



APPLICATION ACCEPTED: August 15, 2014
PLANNING COMMISSION: February 25, 2015
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

February 10, 2015

STAFF REPORT

PCA 77-D-025

DRANESVILLE DISTRICT

APPLICANT: Fairfax County Park Authority

ZONING: R-3

LOCATION: Sugarland Run Stream Valley Park

PARCEL: 11-1 ((8)) (4) A

ACREAGE: 14.26 ac

PLAN MAP: Public Park

PROPOSAL: The applicant seeks approval of a partial Proffered Condition Amendment (PCA) application to amend proffers associated with RZ-77-D-025 to remove an existing basketball court from a public park.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 77-D-025, subject to the execution of proffers consistent with those contained in Appendix 1.

Michael D. Van Atta

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.

The approval of this application 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.

O:\mvanat\Applications\PCA 77-D-025 FCPA\Staff Report



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).

Proffered Condition Amendment

PCA 77-D -025

Applicant:
Accepted:
Proposed:

FAIRFAX COUNTY PARK AUTHORITY
08/15/2014
AMEND PROFFERS ASSOCIATED WITH RZ 77-D-025

Area:

14.26 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:

Located:

SUGARLAND RUN STREAM VALLEY PARK,
NORTH OF WIEHLE AVENUE, EAST OF
CLIVEDEN COURT

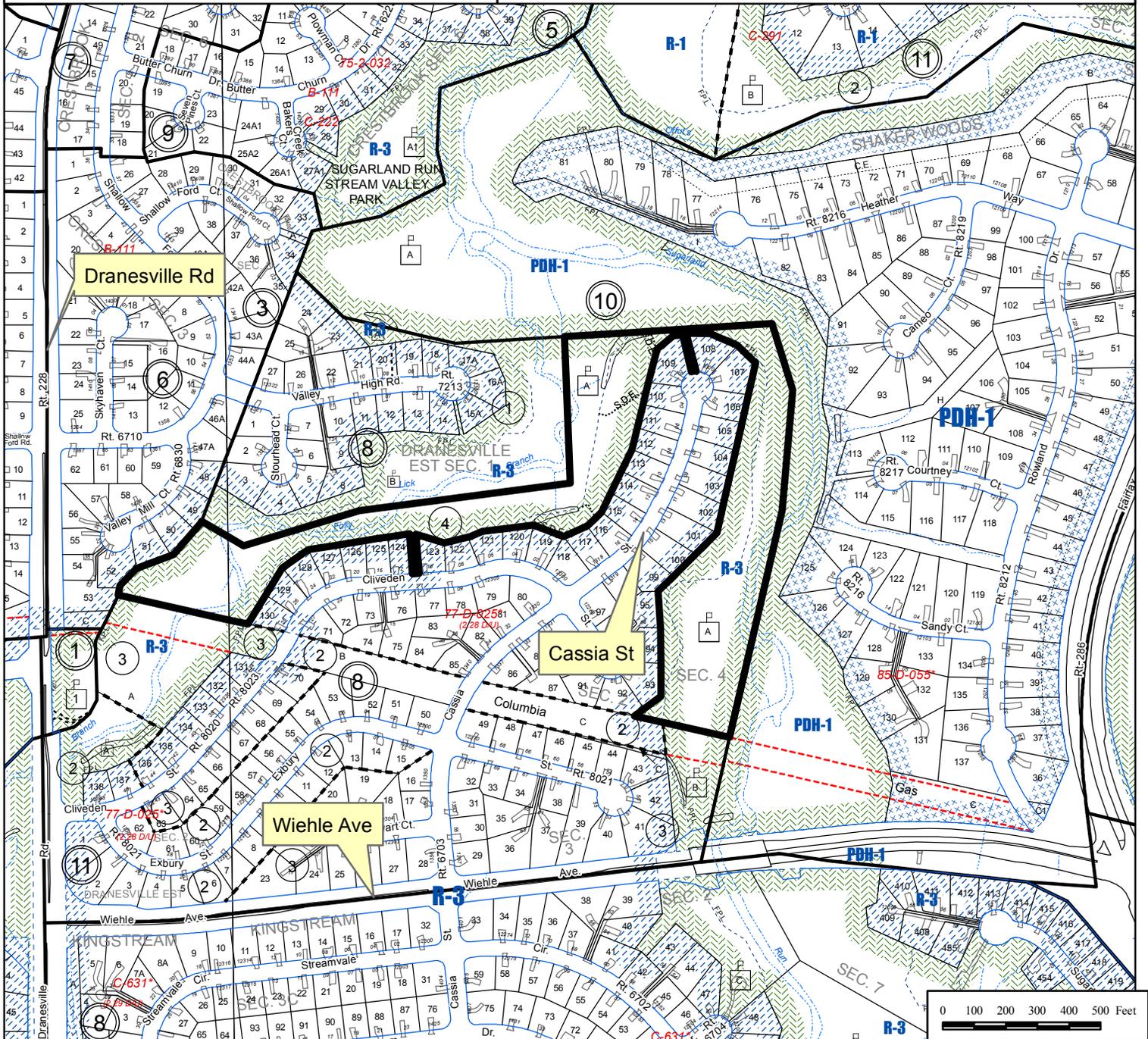
Zoning:

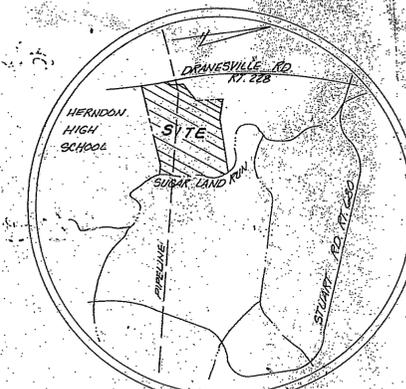
R-3

Overlay Dist:

Map Ref Num:

011-1- /08/04/ A





VICINITY MAP
SCALE: 1"=2000'

THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON ASSESSMENT MAP NO. 11-1 (D) PARCEL 2

RECEIVED
Department of Planning & Zoning
JUL 17 2014
Zoning Evaluation Division

NOTES:

