



APPLICATION ACCEPTED: September 17, 2014
PLANNING COMMISSION: February 12, 2015
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

January 28, 2015

STAFF REPORT

APPLICATION RZ/FDP 2014-BR-019



BRADDOCK DISTRICT

APPLICANT: Christopher at Kenilworth, LLC

PRESENT ZONING: R-1 (Residential 1 dwelling units per acre (du/ac))

REQUESTED ZONING: PDH-3 (Planned Development 3 du/ac)

PARCEL(S): 69-1 ((1)) 29

ACREAGE: 3.59 acres

OPEN SPACE: 30%

PLAN RECOMMENDATION: Residential at 2 to 3 du/ac

PROPOSAL: The applicant seeks to rezone 3.59 acres from R-1 to PDH-3 to permit the development of 9 single family detached dwelling units at an overall density of 2.5 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2014-BR-019, subject to proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2013-BR-003.

Staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDP/FDP and as proffered.

William O'Donnell

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/



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.

N:\ZED\Rezoning\RZ 2014-BR-019 Kenilworth\Report\01 RZ 2014-BR-019 - Kenilworth - Staff Report Cover.doc



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

Rezoning Application

RZ 2014-BR-019



Applicant: CHRISTOPHER AT KENILWORTH, LLC

Accepted: 09/17/2014

Proposed: RESIDENTIAL

Area: 3.59 AC OF LAND; DISTRICT - BRADDOCK

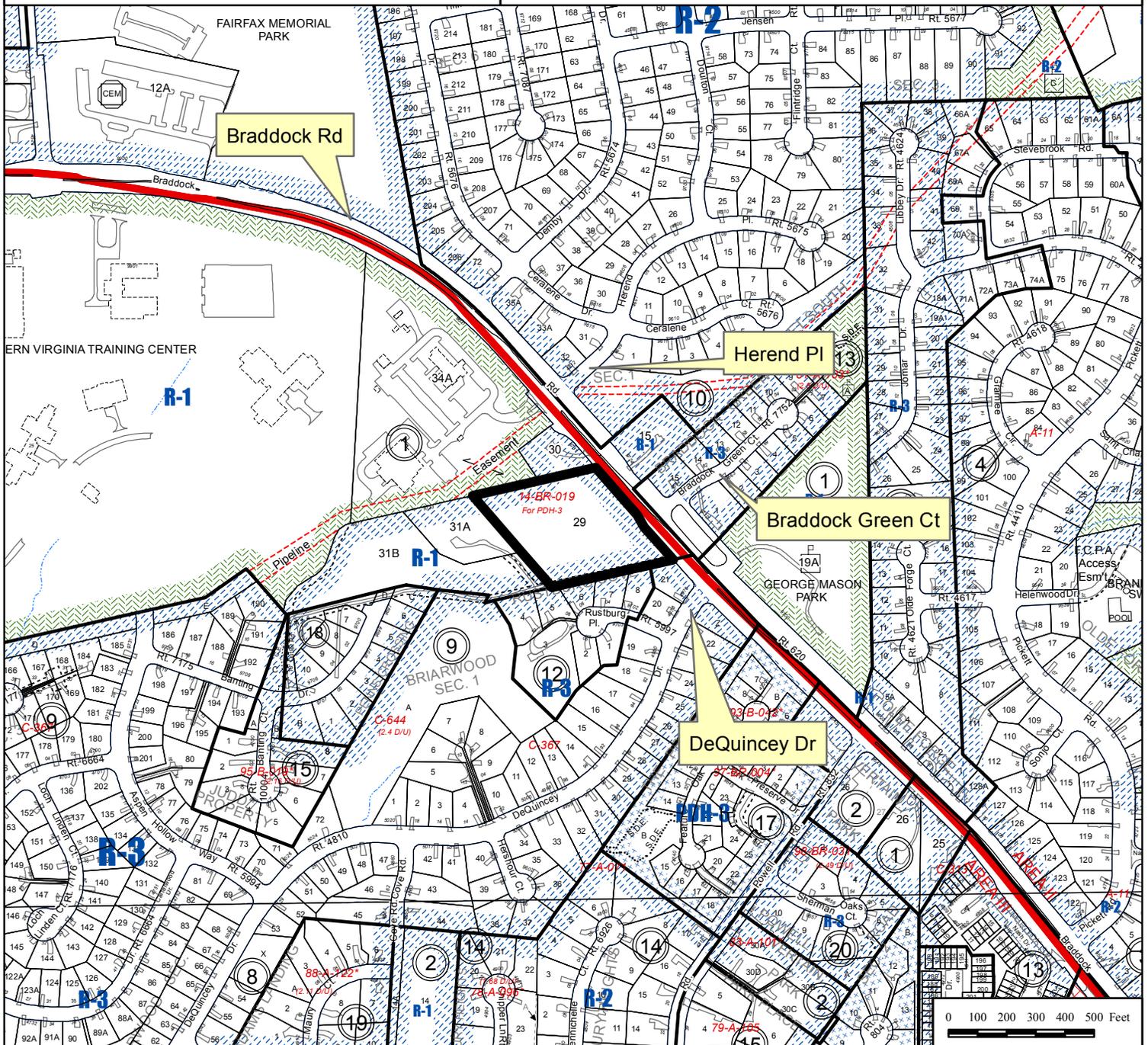
Zoning Dist Sect:

Located: SOUTH SIDE OF BRADDOCK ROAD
APPROXIMATELY 150 FEET WEST OF THE
INTERSECTION WITH DEQUINCEY DRIVE

Zoning: FROM R- 1 TO PDH- 3

Overlay Dist:

Map Ref Num: 069-1- /01/ /0029

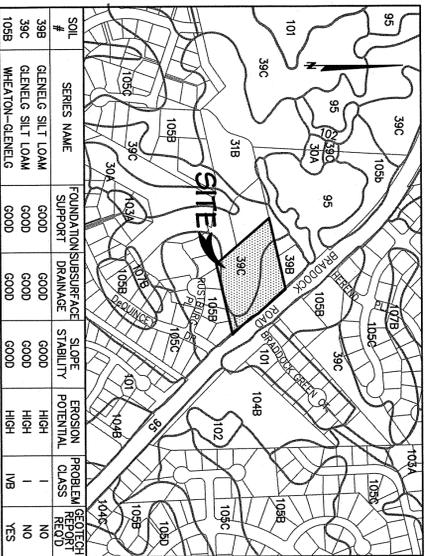


CONCEPTUAL / FINAL DEVELOPMENT PLAN

KENILWORTH

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2014-BR-019



SOILS MAP/DATA
SCALE : 1" = 500'

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) REVISED TREE TYPICAL LAYOUT, ADDED NOTE #8. (4) REVISED LAYOUT, CHANGED TO PUBLIC STREET. (5) NEW SHEET. (6) ADDITIONAL LANDSCAPING, REVISED TREE COVER CALC. (7&8) REVISED TREES TO BE SAVED/REMOVED & INVENTORY. (9) REVISED DRAINAGE DIMENSIONS. (12) NEW SHEET.	12-1-14
2.	(1) REVISED SITE TABULATIONS. (4) REVISED LAYOUT, CHANGED TO PUBLIC STREET. (6) REV. LANDSCAPING & TREE COVER CALC. ADDED (7&8) REVISED TREES TO BE SAVED/REMOVED & INVENTORY. (9) REVISED DRAINAGE DIMENSIONS.	1-5-15
3.	(1) REVISED PARKING REGULATIONS, ADDED SIGNAGE (4) REVISED LAYOUT (LOTS 2-5). (6) REV. TREE COVER CALCULATIONS. (12) ADDED NOISE BARRIER DETAIL.	1-20-15

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

- Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4.
- Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (sf)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Infil. Trench #1	0.98±	1.35±	2,735±	2,686±	5,055±	N/A
Infil. Trench #2	1.54±	1.21±	2,75±	2,686±	5,157±	N/A
Totals	2.52±	2.56±	5,085±	5,319±	10,212±	
- Outlet drainage channels, outfalls, and pipe systems are shown on Sheet 4. Pond inlet and outlet pipe systems are shown on Sheet 4.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 4. Type of maintenance access road surface noted on the plot is asphalt.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 6.
- A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 3.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 9.
- A description of how the outfall requirements, including human changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 9.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 & 2.
- A submission waiver is requested for N/A.
- Stormwater management is not required because N/A.

- THE SUBJECT PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 69-1(1)129. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS PDH-3.
- THE PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF CHRISTOPHER AT KENILWORTH, LLC IN DEED BOOK 23579 AT PAGE 748 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED JUNE 2014, CONTOUR INTERVAL EQUALS TWO FEET NODD 1929.
- THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) IMPACTING THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 118.4, 302.4, AND 305. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VA 672-10-1. VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 299, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THERE ARE NO ZONING OVERLAY DISTRICTS IMPACTING THIS SITE.
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308. DENSITY CREDIT FOR ANY DEDICATION OF LAND FOR PUBLIC USE SHALL BE RESERVED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF 82-308 OF THE ZONING ORDINANCE.
- PRESTIUM DRIVEWAYS SHALL CONFORM TO THE FAIRFAX COUNTY PFM, UNLESS OTHERWISE MODIFIED.
- THERE IS AN EXISTING 6-FOOT PAVED TRAIL ALONG BRADDOCK ROAD.

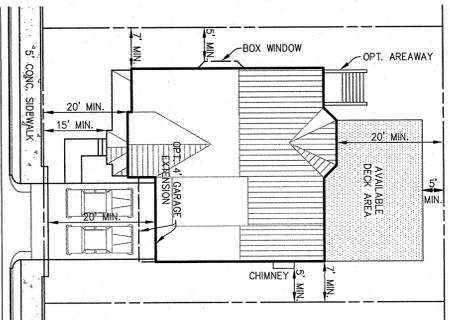
NOTES

- THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER PROVIDED SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PFM. LANDSCAPING SHOWN ON THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY, AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE LOCATION OF LANDSCAPING MAY BE ADJUSTED TO ACCOMMODATE UTILITY, SIGNAGE, SIGHT DISTANCE, AND OTHER REQUIREMENTS, FROM THOSE SHOWN ON THIS PLAN.
- THE PROPOSED UTILITY ALIGNMENTS SHOWN ON THE PLAN ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. UTILITY PLANS AND PROFILES, AS WELL AS ALL NECESSARY EASEMENTS WILL BE PROVIDED WITH THE SITE PLANS(S).
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 25 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED BELOW:
 - A TREE PRESERVATION TARGET DEDICATION IS BEING REQUESTED WITH THIS PLAN (SEE SHEET 6).
 - IN GENERAL, THE PUBLIC FACILITIES MANUAL (PFM) REQUIRES THAT ALL SEWER BE PROVIDED BY MEANS OF GRAVITY. HOWEVER, PFM 810-01029 STATES THAT "PRIVATE SANITARY SEWER PUMP SYSTEMS FOR INDIVIDUAL DWELLINGS MAY BE PERMITTED IF SEWER SERVICE IS NOT AVAILABLE BY GRAVITY FLOW." PROVIDED THAT THE CONDITIONS OF PFM 810-01029 A-E ARE MET, THERE ARE SEVERAL LOTS IN THIS DEVELOPMENT THAT MAY REQUIRE THE PUMPING OF A PORTION OF THE HOUSE, AND THIS WILL BE ACCOUNTED FOR AT THE TIME OF SITE PLAN APPROVAL.
- PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY AN EXISTING 12" MAIN LOCATED IN BRADDOCK ROAD.
 - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN BRADDOCK GREEN COURT.
- A PAVILION MAY BE PROVIDED AS A RECREATIONAL FACILITY WITH THIS DEVELOPMENT.
- SPECIAL AGENTIES ARE NOT PROPOSED WITH THIS PLAN.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 12 FOR ARCHITECTURAL ELEVATIONS.
- PARCELS A-D WILL BE CONNECTED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 6-808 OF THE ZONING ORDINANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE COP/PDP. PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.
- ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS, OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE, AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.

SITE TABULATIONS

SITE AREA:	REQUIRED	PROVIDED
LOT AREA	---	9 single-family detached
PARCELS A-D	67,782± (1,556 A±)	2.5 DU/AC
RIGHT-OF-WAY DEDICATION (PROP. STREET)	62,894± (1,444 A±)	6,240 ±±
RIGHT-OF-WAY DEDICATION (BRADDOCK RD.)	20,291± (0,466 A±)	7,500 ±±
TOTAL	5,531± (0,127 A±)	35'
	156,498± (3,583 A±)	See Typical Lot Detail

PDH-3 ZONE	REQUIRED	PROVIDED
NUMBER OF UNITS	---	9 single-family detached
MAXIMUM DENSITY	3 DU/AC	2.5 DU/AC
MINIMUM LOT AREA	N/R	6,240 ±±
AVERAGE LOT AREA	N/R	7,500 ±±
MAXIMUM BUILDING HEIGHT	N/R	35'
MINIMUM YARDS	N/R	
OPEN SPACE	20% (0.72 A±)	30% (1.08 A±) (PARCELS A-C)
PARKING	2 spaces/unit (6 spaces) (14 spaces)	6 spaces (14 spaces)
TOTAL :	20 spaces	20 spaces



TYPICAL LOT LAYOUT
SCALE : 1" = 20'



DEVELOPER
THE CHRISTOPHER COMPANIES
10461 WHITE GRANITE ROAD
SUITE 103
OAKTON, VIRGINIA 22124
(703) 352-9590

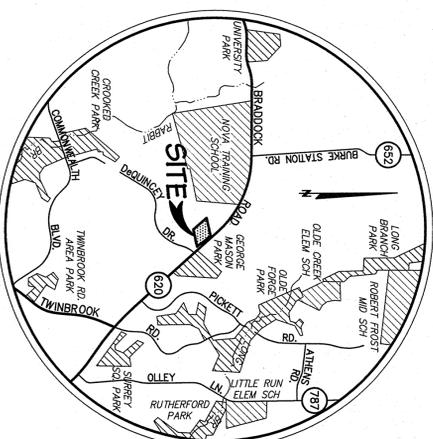
NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING VEGETATION MAP
4	CONCEPTUAL / FINAL DEVELOPMENT PLAN
5	SIGHT DISTANCE PLAN & PROFILE
6	LANDSCAPE PLAN
7	TREE PRESERVATION PLAN
8	OUTFALL ANALYSIS
9	RUNOFF REDUCTION METHOD CALCULATIONS
10 & 11	ARCHITECTURAL ELEVATIONS & NOISE BARRIER DETAIL
12	

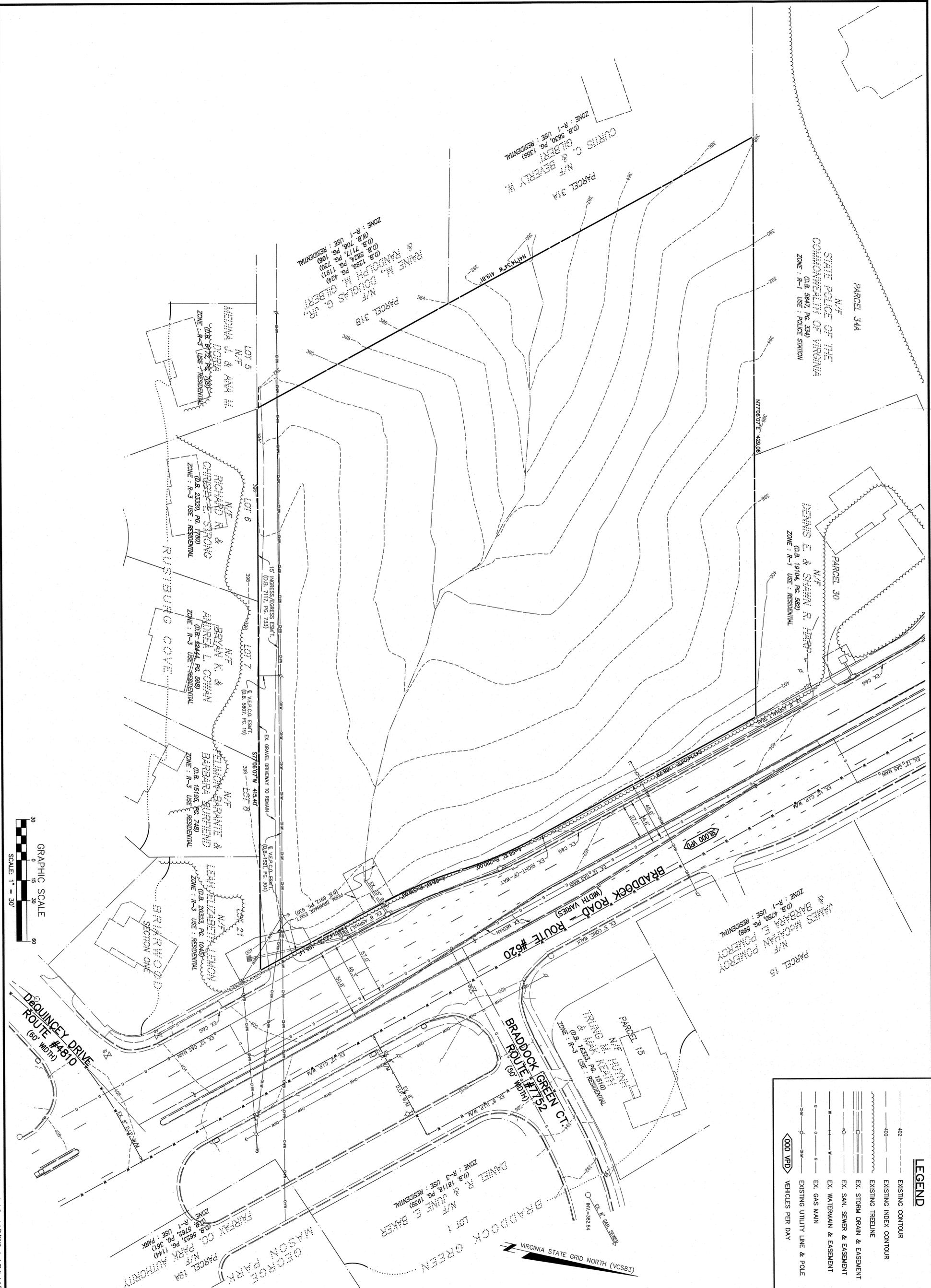
CPS Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
3069 Timber Run, Ste. 210 Fairfax, VA 22030 703-346-7656 Fax: 703-272-4895
www.cpsva.com • www.charlesjohnson.com • www.cpsarch.com • www.cpseng.com • www.cpsplan.com • www.cpsurvey.com

DATE : SEPTEMBER 5, 2014
REVISED : DECEMBER 1, 2015
JANUARY 5, 2015
JANUARY 20, 2015

VICINITY MAP

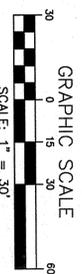
SCALE : 1" = 2000'





LEGEND

- 402 --- EXISTING CONTOUR
- 400 --- EXISTING INDEX CONTOUR
- EXISTING TREELINE
- EX. STORM DRAIN & EASEMENT
- EX. SAN, SEWER & EASEMENT
- EX. WATERMAIN & EASEMENT
- EX. GAS MAIN
- EX. UTILITY LINE & POLE
- EX. VEHICLES PER DAY



