Preservation proffers due to the high quality of preservation proposed on site.

5. Contribute to development of specific transportation improvements.

Lawyers Road is not shown on the Countywide Transportation Plan to be improved. However, it is shown on the Comprehensive Plan for additional dedication to accommodate four lanes. Lawyers Road has been improved to four lanes; however the Applicant will dedicate additional right-of-way in accordance with the Comprehensive Plan as shown on the GDP.

As stated, the Applicant is proposing to access the subject property via construction of a new public street, Margaret Thomas Lane. This road will be designed as a VDOT maintained public road with a 50' right-of-way and sidewalk and curb and gutter on both sides. The proposed sidewalk will connect to the existing trail along Lawyers Road. A waiver of the sidewalk requirement along Lawyers Road is requested in conjunction with this application in lieu of the existing trail. The proposed houses will access this new road extension. This road will terminate in a permanent cul-de-sac, as it is unable to be extended since there is an adjacent existing, developed community. A Secondary Street Acceptance Requirement (SSAR) waiver will be submitted concurrently with this request in order to waive the multiple connections requirement.

In regards to parking, this will be accommodated in the proposed driveways and garages. Please note that a covenant will be recorded with the deed of subdivision, which prohibits the proposed garages from being converted to living space. In addition, each driveway will be a minimum length of 18' to accommodate parking without blocking the road.

Due to the small size of this proposed residential development, this site does not lend itself to any Transit or Transportation Demand Management Programs.

6. Provision of public facilities to alleviate impact of the proposed development on the community.

According to Fairfax County maps, sanitary sewer is located within the right-of-way of Reign Street, north of the subject property. A separate Public Improvement Plan (2110-PI-001-1) has been approved, subject to complying with bonding requirements, with Fairfax County to extend

Mrs. Barbara Berlin, Branch Chief
Department of Planning and Zoning
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March 14, 2014 (Revised)

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sanitary and storm sewer to the subject property in advance of this rezoning. The proposed houses will be served by individual connections from the proposed sanitary sewer main.

At this time, the subject property is not currently served by public water. Public water is located on the south side of Lawyers Road. As part of this development, the Applicant will be extending public water into the site via the proposed public road. The proposed houses will be served by individual connections from the proposed water main.

In regards to the public schools and parks, the Applicant will proffer the necessary monetary contributions. Due to the small number of lots proposed, we do not anticipate any significant increased demand on schools, parks, fire, rescue or police services as a result of this development.

Finally, the addition of nine homes on 5.26 acres lends itself towards the development of all homes at the same time. The developer believes that the phasing of such a small development is not appropriate and the developer will work with Staff and the adjacent property owners to minimize any disturbance caused by the development. Please note the Applicant has completed many projects within Fairfax County over the past twenty-five years and is not in default of any Bonded Requirements or Projects.

7. Contribute towards the County's low and moderate-income housing goals.

Due to the proposed development of only nine homes, the application is not subject to the ADU provisions requiring on site construction for ADU's. The Applicant will proffer a sum equal to one-half of one percent (0.5%) of the value of all of the units approved on the property to the Fairfax County Housing Trust Fund.

8. Preserve, protect and/or restore items or significance to the County's heritage.

The subject property is not specifically shown in the Comprehensive Plan as having a potential for historic resources and has been previously disturbed. Further, the site is not located in a Historic Overlay District nor is the existing dwelling located on the National Register of Historic Places or the Virginia Landmarks Register. However, the Applicant has agreed to conduct a Phase I Archaeological Survey. These results will be provided to the County upon completion.

Mrs. Barbara Berlin, Branch Chief
Department of Planning and Zoning
Re: Statement of Justification
Iris Hills
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In your review of this application, I believe that you will find it meets the spirit and criteria of the County's Comprehensive Plan, the character of the surrounding neighborhoods and is a positive compliment to the existing community.

Very truly yours,

Land Design Consultants, Inc.



Kelly M. Atkinson, AICP
Senior Project Manager

Enclosures

cc: John Sekas, Sekas Homes, Ltd.
Matt Marshall, L.S., President, LDC, Inc.