1. ZONING CASE # 77-D-025 FOR R-12.5 ZONING, EXISTING ZONING - RE-1
2. TOTAL AREA TO BE REZONED: 78.92 ACRES.
3. BOUNDARY INFORMATION BY PATTON, HARRIS, RUST AND GUY TOPOGRAPHY BY HUNSBERGER & MOE
4. THE ADOPTED COMPREHENSIVE PLAN FOR AREA III DESIGNATES THE SUBJECT PROPERTY FOR RESIDENTIAL USE AT A DENSITY RANGE OF 2 TO 3 DWELLING UNITS PER ACRE. THE SUBJECT APPLICATION IS IN CONFORMANCE WITH THAT PLAN.
5. MAXIMUM DENSITY PROPOSED: 228 DWELLING UNITS PER GROSS ACRE. MAXIMUM NUMBER OF BUILDING LOTS PROPOSED: 182
6. MAXIMUM LOT COVERAGE PROPOSED: 65% OF SITE. MAXIMUM LOT COVERAGE ALLOWED: 70% OF SITE.
7. MINIMUM OPEN SPACE PROPOSED: 24.32 ACRES. MINIMUM OPEN SPACE THAT WOULD NORMALLY BE PROVIDED UNDER R-12.5 REGULATIONS: 7.62 ACRES.
8. MAXIMUM BUILDING HEIGHT: 35 FEET
9. NEIGHBORING PROPERTIES ARE ZONED FOR SIMILAR USES AND NO SCREENING IS REQUIRED FOR THIS PURPOSE. NOISE ATTENUATION MEASURES WILL BE PROVIDED ALONG PROPOSED WHEELE AVE ADJACENT TO THE SOUTHERN PROPERTY LINE.
10. EXISTING SANITARY SEWER IS LOCATED ON-SITE AS SHOWN. WATER MAINS ARE APPROXIMATELY UNDER STREETS AND WATERSHEDS WILL BE EXTENDED THROUGH "CRESTBROOK" SUBDIVISION (CALIFORNIA TRACT) NO. 2. SITE IMPROVEMENTS ARE ANTICIPATED.
11. DEVELOPMENT SHALL COMPLY UPON APPROVAL OF FINAL PLANS BY FAIRFAX COUNTY.
12. APPROXIMATE AREAS OF:
LOTS - 43.51 AC.
STREETS - 11.11 AC.
OPEN SPACE 24.32 AC.
78.92 AC.

CRESTBROOK SUBDIVISION

PROPOSED WATER AUTHORITY TREATMENT PLANT

KING STREAM SUBDIVISION

- N40°41'02"E-13405'
- N70°05'10"E-11625'
- N44°37'07"E-7338'
- N14°24'00"E-6519'
- N27°18'18"E-1000'
- N00°35'17"W-1000'
- N30°22'08"E-9578'
- N50°58'09"E-6419'
- N75°55'10"E-1624'

DRANESVILLE ROAD

PROPOSED WHEELE AVE

PROPOSED STUART ROAD

A SEPARATE STATEMENT OF PROFFERS WILL BE SUBMITTED
FAIRFAX COUNTY
O.C.P.-PLAN IMPLEMENTATION BRANCH
5TH FLOOR - MASSEY BUILDING
DATE RECEIVED 9-1-77 FOR R-12.5
CASE NO. 77-D-025 SUBMISSION NO. 1

DESIGNER	P.H.A.R.E.G.	GENERALIZED DEVELOPMENT PLAN FOR R-12.5	Sheet 1 of 1
DESIGN	W.F.O.		
DRAWN	J. HARRIS	DRANESVILLE ESTATES DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA	Date AUG, 1977
CHECKED			
REVISIONS		Scale HORIZ. 1"=200'	VERT. 1"=2'
PATTON, HARRIS, RUST AND GUY A PROFESSIONAL CORPORATION CONSULTING ENGINEERING, LAND SURVEYING, PLANNING FAIRFAX, VIRGINIA		FILE 1546	

CURVE DATA

NO.	RADIUS	DELTA	TAN.	ARC	CHORD	CHORD BEARING
1	275.00	58°36'42"	184.36	281.32	269.21	N56°38'45"E
2	250.00	58°36'42"	140.33	255.74	244.74	N56°38'45"E
3	225.00	58°36'42"	126.29	230.17	220.26	S56°38'45"W
4	225.00	17°47'43"	35.22	69.68	69.60	N77°03'15"E
5	250.00	17°47'43"	39.14	77.65	77.33	N77°03'15"E
6	275.00	17°47'43"	43.05	85.41	85.07	S77°03'15"W
7	240.00	66°58'31"	164.87	288.92	271.79	S77°21'21"E
8	215.00	75°28'31"	166.40	283.22	263.18	S74°06'21"E
9	190.00	64°59'59"	121.04	215.55	204.17	N79°20'37"W
10	830.00	28°09'24"	157.99	309.99	308.48	S39°33'15"W
11	605.00	27°42'20"	149.19	292.55	289.71	N39°46'45"E
12	580.00	27°12'55"	140.40	275.50	272.91	N40°01'28"E
13	25.00	100°28'33"	30.05	43.84	38.44	N03°23'39"E
14	25.00	83°29'59"	22.34	36.43	33.29	N84°37'05"W
15	25.00	90°00'00"	25.00	39.27	35.35	N81°22'05"W
16	25.00	90°00'00"	25.00	39.27	35.35	S08°37'59"W
17	25.00	51°19'04"	12.01	22.39	21.65	N10°42'33"W
18	55.00	282°38'08"	-----	271.31	68.75	S53°37'55"W
19	25.00	51°19'04"	12.01	22.39	21.65	S62°01'37"E
20	275.00	21°00'00"	50.97	100.79	100.23	N43°07'55"E
21	300.00	21°00'00"	55.60	109.96	109.34	N43°07'55"E
22	325.00	21°00'00"	60.24	119.12	118.45	S43°07'54"W
23	1075.00	20°47'44"	197.26	390.17	388.03	N22°14'03"E
24	1100.00	24°07'31"	235.07	463.17	459.76	N20°34'10"E
25	1125.00	20°56'37"	207.93	411.23	408.94	S22°09'37"W
26	25.00	53°00'08"	12.47	23.13	22.31	N14°39'52"W
27	25.00	49°44'41"	11.59	21.71	21.03	S36°33'39"W
28	55.00	282°38'55"	-----	271.28	68.78	S79°51'58"E