NO. DATE REVISIONS

NO.	DATE	REVISIONS



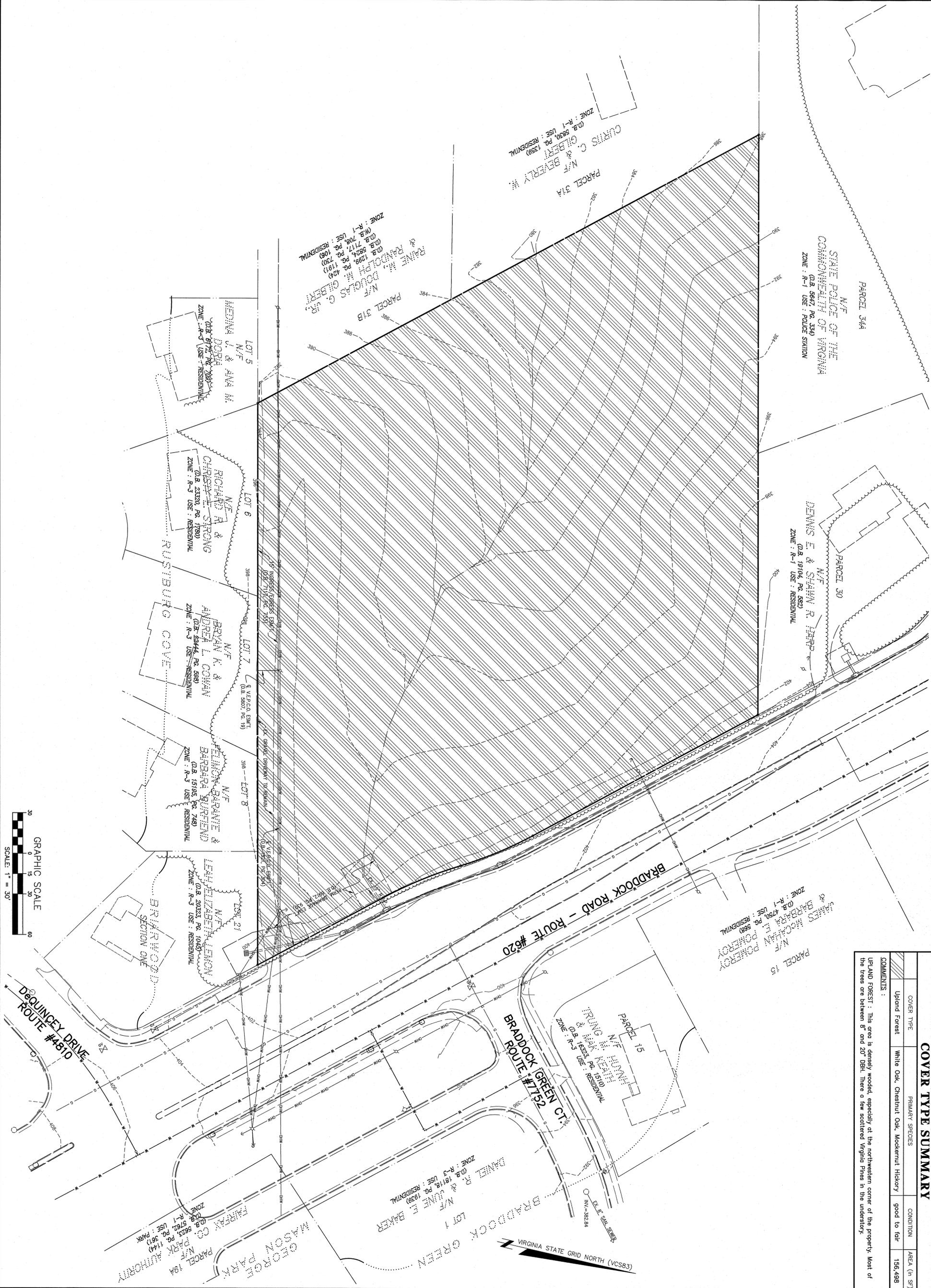
EXISTING CONDITIONS PLAN

KENILWORTH

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	REVISION	PRIOR TO APPROVAL

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COVER TYPE SUMMARY			
COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (in SF)
Upland Forest	White Oak, Chestnut Oak, Mockernut Hickory	good to fair	156,498

COMMENTS :
 UPLAND FOREST : This area is densely wooded, especially at the northwestern corner of the property. Most of the trees are between 8' and 20' DBH. There are a few scattered Virginia Pines in the understory.

DESIGN KJV	DRAFT KJV	APPROVED HMF	DATE SEPT. 2014
SCALE HORIZ: 1" = 30'		VERT: ---	
NO.	DESCRIPTION	REVISIONS	REVIEW BY
APPROV. DATE			



EXISTING VEGETATION MAP

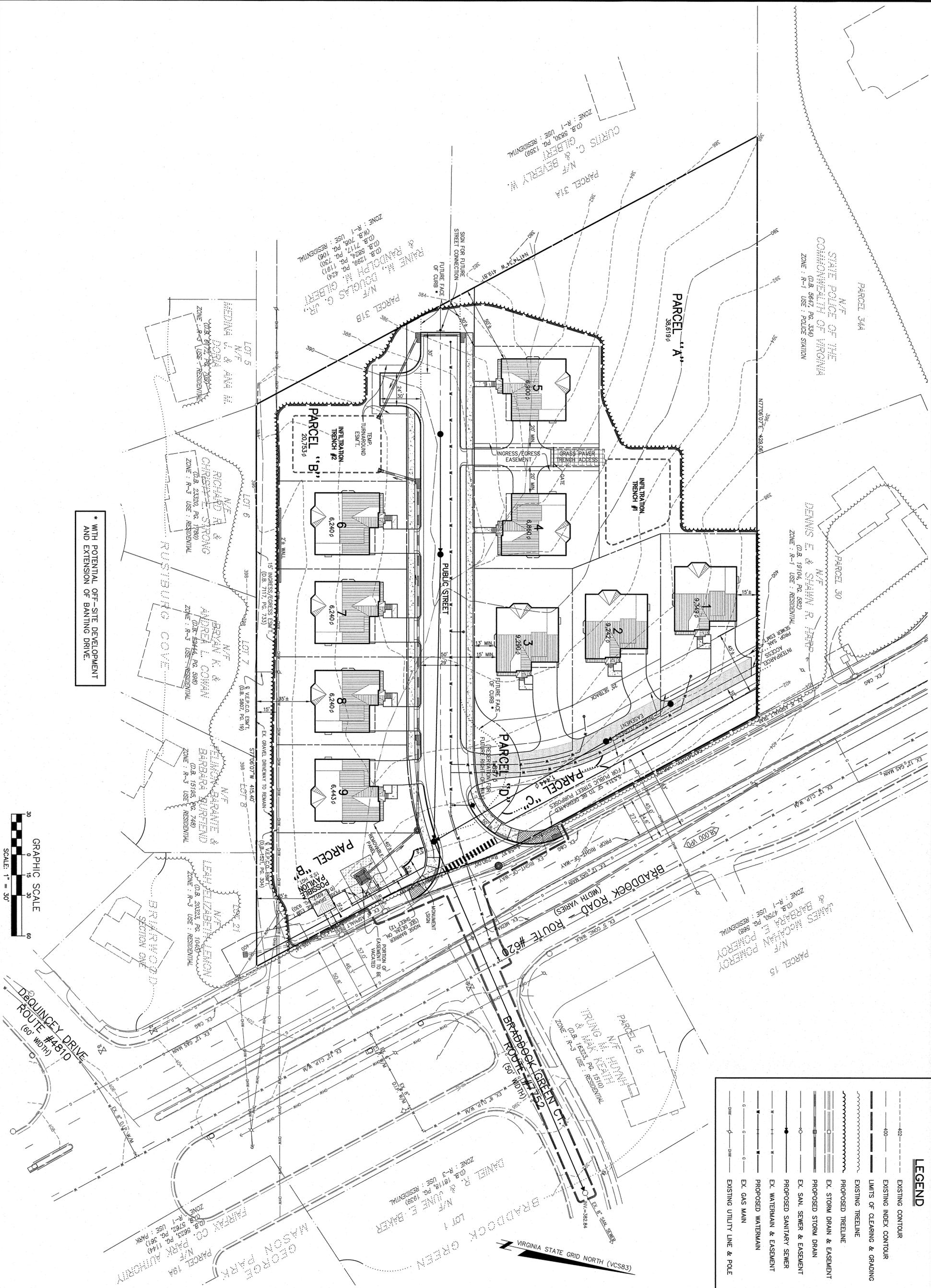
KENILWORTH

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

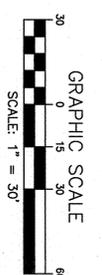
NO.	DATE	REVISION	PRIOR TO APPROVAL
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Last Saved 1/5/2015 Last Printed 1/20/2015 9:04 AM Sheet 14 of 15590 DWG:01-F7001



* WITH POTENTIAL OFF-SITE DEVELOPMENT AND EXTENSION OF BANTING DRIVE.



LEGEND	
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	LIMITS OF CLEARING & GRADING
	EXISTING TREELINE
	PROPOSED TREELINE
	EX. STORM DRAIN & EASEMENT
	PROPOSED STORM DRAIN
	EX. SAN. SEWER & EASEMENT
	PROPOSED SANITARY SEWER
	EX. WATERMAIN & EASEMENT
	PROPOSED WATERMAIN
	EX. GAS MAIN
	EXISTING UTILITY LINE & POLE

DESIGN	KJV
DRAFT	KJV
APPROVED	HMF
DATE	SEPT. 2014
SCALE	HORIZ: 1" = 30'
	VERT: ---
SHEET	4
OF	12
PRJ NO.	13-559
TYPE	ODP / FDP

NO.	DESCRIPTION	REVISIONS	REVIEW	APPROV.	DATE



CONCEPTUAL / FINAL DEVELOPMENT PLAN

KENILWORTH

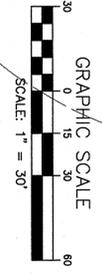
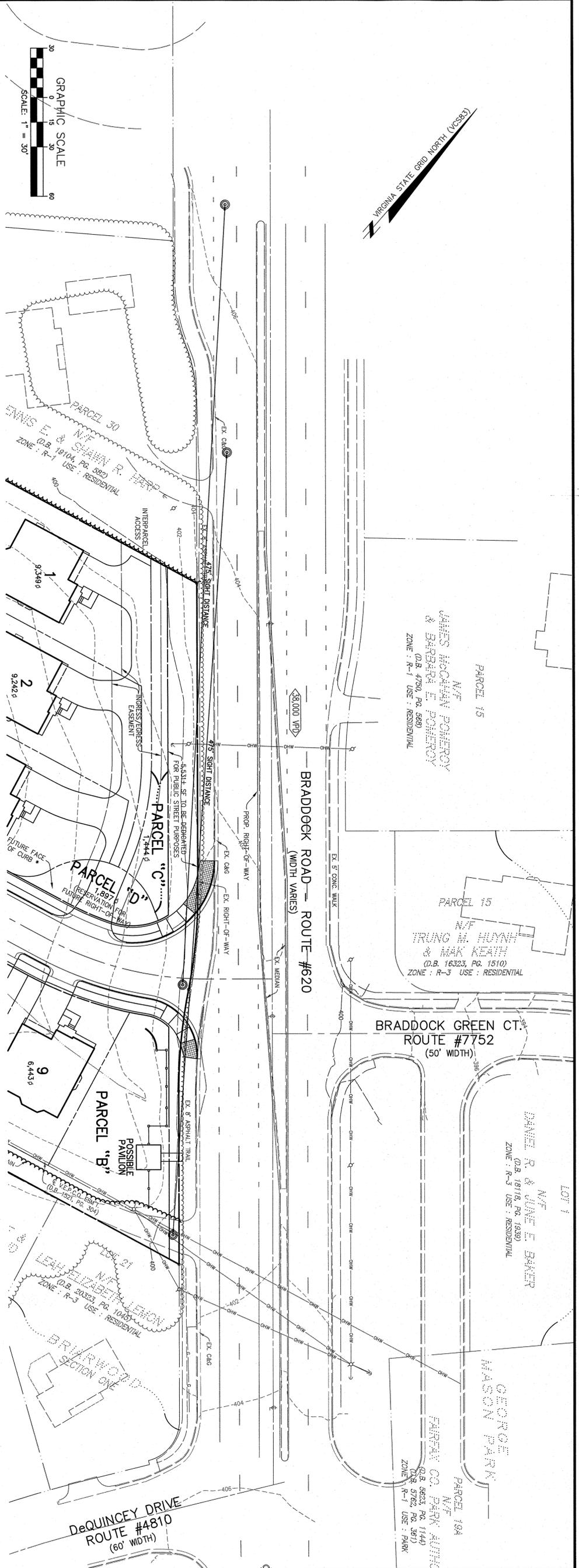
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2014-BR-019

3.	1-20-15	REVISED LAYOUT (LOTS 2-5) (KJV)
2.	1-5-15	50' STREET, REVISED LAYOUT, ADDED NOISE BARRIER (KJV)
1.	12-1-14	REVISED LAYOUT, CHANGED TO PUBLIC STREET (KJV)
NO.	DATE	REVISION PRIOR TO APPROVAL

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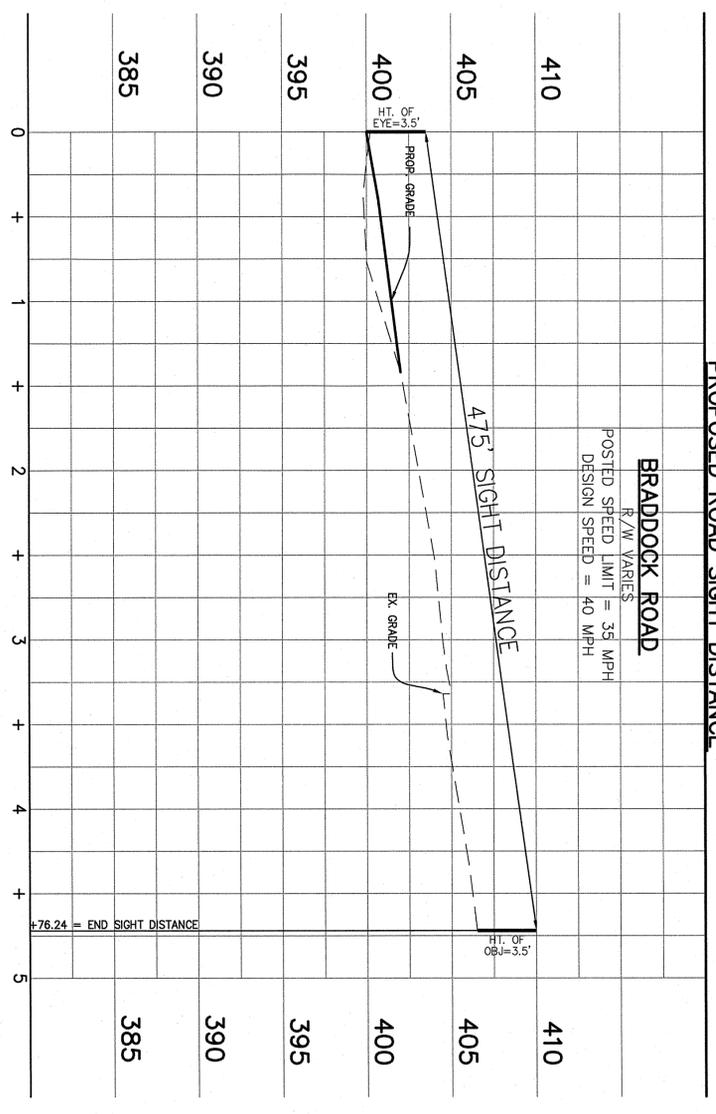
VIRGINIA STATE GRID NORTH (VCS83)



PROPOSED ROAD SIGHT DISTANCE

BRADDOCK ROAD

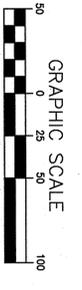
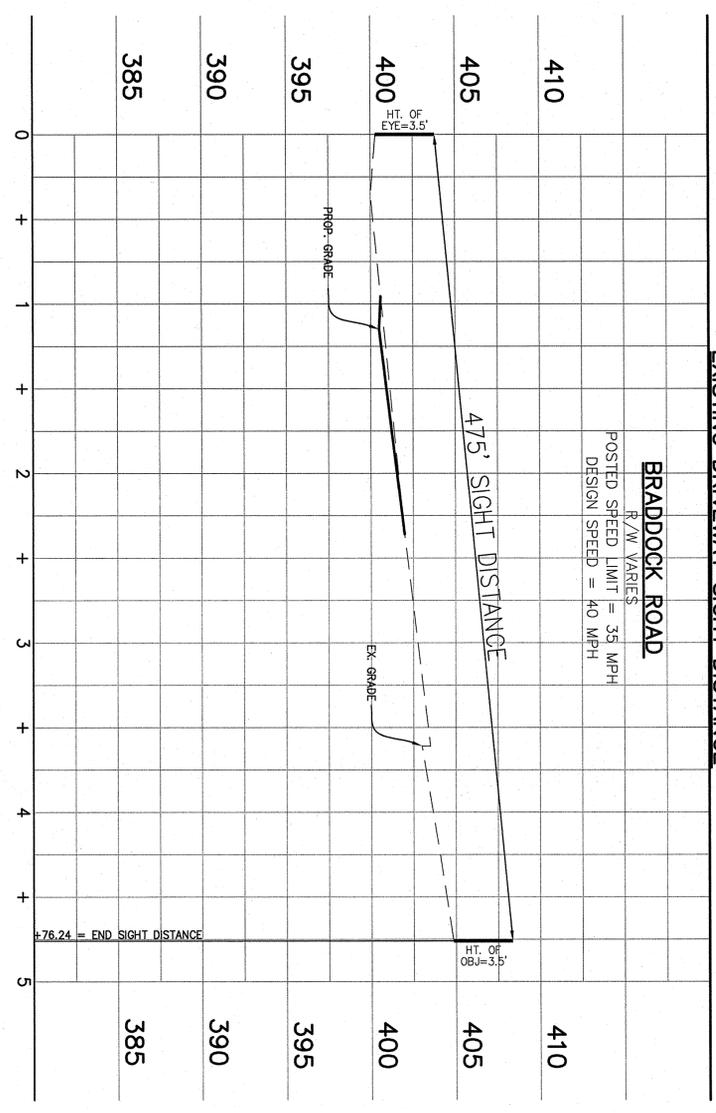
R/W VARIES
POSTED SPEED LIMIT = 35 MPH
DESIGN SPEED = 40 MPH



EXISTING DRIVEWAY SIGHT DISTANCE

BRADDOCK ROAD

R/W VARIES
POSTED SPEED LIMIT = 35 MPH
DESIGN SPEED = 40 MPH



SIGHT DISTANCE PLAN & PROFILE

KENILWORTH

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



NO.	DATE	REVISION
1	12-1-14	NEW SHEET
		REVISION PRIOR TO APPROVAL

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DESIGN	DRAFT	APPROVED	DATE
KJV	KJV	HMF	SEPT. 2014
SCALE: HORIZAS SHOWN VERT. 1" = 5'			
NO.	DESCRIPTION	REVISIONS	REVIEW APPROV. DATE

January 5, 2015

Fairfax County
 Urban Forest Management Division
 12055 Government Center Parkway
 Fairfax, Virginia 22035

Attention: Mr. Keith Cline
 Re: Kenilworth

Dear Mr. Krapp:

The purpose of this letter is to request a deviation from the Tree Preservation Target Area (TPA) and 10-year tree canopy requirements of the CPJ/Fairfax County Ordinance, so that the proposed development can be completed. The amount of trees to be preserved is being requested in the amount of PFM \$ 12,000, resulting in the amount of tree preservation to fall short of the target area.