REZONING AFFIDAVIT

DATE: April 29, 2014
 (enter date affidavit is notarized)

123082a

I, Kelly M. Atkinson, 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

in Application No.(s): RZ 2013-HM-016
 (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)
Sekas Homes, Ltd. John P. Sekas	407-L Church Street, N.E., Vienna, VA 22180 407-L Church Street, N.E., Vienna, VA 22180	Applicant/Agent for Title Owner Agent for Applicant/Title Owner
Land Design Consultants, Inc.	4585 Daisy Reid Avenue, Suite 201 Woodbridge, VA 22192	Agent for Applicant/Title Owner
Matthew T. Marshall, L.S.	4585 Daisy Reid Avenue, Suite 201 Woodbridge, VA 22192	Agent for Applicant/Title Owner
Joshua C. Marshall, P.E.	4585 Daisy Reid Avenue, Suite 201 Woodbridge, VA 22192	Agent for Applicant/Title Owner
Kelly M. Atkinson, AICP	4585 Daisy Reid Avenue, Suite 201 Woodbridge, VA 22192	Agent for Applicant/Title Owner

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: April 29, 2014
(enter date affidavit is notarized)

123082 a

for Application No. (s): RZ 2013-HM-016
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to 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)
Iris Hills, L.C.	407-L Church Street, N.E. Vienna, VA 22180	Title Owner of Tax Map 25-4 ((1)) 17
John P. Sekas	407-L Church Street, N.E. Vienna, VA 22180	Agent for Title Owner

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

Rezoning Attachment to Par. 1(b)DATE: April 29, 2014
(enter date affidavit is notarized)for Application No. (s): RZ 2013-HM-016
(enter County-assigned application number (s))

123082a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sekas Homes, Ltd.
407-L Church Street, N.E.
Vienna, VA 22180**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)
John P. Sekas

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)
John P. Sekas, President
Bryan L. Deege, Vice President
Sandra A. Booze, Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Iris Hills, L.C.
407-L Church Street, N.E.
Vienna, VA 22180**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)
John P. Sekas

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)
John P. Sekas, Manager(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: April 29, 2014
(enter date affidavit is notarized)

173082a

for Application No. (s): RZ 2013-HM-016
(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)

- Land Design Consultants, Inc.
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22192

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

Matthew T. Marshall
Joshua C. Marshall

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

Matthew T. Marshall, President
Joshua C. Marshall, Vice President

(check if applicable) [x] 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 AFFIDAVIT

DATE: April 29, 2014
(enter date affidavit is notarized)

123082a

for Application No. (s): RZ 2013-HM-016
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: April 29, 2014
(enter date affidavit is notarized)

123082a

for Application No. (s): RZ 2013-HM-016
(enter County-assigned application number(s))

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

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

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

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: April 29, 2014
(enter date affidavit is notarized)

123082a

for Application No. (s): RZ 2013-HM-016
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3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

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

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

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

WITNESS the following signature:

Kelly M. Atkinson

(check one)

[] Applicant

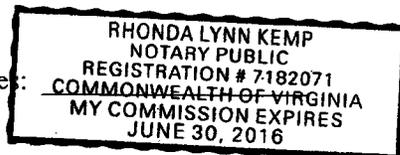
[x] Applicant's Authorized Agent

Kelly M. Atkinson, AICP

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

Subscribed and sworn to before me this 29 day of April, 2014, in the State/Comm. of Virginia, County/City of Prince William.

My commission expires:



Rhonda Lynn Kemp
Notary Public

I was commissioned a notary public as Rhonda Lynn Kemp

Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2013 Edition. For the full, unabridged, plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

UPPER POTOMAC PLANNING DISTRICT

MAJOR OBJECTIVES

- Preserve stable residential areas through infill development of a character and intensity/density that is compatible with existing residential uses;

UP7 WEST OX COMMUNITY PLANNING SECTOR

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends the areas of the West Ox Community Planning Sector develop as either Suburban Neighborhoods or Low Density Residential Areas except for the area north of Fox Mill Road which is in the Reston-Herndon Suburban Center. The Suburban Neighborhood area is located in the western portion of the sector, generally west of Lawyers Road. The Low Density Residential Area is located in the eastern portion of the sector, generally east of Lawyers Road and east and south of Reston.