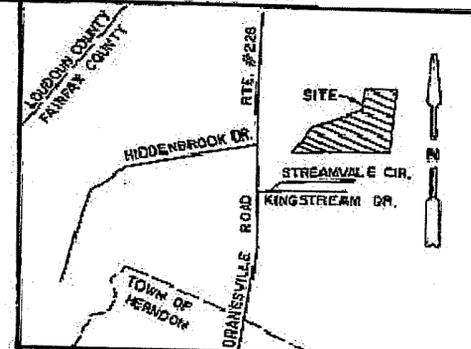
DRANESVILLE ESTATES AREA TABULATION

SECTION 4

TOTAL LOT AREA	627,566 0 0R	14.40693 AC.
STREET DEDICATION	138,384 0 0R	3.17688 AC.
PARCEL "A" (HEREBY CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY)	621,284 0 0R	14.26273 AC.
TOTAL AREA	1,387,234 0 0R	31.84652 AC.
TOTAL NUMBER OF LOTS		60

SECTIONS 1, 2, 3 & 4

TOTAL LOT AREA	1,742,062 0 0R	39.99224 AC.
STREET DEDICATION	424,260 0 0R	9.73967 AC.
OPEN SPACE DEDICATION	1,276,866 0 0R	29.31262 AC.
TOTAL AREA	3,443,188 0 0R	79.04473 AC.
TOTAL NUMBER OF LOTS		165
AVERAGE LOT AREA	10,558 0	0.24236 AC.
PERCENTAGE OF LOT COVERAGE		50.59%
DENSITY	2.09	LOTS PER ACRE



VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 11-1 (11) PARCEL 2A AND IS ZONED R-3.
2. ——— DENOTES IRON PIPE.
3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THIS SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH ALTERNATE DENSITY DEVELOPMENT UNDER SECTION 2-406 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
5. PIPESTEM DRIVEWAYS ARE PRIVATELY OWNED AND PRIVATELY MAINTAINED BY THE LOT OWNER. THERE IS AN EASEMENT FOR INGRESS, EGRESS, CONSTRUCTION, MAINTENANCE OF UTILITIES AND COUNTY AND OTHER EMERGENCY VEHICLES OVER ALL COMMON DRIVEWAYS. PURCHASERS AND/OR USERS OF PIPESTEM LOTS AUTOMATICALLY ASSUME AN OBLIGATION FOR MAINTENANCE OF THE PIPESTEM DRIVEWAY, WHICH OBLIGATION IS A CONDITION OF THEIR OWNERSHIP OF THE PROPERTY AND WHICH RUNS WITH THE LAND. ANY PIPESTEM LOT WHICH IS TO BE SERVED BY A COMMON DRIVEWAY IS TO BE CONSTRUCTED BY THE DEVELOPER AND IS TO INCLUDE ALL UTILITIES. LOTS NUMBERED 74, 79, 83, 8-84 HAVE THE RIGHT TO USE THE COMMON DRIVEWAY.
6. PARCEL "A" IS HEREBY CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY AND SHALL NOT BE DENYED, DEFACED NOR OTHERWISE DISTURBED IN ANY MANNER AT ANYTIME WITHOUT THE APPROVAL OF THE APPROPRIATE COUNTY DEPARTMENT.

OWNER'S DEDICATION

WE, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, OWNERS OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT THE RIGHTS OF WAY AS INDICATED FOR CONSTRUCTION, MAINTENANCE AND THE OPERATION OF STREETS, STORM AND SANITARY SEWER AND AGREE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.

Chas. L. Hodge
PULTE HOME CORPORATION

SURVEYOR'S CERTIFICATE

I, ROBERT A. HENEGAR, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND EMBRACED IN THE SUBDIVISION SHOWN ON THIS PLAT IS NOW IN THE NAME OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AS RECORDED IN DEED BOOK 6108 AT PAGE 376 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, THAT THE SUBDIVISION IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT, ACCURATELY DESCRIBED AND SHOWN ON THIS PLAT BY METES AND BOUNDS, COURSES AND DISTANCES AND THAT BEARINGS REFER TO TRUE NORTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND THIS DAY 10TH OF SEPTEMBER, 1986.