The applicant is proposing to meet the 10-year tree canopy requirement through the proposed development. The 10-year tree canopy requirement is calculated on the basis of the existing tree canopy calculated on the Existing Vegetation Map on Sheet 2, 25% of the 10-year tree canopy requirement should include tree preservation. However, the applicant is providing just over 25% tree preservation, and requests a modification of this tree preservation target in case it is needed with the Subdivision Plan, indicating that conformances would preclude development of the use and intensity permitted by the zoning Ordinance. While the portion of the property where the 10-year tree canopy requirement is being requested is not within the TPA, the applicant is requesting a deviation from the 10-year tree canopy requirement in order to provide a more realistic and achievable tree canopy target. The applicant is requesting a deviation from the 10-year tree canopy requirement in order to provide a more realistic and achievable tree canopy target. The applicant is requesting a deviation from the 10-year tree canopy requirement in order to provide a more realistic and achievable tree canopy target.

Sincerely,
Stephen J. Vestal
 Kenneth J. Vestal, L.A.

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N:\15359\wp\Work\15359 Tree Preservation Target Area.doc

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement (Table 7.2.3)			
1	Percentage of gross site area covered by existing tree canopy	156,498 SF	100.0 %
2	Percentage of 10-year canopy requirement that should be met through tree preservation	25 %	100.0 %
3	Proposed percentage of canopy requirement that will be met through tree preservation	100.0 %	100.0 %
4	Has the Tree Preservation Target minimum been met?	YES	100.0 %
5	If no, provide sheet number where deviation approval is located	N/A	N/A

B. Tree Canopy Requirement		
1	Identify gross site area	156,498 SF
2	Subtract area dedicated to road frontage and parks	5,531 SF
3	Subtract area of exemptions	0 SF
4	Adjusted gross site area (B1 - B2 - B3)	150,967 SF
5	Identify sites zoning and/or use	PDH-3 25 %
6	Percentage of 10-year canopy requirement (B4 x B5)	37,742 SF
7	Is a modification of canopy requirement requested?	NO
8	If B5 is yes, provide sheet number where modification request is located	N/A

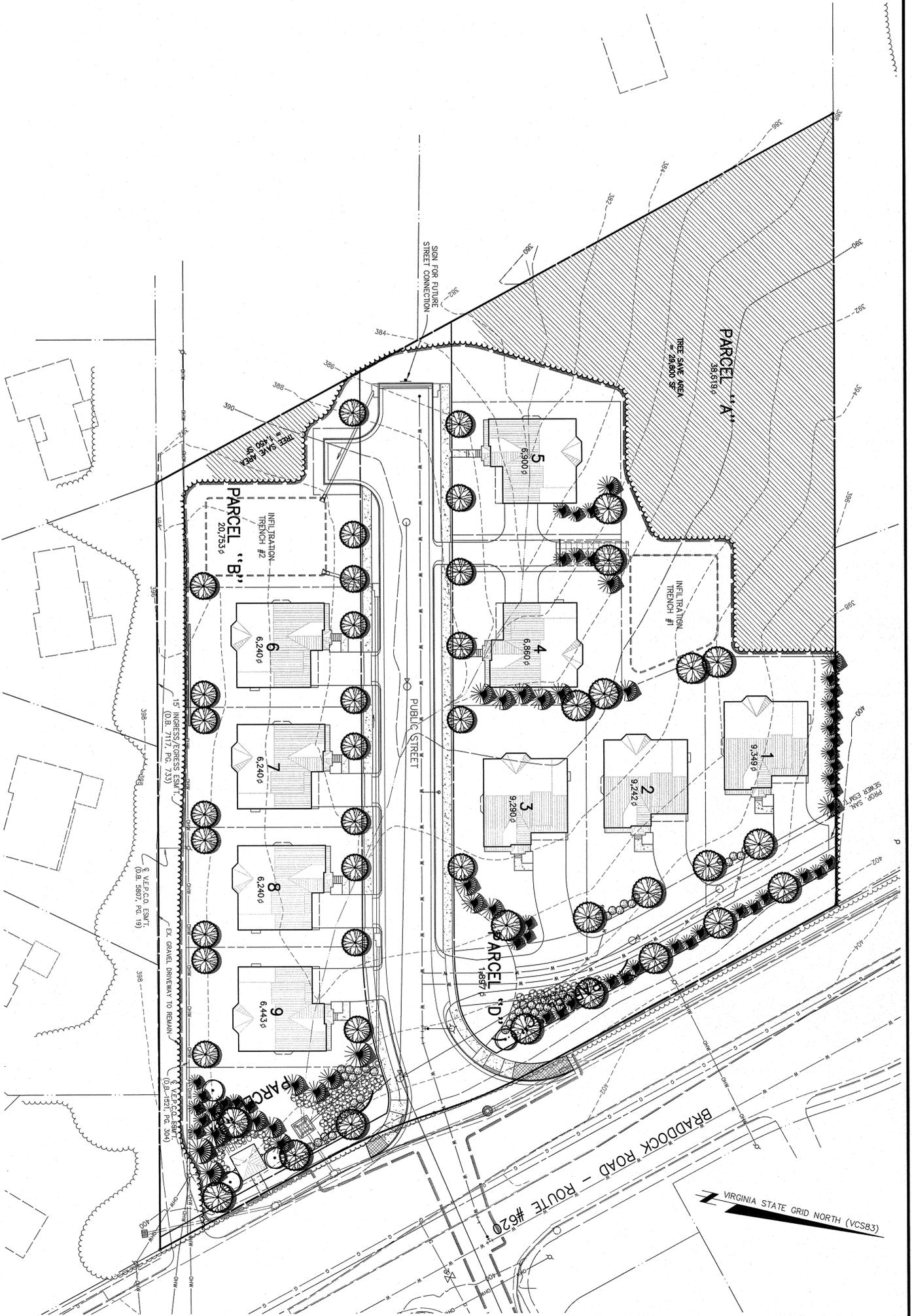
C. Tree Preservation		
1	Tree Preservation Target Area	37,742 SF
2	Total canopy area meeting standards of §12-2000	31,250 SF
3	x 1.25	38,683 SF
4	Total canopy area of unique or valuable forest or woodland communities	0 SF
5	x 1.50	0 SF
6	Total canopy area of Heritage, Memorial, Specimen or Street Trees	0 SF
7	x 1.5 to 3.0	0 SF
8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0 SF
9	x 1.0	0 SF
10	Total of C3, C4, C5, C7, and C9	39,083 SF

D. Tree Planting		
1	Area of canopy to be met through tree planting (B7 - C10)	0 SF
2	Area of canopy provided by proposed trees	12,700 SF
3	x 1.10	13,970 SF
4	Area of canopy provided through tree seedlings	0 SF
5	x 1.0	0 SF
6	Area of canopy provided through native shrubs or woody seed mix	0 SF
7	x 1.0	0 SF
8	Percentage of line D4 represented by line D6 (must not exceed 33% of D4)	0 %
9	Total of canopy area to be provided through tree planting	12,700 SF
10	Is off-site planting relief requested?	NO
11	Tree Bank or Tree Fund?	N/A
12	Canopy area requested to be provided through off-site banking or tree fund	0 SF
13	Amount to be deposited into the Tree Preservation and Planting Fund	0

E. Total of 10-Year Tree Canopy Provided		
1	Total canopy area provided through tree preservation (C10)	39,083 SF
2	Total canopy area provided through tree planting (D9)	12,700 SF
3	Total canopy area provided through native shrubs or woody seed mix (D6)	N/A
4	Total 10-year tree canopy provided	51,783 SF

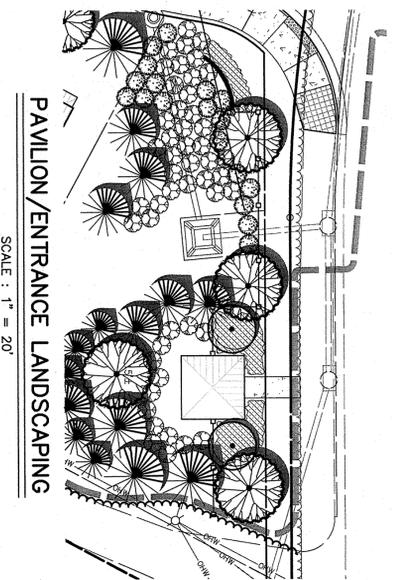
Total 10-year tree canopy provided (% of net site area) 34.3 %

* Plant species and additional credit types (if applicable) are to be specified with the final landscape plan.
 Total 10-year tree canopy provided with the site plan shall be equivalent to that shown on the CPJ/Fairfax



LEGEND

- CAT III & IV SHADE TREE (2" CAL.)
(E.G. RED MAPLE, OAK, PINE, BIRCH, BECH)
- CAT I & II EVERGREEN TREE (8' HGT.)
(E.G. HOLLY, EASTERN REDCEDAR, SPRUCE)
- CAT II ORNAMENTAL TREE (2" CAL.)
(E.G. SPICEBERRY, MANITOUA, DOGWOOD)
- SMALL-MEDIUM DECIDUOUS SHRUB
(E.G. VIBURNUM, HYDRANGEA, DOGWOOD)
- MEDIUM EVERGREEN SHRUB
(E.G. HOLLY, QUERCUS)
- SEASONAL PLANTINGS / GROUNDCOVER



KENILWORTH

BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA



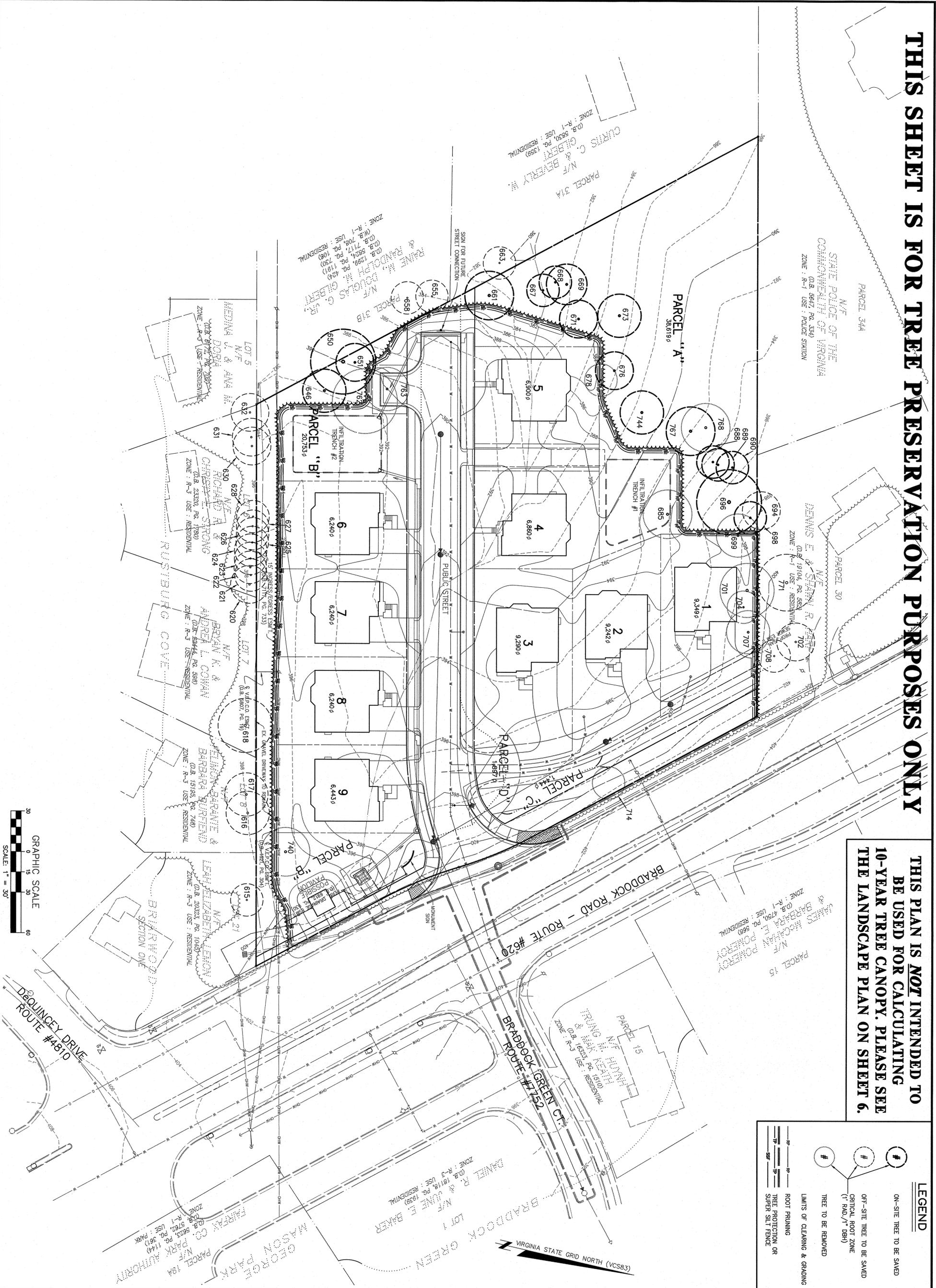
NO.	DATE	REVISION
3.	1-20-15	REVISED TREE COVER CALCULATIONS (KJV)
2.	1-5-15	REV. LANDSCAPING & TREE COVER CALCS; ADDED TARGET DEVIATION (KJV)
1.	12-1-14	ADDITIONAL LANDSCAPING; REVISED TREE COVER CALCULATIONS (KJV)

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NO.	DESCRIPTION	REVISIONS	REVIEW	APPROV.	DATE
6					
12					

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

THIS PLAN IS NOT INTENDED TO BE USED FOR CALCULATING 10-YEAR TREE CANOPY. PLEASE SEE THE LANDSCAPE PLAN ON SHEET 6.



LEGEND	
	ON-SITE TREE TO BE SAVED
	OFF-SITE TREE TO BE SAVED
	CRITICAL ROOT ZONE (1' RAD./1" DBH)
	TREE TO BE REMOVED
	LIMITS OF CLEARING & GRADING
	ROOT PRUNING
	TREE PROTECTION OR SUPER SILT FENCE

2.	1-5-15	REV. TREES TO BE SAVED/REMOVED & INVENTORY (LBD)
1.	12-1-14	REV. TREES TO BE SAVED/REMOVED & INVENTORY (LBD)
NO.	DATE	REVISION PRIOR TO APPROVAL

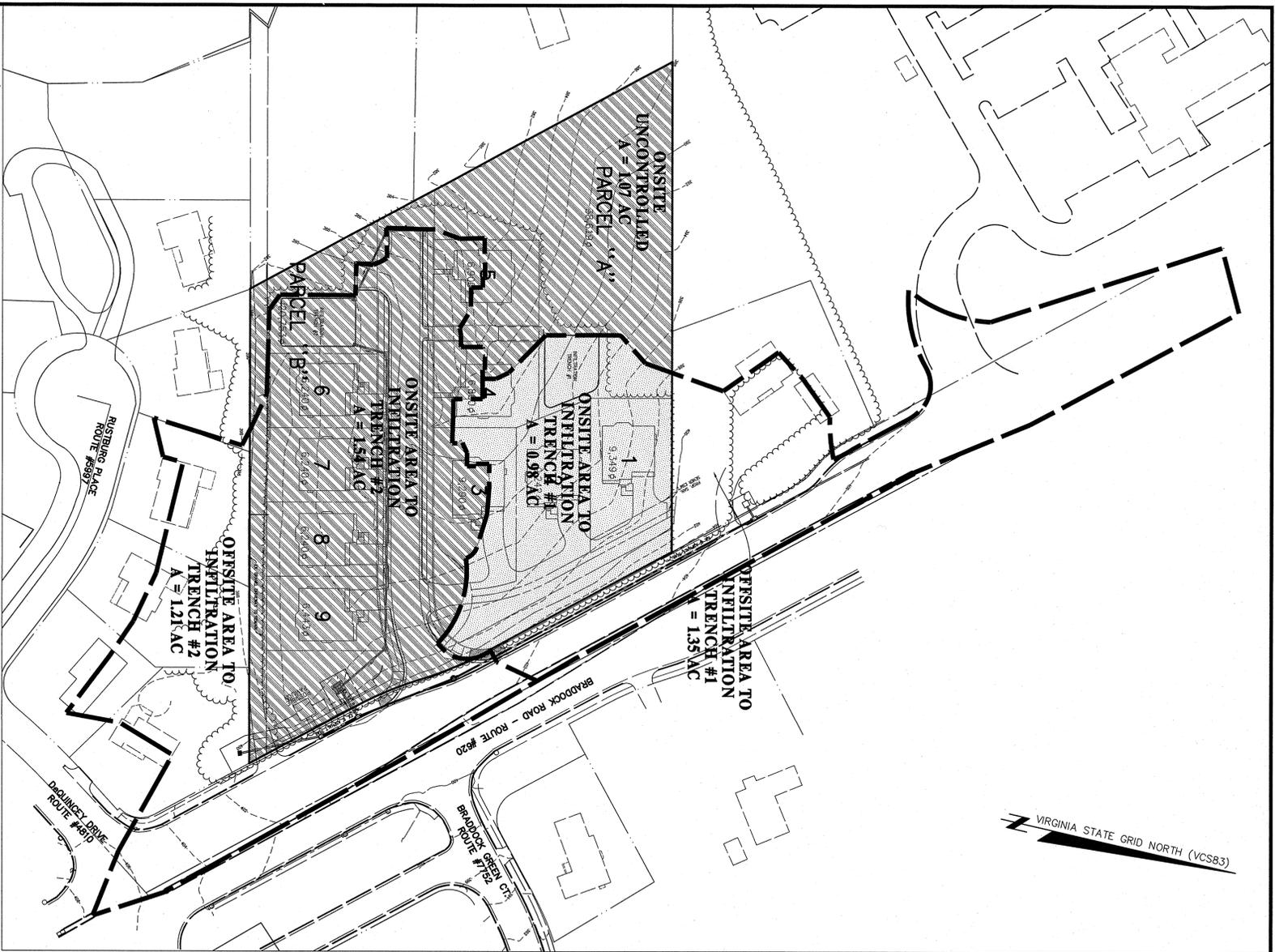
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TREE PRESERVATION PLAN
KENILWORTH
 BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA



NO.	DESCRIPTION	REVISIONS	REVIEW	APPROV.	DATE

DESIGN	DRAFT
KJV	KJV
APPROVED	HMF
DATE	SEPT. 2014
SCALE	HORIZ: 1" = 30'
VERT:	---
PRJ NO.	13-559
SHEET	7
OF	12
TYPE	ODP/FDP



INFILTRATION TRENCH DESIGNS

Proposed Infiltration Trench #1, Level 2 Design

Total Drainage Area to Trench, CDA = 2.33 acres 101,386 SF
 Total Impervious Area to Trench = 52,373 sq ft
 f = 1 infiltration rate (in/hr) = 2.00 ft/day
 f = 1 measure infiltration rate (in/hr) = 1 ft/day

Req. Stormwater Treatment Volume, TV = $T \times (I \times R) / (K \times V) / 12$ (Table 8.3)
 Req. TV = 1.1 x 0.99 From VSRM x 0.59 From VSRM = 5483.24 CF (Table 8.3)

Provided for TV = 5484 CF
 Maximum Gravel Depth, $d_{max} = (1/2) \times (L/n)$ Equation 8.4
 $d_{max} = 5$ ft
 Assumed d = 5 ft
 Minimum Gravel Surface Area, SA = $TV / (n \times d + 1/2 \times L)$
 SA = 2832.74 SF
 Gravel area provided, SA = 2833 SF

