



APPLICATION ACCEPTED: December 15, 2014
PLANNING COMMISSION: July 15, 2015 @ 8:15 P.M.
BOARD OF SUPERVISORS: July 28, 2015 @ 3:30 P.M.

County of Fairfax, Virginia

July 1, 2015

STAFF REPORT

APPLICATION PCA 94-L-004

LEE DISTRICT

APPLICANT: 4203 Buckman, LLC

ZONING: R-12/HC

PARCELS: 101-3 ((1)) 15B

ACREAGE: 20,000 square feet

PLAN MAP: Residential; 2-3 du/ac

PROPOSAL: The applicant seeks approval of a Proffered Condition Amendment (PCA) to permit site and proffer modifications.

STAFF RECOMMENDATIONS:

Staff recommends denial of PCA 94-L-004, as proposed. If it is the Board's intent to approve PCA 94-L-004, staff recommends that such approval be subject to the execution of proffers consistent with those contained in Attachment 1.

Kelly M. Atkinson, AICP

**Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service**

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/



Waivers and Modifications Requested:

- Modification of the western transitional screening yard planting requirements in accordance with Paragraph 2 of Section 13-305 of the Zoning Ordinance in lieu of that shown on Sheet 3 of the GDP.
- Waiver of the western barrier requirement in accordance with Paragraph 2 of Section 13-305 of the Zoning Ordinance.
- Waiver of the minor paved trail requirement per Paragraph 2 of Section 17-201 of the Zoning Ordinance along Buckman Road in lieu of the proposed five-foot wide sidewalk shown on Sheet 3 of the GDP.
- Directive to the Director of DPWES for a deviation from the tree preservation target requirement identified in Section 12-0508 of the Public Facilities Manual.

It should be noted that it is not the intent of the 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; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

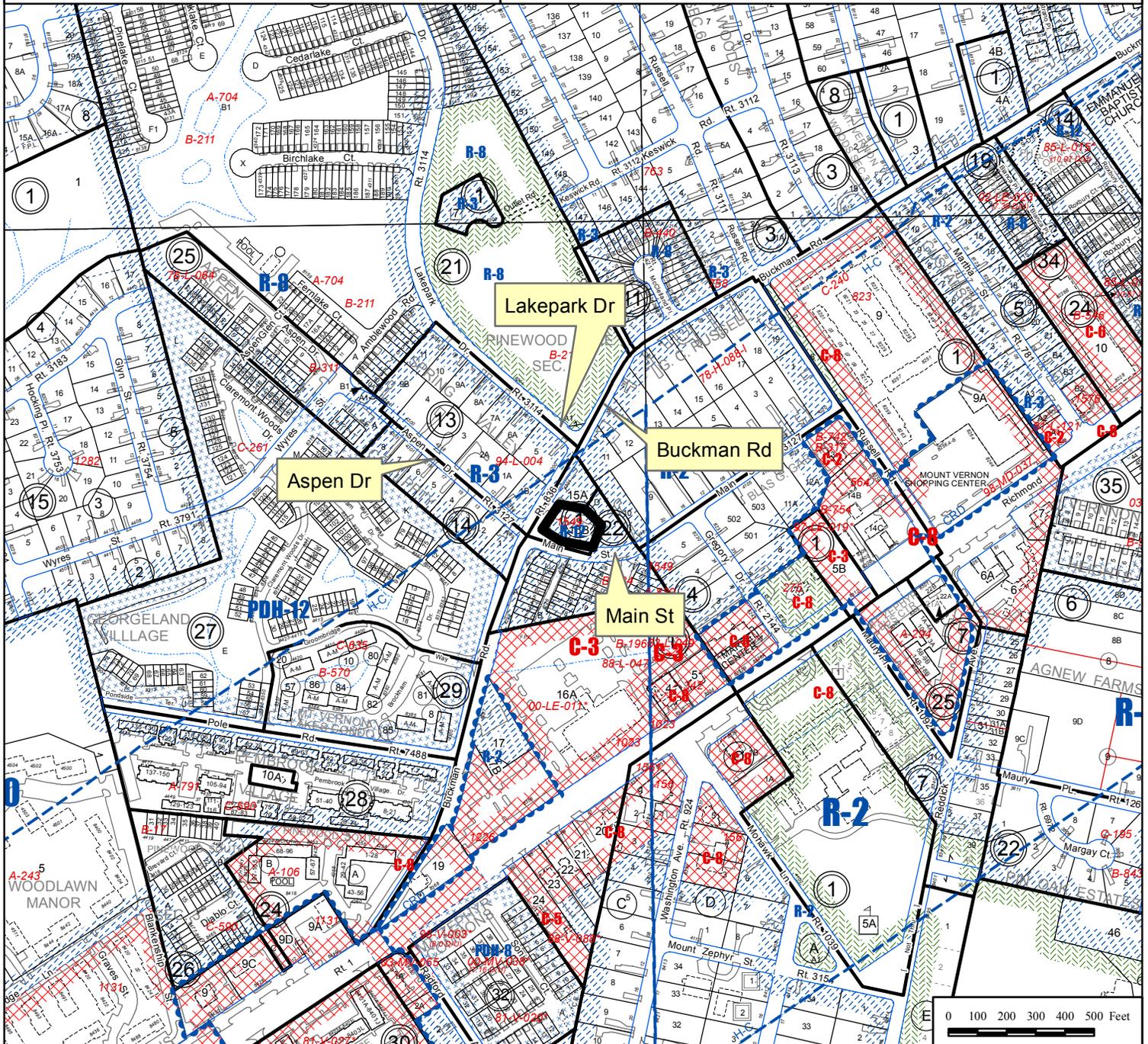
PCA 94-L-004



Applicant: 4203 BUCKMAN, LLC
Accepted: 12/15/2014
Proposed: AMEND RZ 94-L-004 PREVIOUSLY APPROVED FOR RESIDENTIAL DEVELOPMENT TO MODIFY ASSOCIATED PROFFERS AND CONDITIONS

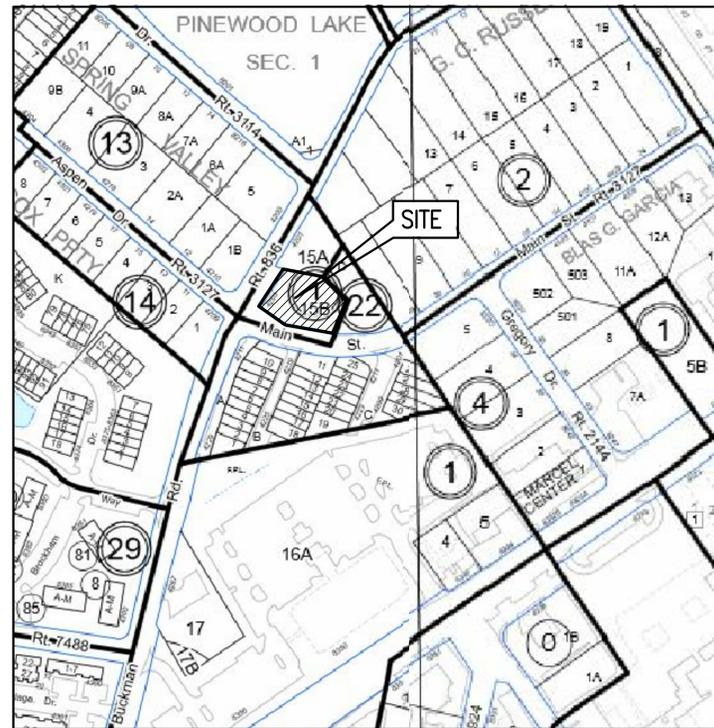
Area: 20000 SF OF LAND; DISTRICT - LEE
Zoning Dist Sect: NORTHEAST QUADRANT OF THE INTERSECTION OF BUCKMAN ROAD AND MAIN STREET
Located:

Zoning: R-12
Overlay Dist: HC
Map Ref Num: 101-3- /01/ /0015B



GENERALIZED DEVELOPMENT PLAN BUCKMAN ROAD TOWNHOUSES

4203 BUCKMAN ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1"=200'

APPLICANT:
4203 BUCKMAN LLC
2308 MOUNT VERNON AVENUE, UNIT 717
ALEXANDRIA, VA 22301

PROFFERED CONDITION AMENDMENT NOTE

THE PURPOSE OF THIS APPLICATION IS TO PROPOSE AN AMENDMENT TO THE PROFFERED CONDITIONS OF RZ 94-L-004. PLAN PROPOSES A PROFFER CONDITION AMENDMENT TO ALLOW THE REDEVELOPMENT OF THE SUBJECT PARCEL UNDER ITS EXISTING R-12 ZONING.

PROJECT NARRATIVE

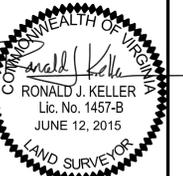
THIS PROJECT PROPOSES THE DEVELOPMENT OF FIVE (5) TOWNHOUSES. CONSTRUCTION INCLUDES A 23' WIDE DRIVE AISLE WITH SURFACE PARKING, WIDENING OF BUCKMAN ROAD, SIDEWALK, CURB & GUTTER INSTALLATION AND A BIORETENTION FILTER FOR STORMWATER MANAGEMENT. THE SITE IS CURRENTLY OCCUPIED BY TWO (2) FRAME DWELLINGS AND GRAVEL DRIVE. ALL EXISTING IMPROVEMENTS ARE TO BE REMOVED.

WAIVERS AND MODIFICATIONS

1. A REQUEST IS HEREBY MADE FOR THE MODIFICATION OF THE WESTERN TSY 1 REQUIREMENT IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 2 OF SECT. 13-305 OF THE ZONING ORDINANCE IN FAVOR OF WAIVING THE BARRIER REQUIREMENT AND MODIFIED PLANTING SPECIFICATIONS REPRESENTED ON THE GRAPHIC ON SHEET 3.
2. A REQUEST IS HEREBY MADE FOR A WAIVER OF THE MINOR PAVED TRAIL REQUIREMENT ALONG BUCKMAN ROAD IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 17-201(2) OF THE ZONING ORDINANCE, SECTION 8-0200 OF THE PUBLIC FACILITIES MANUAL (PFM) AND THE FAIRFAX COUNTY TRAILS PLAN. A 5' SIDEWALK IS PROPOSED IN LIEU OF THE TRAIL REQUIREMENT AS REPRESENTED ON THE GRAPHIC ON SHEET 3.

SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	GENERALIZED DEVELOPMENT PLAN
3A	SITE DETAILS & EXISTING VEGETATION MAP
4	TREE PRESERVATION & PROTECTION PLAN
5	STORMWATER MANAGEMENT
6	STORMWATER MANAGEMENT
7	OUTFALL ANALYSIS

RC FIELDS & ASSOCIATES, inc.
ENGINEERING • PLANNING • LAND SURVEYING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfields.com
(703) 549-6422



GENERALIZED DEVELOPMENT PLAN
BUCKMAN ROAD TOWNHOUSES
4203 BUCKMAN ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
3.26.15	PER COUNTY COMMENTS
4.24.15	PER COUNTY COMMENTS
6.5.15	PER COUNTY COMMENTS
6.12.15	PER COUNTY COMMENTS

DESIGN: ACS
DRAWN: ACS

SCALE: AS NOTED
DATE: DEC 8, 2014

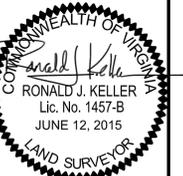
SHEET 1 OF 7

FILE: 13-131

COVER SHEET

TOPOGRAPHY NOTE:
 THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF R.J. KELLER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 17, 2014; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

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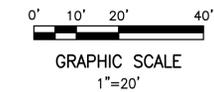
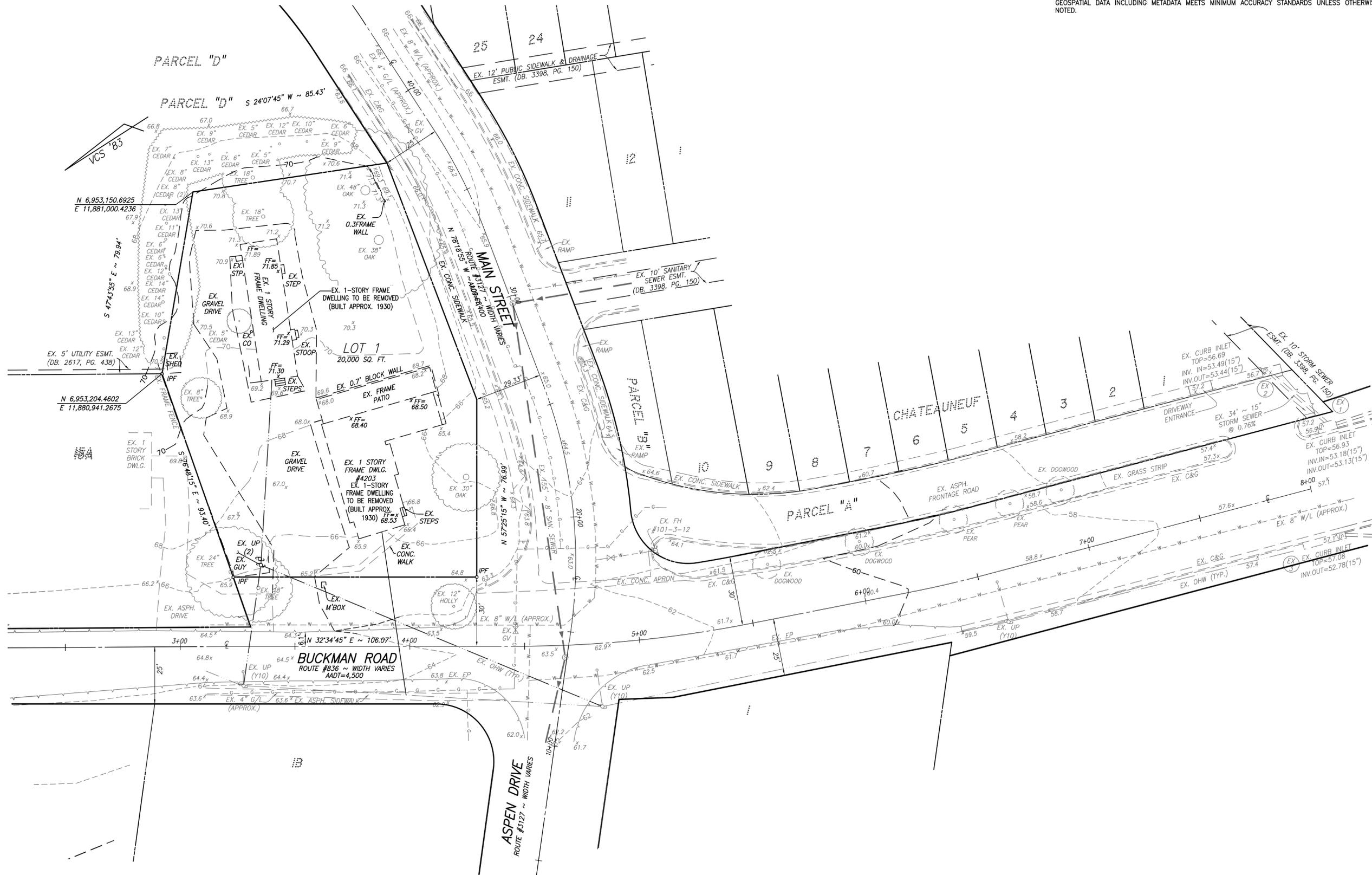