Robert A. Henegar
ROBERT A. HENEGAR
LAND SURVEYOR
No. 1149

RECEIVED
Department of Planning & Zoning
JUL 17 2014
Zoning Evaluation Division

Jamm L. Colton
9-17-86

PLAT SHOWING SECTION FOUR DRANESVILLE ESTATES

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=50' SEPTEMBER 10, 1986

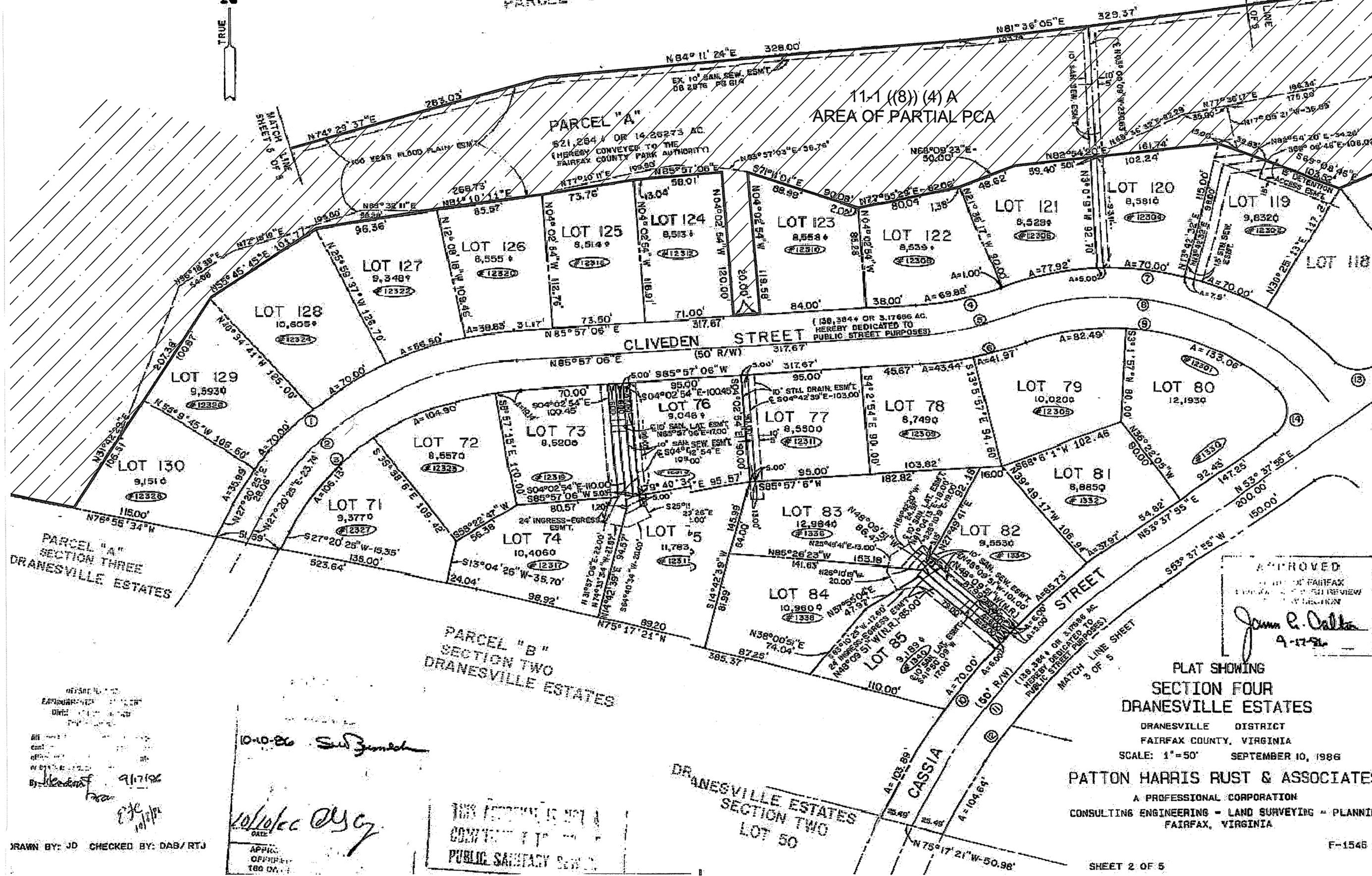
PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FAIRFAX, VIRGINIA

DRAWN BY: JD CHECKED BY: OAB/RTJ



DRANESVILLE ESTATES
SECTION ONE
PARCEL "B"

MATCH
LINE
SHEET 4
OF 5



PARCEL "A"
SECTION THREE
DRANESVILLE ESTATES

PARCEL "B"
SECTION TWO
DRANESVILLE ESTATES

DRANESVILLE ESTATES
SECTION TWO
LOT 50

APPROVED
JAMES E. DALLA
9-17-86

PLAT SHOWING
SECTION FOUR
DRANESVILLE ESTATES

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=50' SEPTEMBER 10, 1986

PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FAIRFAX, VIRGINIA

DATE: 9/17/86
BY: [Signature]

10/10/86 [Signature]

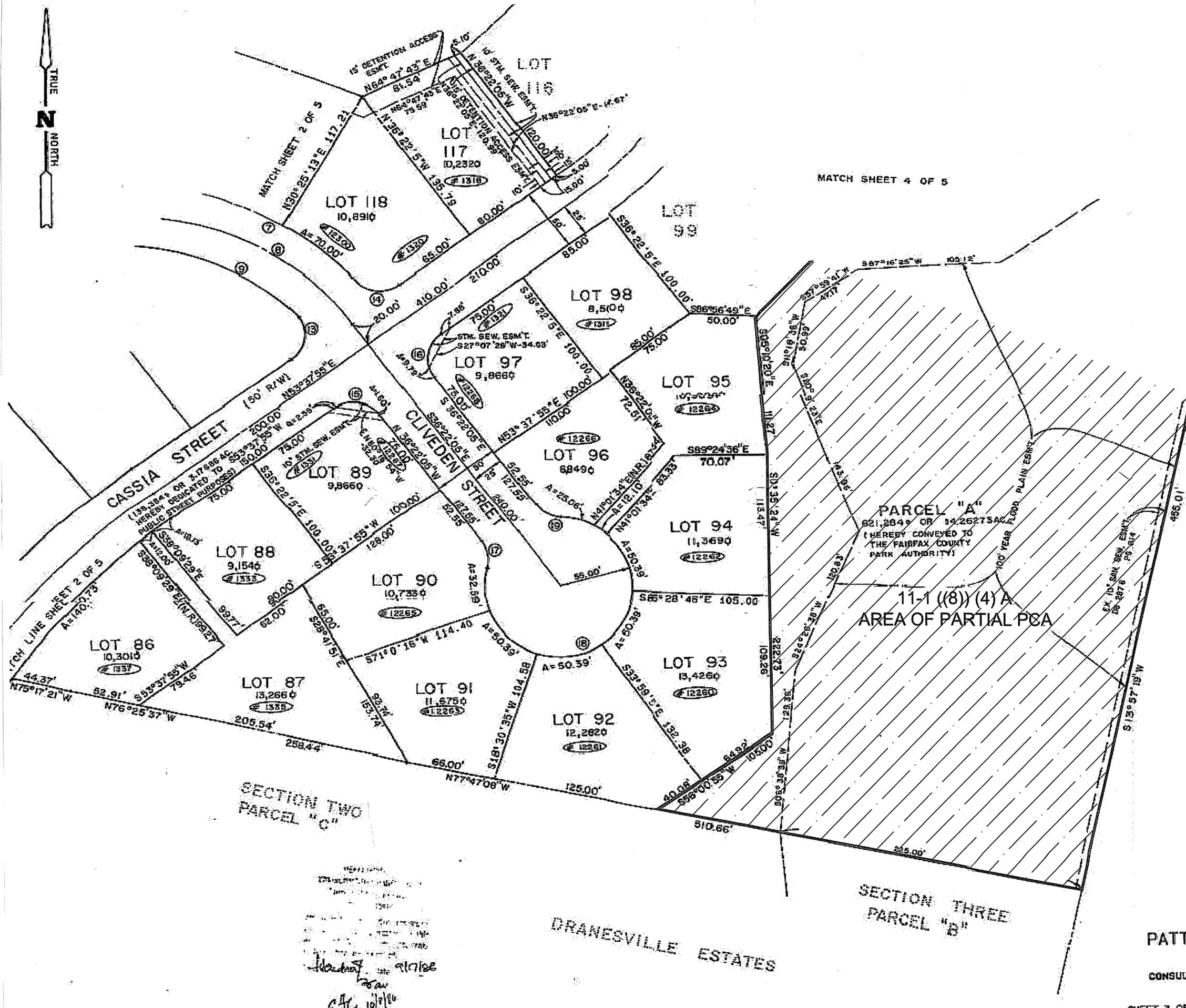
THIS PLAT IS NOT A
COMMITMENT TO
PUBLIC SANITARY SEWER