Trench Area = 2,833 SF (S₉)
 10-year 2-hour storm:
 Volume Out = Design Infiltration Rate (IN/HR) x Trench Area (SF) x 1/12 (FT/IN)
 = 438 CF
 Storage Req'd for runoff = Volume In - Volume Out
 = 5,045 CF
 Assumed Storage Void Percentage, n = 40%
 Storage needed = Storage Req'd (CF) / 0.40 = Volume of Stones + Void
 = 12,615 CF
 Depth of Trench = Volume of Trench (CF) / Area of Trench (SF)
 = 4.79 FT
 Lead Depth of Storage (included gravel & pipe if needed) = 4.80 FT
 Trench Storage Provided = 5,055 CF (Vol_{req})
 Out Flow Rate, Q_{out} = Design Infiltration Rate (IN/HR) x Trench Area (SF) x 1/12 (FT/IN)
 = 219 CF/HR
 Time for storage to dewater = $V_s / [(K \times S_s) / 12 + 3,600 Q_d]$ (PFM 6-1303.5D)
 = 5.055 ft³ / (1.00 in/hr x 2,833 ft² x 1/12 ft/min + 3600 CF/d)
 = 11.5 HRS < 48 HRS OKAY

Proposed Infiltration Trench #2, Level 2 Design

Total Drainage Area to Trench, CDA = 2.75 acres 119,631 SF
 Total Impervious Area to Trench = 53,120 sq ft
 f = 1 infiltration rate (in/hr) = 2.00 ft/day
 f = 1 measure infiltration rate (in/hr) = 1 ft/day

Req. Stormwater Treatment Volume, TV = $T \times (I \times R) / (K \times V) / 12$ (Table 8.3)
 Req. TV = 1.1 x 0.99 From VSRM x 0.51 From VSRM = 5592.75 CF (Table 8.3)

Provided for TV = 5593 CF
 Maximum Gravel Depth, $d_{max} = (1/2) \times (L/n)$ Equation 8.4
 $d_{max} = 5$ ft
 Assumed d = 5 ft
 Minimum Gravel Surface Area, SA = $TV / (n \times d + 1/2 \times L)$
 SA = 2895.07 SF
 Gravel area provided, SA = 2896 SF

Trench Area = 2,896 SF (S₉)
 10-year 2-hour storm:
 Volume Out = Design Infiltration Rate (IN/HR) x Trench Area (SF) x 1/12 (FT/IN)
 = 447 CF
 Storage Req'd for runoff = Volume In - Volume Out
 = 5,146 CF
 Assumed Storage Void Percentage, n = 40%
 Storage needed = Storage Req'd (CF) / 0.40 = Volume of Stones + Void
 = 12,865 CF
 Depth of Trench = Volume of Trench (CF) / Area of Trench (SF)
 = 4.79 FT
 Lead Depth of Storage (included gravel & pipe if needed) = 4.80 FT
 Trench Storage Provided = 5,157 CF (Vol_{req})
 Out Flow Rate, Q_{out} = Design Infiltration Rate (IN/HR) x Trench Area (SF) x 1/12 (FT/IN)
 = 223 CF/HR
 Time for storage to dewater = $V_s / [(K \times S_s) / 12 + 3,600 Q_d]$ (PFM 6-1303.5D)
 = 5.157 ft³ / (1.00 in/hr x 2,896 ft² x 1/12 ft/min + 3600 CF/d)
 = 11.5 HRS < 48 HRS OKAY

Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014
 To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data
 Project Name: KENILWORTH PROPOSED DEVELOPMENT COMBINED CONDITIONS
 Date: 07/10/2014

1. Post-Development Project & Land Cover Information

Contains	Area (acres)	Soils	Soils	Soils	Soils	Totals
Annual Rainfall (inches)	43					
Target Rainfall Event (inches)	1.00					
Target Rainfall EMC (mg/L)	0.26					
Target Phosphorus Target Load (lb/acre/yr)	0.41					
Phosphorus Target Load (lb/acre/yr)	0.90					
Land Cover (acres)						
Forest/Open Space (acres)	0.00	0.77	0.00	0.22	0.99	
Managed Turf (acres)	0.00	1.75	0.00	0.80	2.55	
Impervious Cover (acres)	0.00	0.99	0.00	1.60	2.59	
Impervious Cover (acres)						6.13

R₁ Coefficients

Soils	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary

Forest/Open Space (acres)	Managed Turf (acres)	Impervious Cover (acres)	Total (acres)
0.99	2.55	2.59	6.13

Drainage Area A Land Cover (acres)

Soils	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover RV
Forest/Open Space (acres)	0.00	0.10	0.00	0.10	0.10	0.03
Managed Turf (acres)	0.00	0.85	0.00	0.87	1.02	0.22
Impervious Cover (acres)	0.00	0.28	0.00	0.92	1.21	0.95
Total					2.33	

Drainage Area A Land Cover (acres)

Soils	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover RV
Forest/Open Space (acres)	0.00	0.10	0.00	0.10	0.10	0.03
Managed Turf (acres)	0.00	0.85	0.00	0.87	1.02	0.22
Impervious Cover (acres)	0.00	0.28	0.00	0.92	1.21	0.95
Total					2.33	

Post-Development Treatment Volume (cubic feet)

Drainage Area A	Drainage Area B	Total
11,052	6,944	17,996
4.43	4.43	4.43

CHANNEL AND FLOOD PROTECTION FOR POST DEVELOPMENT CONDITION
 ONSITE & OFFSITE AREAS

Target Rainfall Event (in)

1-year storm	2-year storm	10-year storm
2.33	2.89	4.33

Drainage Area A

Soils	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres)	0.00	0.10	0.00	0.10	0.10
Managed Turf (acres)	0.00	0.85	0.00	0.87	1.02
Impervious Cover (acres)	0.00	0.28	0.00	0.92	1.21
Total					2.33

Drainage Area B

Soils	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres)	0.00	0.10	0.00	0.10	0.10
Managed Turf (acres)	0.00	0.85	0.00	0.87	1.02
Impervious Cover (acres)	0.00	0.28	0.00	0.92	1.21
Total					2.33

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted R₁ and adjusted Curve Number:

Soils	A Soils	B Soils	C Soils	D Soils	Weighted CN
Forest/Open Space (acres)	0.00	0.10	0.00	0.10	0.09
Managed Turf (acres)	0.00	0.85	0.00	0.87	0.77
Impervious Cover (acres)	0.00	0.28	0.00	0.92	0.80
Total					0.88
Weighted CN					0.88

1-year storm

Soils	A Soils	B Soils	C Soils	D Soils	Weighted CN
Forest/Open Space (acres)	0.00	0.10	0.00	0.10	0.09
Managed Turf (acres)	0.00	0.85	0.00	0.87	0.77
Impervious Cover (acres)	0.00	0.28	0.00	0.92	0.80
Total					0.88
Weighted CN					0.88

2-year storm

Soils	A Soils	B Soils	C Soils	D Soils	Weighted CN
Forest/Open Space (acres)	0.00	0.10	0.00	0.10	0.09
Managed Turf (acres)	0.00	0.85	0.00	0.87	0.77
Impervious Cover (acres)	0.00	0.28	0.00	0.92	0.80
Total					0.88
Weighted CN					0.88

10-year storm

Soils	A Soils	B Soils	C Soils	D Soils	Weighted CN
Forest/Open Space (acres)	0.00	0.10	0.00	0.10	0.09
Managed Turf (acres)	0.00	0.85	0.00	0.87	0.77
Impervious Cover (acres)	0.00	0.28	0.00	0.92	0.80
Total					0.88
Weighted CN					0.88

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Remaining Runoff Volume (cf)	Remaining Phosphorus Load from Upstream RR Practice (lbs)	Unreated Phosphorus Load to Downstream Treatment to be Employed	Remaining Phosphorus Load (lbs)
7 a. Infiltration #1 (Spec #8)	Impervious acres draining to infiltration	50% runoff volume reduction	0.50	0.00	0	0	0.00	0.00	0.00
7 b. Infiltration #2 (Spec #8)	Turf areas draining to infiltration	90% runoff volume reduction	0.90	1.20	0	3724	2.60	2.40	0.19
	Turf areas draining to infiltration	90% runoff volume reduction	0.90	1.02	0	722	0.51	0.47	0.04
	TOTAL IMPERVIOUS COVER TREATED (ac)		1.30	1.02					
	TOTAL TURF AREA TREATED (ac)		1.02	1.02					
	TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)		4.43	4.43					
	TOTAL RUNOFF REDUCTION IN D.A. A (cf)		4.43	4.43					
	TOTAL PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)		2.87	2.87					

Drainage Area B

Soils	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover RV
Forest/Open Space (acres)	0.00	0.67	0.00	0.22	0.89	0.03
Managed Turf (acres)	0.00	1.10	0.00	0.43	1.53	0.21
Impervious Cover (acres)	0.00	0.70	0.00	0.88	1.58	0.95
Total					3.80	

Post-Development Treatment Volume (cubic feet)

Drainage Area A	Drainage Area B	Total
11,052	6,944	17,996
4.43	4.43	4.43

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Remaining Runoff Volume (cf)	Remaining Phosphorus Load from Upstream RR Practice (lbs)	Unreated Phosphorus Load to Downstream Treatment to be Employed	Remaining Phosphorus Load (lbs)
7 a. Infiltration #1 (Spec #8)	Impervious acres draining to infiltration	50% runoff volume reduction	0.50	0.00	0	0	0.00	0.00	0.00
7 b. Infiltration #2 (Spec #8)	Turf areas draining to infiltration	90% runoff volume reduction	0.90	1.21	0	3755	2.62	2.42	0.20
	Turf areas draining to infiltration	90% runoff volume reduction	0.90	1.33	0	930	0.65	0.60	0.05
	TOTAL IMPERVIOUS COVER TREATED (ac)		1.21	1.21					
	TOTAL TURF AREA TREATED (ac)		1.33	1.33					
	TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)		4.43	4.43					
	TOTAL RUNOFF REDUCTION IN D.A. B (cf)		4.88	4.88					
	TOTAL PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)		3.02	3.02					

THIS RRM WORKSHEET INCLUDES TOTAL ONSITE AREA & OFFSITE AREAS DRAIN INTO THE TRENCHES FOR TREATMENT VOLUME PURPOSE ONLY. SEE SHEET 10 FOR BMP CREDIT CALCULATIONS

RUNOFF REDUCTION METHOD CALCULATIONS

KENILWORTH

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



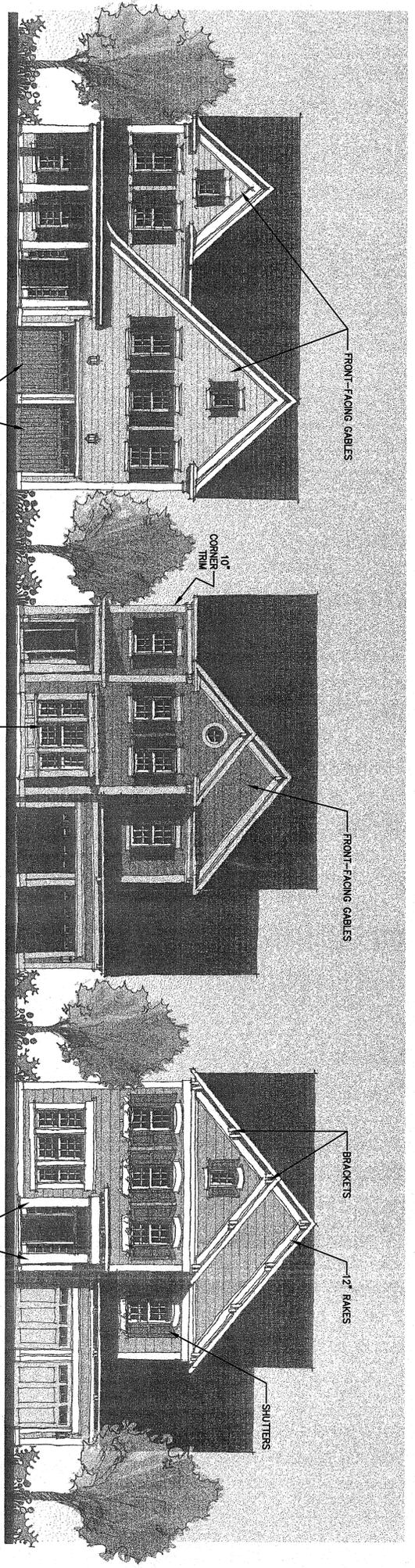
NO. DATE REVISION PRIOR TO APPROVAL

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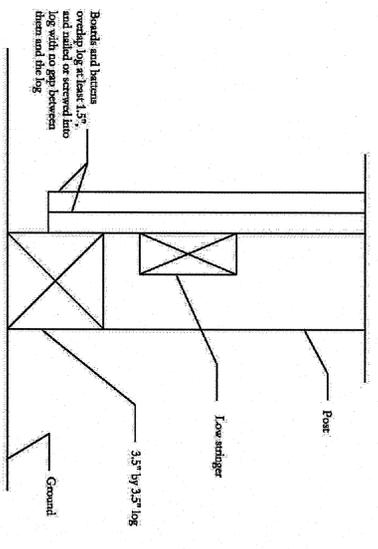
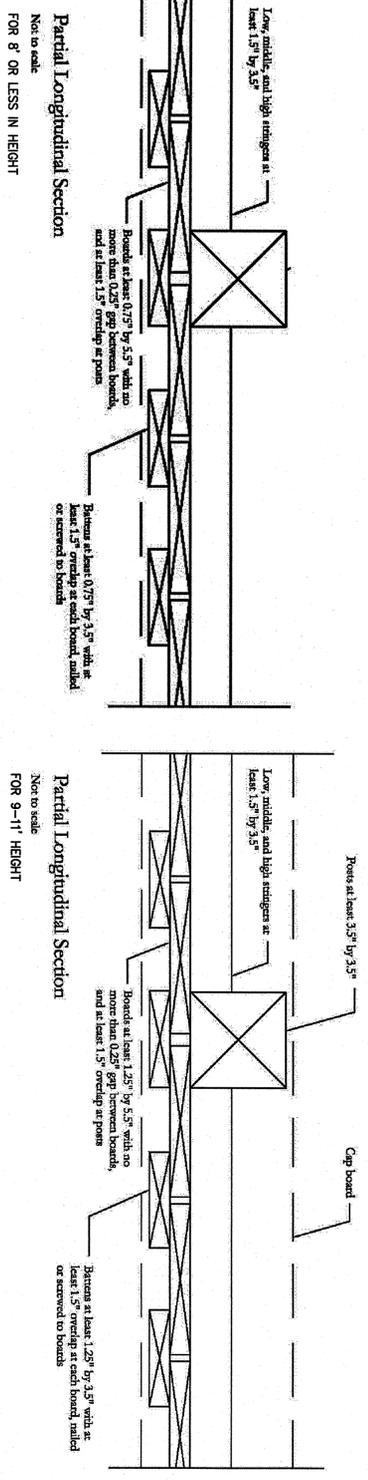
NO.	DESCRIPTION	REVISIONS	APPROV. DATE

DESIGN MW DRAFT MW
 APPROVED DATE SEPT. 2014
 SCALE
 HORIZ: ---
 VERT: ---

SHEET 11 OF 12
 P&I NO. 13-539
 TYPE: CDP/FDP



FOR ILLUSTRATIVE PURPOSES ONLY
ARCHITECTURAL ELEVATIONS
 NOT TO SCALE



NOISE BARRIER DETAIL
 NOT TO SCALE

NO.	DATE	REVISION
3.	1-20-15	ADDED NOISE BARRIER DETAIL (KJV)
1.	12-1-14	NEW SHEET (KJV)
REVISION PRIOR TO APPROVAL		

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ARCHITECTURAL ELEVATIONS
 & NOISE BARRIER DETAIL

KENILWORTH

BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

RZ 2014-BR-019



NO.	DESCRIPTION	REVISIONS	REVIEW BY	APPRVD. DATE

DESIGN	DRAFT
KJV	KJV
APPROVED	HMF
DATE	SEPT. 2014
SCALE	HORIZ: 1" = 30'
VERT:	---

SHEET	12	OF	12
PRJ NO.	13-559	TYPE	ODP/FDP

Attached Xrefs:

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

DESCRIPTION OF THE APPLICATION

- Applicant:** Christopher at Kenilworth, LLC
- Location:** Tax Map 69-1 ((1)) 29
- Request:** Rezone 3.59 acres from R-1 to PDH-3 to permit the development of 9 single family detached dwelling units at an overall density of 2.5 du/ac.
- Waivers/Modifications:** Deviation from the tree preservation target percentage.

A reduced copy of the proposed Conceptual Development Plan and Final Development Plan (CDP/FDP) is included at the front of this report. The applicant's proffers, Affidavit and the statement of justification are included as Appendices 1 through 3.

LOCATION AND CHARACTER

Site Description

Graphic 1: Aerial Image



The subject property consists of one parcel located on the west side of Braddock Road, near its intersections with Dequincey Drive and Braddock Green Ct. The property is currently undeveloped, with access from a private driveway off

Braddock Road. Vegetation on this parcel consists of primarily tulip poplar, American beech, sycamore and various oak species ranging from poor to good condition.

The property is also surrounded by residentially zoned parcels and on the northwest side by the Commonwealth of Virginia Training Center. The Briarwood Subdivision is located to the south. The table below summarizes the surrounding characteristics.

	Use	Zoning	Plan
North	Commonwealth of Virginia Training Center and State Police, Single Family Detached	R-1	Residential, 2-3 du/ac
East	Single Family Detached,	R-1 R-3	Residential, 2-3 du/ac
West	Single Family Detached Vacant	R-1	Residential, 2-3 du/ac
South	Single Family Detached	R-1 R-3	Residential, 2-3 du/ac

BACKGROUND

No previous rezoning applications were filed for this site, although RZ 2013-BR-003 permitted the construction of ten single family detached units on Tax Maps 69-1 ((1)) 39B, 39C, 40A and 40B at a density of 2.35 du/ac, which is located to the south and west of Tax Maps 69-1 ((1)) 31B and 31A and the subject property. This development included an extension of Banting Drive (from the Briarwood subdivision) with a potential inter-parcel connection to Tax Maps 69-1 ((1)) 31B and 31A. The current application proposes a similar residential development on Tax Map 69-1 ((1)) 29, which is to the east of Parcels 31A and 31B, and includes an inter-parcel connection to connect all seven of these parcels with a new public street in the future.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area/Planning District: Area III; Pohick Planning District
Planning Sector: P2-Main Branch Community Planning Sector
Plan Map: 2-3 dwelling units per acre (du/ac)

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District, as amended through October 28, 2014, P-2 Main Branch Community Planning Sector, page 32:

“11. Infill development south of Braddock Road, north of Zion Drive, between Route 123 and Guinea Road, should be developed as single-family detached dwellings at a density of 2-3 dwelling units per acre....”