RECOMMENDATIONS

The West Ox Community Planning Sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Heritage Resources

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2013 Edition. For the full, unabridged, plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

POLICY PLAN – LAND USE

APPENDIX 9 - RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

- a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the

Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

b) *Layout:* The layout should:

- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
- provide dwelling units that are oriented appropriately to adjacent streets and homes;
- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
- provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
- provide convenient access to transit facilities;
- Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.

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

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

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

2. Neighborhood Context:

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

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

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

3. **Environment:**

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

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

4. **Tree Preservation and Tree Cover Requirements:**

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

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

5. **Transportation:**

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

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

- Capacity enhancements to nearby arterial and collector streets;
- Street design features that improve safety and mobility for non-motorized forms of transportation;
- Signals and other traffic control measures;
- Development phasing to coincide with identified transportation improvements;
- Right-of-way dedication;
- Construction of other improvements beyond ordinance requirements;
- Monetary contributions for improvements in the vicinity of the development.

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

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

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

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

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

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

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

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

8. Heritage Resources:

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

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

APPENDIX 5

- 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.



County of Fairfax, Virginia

MEMORANDUM

DATE: May 8, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: RZ 2013-HM-016
Iris Hills

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application (RZ) and General Development Plan (GDP) revised through May 1, 2014 and proffers, revised through May 2, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony 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:

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through March 4, 2014, page 7-9 states:

- “Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment

complies with the County's best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.

Policy l. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater

management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas.”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through March 4, 2014, page 10 states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

The Fairfax County Comprehensive Plan Policy Plan, 2013 Edition, Environment section as amended through March 4, 2014, pages 11 and 12 states:

“Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA.”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through March 4, 2014, page 18 states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through March 4, 2014, page 19 states:

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

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

benefits of these measures and their associated maintenance needs.

...

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

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county’s remaining natural amenities. This application seeks approval for 9 single-family homes on 5.26 acres of land at a density of 1.71 dwelling units per acre on land which is proposed to be rezoned from R-1 to the R-2 Zoning District.

Water Quality Water Protection and Best Management Practices: The 5.26 acre subject property falls within the Horsepen Creek Watershed. The site is predominately turf with some peripheral trees and it is developed with a single-family home, several small buildings and a driveway. The existing buildings will be removed and access into the property will be reconfigured to serve the nine proposed single-family homes. The applicant proposes to meet water quality control and water quantity control requirements with the installation of one large infiltration trench on the southwest corner of the property. The stormwater narrative indicates that the proposed trench will provide water quality and quantity control for the ten year, two hour rainfall event at a runoff release rate that will be less than pre-developed conditions.

The outfall narrative further describes that runoff from the subject property has two discharge locations, one located on the southwest corner of the site and one located on the northwest corner of the subject property. The engineer for the applicant indicates that both outfalls adequately convey the discharge from the subject development into existing storm sewer systems. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. In support of this legislation, the Fairfax County Board of Supervisors adopted the Stormwater Management Ordinance as an amendment to the Code of Fairfax County on January 28, 2014. Staff from the DPWES will administer the stormwater management ordinance, effective July 1, 2014. The applicant will be required to comply with the new requirements for this development if the applicant has not, prior to July 1, 2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program

General Permit for Discharges of Stormwater from Construction Activities. This proposed development may not be grandfathered from the new ordinance as a result of approval of this zoning application. The applicant should, therefore, design the proposed stormwater management system consistent with new stormwater management requirements. A link to the recently adopted ordinance is below.

http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf

Transportation Generated Noise: The subject property is located immediately adjacent to Lawyers Road and it will be subject to transportation generated noise. The applicant has provided a preliminary noise study # 14-080 performed by Miller, Beam and Paganelli, Inc., dated April 23, 2014. The assessment indicates that a twenty-four hour noise measurement was performed on March 11–12, 2014. Factoring in traffic volume increases to the year 2030, the acoustical consultant concluded that the homes and yards closest to the roadway may be affected by noise levels exceeding 65 dBA Ldn. Specifically, the consultant indicates that rear yards of lots 1, 8 and 9 will be exposed to roadway noise in excess of 65 dBA Ldn. The consultant recommends that a six foot high fence with no gaps or barriers be constructed adjacent to Lawyers Road in order to mitigate roadway noise in the rear yards of the lots closest to Lawyers Road. The development plan provides detail regarding the noise fence on sheet 1 of the development plan, but this feature is not clearly identified and labeled elsewhere on the development plan. The noise fence detail should be clearly and consistently identified and labeled on the development plan.