DRAWN BY: JD CHECKED BY: DAB/RTJ

APPLIC.
OFFERED
100 D.A.

SHEET 2 OF 5

F-1546



MATCH SHEET 4 OF 5

SECTION TWO
PARCEL "C"

SECTION THREE
PARCEL "B"

DRANESVILLE ESTATES

APPROVED
JAMES R. COLTON
9-17-86

100 YEAR FLOOR PLAIN ESM.T.
PUBLIC SANITARY SEWER.

10-10-86

APPROVED
10/10/86
DATE

ROBERT C. WILCOX

PLAT SHOWING
SECTION FOUR
DRANESVILLE ESTATES

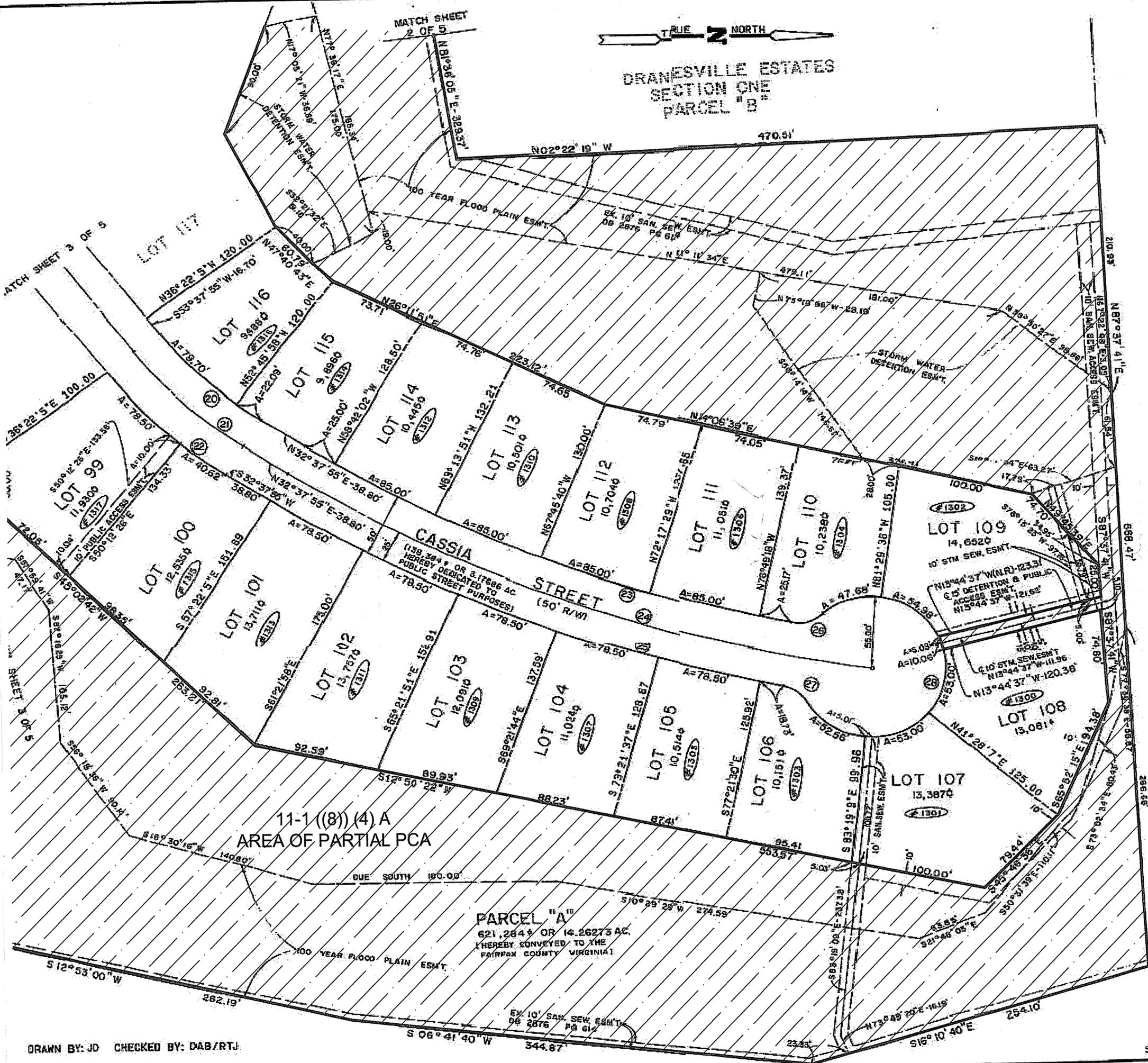
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=50' SEPTEMBER 10, 1986

PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FAIRFAX, VIRGINIA

Handwritten notes and signatures at the bottom left of the map area.



DRANESVILLE ESTATES
SECTION ONE
PARCEL "A"



11-1(8)(4) A
AREA OF PARTIAL PCA

PARCEL "A"
621,284 ± OR 14.26273 AC.
HEREBY CONVEYED TO THE
FAIRFAX COUNTY, VIRGINIA

Handwritten notes:
11/18/86
11/18/86
11/18/86

APPROVED
John R. Colton
9-17-86

THIS DOCUMENT IS NOT A
CONTRACT TO BE USED FOR
PUBLIC SALE OF LAND.