ANALYSIS

Conceptual Development Plan and Final Development Plan (CDP/FDP) (Copy at front of staff report)

Title: Conceptual Development Plan and Final Development Plan Kenilworth

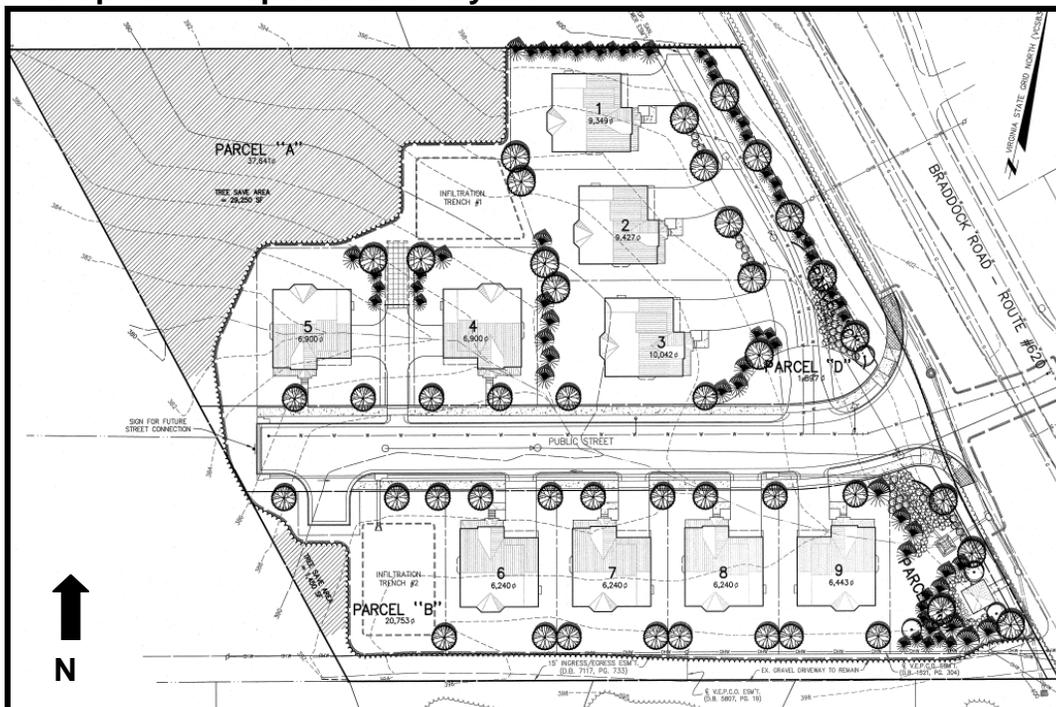
Prepared By: CPJ Charles P. Johnson & Associates, Inc.

Original and Revision Dates: September 5, 2014, as revised through January 5, 2014.

The combined CDP/FDP consists of 12 sheets. The following features are depicted on the proposed CDP/FDP:

Site Layout: The subject property consists of an undeveloped parcel accessed by a private vehicular driveway from Braddock Road. The applicant seeks to rezone the property from R-1 to PDH-3 to permit nine single-family detached dwelling units, which would yield 2.5 dwelling units per acre (du/ac). Graphic 2 shows the general layout of the proposed redevelopment.

Graphic 2: Proposed Site Layout



As shown on the graphic, nine single-family detached dwelling units are proposed to be accessed by a new public street and two small private street extensions. Four units would access on the public street and five units would access the private street extensions. The applicant proposes to construct the public street from Braddock Road, extending west into the property and terminating in a branch-type turnaround (hammerhead) on the western portion of the site. An inter-parcel connection to west is proposed to be provided when Tax Maps 69-1 ((1)) 31A and 31B (Parcel 31A and 31B) redevelop. The existing private driveway, with a private access easement along the southern portion of the property, would remain in use by Parcels 31A and 31B until those parcels redevelop. The applicant has proffered to allow this driveway to be vacated if Parcels 31A and 31B redevelop in the future

The applicant proposes to provide on-street guest parking on the public street within a 29-foot wide cross street section, and to construct the two private street extensions to meet public street standards. A second inter-parcel connection/access is proposed to connect to Tax Map 69-1 ((1)) 30, to the north, if needed in the future.

Sheet 1 of the CDP/FDP shows a proposed typical lot layout showing 5-foot minimum side setbacks, 20-foot minimum rear setbacks, 20-foot minimum front setbacks, and 20-foot long driveways. The applicant has proffered to allow areas for decks, screened-in porches and windows within the rear yards of the dwelling units in accordance with Section 2-412 of the Zoning Ordinance. The average lot size would be approximately 7,500 square feet.

Architectural elevations are included on Sheet 11 of the CDP/FDP and are shown in Graphic 3 below.

Graphic 3 Proposed Architectural Elevations



The proposed maximum height for the single-family detached dwelling units is 35 feet and the elevations in Graphic 3 show 2½ story units. The applicant has proffered to design these dwellings in substantial conformance with the bulk, mass, type and quality of materials as shown on the elevations included in the CDP/FDP. Additional commitments for building materials provide for a primary material of brick, stone, or cementitious siding supplemented with trim and detail features.

Vehicular Access: As previously discussed, access is proposed to be provided into the site through a new public street from Braddock Road. The applicant proposes to construct the public street as a 29-foot wide street, which would enter the site from the east and terminate in a branch-type turnaround (hammerhead) on the western portion of the site. This street would also serve as future access for adjacent properties to the west (Parcels 31A and B). Two inter-parcel access points are provided; one to the west and one to the northeast.

In addition, approximately 5,531 square feet of right of way along Braddock Road are proposed to be dedicated for future Braddock Road improvements and approximately 1,897 square feet of additional right of way along the proposed public street would be reserved for future Braddock Road access improvements.

Parking: The Zoning Ordinance requires three spaces for single-family detached dwelling units along a private street (2 units require 6 spaces) and two spaces for units on a public street (7 units require 14 parking spaces), which totals 20 required spaces. The applicant is proposing to provide 27 parking spaces (one to two spaces per garage, and two parking spaces in the driveway) with room for additional guest parking along the private street. Proffers include commitments to construct driveways with a minimum of 20 feet in length from the garage door to the sidewalk (to permit the parking of two vehicles without overhanging onto the sidewalk) and to build garages that will accommodate one to two vehicles. In addition, any conversion of the garages or use of the garages that precludes the parking of vehicles within the garages would be prohibited as indicated in the proffers.

Pedestrian Access: Five foot wide concrete sidewalks are shown on both sides of the proposed public street, and an existing 8 foot wide multipurpose trail along Braddock Road would provide pedestrian access. A potential pavilion with entrance landscaping along Braddock Road at the southeast corner of the site is also provided for pedestrian shelter for future bus stops. The applicant has proffered to provide public access easements for all trails and sidewalks shown on the CDP/FDP.

Tree Save and Landscaping: The subject property is undeveloped with good quality tree cover. The applicant proposes to retain approximately 30 percent of the property as open space. This open space would primarily be located within the northwest, southwest and southeast corners of the site. Sheets 6, 7 and 8 of the CDP/FDP provide the proposed planting schedule and tree canopy calculations associated with the new landscaping plan, yielding approximately 51,075 square feet of tree canopy, with approximately 75 percent of that tree canopy provided through tree preservation. Proffers to protect and preserve the trees in these open space areas through walk-throughs, monitoring, and tree appraisals are provided.

Stormwater Management: There are currently no stormwater controls on the site. According to the Stormwater Management and Quality narratives on Sheet 9 of the CDP/FDP, the applicant proposes two infiltration trenches that would be

designed to meet the new Virginia State requirements. These facilities would be designed to exceed quality and quantity requirements of the County Public Facility Manual (PFM). Design details for the proposed facilities are included on Sheets 9 through 11 of the CDP/FDP. Best Management Practices (BMP) would be provided by the facilities and the proposed preservation areas. The SWM narrative further indicates that the proposed facilities would be sized to detain and treat approximately 2.55 acres of offsite stormwater from the adjacent parcels to the south. The applicant has also proffered to provide SWM facilities as shown on the CDP/FDP.

Residential Development Criteria (Appendix 5)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. For the complete Residential Development Criteria text, see Appendix 5.

Planned Zoning Districts are also reviewed in accordance with the General and Design Standards of Sections 16-101 and 16-102 of the Zoning Ordinance. Those standards are also summarized as part of the review below and provided in its entirety in Appendix 6. The PDH District was established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units.

Staff has combined the review of the Residential Development Criteria with the review of the Planned District General and Design Standards, along with the staff analysis reflected in the agency memos found in the appendices of this report. The following review uses the Residential Development Criteria as the format for the analysis (*references to the standards and guidelines are in italics*).

Residential Development Criteria 1 and 2: Site Design and Neighborhood Context (*see Planned District General and Design Standards 1, 2 and 4 in Appendix 6*)

The Site Design Development Criterion #1 requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. In addition, the proposed development should provide useable, accessible and well-integrated open space, appropriate landscaping and other amenities. The Neighborhood Context Development Criterion requires the development proposal to fit into the fabric of the community. The subject property consists of one undeveloped parcel, which is accessed by a shared private driveway from Braddock Road. The unconsolidated residential properties (Parcels 31A and 31B) are located to the west, which are zoned R-1 and also planned for residential development at 2-3 du/ac. The Comprehensive Plan

recommends residential use at 2 to 3 dwelling units per acre (du/ac) for the subject property. The applicant is pursuing the Plan recommendation to rezone the property to the PDH-3 District and develop nine single-family detached dwellings at a density of 2.5 density per acre (du/ac). The applicant proposes a new public street that would extend west into the site and allow for future connections to west and the north. The proposed lots would front both sides of the public street with no proposed irregularly shaped lots. While the proposed average lot size of 7,500 square feet is slightly smaller than the surrounding adjacent lots in the Briarwood subdivision, staff finds that the proposal would result in a logical extension of the existing Briarwood neighborhood from the extension of Banting Drive into the subject property if and when Parcels 31A and 31B redevelop in the future. The subject property includes approximately 30 percent open space, which would primarily be located within the northwest, southwest and southeast corners of the site. Sheets 6, 7 and 8 of the CDP/FDP provide the proposed planting schedule and tree canopy calculations associated with the new landscaping plan, yielding approximately 51,075 square feet of tree canopy, with approximately 75 percent of that tree canopy provided through tree preservation. With these commitments, staff finds that the proposal would meet this criterion.

Development should also provide for a logical design with appropriate relationships within the neighborhood, including appropriately oriented units and useable yards. Access should be provided to transit facilities where available, and utilities should be identified to the extent possible. Nine single-family detached dwelling units are proposed to be oriented along a new public street and along two small private street extensions. Four units would access on the public street and five units on the private street extensions. Sheet 1 of the CDP/FDP shows a proposed typical lot layout showing 5-foot minimum side setbacks, 20-foot minimum rear setbacks, 20-foot minimum front setbacks, and 20-foot long driveways. The applicant has proffered to allow areas for decks, screened-in porches and windows within the rear yards of the dwelling units in accordance with Section 2-412 of the Zoning Ordinance. The average lot size would also be approximately 7,500 square feet, which is comparable to the single family detached lot sizes to the south and east. In addition, 5-foot wide sidewalks are proposed along both sides of the public street, which could be extended to the west with future redevelopment and Proffer 13 would allow future redevelopment to join the new homeowners association. With these commitments, staff finds that the proposal would meet this criterion.

Open space should be useable, accessible, and integrated with the development. Appropriate landscaping should be provided. The applicant has provided 30 percent of the site as open space, which would primarily be located within the northwest, southwest and southeast corners of the site. Sheets 6, 7 and 8 of the CDP/FDP provide the proposed planting schedule and tree canopy calculations associated with the new landscaping plan, yielding approximately 51,075 square feet of tree canopy, with approximately 75 percent of that tree canopy provided through tree preservation. The applicant has proffered to protect and preserve these trees through walk-throughs, monitoring, retaining walls and tree appraisals, which adhere to County Policies. In addition, a small

community pavilion option is shown on the southeast corner of the site, which would be accessed from internal/external sidewalks and provide shelter for future bus stops.

Development should fit into the fabric of the community as evidenced in the architectural elevations and materials. Existing residential properties and one to two story single-family detached dwelling units are located to the north, west and south of the subject property. Sheet 1 of the CDP/FDP shows the maximum building height for the proposed single-family detached dwelling units is 35 feet or 2 to 2½ stories. Sheet 12 of the CDP/FDP shows elevations of the proposed single-family dwelling units, and the applicant has proffered to use the same quality, general appearance, style and proportion of materials depicted on the illustrative perspective and elevations on the CDP/FDP. In addition, the applicant is proposing a public street that could connect to the extension of Banting Drive associated with RZ 2013-BR-003, if the adjacent parcels to the west redevelop in the future. Staff finds that the proposal would fit into the fabric of the community.

In addition to the site design and neighborhood context criteria, Planned Development General Standards 1, 2 and 4, and Design Standard 1 state the planned development shall result in a development achieving more of the stated purpose and intent than a conventional zoning district, shall be designed to prevent substantial injury to the use and value of existing surrounding development and shall generally conform to the provisions of the corresponding conventional district to complement adjacent properties. Furthermore, the Policy Plan encourages land use patterns that maintain stability in established neighborhoods, and encourages infill development that is compatible with the existing land use and at a compatible scale.

The PDH District bulk regulations require building heights and yard requirements controlled by the provisions of Article 16 of the Zoning Ordinance; and a maximum density of 3.0 dwelling units an acre for the PDH-3 District, excluding bonus density associated with affordable and workforce dwelling units. The proposed density is 2.5 du/ac. The building heights and yard requirements, as controlled by Article 16, would require the development to be generally in conformance with the R-3 Cluster District, which requires minimum yards of 20 feet (front), 10 feet (side) and 25 feet (rear) with no requirement for an average lot area. The applicant's PDH-3 development proposes 20 foot minimum front setbacks, 5.5-foot minimum side setbacks, and 20-foot minimum rear setbacks. The applicant has also proffered to allow areas for decks, screened-in porches and windows within the rear yards of the dwelling units in accordance with Section 2-412 of the Zoning Ordinance for permitted extensions into the minimum required yards. Although the setbacks proposed with this project are less than those which would be required by a conventional district, staff feels that the proposal complements development on adjacent properties with lot orientation to public and private streets, tree preservation, open space and interparcel connections that could connect to the extension of Banting Drive associated with RZ 2013-BR-003, if the adjacent parcels to the west redevelop in

the future. The average lot size would also be approximately 7,500 square feet, which is comparable to the existing single family detached lot sizes to the east.

The applicant is also proposing to provide 27 parking spaces (one to two spaces per garage, two parking spaces in the driveway). Proffers include commitments to construct driveways with a minimum of 20 feet in length from the garage door to the sidewalk (to permit the parking of two vehicles without overhanging onto the sidewalk) and to build garages that will accommodate two vehicles. Any conversion of the garages or use of the garages that precludes the parking of vehicles within the garages is also prohibited as indicated in the proffers. On-street parking would also be permitted for additional visitor parking.

With these commitments, staff feels that the proposal meets the Comprehensive Plan recommendations and complements the existing surrounding developments. In summary, staff feels that the applicant has provided a quality site layout required for a PDH District and has met Residential Development Criteria 1 and 2.

Residential Development Criteria 3: Environment *(See Appendix 7 for Environmental Analysis and Planned District General Standards 3 and 4 in Appendix 6)*

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

This section characterizes environmental concerns that arose from staff's evaluation of this site and the proposed development. Solutions are suggested to remedy these concerns, but there may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Green Building

The Comprehensive Plan recommends green building certification that incorporates multiple green building concepts for zoning proposals for residential development. A number of green building development options are available for such developments, such as LEED-Homes, EarthCraft and National Green Building Standard (NGBS) with Energy Star Qualified Homes path for energy performance. The applicant has provided a commitment to develop the property with options to pursue either EarthCraft or NGBS with the Energy Star Qualified Homes path. Either of these options would meet the recommendations of the Comprehensive Plan for green building development. Staff feels that the proposed certification programs satisfy staff's recommendations on this issue.

Water Quality

No stormwater management controls exist on the site, as the subject property is currently undeveloped. The development plan shows two infiltration areas to meet the stormwater management requirements of the proposed development. While the concept of utilizing something other than a conventional dry or wet pond is notable, staff indicated that the adequacy of such facilities must be reviewed during subdivision plan review. According to the Stormwater Management and Quality narratives on Sheet 9 of the CDP/FDP, the proposed facilities would be designed to meet the new Virginia State requirements. These facilities would be designed to exceed quality and quantity requirements of the County Public Facility Manual (PFM). Design details for the proposed facilities are included on Sheets 9 through 11 of the CDP/FDP. Best Management Practices (BMP) would be provided by the facilities and the proposed preservation areas. The SWM narrative further indicates that in addition to the proposed development, the proposed facilities would be sized to detain and treat approximately 2.55 acres of offsite stormwater from the adjacent parcels to the south. Final determination regarding standards for stormwater management will be made by the Department of Public Works and Environmental Services (DPWES) at the time of subdivision plan review.

Noise

The proposed development includes frontage on a portion of Braddock Road. Braddock Road is a four-lane, median-divided roadway in this area, which experiences high traffic volumes with a mixture of vehicles, including passenger vehicles, trucks and buses. Staff has expressed concerns to the applicant that the traffic noise impacts from this roadway might exceed 75 dBA Ldn on at least a portion of the site. Current Comprehensive Plan guidance does not support new residential development in areas impacted by noise at or above 75 dBA Ldn. As a result of this concern, staff requested that the applicant provide a noise study to determine the extent of noise impacts to the proposed development. The noise study should also provide mitigation measures for exterior and interior noise impacts. While staff anticipates that Lot 9 would be most impacted for both interior and exterior noise impacts, there are also concerns that Lots 1-4 and 8 could also experience noise impacts needing mitigation for interior and/or exterior noise levels. Exterior noise should be mitigated to not exceed 65 dBA Ldn. Interior noise should be mitigated to no more than 45 dBA.

No noise study has been submitted to staff at this time. However, the applicant has contacted a consultant to prepare a traffic noise study for the proposed development and has proffered to take measures to reduce the rear yard noise below 65 dBA and the interior noise below 45 dBA. These options may include construction of the optional noise wall (shown on the CDP/FDP to the east of proposed Lot 9) and/or replacing Lot 9 with open space during final subdivision plan review if noise impacts cannot be successfully mitigated. In addition, if the final noise study determines that other portions of the proposed development are impacted by noise levels exceeding 75 dBA Ldn, then a redesign may be

necessary, which may require a final development plan amendment and/or proffer amendment. With these commitments, staff feels that the proposal meets this criterion.

Residential Development Criteria 4: Tree Preservation & Tree Cover Requirements *(See Appendix 8 for Urban Forest Management of the Department of Public Works and Environmental Services (UFM, DPWES) Staff Analysis, and Planned District General Standard 3 in Appendix 6)*

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

The applicant proposes to retain approximately 30 percent of the property as open space. This open space would primarily be located within the northwest, southwest and southeast corners of the site. Sheets 6, 7 and 8 of the CDP/FDP provide the proposed planting schedule and tree canopy calculations associated with the new landscaping plan, yielding approximately 51,075 square feet of tree canopy, with approximately 75 percent of that tree canopy provided through tree preservation. Proffers to protect and preserve the trees in these open space areas through walk-throughs, monitoring, and tree appraisals are provided.

UFM has reviewed the application (Appendix 8) and indicated that the applicant has addressed all tree and landscape concerns. No issues remain. The applicant is encouraged to seek additional tree preservation measures if the size of the proposed infiltration facilities is reduced during subdivision plan review. With these commitments, staff feels this criterion and Planned District General Standard have been met. Final determination will be made during subdivision plan review. An additional modification from the tree preservation target percentage requirements was requested and review of that request is in the waivers and modifications analysis below under Zoning Analysis.