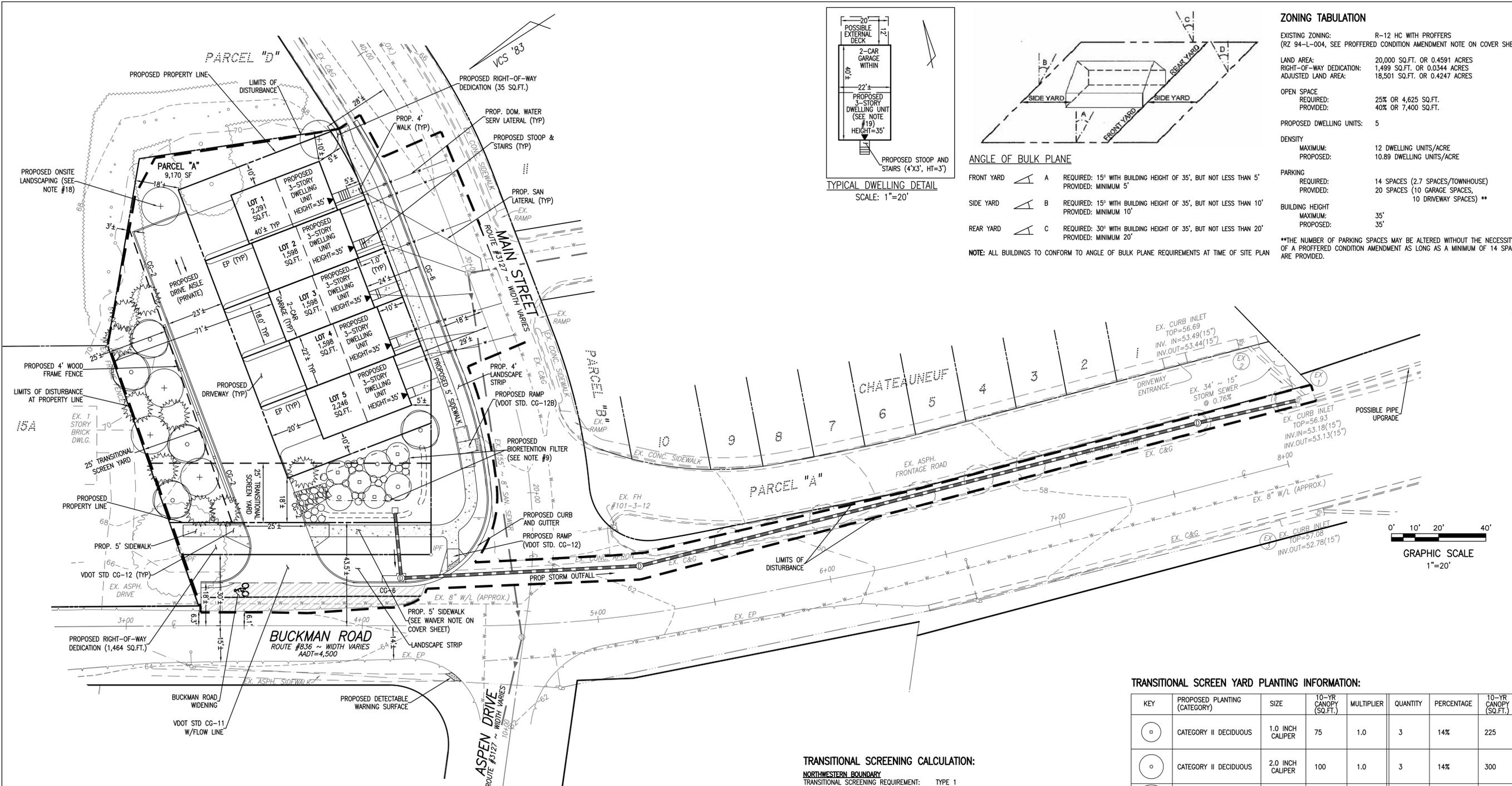
**GENERALIZED DEVELOPMENT PLAN
 BUCKMAN ROAD TOWNHOUSES**
 4203 BUCKMAN ROAD
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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DESIGN:	ACS
DRAWN:	ACS
SCALE:	1"=20'
DATE:	DEC 8, 2014
SHEET	2 OF 7
FILE:	13-131

EXISTING CONDITIONS





ZONING TABULATION

EXISTING ZONING: R-12 HC WITH PROFFERS
(RZ 94-L-004, SEE PROFFERED CONDITION AMENDMENT NOTE ON COVER SHEET)

LAND AREA: 20,000 SQ.FT. OR 0.4591 ACRES
RIGHT-OF-WAY DEDICATION: 1,499 SQ.FT. OR 0.0344 ACRES
ADJUSTED LAND AREA: 18,501 SQ.FT. OR 0.4247 ACRES

OPEN SPACE REQUIRED: 25% OR 4,625 SQ.FT.
PROVIDED: 40% OR 7,400 SQ.FT.

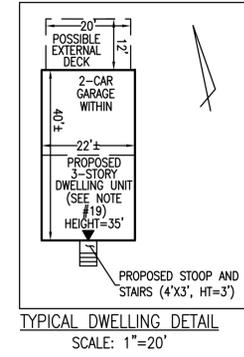
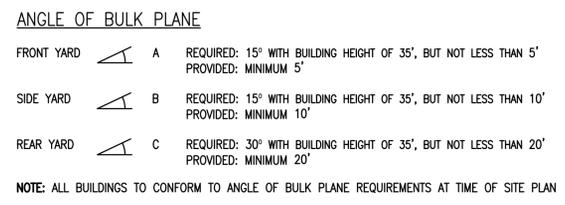
PROPOSED DWELLING UNITS: 5

DENSITY
MAXIMUM: 12 DWELLING UNITS/ACRE
PROPOSED: 10.89 DWELLING UNITS/ACRE

PARKING
REQUIRED: 14 SPACES (2.7 SPACES/TOWNHOUSE)
PROVIDED: 20 SPACES (10 GARAGE SPACES, 10 DRIVEWAY SPACES) **

BUILDING HEIGHT
MAXIMUM: 35'
PROPOSED: 35'

**THE NUMBER OF PARKING SPACES MAY BE ALTERED WITHOUT THE NECESSITY OF A PROFFERED CONDITION AMENDMENT AS LONG AS A MINIMUM OF 14 SPACES ARE PROVIDED.



- NOTES:**
- THE 0.46 ACRE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 101-3 ((1)) 15B. PARCEL 15B IS CURRENTLY ZONED TO THE R-12 HIGHWAY CORRIDOR (HC) DISTRICT. THE GDP ACCOMPANIES A COMPREHENSIVE PLAN AMENDMENT.
 - THE GDP PROPOSES A MAXIMUM OF 5 TOWNHOUSE DWELLING UNITS AND A MAXIMUM DENSITY OF 12 DU/AC.
 - THE TOPOGRAPHIC INFORMATION HEREON IS FIELD RUN SURVEY, AT TWO (2) FEET CONTOUR INTERVALS, DATED JANUARY 14, 2014 BY R.C. FIELDS & ASSOCIATES, INC. THE BOUNDARY INFORMATION IS FIELD RUN BY R.C. FIELDS & ASSOCIATES, INC., DATED JANUARY 14, 2014.
 - A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
 - THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY LOCATED ON THE SUBJECT PROPERTY. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE PROPERTY.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES, OBJECTS OR STRUCTURE MARKINGS OF A BURIAL PLACE LOCATED ON THE SUBJECT PROPERTY.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, NOR ARE THERE ANY EXISTING OR MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY.
 - THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION LOCATED ON THE SUBJECT PROPERTY.
 - STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AND CHAPTER 124 OF THE CODE OF THE COUNTY OF FAIRFAX, SPECIFICALLY, SWM AND BMPs WILL BE PROVIDED IN A BIORETENTION FACILITY.
 - PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISION OF ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE APPLICANT

RESERVES THE RIGHT TO REDUCE THE NUMBER OF PARKING SPACES SO LONG AS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED PER ARTICLE 11 OF THE ZONING ORDINANCE ARE PROVIDED.

11. THE EXISTING STRUCTURES ON THE SUBJECT PROPERTY AS SHOWN HEREON ARE NOT REGISTERED AS HAVING HISTORIC OR ARCHITECTURAL SIGNIFICANCE. THESE STRUCTURES WILL BE REMOVED AS PART OF THE DEVELOPMENT PROCESS.

12. THE SITE IS BOUNDED BY BUCKMAN ROAD (ROUTE 836) TO THE WEST AND MAIN STREET (ROUTE 3127) TO THE SOUTH. THE ADJACENT PROPERTIES TO THE NORTHWEST AND WEST ARE ZONED R-3. THE ADJACENT PROPERTIES TO THE NORTHEAST AND SOUTH ARE ZONED R-8C. GIVEN THIS SURROUNDING LAND USE PATTERN, A TRANSITIONAL SCREEN YARD (TSY) 1 IS REQUIRED ALONG THE NORTHWESTERN AND WESTERN BOUNDARY OF THE PARCEL WHERE THEY SHARE A COMMON BOUNDARY WITH SINGLE FAMILY DETACHED DWELLING.

13. THERE ARE PROPOSED PUBLIC IMPROVEMENTS WITHIN THE EXISTING PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON FOR THE PORTIONS OF THE PROPERTY FRONTING ON BUCKMAN ROAD AND MAIN STREET. IN ADDITION, STORM SEWER IMPROVEMENTS ARE PROPOSED WITHIN THE EXISTING BUCKMAN ROAD RIGHT-OF-WAY AS REPRESENTED ON THE GRAPHIC.

14. THE EXACT CONSTRUCTION SCHEDULE WILL BE DICTATED BY MARKET CONDITIONS AND OBTAINING ALL NECESSARY COUNTY APPROVALS.

15. PUBLIC UTILITIES ARE AVAILABLE TO THE SITE AND WILL BE EXTENDED AS REQUIRED BY THE PROJECT.

16. ON-SITE AMENITIES INCLUDE STREETSCAPE FEATURES AND OPEN SPACE AREAS.

17. GIVEN THAT THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL UPGRADE AND ENHANCE THE EXISTING DEVELOPMENT ON THE SITE, IT IS OUR JUDGMENT THERE WILL BE NO ADVERSE EFFECTS FROM THE PROPOSED IMPROVEMENTS ON NEIGHBORING PROPERTIES.

18. LANDSCAPING AND SCREENING WILL BE PROVIDED IN GENERAL ACCORDANCE WITH THAT REPRESENTED ON THE GRAPHIC; IN ACCORDANCE WITH THE APPLICABLE PROVISION OF ARTICLE 13 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH CHAPTER 122, TREE CONSERVATION ORDINANCE. THE LANDSCAPING REPRESENTED ON THE GRAPHIC IS ILLUSTRATIVE ONLY AND REPRESENTS THE LEVEL OF QUANTITY

AND QUALITY OF LANDSCAPING THAT IS PROPOSED. THE ACTUAL LOCATION, LAYOUT, TYPE AND AMOUNT OF LANDSCAPE MATERIAL WILL BE DETERMINED PURSUANT TO MORE DETAILED LANDSCAPE PLAN TO BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THE SITE PLAN. A MINIMUM OF 2,900 SQ.FT. OF CANOPY AREA WITHOUT THE USE OF A TREE CANOPY MULTIPLIER SHALL BE PLANTED. A MINIMUM OF 3,800 SQ.FT. OF TREE CANOPY AREA TOTAL SHALL BE PLANTED.

19. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING FOOTPRINT SHOWN ON THE GRAPHIC IS PRELIMINARY AND SCHEMATIC AND IS NOT TO BE CONSIDERED FINAL. IT IS SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS IT REMAINS IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATION OF THE GRAPHIC. THE OPEN SPACE AS REPRESENTED IN THE TABULATION ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL MEASUREMENTS REPRESENTED IN THE TABULATION ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 9-004 OF THE ZONING ORDINANCE.

20. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCE REGULATIONS AND ADOPTED STANDARDS EXCEPT AS NOTED HEREON.

21. TEMPORARY CONSTRUCTION, SALES, LEASING TRAILER(S) MAY BE LOCATED ON THE PROPERTY DURING CONSTRUCTION AND MARKETING IN ACCORDANCE WITH SECTION 8-808 OF THE ZONING ORDINANCE.

22. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE PROPOSED USES AND THE MAINTENANCE OF THE PROPOSED BUILDINGS AND GROUNDS WILL BE IN ACCORDANCE WITH SUCH REGULATIONS.

TRANSITIONAL SCREENING CALCULATION:

NORTHWESTERN BOUNDARY
TRANSITIONAL SCREENING REQUIREMENT: TYPE 1
TRANSITIONAL SCREENING LENGTH: 79.2 FT.
REQUIRED TRANSITIONAL SCREEN AREA: 2,649 SQ.FT.
PROPOSED TRANSITIONAL SCREEN AREA: 2,649 SQ.FT. *

WESTERN BOUNDARY
TRANSITIONAL SCREENING REQUIREMENT: TYPE 1
TRANSITIONAL SCREENING LENGTH: 110.8 FT.
REQUIRED TRANSITIONAL SCREEN AREA: 2,880 SQ.FT.
PROPOSED TRANSITIONAL SCREEN AREA: 2,880 SQ.FT. *

* NOTE: TRANSITIONAL SCREENING YARDS OVERLAP 662 SQ.FT.

PRELIMINARY TREE COVER TABULATION:

ADJUSTED SITE AREA: 18,501 SQ.FT.
TREE COVER REQUIRED: 15% OR 2,775 SQ.FT.
PRELIMINARY AREA OF EXISTING TREES TO REMAIN: 0 SQ.FT.
PRELIMINARY AREA OF PROPOSED LANDSCAPING (TOTAL): 3,800 SQ.FT.
AREA OF PROPOSED LANDSCAPING WITH NO MULTIPLIER: 2,900 SQ.FT.