FINAL PLAN
RECOMMENDED FOR APPROVAL
BY THE BOARD OF SUPERVISORS
OF THE FAIRFAX COUNTY, VIRGINIA

APPROVED
BY THE BOARD OF SUPERVISORS
OF THE FAIRFAX COUNTY, VIRGINIA
Michael C. ...
APPROVAL VOID IF NOT RECORDED
WITHIN 180 DAYS OF THE DATE OF THIS PLAN.

ROBERT C. WILCOX

PLAT SHOWING
SECTION FOUR
DRANESVILLE ESTATES
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 50' SEPTEMBER 10, 1986

PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FAIRFAX, VIRGINIA



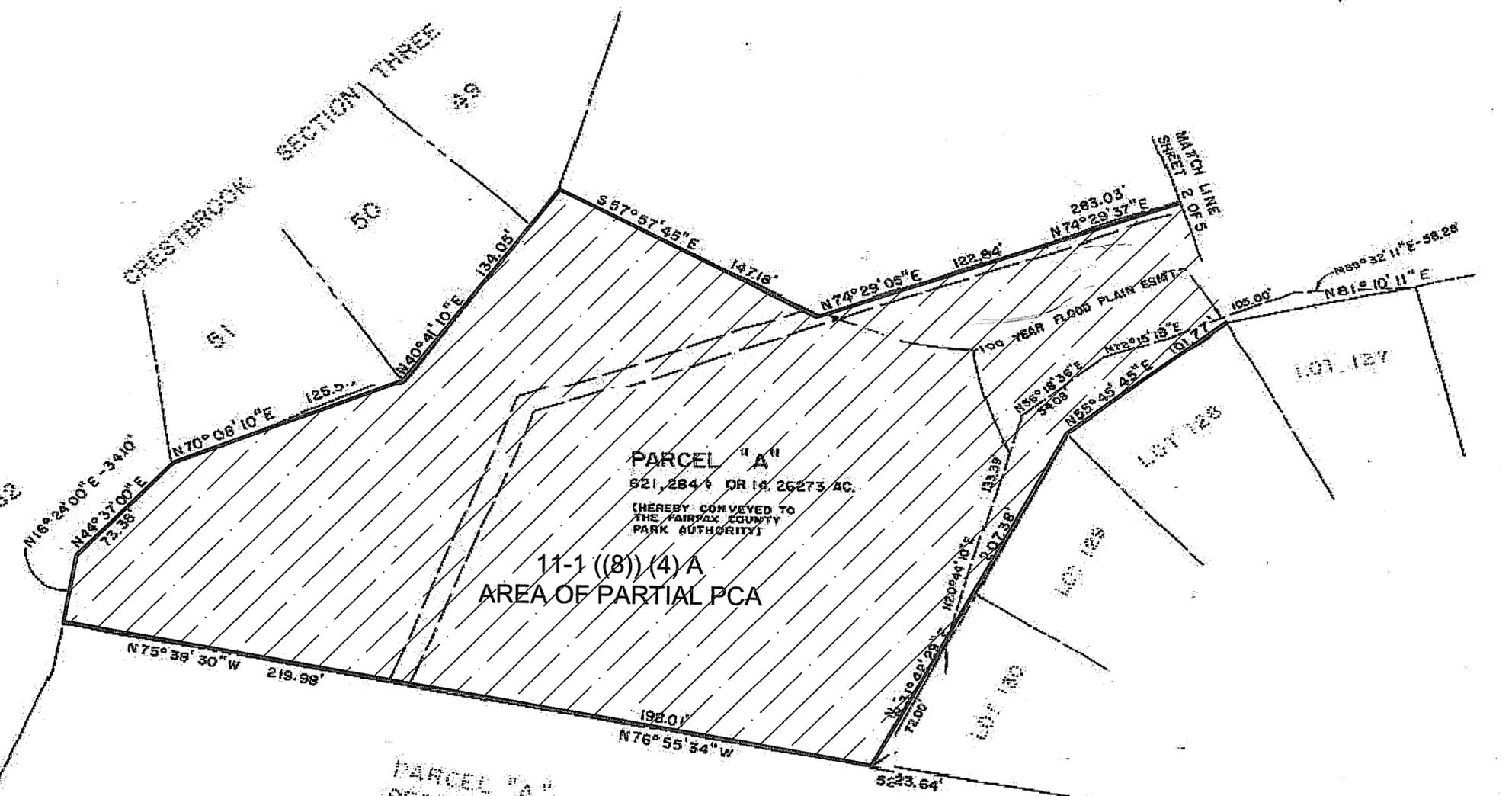
DEPARTMENT OF
SPATIAL MANAGEMENT
Office of Land Review
Fairfax, Virginia

See sections and/or easement
and the requirements of this
map and the necessary agreements
or deeds have been obtained.

Handwritten signature 9/17/86
Handwritten signature 10/2/86

DRANESVILLE ESTATES
SECTION ONE
PARCEL "B"

APPROVED
FAIRFAX
COUNTY REVIEW
DATE
Handwritten signature
9/17/86



THE BOARD OF A
COMMISSIONER OF
PUBLIC SANITARY CENTER

FINAL PLAT
FOR UNRESTRICTED FUTURE APPROVAL
DATE
10-10-86 by *Handwritten signature*

APPROVED
BOARD OF
FAIRFAX COUNTY
Handwritten signature
APPROVAL VALID IF THIS PLAT IS
OFFERED FOR RECORD WITHIN
180 DAYS AFTER DATE OF ISSUE.

PLAT SHOWING
SECTION FOUR
DRANESVILLE ESTATES

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=50' SEPTEMBER 10, 1986

PATTON HARRIS RUST & ASSOCIATES
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERING - LAND SURVEYING - PLANNING
FAIRFAX, VIRGINIA

PARCEL "A"
SECTION THREE
DRANESVILLE ESTATES

PARCEL "C"
SECTION TWO
DRANESVILLE ESTATES

BY: JD CHECKED BY: DAB/RTJ

DESCRIPTION OF THE APPLICATION

The applicant, the Fairfax County Park Authority (FCPA), is requesting a partial proffered condition amendment to remove an existing basketball court from Sugarland Run Stream Valley Park. As a part of the approval of RZ 77-D-025, Proffer 6 committed to the provision of one basketball/multi-use court within the park space.