In addition, to ensure conformance to the Policy Plan guidance that noise in interior areas of new residential development will not exceed 45 DBA Ldn, staff recommends that the applicant provide a proffer which commits to windows on affected façades which possess a sound transmission class (STC) rating between 28-30 STC and walls possess a sound transmission class (STC) rating of 39. The applicant has provided a proffered commitment that does not fully address the Policy Plan noise mitigation guidance. Staff has provided recommended language to strengthen this proffer commitment. If the applicant expands the proffer commitment to incorporate the appropriate building materials specifications which have the capacity to mitigate noise to the appropriate level as recommended by the Comprehensive Plan guidance, then this issue will be resolved.

Green Building Practices: This 5.26 acre site is planned for residential development at 1- 2 dwelling units per acre. The current proposal seeks approval for 9 dwelling units, at an overall density of 1.71 dwelling units per acre which is at the high end of the Plan's density range. In conformance with the County's green building policy, the applicant has made a proffered commitment to the attainment of Energy Star Qualified Homes for the proposed new homes to be demonstrated prior to the issuance of the residential use permit (RUP) for each dwelling. Staff suggests that the applicant consider adding alternative green building residential certification programs to the proffer such as Earthcraft House and/or 2012 National Green Building Standard (formerly known as NAHB National Green Building Certification) using the Energy Star Qualified Homes path for energy performance to broaden future opportunities.

Tree Preservation/Restoration: The subject property is predominately turf grass with some trees along the western periphery of the site, as well as in the center of the property. The current revised plan depicts landscaping around the periphery of the property. However, staff encourages the applicant to work with the Urban Forestry Management Division (UFMD) of DPWES to identify additional landscaping opportunities for this proposed redevelopment in order to enhance both the drainage of the site as well as to provide a more significant visual amenity for this redevelopment.

COUNTYWIDE TRAILS MAP:

The Countywide Trails Plan depicts a major paved trail (described as asphalt or concrete, 8' or more in width) on the west side of Lawyers Road immediately adjacent to the subject property. The development plan depicts an existing 8' wide asphalt trail in this location.

PGN/MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: May 14, 2014

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

FROM: Michael A. Davis, Chief 
Site Analysis Section, Department of Transportation

FILE: RZ 2013-HM-016

SUBJECT: RZ 2013-HM-016 Sekas Homes, Ltd.
12410 Lawyers Road, Herndon, VA 20171
Tax Map: 025-4 ((1)) 17

This Department has reviewed the subject application and General Development Plan (GDP) dated September 2013 and revised through May 1, 2014, and offers the following comments:

- The Applicant submitted a revised Secondary Streets Acceptance Requirements Waiver of the Multiple Connections in Multiple Directions requirement. FCDOT reviewed the May 1, 2014 revised GDP and acknowledges that the subject site is an infill site, with established residential neighborhoods on the north, west, and south perimeters. No future street connections or ROW is available to connect the proposed internal roadway with other surrounding streets. Therefore, FCDOT is agreeable to this waiver request.
- The Applicant has addressed a previous FCDOT comment regarding an additional dedication of Lawyers Road right-of-way (ROW). The Applicant proposes to dedicate approximately 12.5 feet of ROW which would result in a 59.5-foot half street section per the Comprehensive Plan. The Applicant should therefore proffer to this commitment.
- The Applicant should update and submit a revised GDP depicting a 10-foot wide shared use trail across the Lawyers Road frontage to meet current design standards for trails within VDOT ROW. Applicant should also provide an engineering detail, a typical cross-section, curb and gutter ramps with details at curb returns related to this proposed trail. The Applicant should proffer to providing this 10-foot wide shared use trail.
- The Applicant should provide a bus pad with shelter to accommodate a consolidation of an existing bus stop located south of the site to a new facility located proximate to Lawyers Road and the new street intersection. As part of the bus stop consolidation, this new bus pad and shelter would provide upgraded amenities for transit riders from the surrounding community and this new community. The Applicant should coordinate with FCDOT to determine the location of the new bus pad and shelter and ensure it is located outside of the sight distance line. The Applicant should proffer to this commitment.