WITHIN TRANSITIONAL SCREEN YARDS:
3 PROPOSED TREES @ 75 SQ.FT. EACH = 225 SQ.FT.
12 PROPOSED TREES @ 100 SQ.FT. EACH = 1,200 SQ.FT.
7 PROPOSED TREES @ 200 SQ.FT. EACH = 1,400 SQ.FT.

OUTSIDE TRANSITIONAL SCREEN YARDS:
3 PROPOSED TREES @ 200 SQ.FT. EACH (1.5 MULTIPLIER) = 900 SQ.FT.
1 PROPOSED TREE @ 75 SQ.FT. EACH = 75 SQ.FT.

TOTAL PRELIMINARY TREE COVER PROPOSED = 3,800 SQ.FT. OR 26%

LANDSCAPE TABULATION NOTE:

AT THE TIME OF SITE PLAN SUBMISSION, INDIVIDUAL TREES IDENTIFIED MAY VARY IN SPECIES, CATEGORY AND/OR LOCATION. ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.

TRANSITIONAL SCREEN YARD PLANTING INFORMATION:

KEY	PROPOSED PLANTING (CATEGORY)	SIZE	10-YR CANOPY (SQ.FT.)	MULTIPLIER	QUANTITY	PERCENTAGE	10-YR CANOPY (SQ.FT.)
○	CATEGORY II DECIDUOUS	1.0 INCH CALIPER	75	1.0	3	14%	225
○	CATEGORY II DECIDUOUS	2.0 INCH CALIPER	100	1.0	3	14%	300
+	CATEGORY IV DECIDUOUS	2.0 INCH CALIPER	200	1.0	3	14%	600
⊙	CATEGORY II EVERGREEN	2.0 INCH CALIPER	100	1.0	9	40%	900
○	CATEGORY IV EVERGREEN	2.0 INCH CALIPER	200	1.0	4	18%	800
○	VARIOUS SHRUBS	2.0 GALLON	-	-	23	-	-

NON-TRANSITIONAL SCREEN YARD PLANTING INFORMATION:

KEY	PROPOSED PLANTING (CATEGORY)	SIZE	10-YR CANOPY (SQ.FT.)	MULTIPLIER	QUANTITY	PERCENTAGE	10-YR CANOPY (SQ.FT.)
○	CATEGORY II DECIDUOUS	1.0 INCH CALIPER	75	1.0	1	25%	75
+	CATEGORY IV DECIDUOUS	2.0 INCH CALIPER	200	1.5	2	50%	600
○	CATEGORY IV EVERGREEN	2.0 INCH CALIPER	200	1.5	1	25%	300

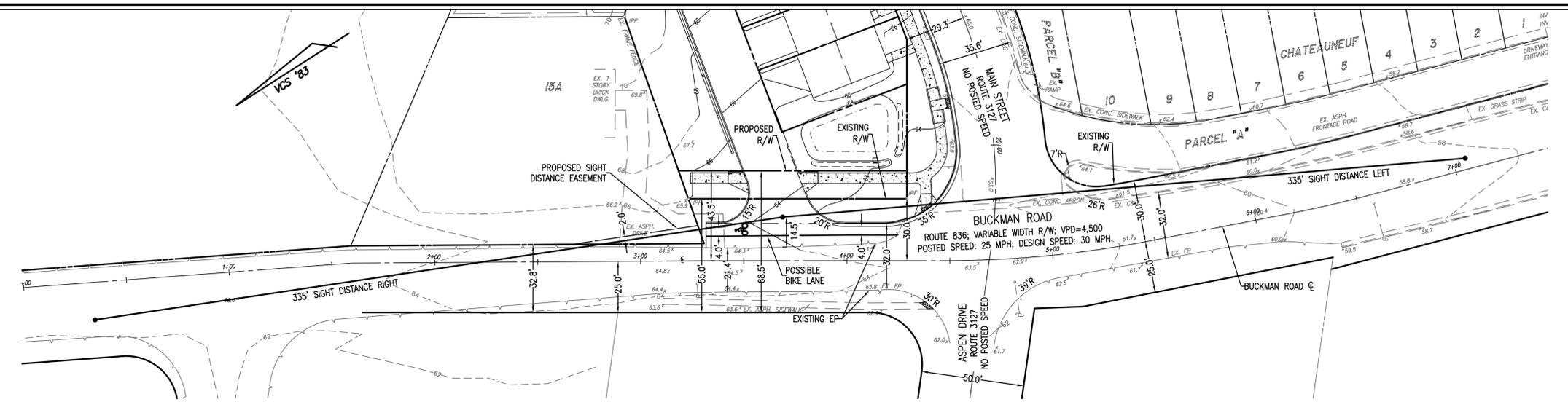
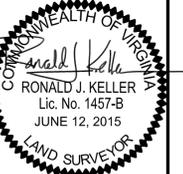
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COMMONWEALTH OF VIRGINIA
RONALD J. KELLER
Lic. No. 1457-B
JUNE 12, 2015
LAND SURVEYOR

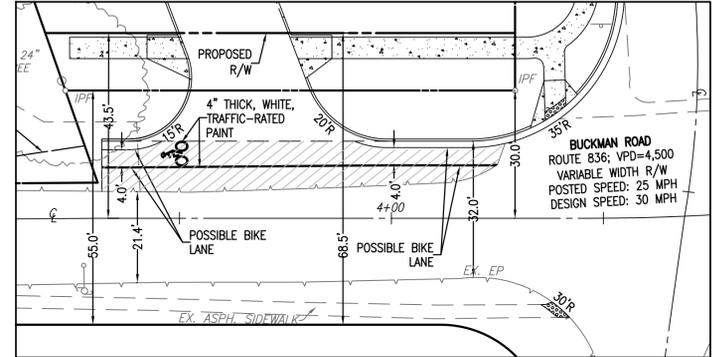
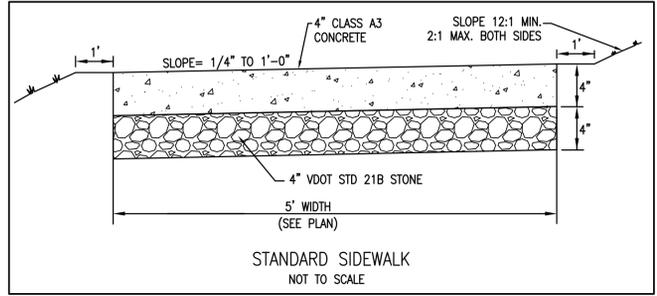
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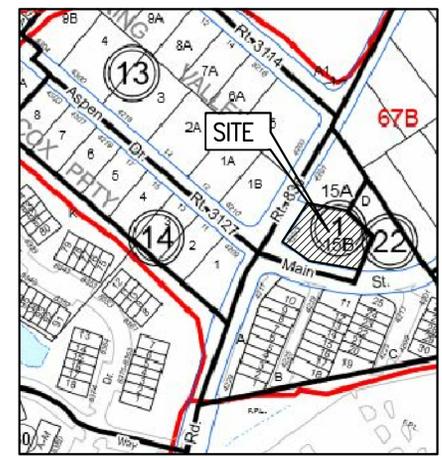
GENERALIZED DEVELOPMENT PLAN



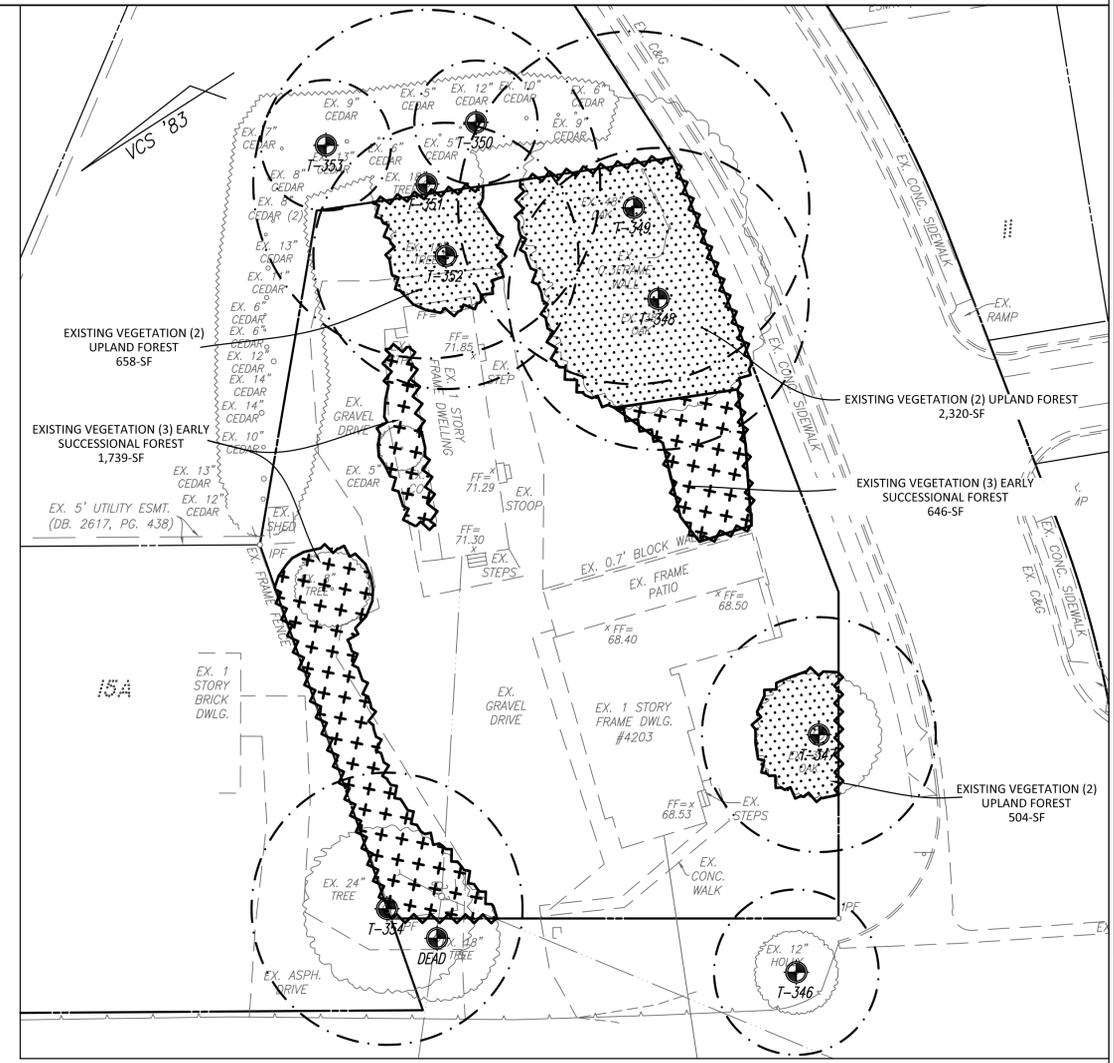
BUCKMAN ROAD SIGHT DISTANCE PLAN VIEW
 SCALE: 1"=30'



POSSIBLE BIKE LANE DETAIL
 SCALE: 1"=20'



SOILS MAP
 SCALE: 1"=200'
 SITE SOILS: 67 - KINGSTOWNE-BELTSVILLE COMPLEX



EXISTING VEGETATION MAP
 SCALE: 1"=20'



LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (3,482-SF)
LONGTERM SUCCESSIONAL FOREST
- EXISTING CANOPY (3) EARLY SUCCESSIONAL FOREST (2,385-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION

EXISTING VEGETATION INVENTORY

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes
346	American Holly	19.5	19.5	Fair	x	Some disease, offsite tree
347	Pin Oak	27.7	27.7	Good	x	
348	Southern Red Oak	35.6	35.6	Fair/Poor	x	Disease at base, some deadwood
349	Southern Red Oak	41.6	41.6	Fair/Poor	x	Disease at base, some deadwood, some root damage, English Ivy
350	Redcedar	14.6	14.6	Fair		Several small dead limbs, English Ivy, offsite tree
351	Black Cherry	41.1	41.1	Poor	x	Dead leaders, English Ivy, offsite tree
352	Red Maple	31.4	31.4	Good	x	Double trunk, slight lean
353	Redcedar	15.4	15.4	Fair		1 sided, ornamental bittersweet, offsite tree
354	Redbud	32.1	32.1	Fair	x	Some dead limbs, growing into fence, shared tree

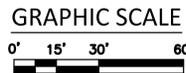
NOTE: SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.

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 4203 BUCKMAN ROAD
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 SHEET 3A OF 7
 FILE: 13-131

SITE DETAILS & EXISTING VEGETATION MAP



INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVE HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.
2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICLOPYR TO LEAVES OR FRESHLY CUT LARGE STEMS. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE ENGLISH IVY REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.
3. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A CERTIFIED APPLICATOR IN AUTUMN, SINCE JAPANESE HONEYSUCKLE CONTINUES TO PHOTOSYNTHESIZE AFTER MANY OTHER SPECIES LOSE THEIR LEAVES.
4. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (3,482-SF)
LONGTERM SUCCESSIONAL FOREST
- EXISTING CANOPY (3) EARLY SUCCESSIONAL FOREST (2,385-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
T-37
- TREE PROTECTION FENCING & ROOT PRUNING

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes
346	American Holly	19.5	19.5	Fair	x	Some disease, offsite tree
347	Pin Oak	27.7	27.7	Good	x	
348	Southern Red Oak	35.6	35.6	Fair/Poor	x	Disease at base, some deadwood
349	Southern Red Oak	41.6	41.6	Fair/Poor	x	Disease at base, some deadwood, some root damage, English Ivy
350	Redcedar	14.6	14.6	Fair		Several small dead limbs, English Ivy, offsite tree
351	Black Cherry	41.1	41.1	Poor	x	Dead leaders, English Ivy, offsite tree
352	Red Maple	31.4	31.4	Good	x	Double trunk, slight lean
353	Redcedar	15.4	15.4	Fair		1 sided, ornamental bittersweet, offsite tree
354	Redbud	32.1	32.1	Fair	x	Some dead limbs, growing into fence, shared tree

NOTE: SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.

Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

Step	Totals
A. Tree Preservation Target & Statement	
A1	Tree Preservation Target calculations and statement
B. Tree Canopy Requirement	
B1	Gross Site Area = 20,000.0
B2	Subtract area dedicated to parks, road frontage = 1,499.0
B3	Subtract area of exemptions (wetlands/stream and drainfields) = 0.0
B4	Adjusted gross site area = 18,501.0
B5	Identify site's zoning and/or use = R-12
B6	Percentage of 10-year canopy required = 15.0%
B7	Area of 10-year canopy required = 3,000
B8	Modification of 10-year Tree Canopy Requirement Requested? No
B9	If B8 is yes, list plan sheet where modification is located N/A
C. Tree Preservation	
C1	Tree Preservation Target Area = 879.7
C2	Total canopy area meeting standards of § 12-0400 = 0.0
C3	C2 x 1.25 = 0.0
C4	canopy area provided by unique or valuable forest/woodland communities = 0.0
C5	C4 x 1.5 = 0.0
C6	tal of canopy area provide by Heritage, Memorial, Specimen, or Street Trees = 0.0
C7	C6 x 1.5 to 3.0 = 0.0
C8	opy area of trees within Resource Protection Areas and 100-year floodplains = 0.0
C9	C8 x 1.0 = 0.0
C10	Total of C3, C5, C7, and C9 = 0
D. Tree Planting	
D1	Area of canopy to be met through tree planting = 2,900.0
D2(a)	Area of canopy planted with no multiplier = 0.0
D3	Area of canopy planted for air quality benefits = 0.0
D4	Area of canopy planted for energy conservation = 0.0
D5	D4 x 1.5 = 0.0
D6	Area of canopy planted for water quality benefits = 0.0
D7	D6 x 1.25 = 0.0
D8	Area of canopy planted for wildlife benefits = 600.0
D9	D8 x 1.5 = 900.0
D10	Area of canopy provided by native trees = 0.0
D11	D10 x 1.5 = 0.0
D12	Area of canopy provided by improved cultivars and varieties = 0.0
D13	D12 x 1.5 = 0.0
D14	Area of canopy provided through tree seedlings = 0.0
D15	Area of canopy provided through native shrubs or woody seed mix = 0.0
D16	Percentage of 14 represented by D15 (must be less than 33%) = 0.0%
D17	Total of canopy area provided through tree planting = 3,800.0
D18	Is an offsite planting relief requested? No
D19	Tree Bank or Tree Fund? No
D20	Canopy area requested to be provided through offsite banking or tree fund? No
D21	Amount to be deposited into the Tree Preservation and Planting Fund = \$0.0
E. Total of 10-year Tree Canopy Provided	
E1	Total of canopy area provided through tree preservation = 0
E2	Total of canopy area provided through tree planting = 3,800.0
E3	Total of canopy area provided through offsite mechanism = 0
E4	Total of 10-year Tree Canopy Provided = 3,800.0

Table 12.3 - Tree Preservation Target Calculations & Statement

A	Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) =	5,867.0
B	Percentage of gross site area covered by existing tree canopy =	31.7%
C	Percentage of 10-year tree canopy required for site per zoning =	15.0%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation	31.7%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%
F	Has the Tree Preservation Target minimum been met?	NO
G	If no for line F, provide sheet number where deviation request is located	4
H	If step G requires a narrative it shall be prepared and attached	N/A



730 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
TEL: (703) 549-6422
FAX: (703) 549-6452
www.rcfields.com

June 1, 2015

Keith Cline, Director
Urban Forest Management Division
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503

**RE: Tree Preservation Target Deviation Request
Buckman Road Townhouses
Generalized Development Plan (PCA 94-L-004)
Tax Map #101-3 ((1)) parcel 15B**

Dear Mr. Cline,

On behalf of our client, 4203 Buckman LLC, we are requesting a deviation of Tree Preservation Target (PFM 12-0508) for the submission of a tree preservation plan on the above referenced property. The property is a parcel of land that is 20,000 square feet (0.46 acres) in size and located at the intersection of Buckman Road and Main Street in the Lee District. Our client proposes the subdivision of the current property into 5 townhouse lots and one "common element" parcel, as well as a right-of-way dedication (1,499 sq.ft.) as part of a pending zoning application.

We are requesting a deviation in part from the site's Tree Preservation Target due to the following conditions:

- 12-0508.3A(1) Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance;
- 12-0508.3A(3) Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in §§ 12-0403 and 12-0404.
- 12-0508.3A(2) Area proposed for tree preservation along the northern boundary of the project site does not meet the pre-development tree condition standards for health and structural integrity. The 10-year Tree Canopy Requirement shall be met by proposed plantings on-site.

It is our judgement that the proposed development program is a reasonable development for the subject property which is zoned R-12. In reference to this request, it is noted that the 10-year Tree Canopy Requirements will be met through the planting of trees on site. Any additional information deemed necessary by the Director to assess this application will be provided upon request.

We are of the opinion that due to the above conditions, that a deviation of the Tree Preservation Target requirements can be justified. If you have any questions or require additional information, please do not hesitate to contact our office. We appreciate your consideration of this request.

Respectfully,
R.C. FIELDS & ASSOCIATES, INC.
Andrea Spruch
Andrea Spruch, P.E.
Project Manager



13996 Parkeast Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

**BUCKMAN ROAD
TOWNHOUSES**

FAIRFAX COUNTY

**TREE PRESERVATION
& PROTECTION PLAN**

REVISIONS	
DATE	COMMENTS
3.26.15	PER COUNTY COMMENTS
4.24.15	PER COUNTY COMMENTS
6.12.15	PER COUNTY COMMENTS

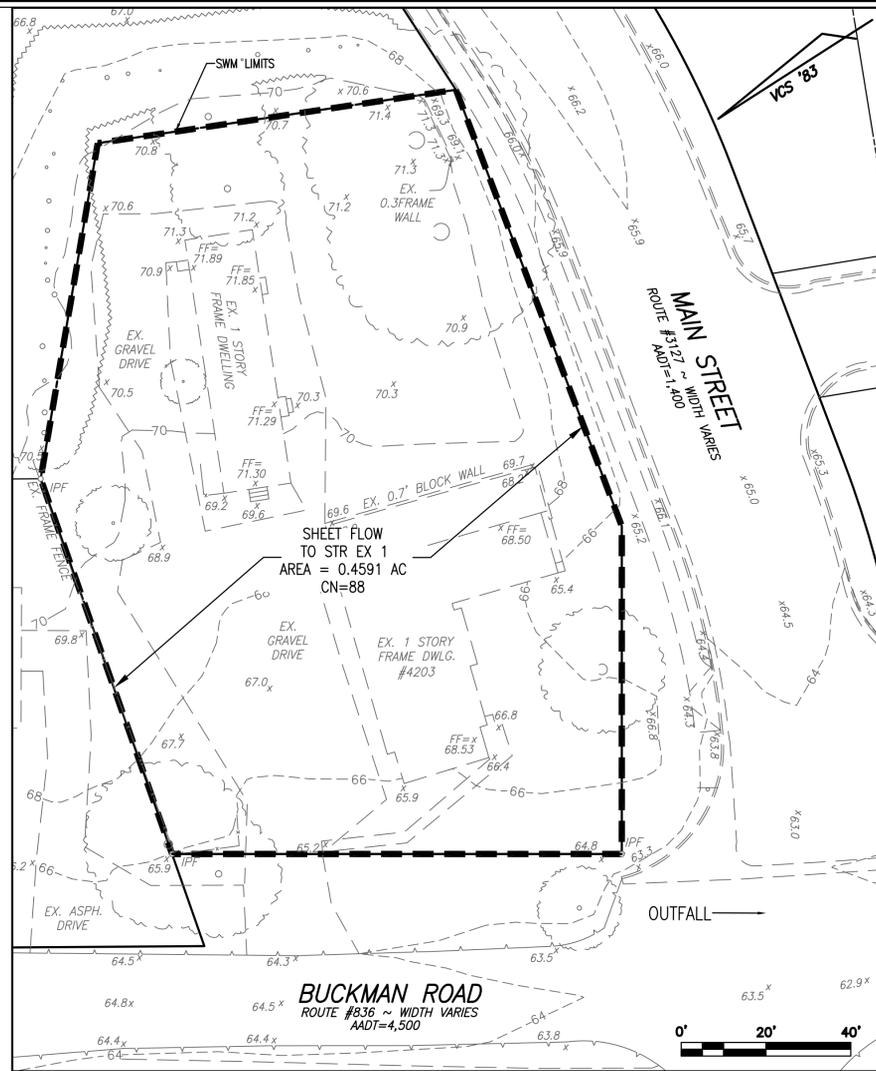
SHEET 4 OF 7

SCALE: 1" = 30'

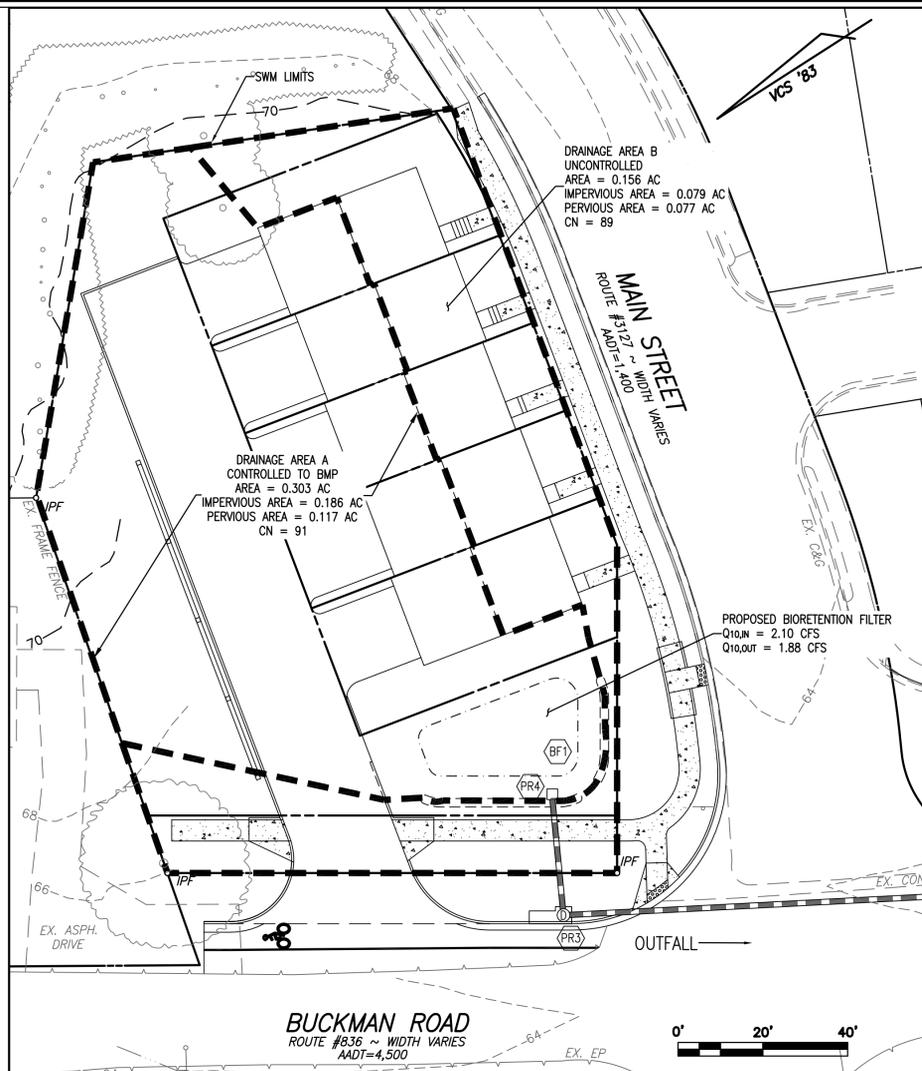
PROJECT DATE:
12.18.2014

DRAFT: AMS CHECK: AMS

FILE NUMBER:
045



PRE-DEVELOPMENT CONDITIONS



POST-DEVELOPMENT CONDITIONS

STORMWATER MANAGEMENT CALCULATIONS & REQUIREMENTS

I. TOTAL SITE AREA = 0.459 ACRES
 EXISTING IMPERVIOUS AREA = 0.194 ACRES
 PROPOSED IMPERVIOUS AREA = 0.265 ACRES
 TOTAL INCREASE IN IMPERVIOUS AREA = 0.071 ACRES

NOTE: THE SCS TR-20 METHOD HAS BEEN UTILIZED FOR STORMWATER RUNOFF ANALYSIS FOR THE SWM/BMP SYSTEM THROUGH USE OF THE HYDROCAD 10.00 PROGRAM. ALL ANALYSIS IS FOR THE 10-YEAR, 24-HOUR STORM. CN VALUES OBTAINED THROUGH THE VIRGINIA RUNOFF REDUCTION SPREADSHEET.

II. PRE-DEVELOPMENT PEAK DISCHARGE: (Tc = 5 MINS.)
 PEAK Q10 PRE-DEVELOPMENT = 3.02 CFS

III. POST-DEVELOPMENT PEAK DISCHARGE: (Tc = 5 MINS.)
 PEAK Q10 POST-DEVELOPMENT = 3.15 CFS

Q10 INCREASE = 0.13 CFS

STORMWATER MANAGEMENT NARRATIVE

EXISTING CONDITIONS

THE 0.46 ACRE SITE IS LOCATED IN THE DOGUE CREEK WATERSHED. THE SITE CONSISTS OF TWO DWELLINGS, GRAVEL DRIVE, AND ASSOCIATED WALKWAYS. IN EXISTING CONDITIONS, THE SITE SHEET FLOWS TO THE EXISTING BUCKMAN ROAD RIGHT-OF-WAY AND IS COLLECTED IN AN EXISTING STORM INLET APPROXIMATELY 400 FEET SOUTH OF THE SITE.

PROPOSED CONDITIONS

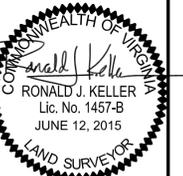
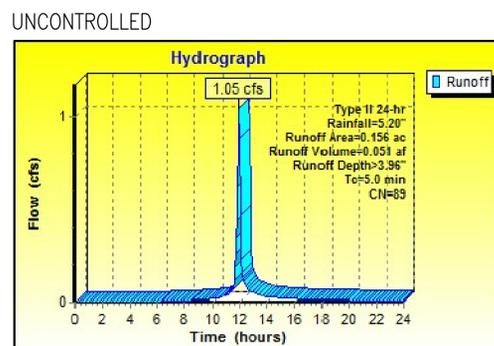
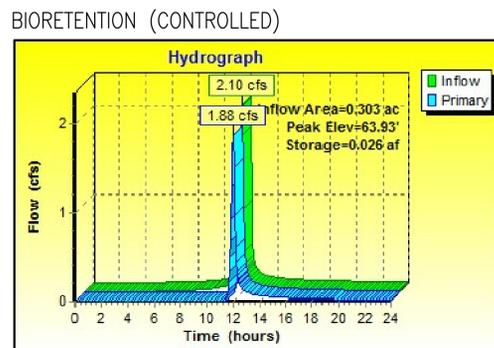
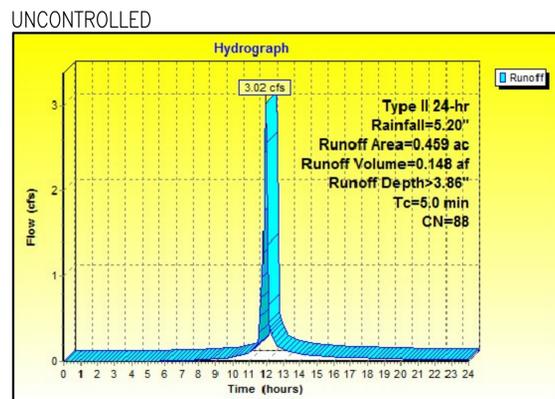
THE DEVELOPMENT OF THIS SITE PROPOSES THE CONSTRUCTION OF FIVE TOWNHOUSES, PARKING AREA, AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS ALONG BUCKMAN ROAD (ROUTE 836).