Reduced copies of the surveyed plat and the 1977 rezoning's Generalized Development Plan (GDP) are included at the front of this report. No change is proposed to the GDP. The applicant's proffers, the applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2, and 3, respectively.

LOCATION AND CHARACTER

The 14.26 acre subject site is located in the Dranesville District, north and east of Cliveden Street and Cassia Street. The property, Sugarland Run Steam Valley Park, is now owned by FCPA. The property is zoned R-3 and is surrounded by single-family detached houses. The majority of the site lies within a floodplain and resource protection area (RPA). The basketball court that is the subject of the proposal is located northeast of the Cliveden Street cul-de-sac along the Sugarland Run Trail. This basketball court has fallen into disrepair as a result of frequent flooding and is no longer usable. Accordingly, the applicant seeks to eliminate this court.



Figure 1: Ariel view of site (Source: Fairfax County GIS)

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	R-3, PDH-1	Parkland, Single Family Detached	Residential (.5-1 DU/AC), Public Park
East:	PDH-1	Parkland, Single Family Detached	Residential (.5-1 DU/AC), Public Park
South:	R-3	Single Family Detached	Residential (2-3 DU/AC)
West	R-3	Parkland, Single Family Detached	Residential (2-3 DU/AC), Public Park

Figure 2: Table of surrounding uses

BACKGROUND

On November 7, 1977, the Board of Supervisors approved RZ 77-D-025 in the name of Albert J. Dwoskin, subject to proffers. The approval rezoned approximately 78.93 acres from the RE-1 District to the R-12.5 District (the R-12.5 district became the R-3 District with the adoption of the current Zoning Ordinance in 1978) for the construction of 180 single-family detached houses at a density of 2.28 du/ac. The property that is the subject of the current PCA proposal [Tax Map Parcel 11-1 ((8)) (4) A] was dedicated to FCPA in 1986 as a part of Proffer 5 of this rezoning. Copies of the approval of RZ 77-D-025 are available with the Zoning Evaluation Division of the Department of Planning and Zoning (DPZ) as well as at the following link:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=RZ&seq=3000796>.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning District: Upper Potomac Planning District

Planning Sector: UP4-Greater Herndon Community Planning Sector

Plan Map: Public Park

The Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, Amended through 12-2-2014, UP4-Greater Herndon Community Planning Sector, Page 163, as applied to the application area, states the following:

The area (1a) north of the Town of Herndon and west of Sugarland Run is planned for residential development at 2-3 dwelling units per acre as shown on the Plan map. The

area (1b) generally located east of Sugarland Run is planned for residential development at .5-1 dwelling unit per acre. This provides for compatible density west of Sugarland Run and a low density buffer type area adjacent to the Sugarland Run stream valley. The area in Reston should conform to the Reston Master Plan.

ANALYSIS

Generalized Development Plan

Since no physical activities are proposed that would alter the existing GDP or plat, a modification of the submission requirements for a GDP was granted in favor of the surveyed plat entitled "Section Four, Dranesville Estates," prepared by Patton, Harris, Rust and Associates, dated September 10, 1986, consisting of five sheets.

Proffer 6 of RZ 77-D-025 states: "One tot lot/apparatus area and one basketball/multi-use court shall be provided." The basketball court has since fallen into disrepair due to frequent flooding, and is no longer usable. Given the court's condition and disuse, its location within the RPA and floodplain, and degradation within the Sugarland Run Stream Valley, FCPA would like to remove the existing court. FCPA notes that there are basketball courts located nearby to the southeast along Sugarland Run Trail that provide better options for residents to use. The tot lot that is also located on the subject site was renovated in 2000 as a part of a Park Authority replacement program and remains in usable condition. Thus, the PCA seeks only to delete the phrase "and one basketball/multi-use court" from Proffer 6. Since the basketball court was not shown on the GDP, no changes are needed to that document. The only physical change onsite would be the removal of the basketball court. The basketball court will be restored to a natural condition.

Land Use Analysis

The proposed elimination of the basketball court presents no land use issues.

Transportation Analysis

Staff from the Fairfax County Department of Transportation (FCDOT) reviewed the application and has no concerns with the proposal.

Environmental Analysis

As restoring the basketball court to a natural condition will remove impervious surface from a floodplain and RPA, staff believes that the proposal improves the environmental condition of the site.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposal does not adversely impact the previously approved development plan and is in harmony with the Comprehensive Plan and in conformance with applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of PCA 77-D-025, subject to the execution of proffers consistent with those contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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.

The approval of this special exception amendment 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.

APPENDICES

1. Proffers
2. Affidavit
3. Statement of Justification
4. Glossary

FAIRFAX COUNTY PARK AUTHORITY
SUGARLAND RUN STREAM VALLEY PARK
PROFFERED CONDITION AMENDMENT

PCA 77-D-025

January 13, 2015

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owner and Applicant (the "Applicant") in this Proffer Condition Amendment application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map Reference 11-1 ((8)) (4) A (hereinafter referred to as the "Property") will be in accordance with the following proffered conditions (the Proffered Conditions") if, and only if, said proffer condition amendment (PCA 77-D-025) is granted. In the event said application request is denied, these Proffered Conditions shall be null and void. The Applicant, for themselves, their successors and assigns, 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. These proffers shall be in addition to the previously approved proffers dated October 6, 1977, a copy of which is attached. Previously approved proffered conditions applicable to the Application Property that are not modified herein are hereby reaffirmed and shall otherwise remain in full force and effect.

The Proffered Conditions are:

Proffers 1 – 5 and 7 – 9 are hereby reaffirmed.