MAD/RP

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





COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

April 14, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development

Subject: **RZ 2013-HM-016**
Iris Hills

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

This office has reviewed the subject application and offers the following comments.

- A sight distance profile for Margaret Thomas Lane at the intersection with Lawyers Road should be provided.
- The existing asphalt trail along Lawyers Road will not qualify for State maintenance.
- CG-12 ramps should be installed at the curb returns of Margaret Thomas Lane.
- What is the purpose of Outlots A-D?
- The SSAR Exception for Multiple Connections has been submitted to VDOT and is currently under review.
- The existing concrete aprons along the frontage should be removed.



County of Fairfax, Virginia

MEMORANDUM

DATE: May 14, 2014

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, DPWES

SUBJECT: Navy-12410 Lawyers Rd (Iris Hills), RZ/FDP 2013-HM-016

I have reviewed the above referenced rezoning application, including the proposed FDP, stamped as received by the Zoning Evaluation Division on May 2, 2014; and draft proffers dated May 2, 2014.

All Forest Conservation Branch (FCB) comments have been adequately addressed. FCB staff has no additional comments at this time.

If there are any questions or further assistance is needed, please contact me.

HCW/
UFMDID #: 187942

cc: DPZ File





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: April 1, 2014

SUBJECT: RZ/FDP 2013-HM-016, Iris Hills (Seka Homes), REVISED
Tax Map Number: 25-4 ((1)) 17

BACKGROUND

The Park Authority staff has reviewed the revised Development Plan dated March 14, 2014, for the above referenced application. This memorandum replaces one submitted February 21, 2014.

The Development Plan shows nine new single family detached dwelling units on a 5.26 acre parcel to be rezoned from R-1 to R-2 with proffers. Based on an average multi-family household size of 3.13 in the Upper Potomac Planning District, the development could add 25 new residents (9 new – 1 existing = $8 \times 3.13 = 28$) to the Hunter Mill Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

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

The subject site is in the UP7 West Ox Planning Sector of the Upper Potomac Planning District. Planning Sector guidance describes the area's high potential for significant heritage resources, particularly in the southeastern half of the planning sector along Fox Mill Road – near the subject site (Area III, UP7 West Ox Planning Sector, p183). Additionally, heritage resource guidance for this sector recommends, "Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found." (Area III, UP7 West Ox Planning Sector, Heritage Resources, p191) Finally, text from

the Fairfax District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan, describing cultural resources and potential archaeological sites in the district.

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Franklin Oaks and Little Difficult Run Stream Valley) meet only a portion of the demand for parkland generated by residential development in the West Ox Planning Sector. In addition to parkland, the recreational facilities in greatest need in this area include trails, basketball and sports courts, and playgrounds.

Recreational Impact of Residential Development:

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$22,325 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Cultural Resources Impact:

The parcels were subjected to cultural resources review. The subject site contains structures that appear on 1937 historical aerial photography and is listed as architectural site 025-4A05 (also listed as Virginia Department of Heritage Resources architectural site 029-0405). The parcel has high potential to contain Native American archaeological or historical archaeological sites. Staff recommends a Phase I archaeological survey, including architectural assessments of all standing structures to VDHR Standards. If significant sites are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion on the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

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

Trails:

The applicant has requested a waiver of the sidewalk requirement along Lawyers Road, citing an existing asphalt trail. Staff defers to the Fairfax County Department of Transportation (FCDOT) for assessment of this request. However, staff notes that pedestrian and bike connections along this corridor are recreationally important and suggests consideration of the existing trail's condition and adequacy to determine if improvements are appropriate.