IN PROPOSED CONDITIONS, THE PROPOSED IMPERVIOUS AREA INCREASES THE RUNOFF FOR THE 2 AND 10 YEAR STORMS BY LESS THAN 0.5 CFS. ABOVE GROUND STORAGE PROVIDED BY THE PROPOSED BIORETENTION FILTER (BF1) WILL DECREASE THE RUNOFF FOR THE 0.46 ACRE SITE. WITHIN THE SWM FACILITY, THERE IS 0.026 ACRE-FT OF STORAGE PROVIDED WHICH RESULTS IN A 10-YEAR 24-HOUR STORM DISCHARGE OF 1.88 CFS.

$$Q_{10net} = Q_{10post} - Q_{10pre} = (1.88 + 1.05) - 3.02 = -0.09 \text{ CFS}$$

THE POST-DEVELOPMENT FLOW RATES FROM THE SWM FACILITY GENERATE A NET DECREASE IN PEAK RUNOFF FOR THE 10-YEAR EVENT. THIS CREATES A POST-DEVELOPMENT PEAK FLOW RATE WHICH IS LESS THAN THE PRE-DEVELOPMENT RUNOFF RATE FOR THE SITE. THEREFORE, THE DETENTION REQUIREMENTS FOR THE PROPOSED DEVELOPMENT HAVE BEEN MET.

THE PROPOSED STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.



GENERALIZED DEVELOPMENT PLAN
BUCKMAN ROAD TOWNHOUSES
 4203 BUCKMAN ROAD
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
3.26.15	PER COUNTY COMMENTS
4.24.15	PER COUNTY COMMENTS
6.5.15	PER COUNTY COMMENTS
6.12.15	PER COUNTY COMMENTS

DESIGN: ACS
 DRAWN: ACS

SCALE: 1"=20'

DATE: DEC 8, 2014

SHEET 5 OF 7

FILE: 13-131

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data

Project Name: Buckman Road Townhouses
Date: October 2014

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage 0.75

Constants

Annual Rainfall (inches)	43	
Target Rainfall Event (inches)	1.00	
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L) 1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41	
Pj	0.90	

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.27	0.27
Impervious Cover (acres)	0.00	0.00	0.00	0.19	0.19
Total					0.46

Post-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.21	0.21
Impervious Cover (acres)	0.00	0.00	0.00	0.25	0.25
Total					0.46

Area Check

Okay Okay Okay Okay

Rv Coefficients

	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

	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.27	0.21
Composite Rv(turf)	0.25	0.25
% Managed Turf	58%	52%
Impervious Cover (acres)	0.19	0.19
Rv(impervious)	0.95	0.95
% Impervious	42%	48%
Total Site Area (acres)	0.46	0.41
Site Rv	0.55	0.58

Pre-Development Treatment Volume (acre-ft)	0.0209	0.0197
Pre-Development Treatment Volume (cubic feet)	909	860
Pre-Development Load (TP) (lb/yr)	0.57	0.54

¹Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.

Maximum % Reduction Required Below Pre-ReDevelopment Load		10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.05	
TP Load Reduction Required for New Impervious Area (lb/yr)	0.10	
Total Load Reduction Required (lb/yr)	0.15	
Pre-Development Load (TN) (lb/yr)	4.09	
Post-Development Load (TN) (lb/yr)	4.70	

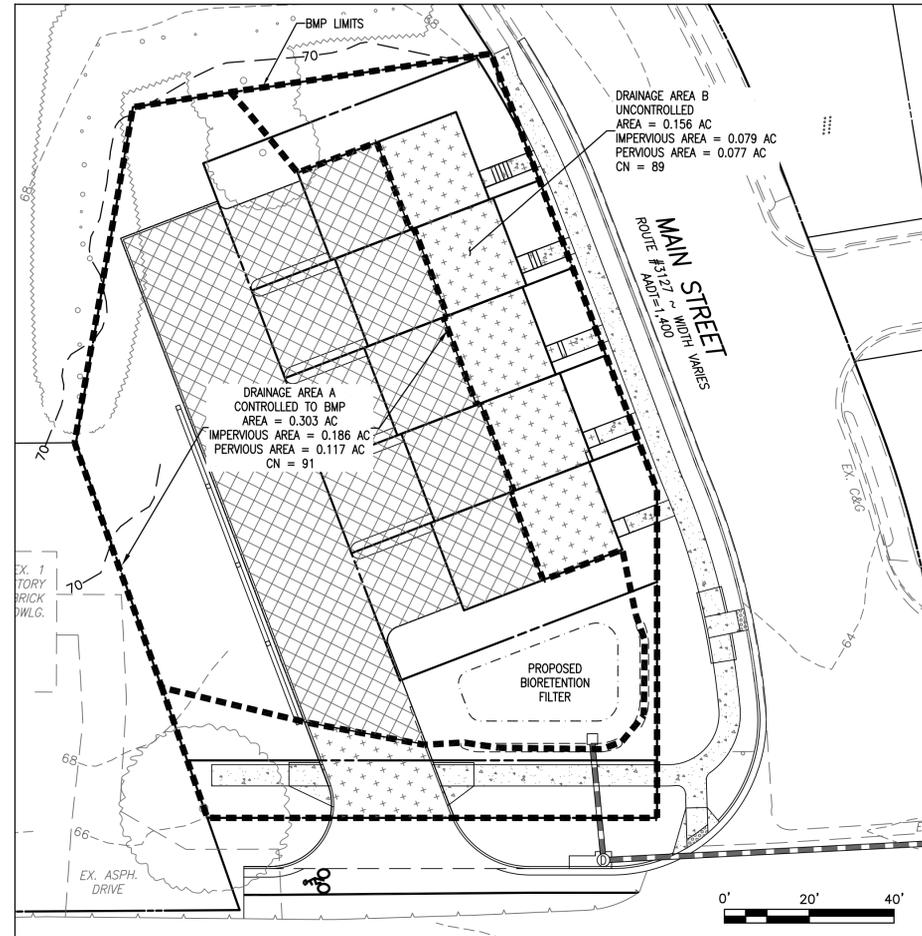
Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)
6. Bioretention												
6 a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.18	0	249	373	25	0.00	0.39	0.21	0.18
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.13	0	47	71	25	0.00	0.07	0.04	0.03

Phosphorus	
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.15
RUNOFF REDUCTION (cf)	296
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.26
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.40
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR

POST DEVELOPMENT CONDITIONS

SCALE: 1"=20'



LEGEND:

- ON-SITE CONTROLLED IMPERVIOUS AREA (TO BIORETENTION FILTER)
- ON-SITE UNCONTROLLED IMPERVIOUS AREA

BMP SIZING CALCULATION

SURFACE AREA = TREATMENT VOLUME/STORAGE DEPTH

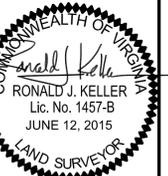
STORAGE DEPTH = 1.4'
TREATMENT VOLUME = 860 CU.FT.
SURFACE AREA REQUIRED = 739/1.4 = 614 SQ.FT.
SURFACE AREA PROVIDED = 648 SQ.FT.

WATER QUALITY (BMP) NARRATIVE

THE 0.46 ACRE SITE IS LOCATED AT THE EASTERN PORTION OF THE DOGUE CREEK WATERSHED. THE PROPOSED DEVELOPMENT QUALIFIES UNDER THE "REDEVELOPMENT" CRITERIA FOR BEST MANAGEMENT PRACTICES. BMP REQUIREMENTS FOR THE DEVELOPMENT WILL BE SATISFIED THROUGH THE USE OF A PROPOSED BIORETENTION FILTER. A DRAINAGE AREA OF 0.30 ACRES OF THE TOTAL 0.46 ACRES WILL BE TREATED FOR PHOSPHOROUS REMOVAL. THIS WILL RESULT IN A PHOSPHOROUS REMOVAL OF 0.26 LBS WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 0.15 LBS PER THE REDEVELOPMENT STANDARDS AS CALCULATED BY THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET (THIS SHEET). THEREFORE, THE WATER QUALITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT HAVE BEEN MET.

THE PROPOSED STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.

RC FIELDS & ASSOCIATES, INC.
LAND SURVEYING
PLANNING
ENGINEERING
730 S. Washington Street
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GENERALIZED DEVELOPMENT PLAN
BUCKMAN ROAD TOWNHOUSES
4203 BUCKMAN ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
3.26.15	PER COUNTY COMMENTS
4.24.15	PER COUNTY COMMENTS
6.5.15	PER COUNTY COMMENTS
6.12.15	PER COUNTY COMMENTS

DESIGN: ACS
DRAWN: ACS

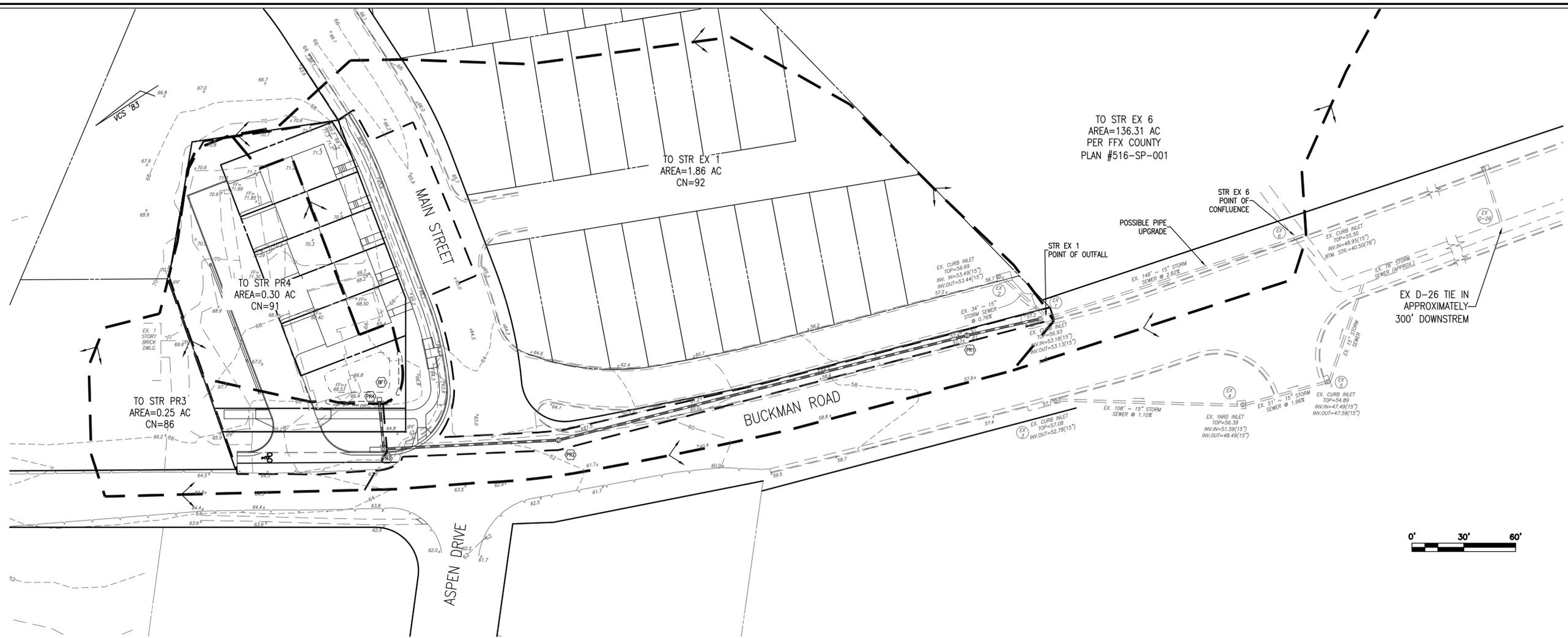
SCALE: AS NOTED

DATE: DEC 8, 2014

SHEET 6 OF 7

FILE: 13-131

STORMWATER MANAGEMENT



OUTFALL NARRATIVE

THIS 0.46 ACRE SITE IS LOCATED IN THE DOGUE CREEK WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF TWO DWELLINGS, GRAVEL DRIVE, AND ASSOCIATED WALKWAYS. THE PROJECT SITE OUTFALLS TO ONE POINT WHICH SHALL REMAIN THE SAME IN PROPOSED CONDITIONS.

IN PROPOSED CONDITIONS THE MAJORITY OF THE SITE (0.31 ACRES) WILL BE COLLECTED IN A PROPOSED STORM SEWER SYSTEM. THE REMAINING PORTION OF THE SITE SHEET FLOWS TO THE EXISTING RIGHT-OF-WAY WHICH IS THEN COLLECTED IN AN EXISTING STORM INLET (STR EX 1) APPROXIMATELY 400 FEET TO THE SOUTH ALONG BUCKMAN ROAD WHERE IT COMBINES WITH THE PROPOSED STORM SEWER DRAINAGE. STRUCTURE EX 1 (POINT OF OUTFALL) HAS A TOTAL DRAINAGE AREA OF 2.42 ACRES. THE POINT OF CONFLUENCE IS APPROXIMATELY 146' DOWNSTREAM AT STRUCTURE EX 6 WHERE THE OUTFALL WILL BE JOINED BY ANOTHER WATERSHED OF APPROXIMATELY 136 ACRES, WHICH IS GREATER THAN 90% OF THE WATERSHED TO THE POINT OF OUTFALL (2.42 ACRES). FROM STRUCTURE EX 6 THE RUNOFF IS ADEQUATELY CONVEYED TO THE SOUTH THROUGH THE EXISTING 78" UNDERGROUND STORM SEWER SYSTEM TO STRUCTURE EX D-26 WHICH IS OVER 150' DOWNSTREAM.