Residential Development Criteria 5: Transportation *(See Appendix 9 for FCDOT and VDOT Staff Analysis, and Planned District General Standards 5 and 6 and Design Standard 3 in Appendix 6)*

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

As previously discussed, the applicant proposes to construct nine single-family detached dwelling units along a new public street and along two small private street extensions. Four units would access on the public street and five units on the private street extensions. The public street would access Braddock Road, extend west into the property and terminate in a branch-type turnaround (hammerhead) on the western portion of the site. An inter-parcel connection to west is proposed to be provided when Tax Maps 69-1 ((1)) 31A and 31B (Parcel 31A and 31B) redevelop, which would connect the public street to the extension

of Banting Drive associated with RZ 2013-BR-003. The existing private driveway with a private access easement along the southern portion of the property would remain in use by Parcels 31A and 31B until those parcels redevelop. The applicant has proffered to allow this driveway to be vacated if and when Parcels 31A and 31B redevelop in the future.

The applicant also proposes to provide on-street parking on the public road within a 29-foot wide cross section, and to construct the two private street extensions to meet public street standards. A second inter-parcel connection/access is proposed to connect to Tax Map 69-1 ((1)) 30 to the north if needed in the future. In addition, approximately 5,531 square feet of right of way along Braddock Road is proposed to be dedicated for future Braddock Road improvements and approximately 1,897 square feet of additional right of way along the proposed public street would be reserved for future Braddock Road access improvements.

Staff from the Fairfax County Department of Transportation (FCDOT) have reviewed the application and indicated that all of the previous comments have been addressed on the CDP/FDP or within the proffers, except the following:

- The interim terminus of the public street depicted as a branch-type turn around (hammerhead) to permit emergency and service vehicles to turn around should be removed and the curb, gutter, and sidewalk restored and connected to the future public street extension when the adjacent lots 69-1 ((1)) 31A and 31B to the west redevelop. The applicant revised the proffers to include options that will address this concern and allow for the terminus to be used for additional on street parking, continued access to the stormwater management facility and/or additional landscaping.
- The orientation of the proposed public street connection at the Braddock Road intersection should be slightly shifted to create more of a 90-degree intersection with Braddock Road and to allow for a more direct and safer intersection line of sight for vehicles exiting the new street. This configuration may also provide a shorter, and more direct pedestrian crosswalk linking the trail at the entrance throat. This issue will be addressed during final engineering.

In addition, staff from the Virginia Department of Transportation (VDOT) reviewed the application and indicated that all previous comments were addressed. Two comments regarding the water and sewer line connections were provided for information and will be addressed during subdivision review. Overall, staff feels that Development Criterion 5 and the Planned District General Standards 5 and 6 have been addressed.

Residential Development Criteria 6: Public Facilities (See Appendices 10 through 15 for Specific Staff Analysis and Planned District General Standard 5 in Appendix 6)

Criterion 6 states that residential developments should offset their impacts upon public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. (Specific Public Facilities issues are discussed in detail in Appendices 10 – 15).

Fairfax County Park Authority (Appendix 10)

The proposed development would add approximately 28 new residents to the current population of the Braddock District. The CDP/FDP shows approximately 1.1 acres of open space distributed around the subject property for tree preservation, and stormwater management. In addition, a small community pavilion is proposed on the southeast corner of the site, which would be accessed from the 5-foot wide sidewalks on the site and the existing 8-foot wide multi-purpose trail along the west side of Braddock Road.

The Zoning Ordinance requirement for recreational facilities for the residents of this development is \$1,700 per non-ADU (affordable dwelling unit). In addition, since these funds offset only a portion of the impact to provide recreational facilities for the future residents of this development, the Fairfax County Park Authority requested an additional contribution of \$893 per resident for its “fair share” use of County facilities. The applicant has committed to meet the on-site recreational facility requirements and to provide (at the time of subdivision plan approval) a contribution of \$17,681 for recreational opportunities off-site as determined in consultation with the Braddock District Supervisor. Staff is concerned that the proposed contribution falls short of the recommended fair share amount of \$25,004 which is intended to offset the recreational impact of the new development and continues to work with the applicant to address this concern.

Fairfax County Public Schools (Appendix 11)

The proposed development would be served by Laurel Ridge Elementary School, Robinson Middle School and Robinson High School. If development occurs within the next five years, Robinson High School is projected to have a slight capacity deficit.

The development proposal is anticipated to add five students: two elementary students; one middle school student; and two high school students (based on the number of dwelling units shown on the CDP/FDP). Since this an increase of three students above that generated by the existing zoning district, staff requested that the applicant contribute \$32,475 (based on a net contribution of \$10,825 per new student) to offset potential impacts on the schools. The applicant has proffered

to contribute this amount and escalate the contribution to reflect future changes to the Fairfax County Public School contribution formula.

Fire and Rescue (Appendix 12)

The subject property would be serviced by the Fairfax County Fire and Rescue Department Station #414, Burke. The requested rezoning currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 13)

The subject property is located within the Accotink (M-3) watershed and would be sewered into the Norman M. Cole Pollution Control Plant (NMCP). Existing 8-inch lines located in the street are adequate for the proposed use.

Fairfax County Water Authority (Appendix 14)

The subject property is located within the Fairfax County Water Authority service area. Adequate domestic water service is available to the site from an existing 12-inch water main located in Braddock Road. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements. Final determination of these facilities will be made by the DPWES during subdivision plan review.

Stormwater Management, DPWES (Appendix 15)

Staff has reviewed the proposal and offered the following comments:

Water Quality and Quantity Control: According to the Stormwater Management and Water Quality narratives on Sheet 9 of the CDP/FDP, the applicant proposes two infiltration trenches that would be designed to meet the new Virginia State requirements. These facilities would be designed to exceed quality and quantity requirements of the County Public Facility Manual (PFM). Design details for the proposed facilities are included on Sheets 9 through 11 of the CDP/FDP. Best Management Practices (BMP) would be provided by the facilities and the proposed preservation areas. The SWM narrative further indicates that the proposed facilities would be sized to detain and treat approximately 2.55 acres of offsite stormwater from the adjacent parcels to the south. Preliminary Virginia Runoff Reduction Method (VRRM) calculations have been provided to show that these facilities will meet the phosphorous reduction requirement and meet the post-development discharge restrictions. The applicant has also proffered to provide SWM facilities as shown on the CDP/FDP.

Downstream Drainage System: The outfall narrative has been provided with a description of the types of existing drainage systems extended downstream from the site to a point which is more than 100 times the site area. The applicant has also provided descriptions of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.

With the proposed proffers, staff feels that these comments will be addressed during subdivision plan review. Proffer 18 has also been updated to ensure that the proposed stormwater facilities will be designed to meet County and State requirements. No significant issues remain.

Residential Development Criteria 7: Affordable Housing

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

The applicant has proffered to contribute \$38,250 to Habitat for Humanity of Northern Virginia or the Housing Trust Fund (based on one-half of one percent (0.5%) of the value of all of the new units approved on the property) prior to the issuance of the first building permit, which is in accordance with Fairfax County policy.

Residential Development Criteria 8: Heritage Resources

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

No potential for historic or archaeological resources has been identified on the subject property.

ZONING ORDINANCE PROVISIONS

Article 6

Sect. 6-101 Purpose and Intent

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

The development proposes nine single-family detached dwelling units at an overall density of 2.5 du/ ac with approximately 30 percent open space. The proposed approximately 1.1 acres of open space (distributed throughout the property for tree preservation, stormwater management, and landscaped open space uses), coupled with: 1) the extension of a public street that could connect to the extension of Banting Drive associated with RZ 2013-BR-003, if the

adjacent parcels (Parcels 31A and B) to the west redevelop in the future, and 2) a commitment to design the stormwater detention facilities to account for the adjacent properties to the south, are the applicant's justification for a "P" District. When considering that the proposal incorporates 30 percent open space, which blends with existing off-site open space along the northern and southern boundary lines and these off-site commitments, staff finds that the proposal meets the purpose and intent of the PDH District.

Sect. 6-107 Lot Size Requirements

This section states that a minimum of two acres is required for approval of a PDH District. The area of this rezoning application is 3.59 acres. This standard has been satisfied.

Sect. 6-109 Maximum Density

This section states that the maximum density for the PDH-3 District is 3 dwelling units per acre (du/ac). The applicant proposes a density of 2.5 du/ac; therefore, this standard has been satisfied.

Sect 6-110 Open Space

Par. 1 of this section requires a minimum of 20% of the gross area as open space in the PDH-4 District. Par. 2 of this section requires that recreational amenities be provided in the amount of \$1,700/du. The applicant proposes to retain 30 percent of the site as open space. The applicant has also proffered to provide the required monetary contribution to the FCPA if expenditures on site do not equate to the full amount required by the Zoning Ordinance. This standard has been satisfied.

Article 16

Section 16-101 (General Standards) and 16-102 (Design Standards) have been incorporated into the review of the Residential Development Review Criteria of this report. Staff finds that these standards have been met.

Waivers and Modifications

Deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDP/FDP and as proffered.

The Zoning Ordinance requires 25 percent of the site to include tree cover (10-year tree canopy). The applicant is proposing to meet this requirement through the proposed landscaping plan shown on Sheets 6, 7 and 8 of the CDP/FDP and tree preservation. As calculated on the 10-Year tree Canopy Calculation Worksheet on Sheet 6 of the CDP/FDP, 25 percent of the 10-year tree canopy requirement should include tree preservation. The applicant is meeting this requirement (by providing 25.4 percent tree preservation) and requests a

modification of the tree preservation target in the event that additional trees may need to be removed during subdivision plan review, indicating that conformance would preclude development of the use and intensity permitted by the Zoning Ordinance. While the portion of the property where vehicular access would be provided from Braddock Road contains some dense mature tree stands, where critical root zones may be impacted, the proposed design provides for potential joint vehicular access with the adjacent property to the west and an opportunity to coordinate tree preservation with this property when it redevelops in the future. With this proposal, staff feels that the prerequisites for the deviation have been met, and as such, staff supports the requested waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to rezone the subject property from the R-1 District to the PDH-3 District to construct nine single-family detached dwelling units at an overall density of 2.5 dwelling units per acre (du/ac). The proposed density is in accordance with the Comprehensive Plan range. In staff's opinion, the proposed lots are compatible with the adjacent parcels and the proposed development fits into the context of the neighborhood by providing a public street that could connect to the extension of Banting Drive associated with RZ 2013-BR-003, if the adjacent parcels to the west redevelop in the future. In general, staff finds that the application meets the residential development criteria, and the general and design standards of a planned district.

Recommendations

Staff recommends approval of RZ 2014-BR-019, subject to proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2013-BR-019.

Staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDP/FDP and as proffered.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Comprehensive Plan Recommendations
5. Comprehensive Plan Residential Development Criteria
6. Zoning Ordinance Provisions – Article 16 – Planned District Guidelines
7. Environmental Analysis
8. Urban Forest Management Analysis
9. Transportation Analysis
10. Fairfax County Park Authority
11. Fairfax County Public Schools
12. Fire and Rescue
13. Sanitary Sewer Analysis
14. Fairfax County Water Authority
15. Stormwater Management Analysis, DPWES
16. Glossary

PROFFER STATEMENT

January 21, 2015

RZ/FDP 2014 – BR-019
Christopher at Kenilworth, LLC

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owner/Applicant, in this rezoning proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 69-1 ((1)) 29 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-3 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owner/Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Article 16 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) titled "Kenilworth" prepared by Charles P. Johnson & Associates, Inc. consisting of 12 sheets, dated September 5, 2014 and revised January 20, 2015.
2. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final architectural and/or engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance. Additionally, except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including footprints, lot areas, dimensions, utility layouts and house location may be permitted in accordance with Section 16-403 of the Zoning Ordinance as long as such changes do not materially decrease the amount of open space, the building setbacks are not violated on the CDP/FDP's typical lot layout.
3. Architectural Design. The primary building materials shall be a combination of brick, stone and siding supplemented with trim and detail features; modifications may be made with final architectural designs provided such modifications are in substantial conformance with the illustrative elevations shown on Sheet 12 of the CDP/FDP. Bay windows, patios, chimneys, areaways, stairs, mechanical equipment and other similar appurtenances may encroach into the minimum yards

EJK

as depicted on the "lot typical" as shown on the CDP/FDP and as permitted by Section 2-412 and Article 10 of the Zoning Ordinances. Decks, porches (including screened in porches) or sunrooms may be permitted in the rear yard in the area identified as "Available Deck Area" on the lot typical included on Sheet 1 of the CDP/FDP. Deck modifications including but not limited to lattice work, pergolas, trellis, and overhang planter boxes may also be constructed within this area. The restrictions and limitations of this proffer shall be disclosed to Purchasers as part of the Purchasers' contract and further disclosed in the homeowners association documents.

4. Universal Design. Dwelling units shall offer optional features designed with a selection of Universal Design features as determined by the Applicant which may include, but not be limited to, grab bars in the bathrooms, a seat in the Master Bath shower where possible, emphasis on lighting in stairs and entrances, lever door hardware, slip resistant flooring, optional hand-held shower heads at tubs and showers, and optional front-loading washers and dryers.
5. Noise Study. Prior to issuance of the first building permit, the applicant shall provide a noise study for the lots along Braddock Road to Environmental Development Review Branch (EDRB) of the Department of Planning and Zoning (DPZ) for review. Based on the findings of the report, the Applicant shall identify lots on the subdivision plan that are anticipated to be impacted by noise greater than 65dBA Ldn and shall provide noise attenuation measures designed to reduce interior noise to approximately 45 dBA Ldn and reduce exterior rear yard noise to 65 dBA Ldn for the lots identified in the report. If the noise study reveals that the noise attenuated for Lot 9 cannot be achieved, then Lot 9 shall be removed and replaced with open space and landscaping using tree preservation and/or planting similar to those shown on the CDP/FDP as reviewed and approved by UFM. Lot 9 shown on the CDP/FDP shall not be allowed to obtain a building permit until a Noise Study is provided to Environment and Development Review Branch of DPZ for review. Based on the findings of the report, the Applicant shall take measures to reduce the rear yard noise to 65 dBA.

II. RECREATION FACILITIES

6. On-Site Recreation Facilities. Pursuant to Sect. 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide recreational facilities to serve the property as shown on the CDP/FDP. Per Sect. 16-404, recreational facilities such as, trails, sitting areas, bus shelter or similar facility and similar features may be used to fulfill this requirement. The siting and installation of such features shall not interfere with tree save areas. At the time of the issuance of the first Residential Use Permit, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,700 per dwelling unit for the Nine (9) homes to be built on the site. In the event it is demonstrated that the proposed facilities do not have sufficient value the Applicant shall contribute funds in the amount needed to achieve the overall required amount

of \$1,700 per unit for the Nine (9) homes to be built on the Property for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Braddock District.

7. Off-Site Recreation. The Applicant shall contribute \$17,681.40 to the Fairfax County Park Authority for improvements to a parks in the vicinity of the subject property in consultation with the Braddock District Supervisor. If a local park is not in need, then the money shall be used to asphalt/concrete the Accotink Stream Valley Park trail. This contributions shall be made prior to the issuance of the first RUP.

III. SCHOOLS

8. Contribution. Prior to issuance of the first RUP the Applicant shall contribution \$32,475.00 to Fairfax County and to transfer to the Fairfax County School Board to be utilized for capital improvements or capacity enhancements to schools within the pyramid which serves the Property. Following approval of this Application and prior to the Applicant's payment of the amount 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, notwithstanding the amount of increase shall not exceed Five Percent (5%) of the original amount.

IV. ESCALATION

9. Escalation. All monetary contributions required by these proffers, with the exception of the Schools Contribution, shall be adjusted upward or downward based on the percentage change in the annual rate of inflation with a base year of 2015, and change effective each January 1 thereafter, as calculated by referring to the Consumer Price Index for all urban customers (CPI-U), (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics occurring subsequent to the date of final site plan approval and up to the date of payment. In no event shall an adjustment increase exceed the annual rate of inflation as calculated by the CPI-U.

V. CONSTRUCTION HOURS

10. Construction Hours. Construction shall occur between the hours of 7:00 a.m. until 7:00 p.m. Monday through Friday, 9:00 a.m. until 6:00 p.m. on Saturday and Sunday. Construction activities shall not occur on the holidays of New Year's Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas. The construction hours shall be posted on the property. The allowable

hours of construction as specified in this proffer shall be listed within any contract with future sub-contractors associated with construction on the site. Construction hours do not apply to any work related to VDOT.

VI. ENERGY CONSERVATION

11. Energy Conservation. The dwelling units shall be constructed to achieve one of the following:
- A. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance, as demonstrated through a preliminary report submitted to the Environment and Development review Branch of the Department of Planning and Zoning (DPZ) prior to the issuance of the Residential Use Permit (RUP) for each dwelling from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification and the final report submitted to DPZ within Thirty (30) Days after the issuance of the RUP of each dwelling ; or
 - B. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of the RUP for each dwelling. Certification testing shall be accomplished prior to the issuance of a RUP for each dwelling. The Certification testing requirement shall be met by emailing the building inspector, the preliminary inspection report of the third party inspector prior to the issuance of the RUP. Prior to Bond Release, the Applicant shall show proof to DPWES that all units met either condition A or B.

VIII. GARAGE CONVERSION

12. Garage Conversion. Any conversion of garages that will preclude the parking of vehicles within the garage shall be prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale. The driveway provided for each unit shall be a minimum of seventeen (17) feet in width and twenty (20) feet in length from the garage door to the sidewalk. Garages shall be designed to accommodate two (2) vehicles.

IX. HOME OWNERS ASSOCIATION

13. Establishment of HOA. The Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions. The HOA shall be responsible for the maintenance of the common areas and the enforcement of the restrictions on the Property. Maintenance responsibilities shall include, but not limited to, snow removal, private accessways, the private streets, stormwater management facilities and common area maintenance. Initial and subsequent homeowners shall be made aware of these maintenance responsibilities in the HOA documents. Prior to the last RUP issued for the Property the Applicant shall contribute \$9,500 to the HOA for the following; \$5,000 to establish a reserve fund for the maintenance of the 2 private streets leading to lots 1 through 5 and \$4,500 for maintenance of the stormwater management facilities on the Property. If the adjacent property (Tax Map 69-1-((1)) 31A and 31B) redevelops the applicant's new HOA may allow the adjacent property to join its HOA.
14. Dedication to HOA. At the time of subdivision plat recordation, open space, common areas, fencing, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same. The HOA reserves the right to grant easements for any purpose on the common areas as the HOA deems necessary, provided that any easements are consistent with the CDP/FDP.
15. Reciprocal Easements. As part of the Record Plat recording, the Applicant shall create reciprocal easements along the common residential property lines to provide future homeowners with reasonable rights of access to adjacent lots if needed to perform routine home maintenance functions.
16. Best Management Practice ("BMP") Maintenance. After establishing the HOA, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMP facilities.
17. Disclosure. As part of the contract of sale, prospective purchaser shall be notified in writing by the Applicant of the maintenance responsibility for the storm water management facilities, common area landscaping, any other open space amenities and the obligations and possible future improvements in Proffer 28, 30 and 31. The homeowner association covenants shall contain clear language delineating the tree save areas as shown on the CDP/FDP. The covenants shall prohibit the removal of the trees except those trees which are dead, diseased, noxious or hazardous as determined by UFMD and shall outline the maintenance responsibility of the homeowners association and individual homeowners. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures. The HOA documents shall stipulate that a reserve fund to be held by the HOA be established for the maintenance of common facilities and areas.