SUMMARY OF RECOMMENDATIONS

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

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Single-family detached units	N/A	\$22,325	\$22,325

In addition, the analysis identified the following major issues:

- Conduct a Phase I archaeological survey, including architectural assessments of all standing structures to VDHR Standards
- Review condition and adequacy of existing asphalt trail along property frontage

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

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Michael Lynskey

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Michael Lynskey, DPZ Coordinator
Chron File
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: April 17, 2014

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Aileen M. Santiago, Senior Engineer III
Site Development and Inspection Division (SDID)
North Branch
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application and Final Development Plan RZ/FDP 2013-HM-016;
Iris Hills dated March 14, 2014; Tax Map Numbers 025-4-01-0017; LDS #
4332-ZONA-001-1, Hunter Mill District

We have reviewed the subject RZ/FDP, and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). Applicant proposed to satisfy detention requirements for this project with an on-site infiltration trench facility on parcel A. Applicant intends to meet detention by detaining all increases in stormwater over existing conditions.

Preliminary computations shown on sheet 7 shows soil properties that or conducive for infiltration, with an average infiltration rate of 2.8 in/hour.

At the subdivision constructions stage:

- Field run soil borings must demonstrate that a minimum separation between the bottom



Michael Lynskey, Staff Coordinator
 RZ/FDP 2013-HM-013, Iris Hills, 03/14/14
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of the infiltration facility and the groundwater table or bedrock can be provided.

- The results of infiltration tests will be required for the infiltration facilities. PFM 4-0703
- A private maintenance agreement for the proposed detention facility will be required prior to final approval of the construction plan.

Stormwater Quality Control

Water quality control (BMP) is required for this proposed development (PFM 6-0401.1, CBPO 118-3-2(f)(2)). Applicant has proposed an on-site infiltration trench facility to meet the water quality control (BMP) requirement of 40% phosphorus removal.

At the subdivision construction stage:

- Field run soil borings must demonstrate that a minimum separation between the bottom of the infiltration facility and the groundwater table or bedrock can be provided.
- The submission of the infiltration test report must comply with PFM testing guidelines (PFM 4-0703)
- A private maintenance agreement for the proposed detention facility will be required prior to final approval of the construction plan.

Adequate outfall

An outfall narrative has been provided. The point in which the outfall meets a drainage at least 100 times the site area has been identified, however, the narrative does not include information about existing conditions, nor a description about the adequacy and stability, of the outfall between the site to the point in which the drainage area is at least 100 times the site area.

The applicant intends to use the detention method to meet the PFM's outfall requirements. In the construction plan submittal, it must be demonstrated that:

- The entire site's runoff will be reduced proportionally (PFM 6-0203.4C),
- storage of the 1-year storm volume for 24 hours is provided (PFM 6-0203.4C),
- No adverse impact to the downstream properties which requires the checking for flooding of existing dwellings of existing dwellings from the 100-year storm event for the extent of review (PFM 6-0203.1; PFM 6-0203.5)

Cross-sections at key locations and between existing dwellings are recommended at the rezoning application stage as non-compliance with PFM 6-0203.4C (no adverse impact to downstream properties) will trigger additional requirements, including but not limited to:

- (a) Reduce the peak flow of the 100-year storm of the proposed development to a level below the pre-development condition by a percent equal to the required proportional improvement (PFM 6-0203.5), or
- (b) provide offsite grading improvements prior to final subdivision plan approval, which would also require the acquisition of land rights (easement and letter of permission) (PFM 6-0202.14)

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Major Storm Drainage System and Overland Relief

Flooding of the existing dwellings by the 100-year storm event is not allowed since it violates overland relief requirement of the PFM. Reliance on a pipe system to convey the 100-yr overland relief flow is not permissible per PFM 6-0101.2B.

Topographic information on the western side of the development (between lot 10 and 379) into Reign Street, together with an existing off-site drainage easement, shows that overland relief is achievable on the western side of the development. The applicant needs to provide additional information regarding proper overland relief and PFM compliance of the major storm drainage system on the northern boundary side of the development which discharges into residential lots (lot 21 & 22).

The applicant shall demonstrate in the construction plan that on-site major storm drainage system is designed in accordance with PFM 6-1500. The major system must provide drainage relief such that no building will be flooded with the 100-year design flow, even if the minor system fails due to blocking.