THE OUTFALL FOR THIS SITE HAS BEEN ANALYZED IN ACCORDANCE WITH COUNTY CODE SECTION 124-4-4(b)(6)c. ANY DOWNSTREAM IMPROVEMENTS NECESSARY TO SATISFY OUTFALL REQUIREMENTS WILL BE ADDRESSED AT THE TIME OF SUBMISSION OF THE FINAL SITE PLAN.

DOWNSTREAM IMPOUNDMENT STATEMENT:

THE PROPOSED DEVELOPMENT HAS A SITE AREA OF 0.46 ACRES. A MINIMUM DRAINAGE AREA OF 100 TIMES 0.46 ACRES (APPROXIMATELY 46 ACRES) IS THE POTENTIAL INFLUENCE AREA FOR THE SITE. ACCORDING TO THE FAIRFAX COUNTY TAX MAPS AND THE OUTFALL ANALYSIS PROVIDED ON THIS SHEET, THERE ARE NO WATER IMPOUNDMENTS DOWNSTREAM OF THE SITE WITHIN THE POTENTIAL INFLUENCE AREA. THEREFORE, THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS FOR RECOMMENDATION SW-10.

STORM SEWER COMPUTATIONS																	
FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CN	TIME OF CONCENTRATION (MIN.)	RAINFALL DEPTH (IN)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
PR4	PR3	0.31	0.31	90.00	5.00	5.20	2.11	2.11	15	0.75%	0.013	5.78	4.52	12.26	58.90	58.81	0.09
PR3	PR2	0.25	0.56	86.00	5.00	5.20	1.58	3.69	15	0.75%	0.013	5.84	4.57	97.19	58.71	57.98	0.73
PR2	PR1	0.00	0.56	-	5.00	5.20	0.00	3.69	15	1.68%	0.013	8.75	6.85	240.04	57.88	53.84	4.04
PR1	EX1	0.00	0.56	-	5.00	5.20	0.00	3.69	15	1.00%	0.013	6.77	5.30	39.69	53.63	53.23	0.40
EX1	EX6	1.86	2.42	92.00	10.00	5.20	11.22	14.91	15	2.82%	0.013	11.32	8.87	148.12	53.13	48.95	4.18
EX6	EX D-26	136.10	138.52	-	5.20	332.90	347.81	347.81	78	0.70%	0.013	438.00	13.22	110.00	40.50	39.73	0.77

*STORM SEWER COMPUTATIONS FROM APPROVED FAIRFAX COUNTY PLAN #516-SP-001.

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (8-011 2J & 2L)
- Cluster Subdivision (9-615 1G & 1N)
- Development Plans PRC District (16-302 2 & 4L)
- FDP - P Districts (except PRC) 916-502 1F & 1Q)
- Special Exceptions (9-011 2J & 2L)
- Commercial Revitalization Districts (9-622 2A (12)&(14))
- PRC Plan (16-303 1E & 10)
- Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to 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 5, 6, 7.
3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (c.f.)	If pond, dam height (ft.)
BIORETENTION FILTER	0.30	0.0	0.30	630	882	N/A
Totals						
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 7. Pond inlet and outlet pipe systems are shown on Sheet N/A.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet _____. Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.)
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5, 6, 7.
8. 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 7.
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 7.
10. 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 2.
11. A submission waiver is requested for _____.
12. Stormwater management is not required because _____.

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COMMONWEALTH OF VIRGINIA
 RONALD J. KELLER
 Lic. No. 1457-B
 JUNE 12, 2015
 LAND SURVEYOR

GENERALIZED DEVELOPMENT PLAN
BUCKMAN ROAD TOWNHOUSES
 4203 BUCKMAN ROAD
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
3.26.15	PER COUNTY COMMENTS
4.24.15	PER COUNTY COMMENTS
6.5.15	PER COUNTY COMMENTS
6.12.15	PER COUNTY COMMENTS

DESIGN: ACS
 DRAWN: ACS
 SCALE: 1"=30'
 DATE: DEC 8, 2014
 SHEET 7 OF 7
 FILE: 13-131

OUTFALL ANALYSIS

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

DESCRIPTION OF THE APPLICATION

The applicant, 4203 Buckman, LLC, is requesting approval of a proffered condition amendment (PCA) to amend the previously approved proffers in order to permit site modifications and revise the proffer which restricts re-development to no more than one dwelling. Specifically, the proffers which govern the site contain a proffer which states that “in the event that the property is redeveloped, the density shall not exceed three dwelling units per acre for a total of one unit.” The applicant is proposing re-development with five single-family attached dwellings at a density of 10.89 dwelling units per acre (du/ac). The average proposed lot size is 1,866 square feet (SF) and the dwellings are oriented towards Main Street with access via a private street from Buckman Road. A proposed outlot parcel would contain the stormwater management facility (a bioretention facility) and landscaping.

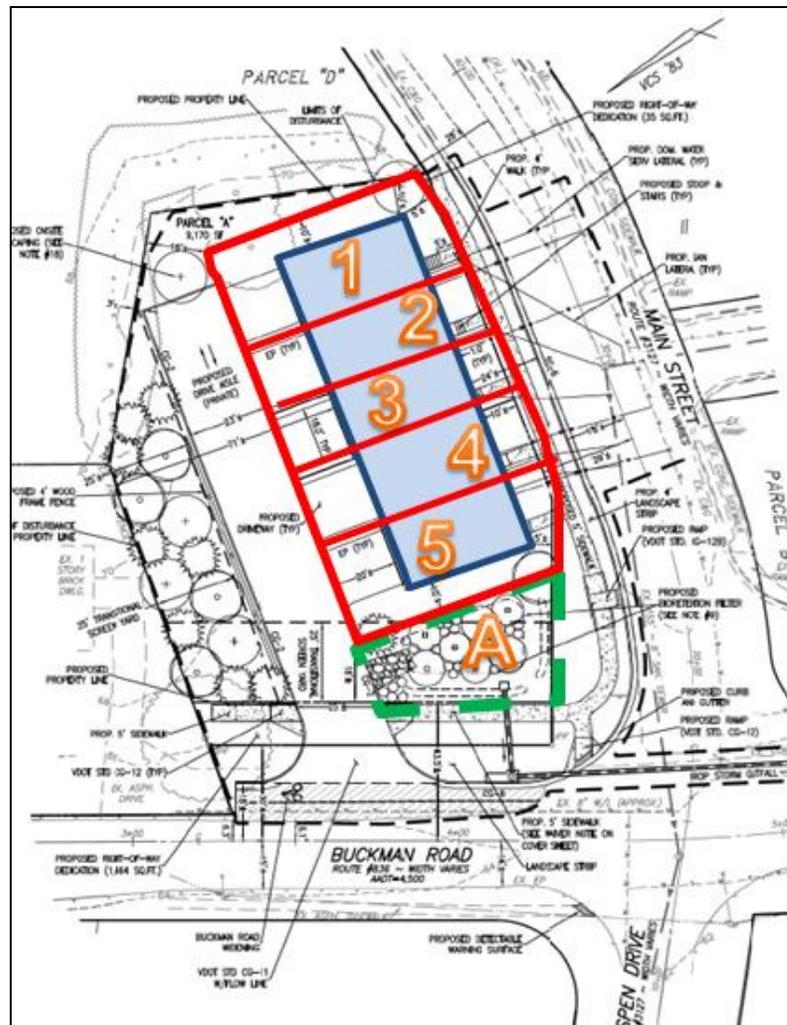


Figure 1: Proposed Site Layout, Source: Applicant

Waivers/Modifications Requested:

- Modification of the western transitional screening yard planting requirements in accordance with Paragraph 2 of Section 13-305 of the Zoning Ordinance in lieu of that shown on Sheet 3 of the GDP.
- Waiver of the western barrier requirement in accordance with Paragraph 2 of Section 13-305 of the Zoning Ordinance.
- Waiver of the minor paved trail requirement per Paragraph 2 of Section 17-201 of the Zoning Ordinance along Buckman Road in lieu of the proposed five-foot wide sidewalk shown on Sheet 3 of the GDP.
- Directive to the Director of DPWES for a deviation from the tree preservation target requirement identified in Section 12-0508 of the Public Facilities Manual.

The proposed proffers, the applicant's Statement of Justification and the applicant's affidavit are set forth in Appendices 1 – 3, respectively.

LOCATION AND CHARACTER OF THE AREA**Site Description:**

The subject property, which is located at the northeast intersection of Buckman Road and Main Street, measures 20,000 square feet in area and is zoned R-12 and Highway Corridor (HC) per RZ 94-L-004. The site consists of a farmhouse and outbuilding that were converted into five apartments circa 1964 based on previous information of record. The existing buildings are boarded up and currently vacant. Access to the property is provided via a gravel driveway from Buckman Road. All existing features will be removed in conjunction with this application. There are no environmental features such as floodplains, Resource Protection Areas (RPAs), or Environmental Quality Corridors (EQCs) on the subject property. The topography is sloping to the east and west from a ridge on the property with existing vegetation and tree canopy scattered throughout the property.



Figure 2: Aerial Photography, Source: Fairfax County Pictometry 2013

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan
North	Single Family Detached Residential	R-3	Residential, 2-3 du/ac
South	Single Family Attached Residential (Chateaufneuf)	R-8	Residential, 2-3 du/ac
East	Private Open Space (Chateaufneuf Open Space)	R-8	Residential, 2-3 du/ac
West	Single Family Detached Residential (Spring Valley and Cox Property)	R-3	Residential, 2-3 du/ac

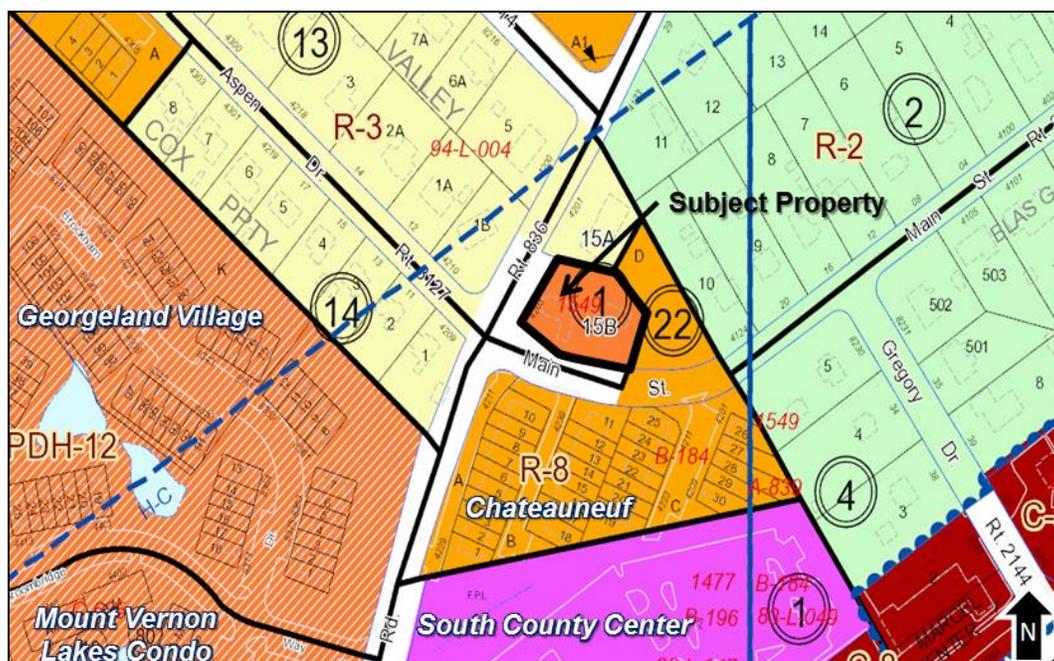


Figure 3: Zoning Map, Source: Fairfax County GIS and Mapping

BACKGROUND

According to the Department of Tax Administration's Real Estate Assessment Records, the existing structures on the property were constructed in 1930. Circa 1964, the existing farmhouse and outbuilding were converted into five apartments.

In 1993, the then-owner of the subject property requested a copy of documentation from the Fairfax County Department of Planning and Zoning stating the apartment use was a legal, non-conforming use. The County was unable to find any documentation and as such it was recommended the owner request a Comprehensive Plan Amendment and rezoning to validate this non-conforming use and density.

On February 28, 1994, the Board of Supervisors adopted Plan Amendment S93-IV-MV2 for the application property. The adopted text acknowledged the two existing structures containing five apartment units on the site and stated:

The property listed under Tax Map 101-3 ((1)) 15B is planned for the existing development and uses on the property, which are two structures containing five units. No further expansion to the existing structures and no additional rental units within the structures should occur. In the event that the property is redeveloped, the appropriate density is two-three dwelling units per acre, consistent with the adjacent single-family detached subdivision.

The Comprehensive Plan Map did not change upon the adoption of the text and remained at two to three dwelling units per acre.

On May 16, 1994, the Board of Supervisors approved RZ 94-L-004, with proffers, rezoning 20,000 square feet from the R-3/Highway Corridor (HC) Overlay District to the R-12/HC Overlay District to permit five existing multi-family units, contained in two structures, to remain without modification. The previously approved plans and proffers are attached as Appendix 4. Of note, the proffers specifically stated that “in the event that the property is redeveloped, the density shall not exceed three dwelling units per acre, for a total of one unit.”

In November 2013, the applicant purchased the subject property with the intention of redeveloping the property by-right under the R-12 zone. He has stated that he was not aware of the previous rezoning or proffer restrictions regarding re-development. In March 2014, the applicant submitted a site plan for five single-family attached dwellings to the Department of Public Works and Environmental Services (DPWES). This site plan was disapproved in April 2014 due to the proffer restricting redevelopment to a density of two to three dwelling units per acre (which equates to one dwelling based on the current parcel size). The applicant was advised that approval of Comprehensive Plan Amendment and Proffered Condition Amendment (PCA) would be required to redevelop the property with five single-family attached units.

Comprehensive Plan (Appendix 5)

On October 28, 2014, the Board of Supervisors authorized a Comprehensive Plan Amendment for staff to consider single family attached residential use on Parcels 101-3((1)) 15B and 15A. Additionally, the Board of Supervisors directed staff to concurrently review this Plan amendment with proposed PCA application and to allow concurrent processing of the site plan.