Proffer 6 is to be modified as follows:

6. One tot lot/apparatus area ~~and one basketball/multi-use court~~ shall be provided.

FAIRFAX COUNTY PARK AUTHORITY

Title Owner of Tax Map No. 11-1 ((8)) (4)

By: _____

Kirk W. Kincannon, Director

REZONING AFFIDAVIT

DATE: 10.22.14
 (enter date affidavit is notarized)

I, Kirk W. Kincannon, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

126701

in Application No.(s): PCA 77-D - 025
 (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)
-Fairfax County Park Authority	12055 Government Center Parkway, Suite 946 Fairfax, Virginia 22035	Applicant/Title Owner
Kirk W. Kincannon, Director Fairfax County Park Authority	12055 Government Center Parkway, Suite 946 Fairfax, Virginia 22035	Agent
Gayle A. Hooper, Landscape Architect Fairfax County Park Authority	12055 Government Center Parkway, Suite 406 Fairfax, Virginia 22035	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).

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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)

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)

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.

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(enter date affidavit is notarized)

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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: 10.22.14
(enter date affidavit is notarized)

126701

for Application No. (s): PCA 77-D-025
(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: 10.22.14
(enter date affidavit is notarized)

for Application No. (s): PCA 77-D-025
(enter County-assigned application number(s))

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

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

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

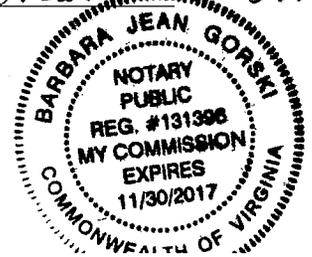
Kirk W. Kincannon

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

Subscribed and sworn to before me this 22nd day of October, 2014, in the State/Comm. of Virginia, County/City of Fairfax.

Barbara Jean Goren #131396
Notary Public

My commission expires: 11/30/2017





FAIRFAX COUNTY PARK AUTHORITY



12055 Government Center Parkway, Suite 927 • Fairfax, VA 22035-5500
703-324-8700 • Fax: 703-324-3974 • www.fairfaxcounty.gov/parks

RECEIVED
Department of Planning & Zoning
JUL 17 2014
Zoning Evaluation Division

SUGARLAND RUN STREAM VALLEY PARK PARTIAL PROFFER CONDITION AMENDMENT

STATEMENT OF JUSTIFICATION

The Fairfax County Park Authority owns and manages Sugarland Run Stream Valley Park, that includes the subject parcel, Tax Map 11-1 ((8)) (4) A. This parcel was dedicated to the Park Authority in 1986 as part of a proffer associated with residential rezoning RZ77-D-025. The majority of the approximately 14-acre site is within the flood plain as well as a resource protection area (RPA) (see Attachment 2).

Per the proffer agreements associated with the rezoning of Dranesville Estates (RZ 77-D-025), the applicant committed to providing, “one tot lot/apparatus area and one basketball/multi-use court” as well as a trail (see proffers #6 and #7 in Attachment 3). The subject area is denoted as Parcel “A” on Section Four plats for the Dranesville Estates (see Attachment 4 for a section wide reference), the entirety of which was transferred to the Park Authority in 1986. The tot lot was upgraded and renovated in 2000 as part of a Park Authority replacement program and remains in usable condition. The basketball court has fallen into disrepair as a result of frequent flooding and is no longer usable. Improvements to nearby basketball courts (e.g., to the south) provide better options and a higher quality recreational experience for residents.

Resurgent concerns regarding watershed health and stormwater management lead County staff to seek opportunities to restore floodplain and RPA areas when possible. Given the court’s condition and disuse, the location within the RPA and floodplain, and degradation within the Sugarland Run Stream Valley, Park Authority staff explored the feasibility of removing the court and restoring the area to a natural condition. Staff has reached out to and held discussions with the Dranesville Estates HOA, the Dranesville Supervisor, Park Authority Board members, Department of Public Works and Environmental Services (DPWES) Stormwater staff, and Department of Planning and Zoning who generally support the concept of improving the stream valley.

Based on consultation with the County Attorney and the Department of Planning and Zoning, it was determined that removal of the proffered basketball court would require a partial proffer condition amendment (PCA) for the subject parcel, owned and operated by the Park Authority. Since the requirement for a basketball court was established in approved proffers, any project that would remove the court would yield that proffer condition not met unless another court was constructed/provided. Therefore, the subject of this application is to amend the proffers for RZ 77-D-25 to allow for the removal of the requirement for a basketball court.



If this partial PCA is approved, the Park Authority would have the option to proceed with the removal and restoration project, submitting and obtaining appropriate site plans and permits. The completed project would provide a much improved environmental condition in Sugarland Run Stream Valley.

The Fairfax County Park Authority respectfully requests waivers of the GDP and certified plat requirements, as described in the attached waiver request (see Attachment 5). This application seeks only to remove a singular statement from approved proffers; no physical changes that would alter the existing GDP or plat are proposed. The applicant has provided two copies of both the approved GDP for reference, and will be glad to provide additional copies if the waivers are approved.

RELATIONSHIP TO AND COMPLIANCE WITH DEVELOPMENT CRITERIA OF THE ADOPTED COUNTY COMPREHENSIVE PLAN

This application is to remove a statement from the approved proffers for RZ 77-D-25; it does not propose any changes to the residential development. As described above, the subject site is part of Sugarland Run Stream Valley Park owned and operated by the Park Authority. If approved, this partial PCA would allow the Park Authority to consider provision of a different amenity that might better meet open space, amenity, and environmental criteria goals for residential development, as described in the Comprehensive Plan.

HAZARDOUS OR TOXIC SUBSTANCES

There are no known hazardous or toxic substances in the subject area.

CONFORMITY TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS

The request to remove the proffered condition conforms with applicable ordinances and regulations, including the County's Chesapeake Bay Preservation Ordinance. Additionally, adopted standards and policies, including those within the County Comprehensive Plan and Watershed Plans, are supportive of improvements to water quality and watershed health.

ARCHAEOLOGICAL SURVEY DATA FORM (Req 14)

This application does not propose any physical disturbance.

Copy: David Bowden, Director, Planning & Development Division
Sandy Stallman, Manager, Park Planning Branch
Cindy Walsh, Director, Resource Management Division
Wayne Brissey, Area 6 Manager, Park Operations Division
Gayle Hooper, Senior Park Planner
Chron Binder
File Copy

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		