Cross-sections at key locations and between existing dwellings on the northern side of the development are recommended at the rezoning application stage as non-compliance with PFM 6-1501.2 will require the applicant to:

- (a) Design overland relief swales, and/or storage in such a way that no building will be damaged by flooding. (PFM 6-1501.2E)
- (b) Provide offsite grading improvements prior to final subdivision plan approval, which would also require the acquisition of land rights (easement and letter of permission) (PFM 6-0202.14)

Additional Comment

These comments are based on the 2011 version of the Public Facilities Manual (PFM). The County is in the process of adopting new and revised County codes and requirements to comply with the Virginia Stormwater Management Law and Regulations adopted by the Virginia Soil and Water Conservation Board on May 24, 2011 (Regulations). Please note that the Regulations include provisions (4VAC50-60-48.A) which limit which land-disturbing activities could be considered "grandfathered" by the County, and therefore would not be subject to certain new criteria.

The subdivision plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1464 if you require additional information.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Greg McLaughlin, P.E., Senior Engineer III, SDID, DPWES
Zoning Application File



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3200
Falls Church, Virginia 22042

April 22, 2014

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

FROM: Ajay Rawat, Coordinator 
Office of Facilities Planning Services

SUBJECT: RZ/FDP 2013-HM-016, Sekas Homes LTD

ACREAGE: 5.26 acres

TAX MAP: 25-4 ((1)) 17

PROPOSAL:

The application requests to rezone the site from R-1 to R-2 district. This project would develop the site into a subdivision with nine single family homes. The site currently contains one single family home, but could be developed with a total of five single family homes. A prior version of this application was reviewed on January 23, 2014.

ANALYSIS:

School Capacities

The schools serving this area are Crossfield Elementary, Carson Middle and Oakton High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2013 / 2018	Enrollment (9/30/13)	Projected Enrollment 2014-15	Capacity Balance 2014-15	Projected Enrollment 2018-19	Capacity Balance 2018-19
Crossfield ES	768 / 768	699	641	127	477	291
Carson MS	1,350 / 1,350	1,341	1,371	-21	1,562	-212
Oakton HS	2,096 / 2,096	2,198	2,220	-124	2,380	-284

Capacities based on 2015-2019 Capital Improvement Program (December 2013)

Project Enrollments based on 2013-14 to 2018-19 6-Year Projections (April 2013)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2018-19 and are updated annually. At this time, if development occurs within the next five years, Carson and Oakton are projected to have significant capacity deficits, while Crossfield is projected to have surplus capacity. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2015-19 Capital Improvement Program (CIP) does include an unfunded renovation and capacity enhancement at Oakton High School within the 10-year CIP cycle. In addition, the CIP does include the unfunded need for a Future High School (which would likely be located in the western end of the County). This future facility could potentially impact Oakton High School.

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Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Existing (Potential By-right)

School level	Single Family Detached ratio	Proposed # of units	Estimated Student yield
Elementary	.273	5	1
Middle	.086	5	0
High	.177	5	1

2 total

2012 Countywide student yield ratios (September 2013)

Proposed

School level	Single Family Detached ratio	Proposed # of units	Estimated Student yield
Elementary	.273	9	2
Middle	.086	9	1
High	.177	9	2

5 total

2012 Countywide student yield ratios (September 2013)

RECOMMENDATIONS:

Proffer Contribution

A net of 3 new students is anticipated (1 Elementary, 1 Middle and 1 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$32,475 (3 x \$10,825) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution be directed toward schools in Cluster VIII or to schools in the Oakton High School Pyramid at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

***Adjustment to Contribution Amounts.** Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.*

Proffer Notification

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

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ADDITIONAL INFORMATION:

Overcrowding at Carson could potentially be addressed with programming adjustments, temporary facilities and/or interior modifications. Due to its surplus capacity, Crossfield could potentially serve as a receiving school for Navy (111% capacity utilization in 2018-19).

AR/gjb

Attachment: Locator Map

cc: Pat Hynes, School Board Member, Hunter Mill District
Patty Reed, School Board Member, Providence District
Kathy Smith, School Board Member, Sully District
Jane Strauss, School Board Member, Dranesville District
Ilyong Moon, Chairman, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ted Velkoff, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Fabio Zuluaga, Cluster VIII, Assistant Superintendent
Kevin Sneed, Director, Design and Construction Services
John Banbury, Principal, Oakton High School
August Frattali, Principal, Carson Middle School
Robert V. Yoshida, Principal, Crossfield Elementary School

GLOSSARY

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

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

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

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

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

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

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

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

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

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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