On June 2, 2015, the Board of Supervisors adopted Plan Amendment 2014-IV-MV1 in the MV8 Woodlawn Community Planning Sector for the application property. The adopted specific text acknowledged the two existing structures containing five apartment units on the site and stated:

Tax Map 101-3((1)) 15B is planned for the existing development and uses on the property, which are two structures containing five units. No further expansion to the existing structures and no additional rental units within the structures should occur. In the event that the property is redeveloped, the appropriate density is 2-3 dwelling units per acre, consistent with the adjacent single-family detached subdivision and the Comprehensive Land Use Plan Map. As an option, residential use at a density of 8-12 dwelling units per acre may be appropriate.

The Comprehensive Plan Map did not change upon the adoption of the new text and remained at two-three dwelling units per acre.

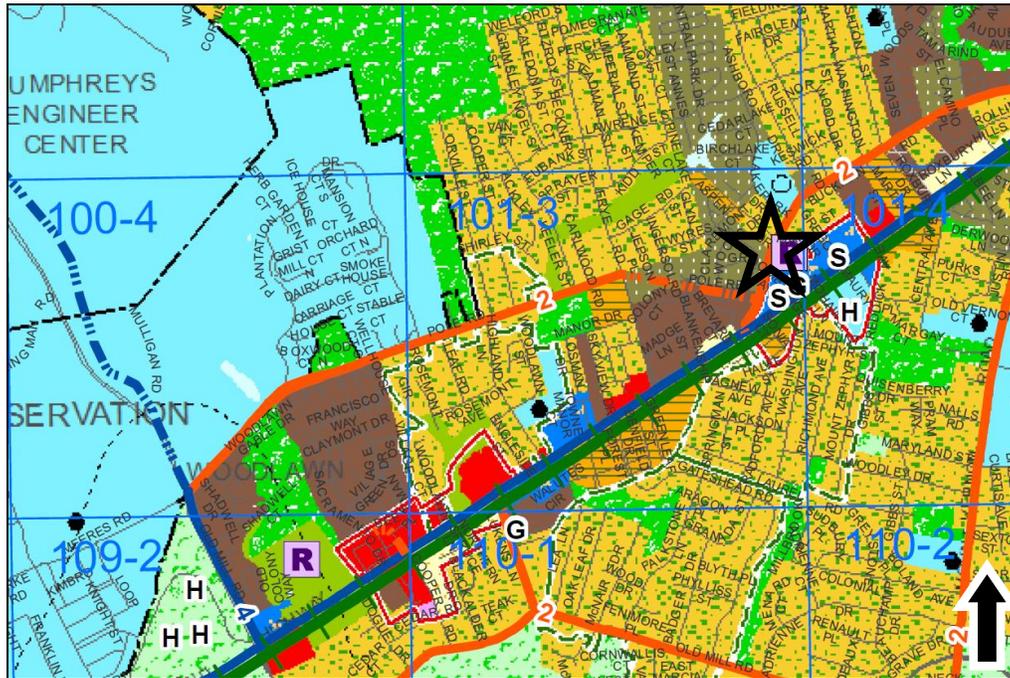


Figure 4: Land Use Map, Source: Fairfax County Comprehensive Plan Map

DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN (GDP)

Title of GDP: Buckman Road Townhouses
Prepared by: Ronald J. Keller, LS, of RC Fields and Associates, Inc.
Date: December 8, 2014, as revised through June 12, 2015

Sheet	Description
1	Title, Vicinity Map, Waiver and Modification Requests and Project Narrative
2	Existing Conditions Plan
3	Generalized Development Plan, Notes and Zoning Tabulations
3A	Site Details & Existing Vegetation Map
4	Tree Preservation & Protection Plan
5-6	Stormwater Management
7	Outfall Analysis

The following features are depicted on the proposed GDP:

Proposed Layout

The GDP (Figure 1) depicts the development of five single-family attached dwellings on the 20,000 square foot parcel at a density of 10.89 du/acre. The proposed units would front Main Street and are accessed from the rear via a private street from Buckman Road. This road would terminate on site.

The proposed lots average 1,866 square feet in area. The typical lot layout on Sheet 3 of the GDP shows the typical dwelling dimensions as 22 feet by 40 feet. All dwellings will have a minimum five-foot front yard setback, 10-foot side yard setback, and 20-foot rear yard setback, which meet the regulations of the R-12 District. All dwellings will have a two-car garage with two parking spaces in the driveways. Stormwater Management (SWM) and Best Management Practices (BMP) would be accommodated by a bioretention filter on the southwestern corner of the property.

Vehicular and Pedestrian Access

As noted above, the GDP shows that the property would be accessed from Buckman Road, with a 23 foot wide private street terminating on site. The applicant proffers to dedicate additional right-of-way 43.5 feet from centerline along Buckman Road to create a half section along this road. The applicant is also proffering to dedicate 35 square feet of right-of-way along Main Street to accommodate a wider sidewalk along this road. A five-foot wide concrete sidewalk is proposed along Main Street, which would connect to a proposed five-foot wide concrete sidewalk along Buckman Road. Frontage improvements, to include curb and gutter and additional pavement to accommodate a future on road bicycle lane, would be provided along Buckman Road.

Parking

The parking tabulations on Sheet 3 of the GDP show the development will meet the Zoning Ordinance requirement of 14 parking spaces (5 units X 2.7 parking spaces). Each lot will contain sufficient area for a minimum of two parking spaces in the driveway and two spaces within an attached garage for a total of four parking spaces per residence. The applicant notes that the number of parking spaces may be altered without the necessity of a proffered condition amendment as long as a minimum of 14 spaces are provided. However the proposed proffers include language that would prohibit the use of any garage that precludes the parking of vehicles within the garage. There will also be available on-street parking on Main Street.

Landscape and Open Space

The proposal's 40 percent (7,400 square feet) open space exceeds the minimum required 25 percent open space for the application site. This open space area would be primarily located along the northern, eastern and western property lines and is

contiguous to private open space associated with the Chateaufeuf development (Parcel D), as well as abutting single-family detached dwellings.

Sheet 3 of the GDP shows the proposed landscape design within the open space, which exceeds the minimum tree cover requirement. As the applicant is not providing any areas of tree preservation on site, a deviation from the tree preservation target requirement and new plantings has been requested. As shown on Sheet 3, the majority of this proposed landscaping would be provided in the 25 foot transitional screening yards.

The applicant is also requesting a modification of the transitional screening yard planting requirements and waiver of the barrier along the western property line in accordance with Paragraph 2 of Section 13-305 of the Zoning Ordinance. The applicant is requesting a modification and waiver in lieu of the proposed landscaping shown on Sheet 3 due to the location of the proposed entrance and stormwater management facility.

Stormwater Management

The subject property is located in the Dogue Creek watershed. In the existing site condition, approximately 0.46 acres of runoff sheet flows from the property towards Buckman Road. This runoff is ultimately collected in an existing storm structure, south of the subject property. In the post developed condition, approximately 0.31 acres of the site would drain to the proposed bioretention facility via overlot grading. Due to the proposed increase in impervious area, the runoff for the two and ten year storms would increase by less than 0.5 cubic feet per second. In order to detain this increase in runoff, the applicant is proposing an above ground bioretention filter. As a result of this facility, the post-development rate of runoff would be less than the pre-development rate of runoff.

In regard to water quality requirements, the proposed development qualifies as redevelopment. A drainage area of 0.31 acres would be treated for phosphorus removal, via the proposed bioretention facility. This facility would result in a phosphorus removal of 0.26 pounds, which is greater than the 0.15 pounds required per the redevelopment standards as calculated by the Virginia Runoff Reduction Method.

The bioretention facility would be privately maintained by the future homeowners' association (HOA).

Architecture and Design

Sample architectural elevations, which are included in Appendix 1, depict single-family attached units with rear loaded garages. The proposed dwellings would contain three levels, which would not exceed 35 feet in height. In support of energy conservation and green building techniques, the applicant proffers to seek certification in

accordance with the Earth Craft House Program or the National Green Building Standard ENERGY STAR Qualified Homes path for each dwelling.

ANALYSIS

Land Use Analysis (Appendix 6)

The Comprehensive Plan states that the subject property may be developed with an option for residential use at a density of 8-12 dwelling units per acre. A density of 10.89 du/acre is proposed, which is at the higher end of the optional permitted density range within the Comprehensive Plan. In the staff report for the Comprehensive Plan Amendment, staff noted that the subject property is adjacent to single-family detached housing, townhomes and planned public facilities. Therefore, the proposed single-family attached use could be consistent with the character of the area. However, it was emphasized that the Residential Development Criteria were to be used for the review of any proposed residential redevelopment. Based on the review of these criteria, staff does not believe the application meets the Residential Development Criteria and is not in accordance with the Comprehensive Plan. This analysis is discussed in greater detail in the following section.

Environmental Analysis (Appendix 7)

The Comprehensive Plan recommends that green building certification be obtained for residential rezoning projects. The applicant has proffered to obtaining ENERGY STAR[®] Qualified Homes designation or Earthcraft House Program, which meets the recommendations in the Comprehensive Plan. In regards to water quantity and quality requirements, the applicant proposes a bioretention filter to serve the proposed development. While a full review of the design and calculations will occur with the site plan, staff from the Department of Public Works and Environmental Services believes that this facility will meet stormwater management requirements.

Residential Development Criteria (Appendix 8)

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 historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. Accordingly, all zoning requests for new residential development are evaluated based on the following eight criteria:

Site Design (Development Criterion #1)

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.

- *Consolidation*

While consolidation with adjacent parcels can provide a unified development program, during review of the Comprehensive Plan Amendment, staff determined that consolidation with adjacent Parcel 15A, which contains an existing single-family detached dwelling, would not result in better site design, building layout, access, or greater buffering or open space. For that reason, Planning Division staff recommended that Parcel 15A retain its current Comprehensive Plan recommendation, as this would prevent further expansion of higher density residential development into the single-family detached residential area bounded by Main Street, Buckman Road and Russell Road.

- *Layout*

As part of the CPA, Planning Division staff noted that the site should include buildings oriented to Main Street with vehicular access to Main Street to create a more compatible development with the abutting single-family attached development of Chateauneuf. The layout depicts five single-family attached dwellings, which meet the Zoning Ordinance requirements of the R-12 District, and provide a location for a possible deck in the rear of the lots in accordance with Section 2-412 of the Zoning Ordinance. As previously discussed, the applicant is orienting the proposed units towards Main Street with access provided from Buckman Road in the vicinity of the existing entrance. The provision of a 5-foot wide concrete sidewalk along Main Street and Buckman Road ensures connectivity to adjacent parcels. The applicant is also providing frontage improvements and right-of-way dedication in conformance with the Comprehensive Plan, so that future transportation improvements along Buckman Road are not precluded.

The site is immediately surrounded by single-family attached and detached residential communities in all directions (zoned R-3 to the north and west and zoned R-8 to the south and east). Staff finds the proposed development of single-family attached houses to be compatible with the surrounding area. A discussion on an appropriate density is provided below.

During review of the application, Fairfax County Department of Transportation (FCDOT) staff encouraged the applicant to review an alternative design to the site, which would provide access from Main Street opposite the access point to Chateauneuf. FCDOT staff noted that this access location would reduce turning conflicts and would not conflict with future improvements on Buckman Road. Furthermore, relocating the access to Main Street would eliminate the need for a sight distance easement and afford a greater corner and intersection clearance with Buckman Road. The applicant considered a redesign but stated he was

unable to revise the site in a manner that would result in a layout that would meet Virginia Department of Transportation (VDOT) and County Code requirements and provide for the five lot layout. The applicant has not provided staff with any alternative site designs to review.

- *Open Space, Landscaping and Amenities*

The Comprehensive Plan states that the subject property may be developed as an option with a density of 8-12 dwelling units per acre. During review of the Plan Amendment, staff noted that redevelopment should work to “maximize the amount of usable open space and minimize impervious surfaces.” Furthermore, staff stated that “a well-designed, vegetated open space buffer” and tree preservation would assist with the transition from the higher density proposed on the site to the lower density to the north and west of the site. As stated, the applicant is proposing density at the high end of the density range and requesting a full deviation from the tree preservation target requirements as well as a modification of the western transitional screening yard plantings. However, staff points out that a reduction in density would allow for areas of tree preservation and usable open space to serve as the transition from higher to lower density.

As stated, the proposed development exceeds the 25 percent open space requirement by providing 40 percent. In order to meet the tree cover requirement, the majority of the open space must be landscaped, which leaves little space available for usable open space. Further, the proposed units will be rear-loaded which eliminates the ability to provide usable rear yards. The applicant is providing an option for \$7,500 of improvements on adjacent Parcel D (which is unimproved open space for the Chateauneuf community) to include, but not limited to, benches, landscaping and children’s play equipment. Such improvements could create usable open space for the residents of the proposed development, as well as those residents of the Chateauneuf development. However, the provision of these amenities is subject to the applicant obtaining an offsite agreement from the Chateauneuf Homeowner’s Association (HOA). As of the publication of this report, the applicant has prepared an agreement for the president of the Chateauneuf HOA and is awaiting execution. The applicant has proffered that in the event the HOA approval is not obtained, the applicant will contribute \$7,500 to the Fairfax County Park Authority (FCPA) for improvements in proximity to the application property. The FCPA does not object to this proffer. However, as the proposed development does not have usable rear yards or usable open space, it is staff’s preference that open space be provided on or adjacent to the subject property rather than providing a monetary contribution to the FCPA.

The staff report for the Comprehensive Plan Amendment recommended the provision of “a well-designed, vegetated open space buffer” to assist with the transition from higher to lower density. The applicant had previously requested a modification of the width of the northwestern transitional screening yard to

accommodate on-site visitor parking. Staff recommended the visitor parking be eliminated and the full 25 foot transitional screening yard be provided. The applicant has eliminated this parking and provided a full vegetated landscape and open space buffer adjacent to Parcel 15A.

Despite the elimination of parking, the applicant is still requesting a modification and waiver of the western transitional screening yard planting and barrier requirements along the western property line (along Buckman Road) due to the location of the proposed entrance and stormwater facility. With a revised layout and access from Main Street, staff believes the full planting and barrier requirements along this property line could be met. This would provide a continuous landscaped buffer from the single-family detached residential uses and eliminate any negative impact associated with headlight glare as cars exit the site onto Buckman Road.

The applicant's attempt to achieve the maximum density per the Comprehensive Plan and proposed number of lots has resulted in the need for modifications, waivers and offsite agreements in order to construct the proposed development. But this need could be eliminated with a reduction in units from 5 to 4. Based on the features described above, specifically related to open space, landscaping and amenities, staff believes the application does not satisfy Criterion #1.