X. STORMWATER MANAGEMENT

18. Stormwater Management and Best Management Practices.

- A. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the current County Stormwater Ordinances and Fairfax County Public Facilities Manual as reviewed and approved by DPWES. The stormwater management techniques may include but not limited to the following: rain gardens, dry ponds, filtera systems, infiltration ditches, bay filters, storm tech changer and drainage swales. Stormwater management facilities/Best Management Practices ("BMP") shall be provided as generally depicted on the CDP/FDP. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided those measures are in substantial conformance with the CDP/FDP.
- B. Should the DEQ of the Commonwealth of Virginia, Fairfax County or their designee, issue new or additional stormwater management requirements or regulations affecting the Property prior to Final Site Plan approval, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the requirement to amend the CDP/FDP or these Proffers or gain approval of an administrative modifications to the CDP/FDP or Proffers. Such changes to the stormwater management design shall not materially impact the limits of clearing and grading, building locations, or the road layouts and shall be in material conformance with the CDP/FDP.

XI. LANDSCAPING

19. Landscape Plan: As part of the site plan submission, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan which shall, at a minimum, be generally consistent with the quality and quantity of plantings and materials shown on the CD/FDP. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual ("PFM"). Plantings shall include only non-invasive species and, to the extent practical, plant species native to Fairfax County. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted as approved by UFMD.

XII. TREE PRESERVATION

20. Tree Preservation Plan. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent subdivision plan submissions. The

preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD, Department of Public Works and Environmental Services ("DPWES").

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for individual trees to be preserved, on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), located 25 feet outside the limits of clearing and grading and 10 feet inside of the limits of clearing and grading. The tree preservation plan and narrative shall include all applicable items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities designed to 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.

21. Tree Preservation Walk-Through. The applicant 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 appointed representative and a Certified Arborist (the Project Arborist), shall walk the limits of clearing a grading with a UFMD 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 within the tree preservation area 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 adjacent trees and associated understory vegetation and soil conditions.

22. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD for any area protected by the limits of clearing and grading that must be disturbed for such utilities.

23. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing in the

form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot tall 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 & 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, including the demolition of any existing structures. Root pruning and the installation of all tree protection fencing shall be performed under the supervision of the Project 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, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. No grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

24. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements below. All treatments 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 UFMD accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a minimum depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

25. Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant's 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 UFMD. The Project Arborist should be present on site and monitor clearing and demolition work during Phase I Erosion and Sediment (E&S) Control Plan implementation. Subsequent to approval of Phase I E&S implementation, the Project Arborist shall visit the site on a weekly basis to ensure conformance with all tree preservation proffers, and UFMD approvals. During the implementation of Phase II Erosion and Sediment Control and throughout the construction phase of the project, monitoring visits to the site shall be made at least monthly. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD.

26. Tree Protection Signage. The Applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted as generally shown on the CDP/FDP along the limits of clearing and grading, and attached to the tree protection fencing throughout the duration of construction. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to be left undisturbed.
27. Tree Value Determination. The Applicant shall contract a Certified Arborist to determine the monetary value of each tree (herein, the "Tree Value") 12 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 UFMD 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 Placements ratings. The Site rating component shall be equal to at least 80%.

XIII TRANSPORTATION

28. Right-of-Way Dedication. As a part 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 Braddock Road (Rt. 620), such that the half-section, as measured from the centerline, shall be approximately 63 feet. The ROW dedication shall be provided as generally shown on the CDP/FDP, subject to approval of VDOT and DPWES.
29. Public Street. As part of the Record Plat recording, the Applicant shall dedicate and convey an internal Fifty Foot wide public street right of way, without encumbrances and in fee simple, to the Board of Supervisors.
30. Future Interparcel Access.
 - A. In the event the property to the northeast (Tax Map 69-1((1)) 30) needs to relocate the driveway, the applicant shall permit an inter-parcel connection to private serving Lots 1-3 and provide the necessary construction easements to allow the connection.
 - B. In the event the property to the west (Tax Maps 69-1((1))-31A & 31B, (hereinafter the "Adjacent Property") is subdivided, rezoned, or otherwise developed, the Applicant (or successor HOA) shall permit an extension of the Public Street in the location shown on Sheet 4 of the CDP/FDP as "ROW

DEDICATION FOR FUTURE PUBLIC STREET EXTENSION”(the “Future Road Extension Area”). However, extension of Public Street shall be contingent upon removal of the Adjacent Property’s vehicular access to Braddock Road. If development of the Adjacent Property includes a public street, then upon demand by the Board of Supervisors, the Applicant (or successor HOA) shall dedicate and convey in fee simple, and for no additional consideration, to the Board of Supervisor, right-of-way for public street purposes in the general location of the Future Road Extension Area. However, the owner of the Adjacent Property, and not the Applicant shall be responsible for vacating the existing 15’ outlet road easement and restoring the curb, gutter and asphalt trail along Braddock Road as shown on Sheet 4 of the CDP/FDP. The Applicant (or successor HOA) shall consent to the vacation of the existing 15’ outlet road easement shown on the CDP/FDP. If private street is proposed on the Adjacent Property, then the Applicant (or successor HOA) shall grant all easements necessary for inter-parcel access to the Adjacent Property. Whether a public or private street extension is proposed, the Applicant (or successor HOA) shall not be responsible for construction of the street extension, shall have no maintenance obligations for the same, and shall not be responsible for any costs associated with the maintenance of the extension. In addition, the interim branch type turnaround shall be either removed or modified for use as guest parking and/or access to the stormwater management facilities. Prior to site plan approval, the Applicant shall escrow funds equivalent to that required for construction of the Public Street extension to the property line based on Fairfax County’s Unit Price Schedule then in effect.

C. The Applicant has also reserved an area known as parcel D, so that at the time the adjacent properties are developed and the Fairfax County request that the access to Braddock Road be eliminated, then parcel D shall be used to install a bulb cul-de-sac. The cost of engineering, approval and installation of these improvements shall be the responsibility of the Adjacent Property Developer. At no time can the Adjacent Property Developer restrict access to a public street during the construction.

31. Maintenance Access. The applicant shall provide a maintenance access to the both stormwater management facilities generally as shown on the CDP/FDP.

XIV. ARCHAEOLOGICAL STUDY

32. Archaeological Review. At least 30 days prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological survey on the area to be disturbed and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority ("CRMP") for review and approval. The survey shall be conducted by a qualified archaeological professional approved by CRMP. No land disturbance activities shall be conducted until this survey is submitted to CRMP. If the Phase I survey concludes that additional Phase II archaeological testing of the area to be disturbed is warranted, the Applicant shall complete said testing and provide the results to CRMP. If the Phase II survey concludes

that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP, however that process shall not be a precondition of subdivision plan approval but rather shall be carried out in conjunction with site construction. Within 30 days of the completion of any cultural resource studies, the applicant shall provide a copy of archaeology reports, field notes, photographs, and artifacts to the Fairfax County Park Authority CRMP.

XV. AFFORDABLE HOUSING

33. Housing Trust Fund. At the time the first residential lot is issued a building permit, the Applicant shall contribute the lump sum of thirty eight thousand two hundred fifty dollars (\$38,250.00) to either, at its election and in accordance with this proffer, Habitat for Humanity of Northern Virginia (Habitat) or the Fairfax County Housing Trust Fund (HTF). If the Applicant elects to contribute the lump sum to Habitat and not to the HTF, then the Applicant shall not receive a building permit until the Applicant provides to the Department of Housing and Community Development (i) documentation evidencing Habitat's receipt of such lump sum funds; and (ii) a written acknowledgment from Habitat that such lump sum funds must be used on a housing project within Fairfax County, Virginia that serves low and moderate income households.

XVI. SIGNS

34. Signs. Any sign installed by the Applicant shall be in conformance with Article 12 of the Zoning Ordinance.

XVII. SUCCESSORS AND ASSIGNS

35. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

SIGNATURES BEGIN ON THE FOLLOWING PAGE

APPLICANT/TITLE OWNER OF TAX MAP
69-1 ((1)) 29

CHRISTOPHER at KENILWORTH, LLC
By: Christopher Management, Inc., Manager



By: E. John Regan, Jr.
Its: Executive Vice President/Secretary/Treasurer

REZONING AFFIDAVIT

DATE: January 8, 2015
 (enter date affidavit is notarized)

I, E. John Regan, Jr., Executive Vice President/Treasurer of, do hereby state that I am an
 (enter name of applicant or authorized agent) Christopher Management, Inc., Manager
of Christopher at Kenilworth, LLC

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

126970

in Application No.(s): RZ/FDP 2014-BR-019
 (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)
Christopher at Kenilworth, LLC	10461 White Granite Drive, Suite 103 Oakton, Virginia 22124	Applicant/Title Owner
Christopher Management, Inc., E. John Regan, Jr., Shareholder, Agent W. Craig Havenner, Shareholder, Agent	10461 White Granite Drive, Suite 103 Oakton, Virginia 22124	Agent for Applicant/Title Owner
Charles P. Johnson & Associates, Inc. Allan D. Baken, Agent Henry M. Fox, Agent Mark Huffman, Agent	3959 Pender Drive, Suite 210 Fairfax, Virginia 22030	Engineer, Agent

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

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

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

REZONING AFFIDAVIT

DATE: January 8, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-BR-019
(enter County-assigned application number(s))

176970

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)

Christopher at Kenilworth, LLC
Christopher Management, Inc., its Manager
10461 White Granit Drive, Suite 103
Oakton, Virginia 22124

DESCRIPTION OF CORPORATION: (check one statement)

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

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

E. John Regan, Jr., Member	Benjamin R. Steck, Member	Mohsen Zarean, Member
W. Craig Havenner, Member	Clark L. Massie, Member	
Joseph Hennessey, Member	Habibollah Jahanian, Member	

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

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

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

Rezoning Attachment to Par. 1(b)

DATE: January 8, 2015
(enter date affidavit is notarized)

126970

for Application No. (s): RZ/FDP 2014-BR-019
(enter County-assigned application number (s))

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

Christopher Management, Inc.
10461 White Granite Drive, Suite 103
Oakton, Virginia 22124

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)

W. Craig Havenner
E. John Regan, Jr.

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

President, Vice-President, Secretary, Treasurer, etc.)

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

Charles P. Johnson & Associates, Inc.
3859 Pender Drive, Suite 210
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Charles P. Johnson
Paul B. Johnson
Charles P. Johnson II

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

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: January 8, 2015
(enter date affidavit is notarized)

126970

for Application No. (s): RZ/FDP 2014-BR-019
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: January 8 2015
(enter date affidavit is notarized)

126970

for Application No. (s): RZ/FDP 2014-BR-019
(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: January 8, 2015
(enter date affidavit is notarized)

126970

for Application No. (s): RZ/FDP 2014-BR-019
(enter County-assigned application number(s))

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

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

Friend of Supervisor John Cook- \$100 by: W. Craig Havenner

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

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

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

WITNESS the following signature:

(check one)

[] Applicant Applicant's Authorized Agent

E. John Reardon, Jr.
Executive Vice President / Treasurer of Christopher Management, Inc., Manager of Christopher
(type or print first name, middle initial, last name, and title of signee) OF Christopher LLC

Subscribed and sworn to before me this 8 day of January, 2015, in the State/Comm. of Virginia, County/City of Fairfax at Kerilbach LLC

Lucia Marie O'Morrow
Notary Public

My commission expires: _____

LUCIA MARIE O'MORROW, ID No. 7572805
NOTARY PUBLIC, COMM. OF VIRGINIA
My Commission Expires August 31, 2017

DEC 05 2014

Zoning Evaluation Division

NARRATIVE STATEMENT OF JUSTIFICATION

Pursuant to Section 1/-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Christopher Land, LLC (the "Applicant"), hereby requests approval of a rezoning application from the R-1 to the PDH-3 District as further described below.

The Applicant is the owner of approximately 3.593 acres in the Braddock Magisterial District, which is identified among the Fairfax County tax map records as 69-1 ((1)) 29 (the "Subject Property"). The Subject Property is located on the west side of Braddock Road and is bordered on the south by single-family detached communities known as Rustburg Cove and Briarwood, Section 1. The two properties to the west of the Subject Property total 4.43 acres and are currently zoned R-1. The area on the north of the Subject Property is comprised of a .6 acre site improved with a single family home zoned R-1 and two parcel of land totaling approximately 91 acres zoned R-1 and developed with the Northern Virginia Training School for the Mentally Retarded and the State Police Department of the Commonwealth of Virginia. The area on the opposite side of Braddock Road is comprised of two single-family detached communities known as Braddock Green and Somerset South. The surrounding area includes properties zoned and developed to the R-1, R-2, R-3 and PDH-3 Districts. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The Subject Property is located within the Pohick Planning District of the Area III Comprehensive Plan (the "Plan"); specifically, within the P2 Main Branch Planning Sector. Land Use recommendation 11 within the Sector Plan recommends infill single-family detached dwellings at a density of 2-3 dwelling units per acre. Consistent with that recommendation, the Comprehensive Plan Map also recommends residential development at a density of 2-3 dwelling per acre. The Applicant is proposing a rezoning of the Subject Property from the R-1 to the PDH-3 District in accordance with the Plan recommendation. The adjacent neighborhoods to the south, Rustburg Cove and Brianrwood, Section 1, are zoned R-3. The parcels of land identified as Fairfax County tax map records 69-2-1 ((1)) parcels 39B, 39C, 40A and 40B, were rezoned by the Fairfax County Board of Supervisors on September 10, 2013. The rezoning case, RZ 2013-BR-003, rezoned the 4.26 acres from the R-1 to the PDH-3 district and will allow for the development of ten single family homes at a density of 2.34 dwelling units per acre.

The Applicant proposes a residential community in harmony with the Plan recommendation of two to three dwelling units per acre and compatible with the surrounding area. The Applicant has prepared and submitted a conceptual/final development plan (CDP/FDP) that illustrates nine single-family detached dwelling units at a density of 2.5 dwelling units per acre. The proposed residential subdivision results in greater than 30% open space on the Subject Property, substantially greater than the 20%

required in the PDH-3 District. The proposed residential community will allow for the further completion of the infill development.

The Applicant's proposed residential layout is compatible in density and scale with the surrounding development. Surrounding properties are developed with similar use, type, and intensity to the Applicant's proposal. In addition, the Applicant meets the Plan's residential development criteria as follows:

Site Design

A rezoning of the Subject Property to the PDH-3 District will allow for the further completion of the infill development. The surrounding properties located to the south of the Subject Property are already zoned and developed residentially in accordance with Plan recommendations. The Applicant attempted to coordinate development with the adjacent properties identified as 69-1 ((1)) parcels 31A and 31B but was unsuccessful. Similarly, the applicant of rezoning case RZ 2013-BR-003 attempted to coordinate development with the property owners but was unsuccessful. The proposed layout integrates the elements of open space, landscaping, and functional quality design in a residential development that conforms to the Plan recommendations. Greater than thirty percent (30%) of the site will be open space. The proposed house locations will allow the majority of the home to front or back to open space. Landscaping will be provided on individual lots, as well as within Parcels A, B and C. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation.

It should be noted that the usable open space provided under the PDH-3 zoning district would not be possible under convention R-3 zoning. Much of the open space in this proposal is located in outlots that are accessible and usable by the residents. This includes the pavilion and usable green space. The larger lots required by the R-3 district would move most of this open space into private backyards, which provides less community benefit.

Neighborhood Context

The Applicant proposes a residential development that will allow for further completion of established residential development patterns. The proposed new attached residential units will be developed at a density consistent with the Plan recommendations. Illustrative elevations are included on the CDP/FDP. The proposed homes will utilize high quality materials and design. Further, the bulk and massing of the proposed homes are in harmony with the recent construction in the surrounding neighborhood.

Environment

The Applicant's proposed residential development results in greater than 30% open space on the subject Property. The Applicant is proposing to construct two infiltration trenches to meet SWM / BMP requirements. The Applicant proposes constructing the units to achieve certification in accordance with either the National Green Building Standard (NGBS) using the ENERGY STAR (version 3.0) Qualified Homes path for energy performance or the Earth Craft House Program.

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 the required tree cover via preservation. The Applicant has retained a certified arborist to complete an Existing Vegetation Map. Per this plan, 100% of the Subject Property is covered with existing tree canopy. Upon development, 25% 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. Preservation of existing vegetation 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 the CDP/FDP to meet the remaining portion of the tree cover requirement not met via preservation. 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.

Transportation

The Applicant proposes safe and adequate access to the adjacent road network. The entry to the proposed community from Braddock Road has been established in consultation with VDOT. The Applicant is proposing a temporary turnaround adjacent to the properties identified as 69-1 ((1)) parcels 31A and 31B, to be removed at such time as the adjoining parcels redevelop. Furthermore, the Applicant has provided a sufficient amount of land adjacent to Braddock Road to allow for the closure of the entrance to Braddock Road at such time as a connection to Banting Drive is available and if the entry to Braddock Road is requested to be closed by Fairfax County. The Applicant is providing inner parcel access to the adjacent property identified as 69-1 ((1)) 30 to allow the owner, at the owners option, to have access to Braddock Road through the Subject Property. The Applicant will provide sidewalks within the proposed development to tie into the existing 8' asphalt trail located along the Braddock Road frontage of the Subject Property. A minimum driveway length of twenty feet is provided for each unit to insure adequate parking on site.

Public Facilities

The proposed residential community may be classified as infill development that will be served by existing adequate public facilities. The Applicant's proposal of nine new single-family detached homes will not have a measurable impact on public facilities. The Applicant will proffer to make a contribution to public schools in accordance with adopted formulas adopted by the Board of Supervisors.

Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the Applicant's proposal, as it is less than fifty residential dwelling units. The Applicant will proffer a sum equal to one-half of one percent (0.5%) of the value of all of the new units approved on the property to Habitat For Humanity or a similar organization in lieu of the contribution to the Fairfax County Housing Trust Fund.

Heritage Resources

The Applicant is unaware of any heritage resources that may be located on the subject Property.

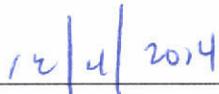
Summary

The Applicants proposal meets the objectives of the Plan, which recommends residential development at a density of two to three dwelling units per acre. Further, the Applicant's proposal may be characterized as infill development that is compatible in use, type, and intensity with the surrounding area. The Applicant's proposal will allow for further completion of an existing and established residential development pattern. Further, the layout and design of the proposed residential developments satisfies the residential development criteria as outlined herein. Lastly, the proposed development may be supported by existing transportation and public facilities.

Christopher Land, LLC



By: E. John Regan, Jr.,
Executive Vice President of
Christopher Management Inc., Manager



Date

11. Infill development south of Braddock Road, north of Zion Drive, between Route 123 and Guinea Road, should be developed as single-family detached dwellings at a density of 2-3 dwelling units per acre.

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

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

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

2. Neighborhood Context:

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

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

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

3. Environment:

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

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

4. Tree Preservation and Tree Cover Requirements:

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

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

5. Transportation:

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

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

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

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

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

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

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

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

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County.

Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

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

8. Heritage Resources:

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

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

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

ROLE OF DENSITY RANGES IN AREA PLANS

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

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

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 18, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ/FDP 2014-BR-019
Kenilworth

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plan as revised through December 2, 2014. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 7-9:

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

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county's streams, some or all

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- 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. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 19-21:

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

Policy a. In consideration of 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 may 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 best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- 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;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants. . . .

Policy c. Ensure that zoning proposals for residential development that are not otherwise addressed in Policy b above will incorporate green building practices sufficient to attain certification under an established residential green building rating system that incorporates multiple green building concepts and that includes an ENERGY STAR Qualified Homes designation or a comparable level of energy performance. Where such zoning proposals seek development at or above the mid-point of the Plan density range, ensure that county expectations regarding the incorporation of green building practices are exceeded in two or more of the following measurable categories: energy efficiency; water conservation; reusable and recycled building materials; pedestrian orientation and alternative transportation strategies; healthier indoor air quality; open space and habitat conservation and restoration; and greenhouse gas emission reduction. As intensity or density increases, the expectations for achievement in the area of green building practices would commensurately increase.

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 11:

“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.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

The Comprehensive Plan recommends green building certification which incorporates multiple green building concepts for zoning proposals for residential development. A number of green building development options are available for such developments, such as, LEED-Homes, EarthCraft and National Green Building Standard (NGBS) with Energy Star Qualified Homes path for energy performance. The applicant has provided a commitment to develop the property with options to pursue either EarthCraft or NGBS with the Energy Star Qualified Homes path. Either of these options would meet the recommendations of the Comprehensive Plan for green building development. Staff feels that the proposed certification programs satisfy staff's recommendations on this issue.

Water Quality

The development plan notes two infiltration areas to meet the stormwater management requirements of the proposed development. While the concept of utilizing something other than a conventional dry or wet pond is notable, staff has indicated some concerns regarding the adequacy of such facilities at this location. It is not clear that the proposed facilities will have adequate capacity and the concept of having no defined outfall in the event of an overflow circumstance raises potential concerns for downstream properties. Should the Department of Public Works and Environmental Services (DPWES) determine that the facilities meet Public Facilities Manual standards and pose no downstream concern, then Planning Divisions staff concerns will be satisfied. Any final determination regarding standards for stormwater management will be made by DPWES.

Noise

The proposed development includes frontage on a portion of Braddock Road. Braddock Road is a four-lane median divided roadway in this area, which can experience high traffic volumes with a mixture of vehicles including passenger vehicle, truck and buses. Staff has expressed concerns to the applicant that the traffic noise impacts from this roadway might exceed 75 dBA Ldn. Current Comprehensive Plan guidance does not support new residential development in areas impacted by noise at or above 75 dBA Ldn. As a result of this concern, staff had requested that the applicant provide a noise study to determine the extent of noise impacts to the proposed development. The noise study should also provide mitigation measures for exterior and interior noise impacts. While we would anticipate that Lot 9 would be most impacted for both interior and exterior noise impacts, there are also concerns that Lots 1-4 and 8 could also experience noise impacts needing mitigation for interior and/or exterior noise levels. Exterior noise should be mitigated to no more than 65 dBA Ldn. Interior noise should be mitigated to no more than 45 dBA.

No noise study has been submitted to staff at this time. However, it is staff's understanding that the applicant has contacted a consultant to prepare a traffic noise study for the proposed development. Staff feels that the applicant should provide proffer commitments, which clearly

define the mitigation measures to be employed based on the findings of this study. The applicant should be made aware that, should the study determine that portions of the proposed development are impacted by noise levels exceeding 75 dBA Ldn, then a redesign may be necessary. If this redesign is necessitated by the findings of the study, then the applicant should be aware that any redesign may trigger the need for a final development plan amendment and/or proffer amendment. Other alternatives to the approach noted above may be considered by staff.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: December 17, 2014

TO: Mr. William J. O'Donnell Jr., Staff Coordinator
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Braddock Road-Kenilworth; RZ/FDP 2014-BR-019

RE: Request for Assistance dated December 3, 2014

The following comments are based on a review of the resubmission of RZ/FDP 2014-BR-019 date stamped as received by the Department of Planning and Zoning on December 2, 2014.

Comment: It appears that with a reduction in the size of Infiltration Trench #1 or redesigning its shape, that the trees proposed for preservation directly adjacent to the trench will be afforded additional protection and additional tree canopy may be able to be preserved.

Recommendation: Infiltration Trench #1 should be reduced in size if possible or reshaped to provide for additional tree preservation or protection for trees proposed for preservation immediately adjacent to the trench.

Comment: With the use of the 1.25 multiplier, this application only exceeds the tree preservation target by 8 square feet.

Recommendation: Additional tree preservation opportunities should be considered in the area of the proposed pavilion or proffer language should be developed that states that this area will be left for tree preservation if the pavilion is not built.

SW/

UFMDID #: 197145

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: January 9, 2015

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

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

FILE: RZ/FDP 2014-BR-019

SUBJECT: RZ/FDP 2014-BR-019 Christopher at Kenilworth LLC (Kenilworth)
9725 Braddock Road, Fairfax VA 22032
Tax Map: 069-1 ((1)) 029

This Department has reviewed the subject application and Conceptual/Final Development Plan (CDP/FDP) dated September 5, 2014 and revised through January 5, 2015, and proffers dated January 6, 2014. All identified concerns have been addressed except the following:

- The interim terminus of the public street is depicted as a branch-type turnaround to permit emergency and service vehicles to turnaround. When the adjacent lots 69-1 ((1)) 31A and 31B to the west redevelop, this branch-type turnaround should be removed and the curb, gutter, and sidewalk restored to be connected to the future public road extension.
- The applicant should design and orient the internal public street to a 90-degree intersection with Braddock Road. This design may allow for a more direct and safer intersection line of sight for vehicles exiting the new street. This configuration may also provide a shorter, and more direct pedestrian crosswalk linking the trail at the entrance throat.

Comments on the proposed proffers were submitted under separate cover.

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
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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

January 23, 2015

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: RZ/FDP 2014-BR-019 Christopher at Kenilworth, LLC
Tax Map # 69-1((01))0029

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

I have reviewed the above plan submitted on December 3, 2014, and received December 8, 2014. The following comments are offered with the same numbers from the last submittal being utilized:

2. *The waterline and sewer line will need to be jacked and bored under Braddock Road. No open cutting along Braddock Road will be permitted.* It is suggested the sanitary sewer and water line connections be made across Braddock Road in the grassy area near the service drive on the north side. This area will accommodate bore pits for making these connections.
7. Overland relief of the storm runoff will need to be addressed for potentially clogged parts of the system.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning2014-BR-019rz2Christopher@KenilworthLLC1-23-15BB



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

DATE: October 22, 2014

SUBJECT: RZ-FDP 2014-BR-019, Christopher at Kenilworth
Tax Map Number: 69-1 ((1)) 29

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated September 5, 2014, for the above referenced application. The Development Plan shows 9 new single-family detached dwelling units on a 3.59-acre parcel to be rezoned from the R-1 to PDH-3 zoning district. Based on an average single-family detached household size of 3.10 in the Pohick Planning District, the development could add 28 new residents to the Braddock Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

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

The Comprehensive Plan for the Pohick Planning District, Heritage Resources section states "Large portions of the Pohick Planning District have not been surveyed to determine the presence or absence of heritage resources. It is desirable that these areas be examined before they are developed and appropriate action taken to record, preserve and/or recover significant heritage resources." (Page 10)

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 (University, George Mason, Old Forge, Royal Lake, Lakeside, Monticello, and Country Club View) meet only a portion of the demand for parkland generated by residential development in the Pohick Planning District. In addition to parkland, the recreational facilities in greatest need in this area include rectangular athletic fields, youth baseball and softball fields, multi-use courts, playgrounds, neighborhood skate parks, and trails.

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 9 non-ADUs proposed, the Ordinance-required amount to be spent onsite is \$15,300. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

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

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$25,004 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 subject parcel was subjected to archival cultural resources review. The parcel is situated along Braddock Road and has moderate to high potential to contain significant archaeological sites. It is therefore recommended that the parcel undergo a Phase I archaeological survey in order to determine presence or absence of significant archaeological resources. If significant sites are found it is recommended they undergo Phase II archaeological testing in order to determine eligibility for inclusion onto the National Register of Historic Places. If any sites are found eligible, avoidance or Phase III data recovery is recommended.

At the completion of any cultural resource studies, the Park Authority requests that the applicant provide two copies (one hard copy, one digital 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. Materials can be sent to 2855 Annandale Road Falls Church, VA 20110 for review and concurrence. For artifact catalogues, please include the database in Access™ format, as well as digital photography, architectural assessments, including line drawings. If any archaeological, architectural or other sites are found during cultural resources assessments, the applicant should update files at VDHR, using the VCRIS system.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing recreation contribution amounts consistent with the Zoning Ordinance and Comprehensive Plan guidance:

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Single-family detached units	\$15,300	\$25,004	\$40,304

In addition, the Park Authority recommends the following:

- Conduct a Phase I archaeological survey, and any follow up studies as needed, in order to determine presence or absence of significant archaeological resources.

Please note the Park Authority would like to review and comment on proffers and/or development related to park and recreation issues. We request that draft and final proffers and/or development conditions 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: Andi Dorlester
DPZ Coordinator: Billy O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Billy O'Donnell, DPZ Coordinator
Chron File
File Copy



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

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

October 17, 2014

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

FROM: Aimee Holleb, Assistant Director *AH*
Office of Facilities Planning Services

SUBJECT: RZ/FDP 2014-BR-019, Christopher at Kenilworth, LLC

ACREAGE: 3.59 acres

TAX MAP: 69-1 ((1)) 29

PROPOSAL:

The application requests to rezone the site from R-1 to PDH-3 district. The proposal would permit a maximum of 9 single family detached houses. Under the current R-1 zoning, the site could be developed with 3 single family detached houses.

ANALYSIS:

School Capacities

The schools serving this area are Laurel Ridge Elementary and Robinson Secondary 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
Laurel Ridge ES	903 / 903	814	770	133	675	228
Robinson MS	1,296 / 1,296	1,219	1,162	134	1,098	198
Robinson HS	2,568 / 2,568	2,709	2,793	-225	2,570	-2

*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, Laurel Ridge ES and Robinson MS are projected to have surplus capacity; Robinson HS is projected to have a slight capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The FY 2015-19 Capital Improvement Program (CIP) does not include any major capital projects at the subject schools.

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	Potential # of units	Estimated Student yield
Elementary	.273	3	1
Middle	.086	3	0
High	.177	3	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). 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 funds be directed as follows:

...to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from [the applicant's development].

It is also recommended proffer payment occur 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.

AJH/gjb

Attachment: Locator Map

cc: Megan McLaughlin, School Board Member, Braddock District
Elizabeth Schultz, School Board Member, Springfield District
Ted Velkoff, Vice-Chairman, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Angela Atwater, Assistant Superintendent, Region 4
Kevin Sneed, Special Projects Administrator, Design and Construction Services
Matthew Eline, Principal, Robinson Secondary School
Tonya Cox, Principal, Laurel Ridge Elementary School



County of Fairfax, Virginia

MEMORANDUM

DATE: January 13, 2015

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning/Final
Development Plan Application RZ/FDP 2014-BR-019

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #414, **Burke**
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station _____(n/a)_____





County of Fairfax, Virginia

MEMORANDUM

DATE: October 14, 2014

TO: Billy O'Donnell
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ/FDP 2014-BR-019**
Tax Map No. 069-1-((01))-0029

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

- The application property is located in Accotink Creek (M-3) watershed. It would be sewer into the Noman M. Cole Pollution Control Plant (NMCPCP).
- Based upon current and committed flow, there is excess capacity in the NMCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in the Braddock Green Court and approximately 250 ft from the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use +Application</u>		<u>Existing Use + Application +Previous Applications</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq</u>	<u>Adeq.</u>	<u>Inadeq</u>	<u>Adeq.</u>	<u>Inadeq</u>
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

- Other pertinent comments:**



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

**PLANNING & ENGINEERING
DIVISION**

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

October 6, 2014

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

Re: RZ 2014-BR-019
FDP 2014-BR-019
Kenilworth
Tax Map: 69-1

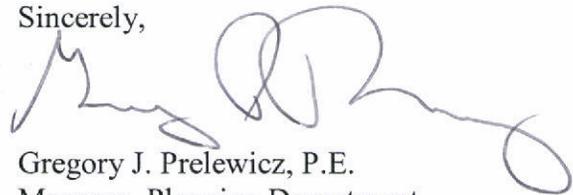
Dear Ms. Berlin:

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

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

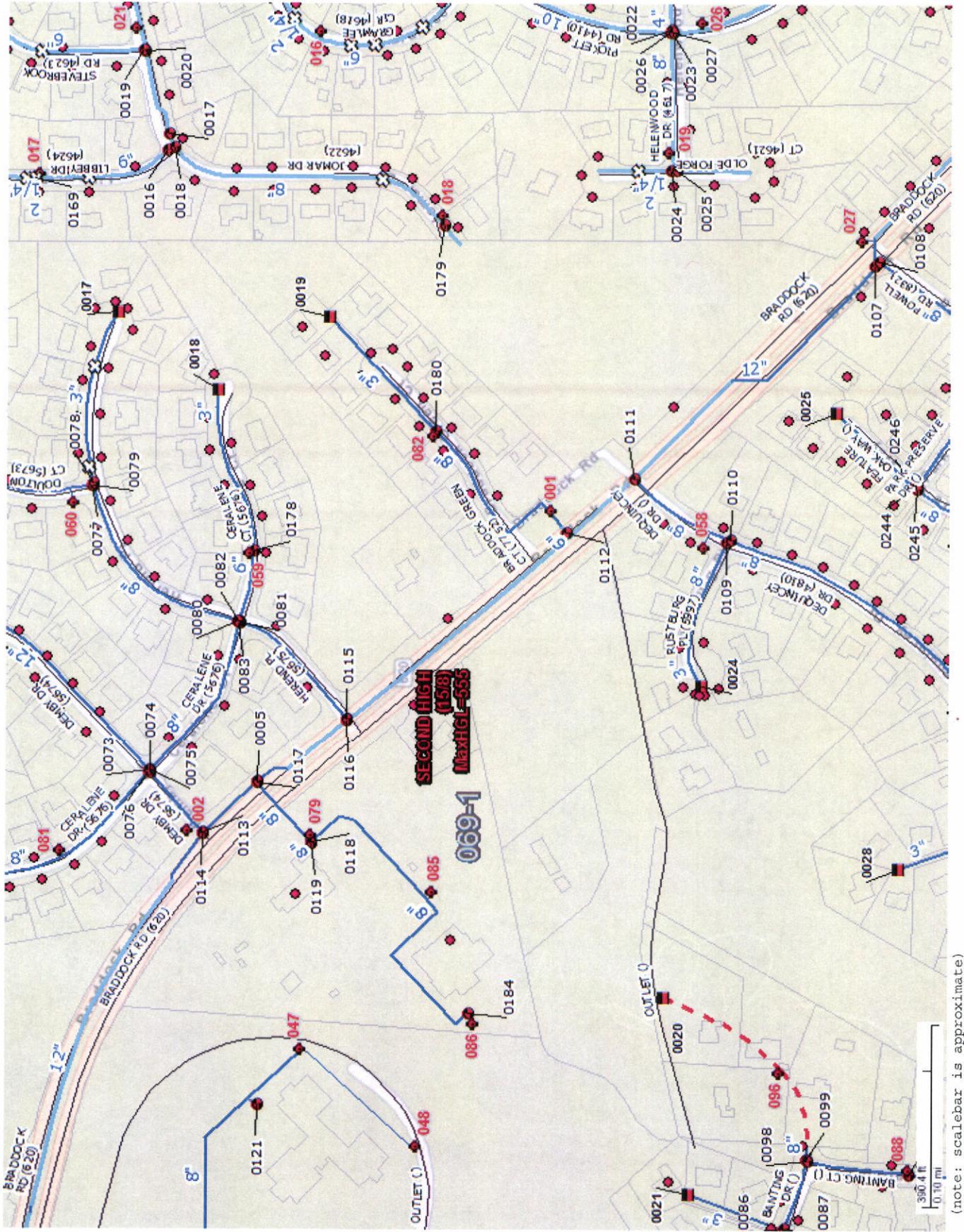
If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,



Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure



(note: scalebar is approximate)



County of Fairfax, Virginia

MEMORANDUM

DATE: December 17, 2014

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: William J. Veon, Jr., Senior Engineer III (Stormwater)
Central Branch, Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Zoning Application No.: RZ/FDP 2014-BR-019
Christopher at Kenilworth, LLC (aka, Braddock Road-Kenilworth
Conceptual/Final Development Plan (dated December 1, 2014)
LDS Project No.: 005909-ZONA-001-1
Tax Map No.: 069-1-01-0029
Braddock District

The subject application has been reviewed and the following stormwater management comments are offered at this time:

Note: The Stormwater Management Ordinance (SWMO – County Code, Chapter 124) Article 4 technical design criteria, and the current Public Facilities Manual (PFM), have been considered in the preparation of the comments that follow.

Chesapeake Bay Preservation Ordinance (CBPO)

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

Floodplains

There are no regulated floodplains on the property/site.

Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

Water Quality

Water quality controls are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-2). Two onsite infiltration facilities have been proposed as the combined SWM/BMP practice by which the project will meet its phosphorus reduction requirements. A preliminary VRRM (Virginia Runoff Reduction Method) analysis has been included in the Conceptual/Final Development Plan to support the design engineer's expectation that the infiltration facilities should provide



sufficient water quality compliance. Calculation and design details will be reviewed at the final design/site plan stage.

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). Two onsite infiltration facilities have been proposed as the combined SWM/BMP practice by which the project will meet its detention requirements. A preliminary design analysis has been included in the Conceptual/Final Development Plan, which identifies that there is to be no 10-yr flow release from the infiltration trenches. Therefore, it appears it is the design intent to retain and infiltrate the entire 10-yr/24-hr runoff volume for contributing areas of about 2.33 ac (0.98 ac onsite) and 2.75 ac (1.54 ac onsite) draining to proposed Trench 1 and Trench 2, respectively. Calculation and design details will be reviewed at the final design/site plan stage.

Note that the NOAA Atlas 14, Vienna, VA, rainfall data will need to be used, and location-specific infiltration testing (per PFM 4-0700) will need to be conducted, for the development of the final infiltration trench designs. Also, the adjusted CN values generated in the VRRM spreadsheet cannot be used for the water quantity designs of the trenches, as these lower values already incorporate the effects of the removal of the appropriate water quality runoff volume by the infiltration trenches. The weighted CN values must be used for the infiltration trench designs.

Water Quantity - Outfalls

Water quantity controls for outfall channel and flood protection are required for this proposed project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). A preliminary Outfall Narrative has been included, and has identified one site outfall. This outfall discharges westward onto an adjacent residential property, but there does not appear to be a channel or storm drain system to accept any concentrated flow at this location. However, the design engineer has provided a professional opinion that the outfall is adequate, so a "bed-and-banks" channel may exist and will need to be demonstrated at final design. Otherwise, the final design will either need to demonstrate that there is only sheetflow leaving the site (which might be possible if the infiltration trenches are indeed designed to capture and infiltrate the entire 10-yr/24-hr runoff from their respective drainage areas), or SWMO 124-4-4.B.3.a and 124-4-4.C.4 shall be applied to the SWM system design. The outfall analysis calculations and details will be reviewed at the final design/site plan stage.

Stormwater Planning Comments

This site is located in the Pohick Creek Watershed, and the Pohick-Rabbit Branch Watershed Management Area (WMA). A Stream Restoration project (PC-9263) has been identified for implementation within subwatershed PC-RA-0008, along a tributary to Rabbit Branch, and is located about 2500' downstream from the site's natural outfall location. However, with reduced post-development discharges and phosphorus loads, the site should have little impact on the future County project.

William O'Donnell, Staff Coordinator
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Dam Breach

The property is not located within a dam breach inundation zone.

Miscellaneous

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of the appropriate BMP specifications. Virginia DEQ Stormwater Design Specification No. 8 must be used for the design of the proposed infiltration trenches.

Please contact me at 703-324-1720 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Durga Kharel, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES
Zoning Application File

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		