Neighborhood Context (Development Criterion #2)

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;*

The maximum density in the R-12 zone is 12 dwelling units per acre. The subject property is located in a neighborhood with a variety of land uses, housing types and densities. The site is immediately surrounded by single-family detached and attached residential communities (zoned R-3 and R-2 to the north, west and east and zoned R-8 to the south and east). An area of PDH-12 zoned single-family attached (SFA) and multi-family (MF) dwellings is located southwest of the property. The chart below compares the proposed density to the existing densities of the surrounding neighborhoods.

Community	Density	Zoning District	Direction
Subject Proposal	10.89 du/acre	R-12	N/A
Mt. Vernon Lakes Condo (MF)	10.49 du/acre	PDH-12	Southwest
Barclay (SFA)	10.01 du/acre	R-8	Northeast

Chateauneuf (SFA)	9.86 du/acre	R-8	South & East
Aspen Glen (SFA)	6.23 du/acre	R-8	West
Georgeland (SFA)	5.29 du/acre	PDH-12	Southwest

When the subject property was originally rezoned in 1994, a density of 12 dwelling units per acre under the R-12 zone was necessary to validate the five existing multi-family apartments that had existed for thirty years. However, the proffers stated that any redevelopment of the site result in a density no greater than three dwelling units per acre or one dwelling, which was consistent with the Comprehensive Plan Map. Staff believes that the intent of this previous rezoning was to legitimize the existing use, but to maintain the low density residential character of this area in the event the property redeveloped in the future.

Staff recognizes that the subject property has deteriorated in quality and appearance over the years and believes redevelopment of the site is appropriate. However, staff believes any redevelopment, including at the proposed density, must also be analyzed against the Residential Development Criteria and not necessarily a one-for-one replacement of dwelling units.

The density of the applicant's proposed development is 10.89 du/ac. Throughout review of this application, staff requested the applicant reduce the proposed density in order to improve the site layout and satisfy the Comprehensive Plan recommendation and Zoning Ordinance requirements. While the Comprehensive Plan provides an option for 8-12 du/ac, the Comprehensive Plan Amendment staff report stated an appropriate density is one that allows for tree preservation and usable open space. The applicant's proposed density is the highest density of similarly zoned property in the immediate area and at the high end of the proposed density range in the Comprehensive Plan. Further, this density and layout has resulted in no areas of usable open space or rear yards. In addition, it also requires a full tree preservation target deviation and a modification and waiver of the transitional screening yard and barrier to the west. For these reasons, staff finds that the proposed density will not provide a logical transition between the higher density to the south and lower density to the north and is not in harmony with the Comprehensive Plan and other neighborhoods in the general vicinity.

- *Lot sizes, particularly along the periphery;*

The R-12 zone does not have a minimum lot area requirement for residential uses. The proposed average lot size is smaller or only slightly larger than similar single-family attached developments in the area. Staff believes a larger lot area could provide a better transition from higher to lower density.

Community	Average Lot Area	Zoning District
Buckman Road Townhouses (SFA)	1,866 square feet	R-12
Mt. Vernon Lakes Condo (MF)	N/A	PDH-12
Barclay (SFA)	3,600 square feet	R-8
Chateauneuf (SFA)	2,167 square feet	R-8
Aspen Glen (SFA)	2,032 square feet	R-8
Georgeland (SFA)	1,651 square feet	PDH-12

- *Bulk/mass of the proposed dwelling units;*

The applicant intends to construct dwellings that contain a footprint of 880 square feet and three stories above grade. This appears to be roughly consistent with the neighboring homes in the Chateauneuf community which contain a footprint of approximately 750 square feet and also contain three stories above grade. However, staff would note that the subject property is a transition between the higher density to the south and the lower density to the north. This lower density to the north contains single-family detached homes, which typically have two stories above grade. Further, the proposed units will replace multi-family structures with the appearance of a single-family home. Without provision of the required transitional screening, barriers and tree cover, staff believes the proposed site layout may adversely impact the abutting single-family detached neighborhoods.

- *Setbacks (front, side, and rear);*

The GDP indicates a minimum front yard setback of at least 5 feet, a side yard setback of 10 feet, and a rear yard setback of 20 feet. These setbacks meet the R-12 District's requirements.

- *Orientation of the proposed dwelling units to adjacent streets and homes;*

The proposed dwellings are oriented per the Comprehensive Plan recommendation with the front of the homes facing Main Street and are also logically oriented in terms of their relationship to each other (side by side) and existing homes along Main Street. The rear of the dwelling, which may contain decks, is buffered from the traffic and visual impacts of Main Street as the unit will shield the rear of the dwelling.

- *Architectural elevations and materials;*

Appendix 1 provides illustrative elevations of the proposed dwellings.



Figure 5: Front Elevations, Source: Applicant



Figure 6: Rear Elevations, Source: Applicant

The draft proffers state that construction of the units shall be of the same quality of architecture, design and materials as the architectural elevations provided in Appendix 1. The proposed dwellings would be limited to a maximum height of 35 feet. Recognizing that this is a transitioning neighborhood of varying ages and architecture, this architecture is generally consistent with the existing residences in the neighboring subdivisions. However, staff would prefer to see a stronger commitment to building materials to ensure quality architecture and features are provided as reflected on these elevations.

- *Pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;*

The application proposes to meet the pedestrian and vehicular needs of this development by providing right-of-way along both Main Street and Buckman Road, pavement for a future on-road bicycle lane along Buckman Road and by

providing sidewalks along both frontages. Given the foregoing, staff finds this application meets this criterion.

- *Existing topography and vegetative cover and proposed changes to them as a result of clearing and grading;*

The existing topography of the site is sloping east to west from a ridge on the property. The final condition of the site will be similar once the proposed units are constructed. The existing vegetation will be removed with this application and replaced with new vegetation. As stated previously, the site contains existing trees which staff believes could be preserved with a lower density. Preservation of these trees would improve the transition from the proposed development to the existing single-family detached neighborhoods.

While the applicant is meeting a number of standards within this criterion, staff finds that this application has not satisfied significant components of this criterion regarding transition to adjacent uses, proposed lot area and proposed changes to vegetative cover. As a result, staff does not believe that the proposed density will provide a logical transition between the higher density to the south and lower density to the north and west.

Environment (Development Criterion #3)

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

The Policy Plan states that developments should conserve natural environmental resources such as floodplains, stream valleys, woodlands, and wetlands. The subject property does not contain any floodplains, stream valleys, wetlands, Environmental Quality Corridors (EQCs) or Resource Protection Areas (RPAs). As noted above, the applicant proposed remove of all existing vegetation on site. The applicant's impact to existing vegetation is further discussed in Development Criterion #4 below.

b) Slopes and Soils

As previously discussed, the site is sloping to the east and west from a ridge on the property. The site contains the Kingstowne-Beltsville Complex (67) soil which is fair for foundation support and marginal for drainage. Additionally, the applicant is not proposing any retaining walls on site as a result of the development. Staff finds that the proposed development takes the existing topographic conditions and soil characteristics into consideration.

c) *Water Quality (Appendix 9)*

As previously discussed, the applicant proposes to manage the impacts of stormwater runoff through an onsite bioretention facility on Outlot A. According to the GDP, the bioretention facility will provide sufficient water quality treatment per the Public Facilities Manual (PFM) and will result in a phosphorus removal of 0.26 pounds, which is greater than the 0.15 pounds required per the redevelopment standards as calculated by the Virginia Runoff Reduction Method. The applicant has proffered a monetary contribution to assist the future development's homeowners' association (HOA) in the maintenance of the bioretention facility and/or private street. This contribution has been provided per Proffer 6d.

d) *Drainage (Appendix 9)*

According to the applicant's stormwater narrative and adequate outfall analysis, stormwater management and best management practices will be accommodated by a system that includes a bioretention facility. As the following graphic shows, the majority of the impervious area would be directed to the bioretention facility via overlot grading, treated in the facility and released into the proposed storm sewer system. The remaining portion of the site sheet flows to the existing right-of-way which is then collected in an existing storm inlet approximately 400 feet to the south along Buckman Road. Final design and calculations will be provided at site plan submission.

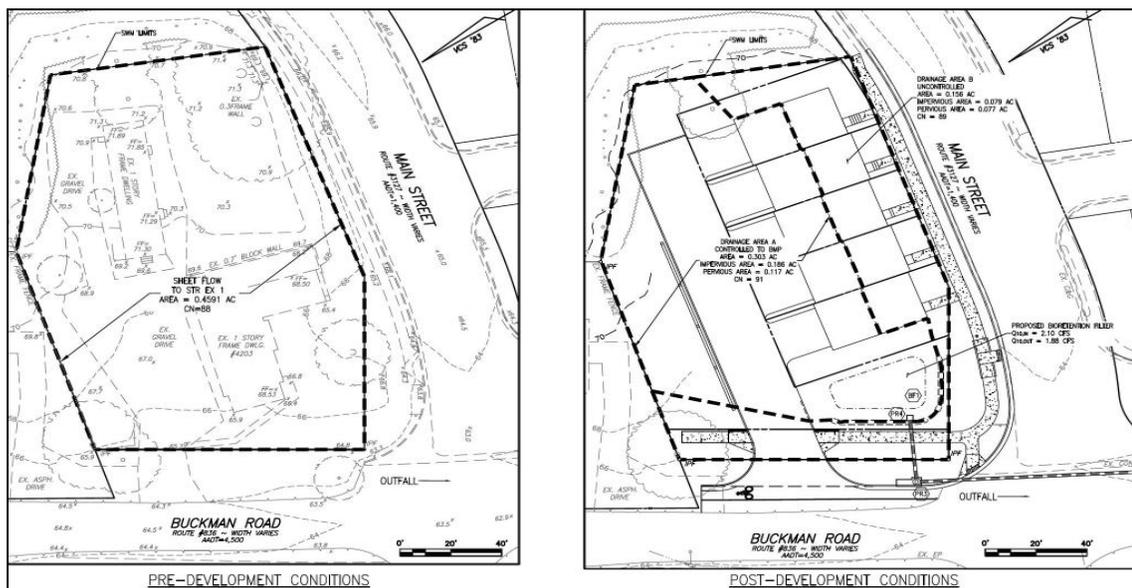


Figure 7: Outfall Graphic, Source: Applicant

e) *Noise*

The Comprehensive Plan recommends that new development should not expose people in their homes to transportation generated 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 65 and 75 dBA would require mitigation. Based on the property's location, noise impacts in excess of that permitted are not anticipated.

f) *Lighting*

Any streetlight proposed with this application must be in conformance with lighting and transportation standards. In regards to light impacts from vehicles exiting the site, some landscaping is provided along Buckman Road. This landscaping will minimize the glare from vehicles exiting the site.

g) *Energy*

On page 20 of the Environment Section of the Policy Plan, as amended through July 27, 2010, it states, "Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied." Therefore, the applicant has proffered to obtaining ENERGY STAR[®] Qualified Homes designation or Earthcraft House Program.

Based on the features described above, Criterion #3 has generally been met.

Tree Preservation and Tree Cover Requirements (Development Criterion #4)

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

The majority of the site currently exists as cleared land with gravel driveways and buildings. There is some existing tree cover (5,867 square feet) on the northwestern, eastern and southern portions of the site, which contains trees that the Urban Forestry Management Division believes are worthy of preservation. Furthermore, the Policy Plan encourages fulfillment of the tree cover requirement via preservation of existing vegetation and it is staff's preference that high quality vegetation be preserved to the maximum extent possible.

The Comprehensive Plan encourages new development to meet tree cover requirements through preservation. As proposed, the applicant is removing all of the existing trees and requesting a full tree preservation target deviation. As an alternative, the applicant is proposing tree canopy cover that exceeds the Zoning Ordinance requirement of 15 percent (2,775 square feet) by providing 3,800 square feet of additional tree plantings, of which 2,900 square feet will be provided without the use of the tree canopy multiplier. A proffer has also been included to this effect to ensure this additional vegetation is provided and not modified at time of site plan. By not using the tree canopy multiplier, more trees will need to be planted in order to meet the coverage requirement. Staff believes that with a reduction in density, these trees, which were identified as worthy of preservation by Urban Forest Management, could be preserved. For that reason, staff is not in support of the requested deviation.

As previously stated, the applicant is requesting a modification and waiver of the western transitional screening yard planting and barrier requirements due to the proposed entrance and stormwater facility. With a revised layout and access from Main Street, staff believes the full planting and barrier requirements could be met. Provision of the required screening and barrier would provide a continuous landscaped buffer from the single-family detached residential uses thus creating a transition between the higher and lower densities. This screening and barrier would also eliminate the glare of headlights as cars exit onto Buckman Road. As such, staff does not support the requested modification and waiver of the screening and barrier requirements.

Based on the features described above, Criterion #4 has not been met.

Transportation (Development Criterion #5) (Appendix 10)

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

The proposed development will be accessed from an entrance located off of Buckman Road, in the general vicinity of the existing entrance. The existing entrance will be removed and the new entrance will be constructed to Virginia Department of Transportation (VDOT) standards. As noted earlier in this report, the applicant had previously submitted a site plan to redevelop the site with five single-family attached dwellings. At this time, the applicant obtained an Access Management Exception from VDOT in December 2014 as the parcel has limited

roadway frontage and therefore does not meet the intersection spacing standards. Fairfax County Department of Transportation (FCDOT) staff is not in support of the Access Management Exception given that an alternative entrance on Main Street could be implemented, which would not conflict with future Buckman Road improvements.

FCDOT also noted that the proposed Buckman Road entrance would require an offsite sight distance easement from Parcel 15A in order to comply with VDOT sight distance requirements. Such easement will ensure a clear line of sight for drivers exiting the development to view oncoming vehicles. At the time of publication of this staff report, the applicant has been in contact with the owner of Parcel 15A who indicated support for granting the necessary easement. The applicant has prepared a sight distance easement plat and document, which is with the owner's lender for review and approval. In the event this easement is not obtained prior to the Board of Supervisors hearing, the applicant has proffered to obtain it prior to site plan approval. However, since this easement is necessary for safe ingress and egress, staff believes that this easement should be obtained prior to the rezoning. As an alternative, FCDOT staff suggested alternative access be provided from Main Street, a local road which has less traffic volume than Buckman Road and is more appropriate for residential driveway entries. In the event the easement cannot be obtained, a redesign of the site layout will be required resulting in the need for another Proffered Condition Amendment.

A private street will serve the proposed dwellings, which are rear-loaded from the internal street. Each lot can accommodate two parking spaces in the driveway and two spaces in the garage. The applicant previously proposed four on-site parallel parking spaces adjacent to the travelway and northwestern transitional screening yard. FCDOT staff raised concerns regarding the ability of vehicles to adequately back out of the driveways, especially when the visitor parking is fully occupied. Staff also noted that this visitor parking restricted the applicant's ability to provide an appropriate buffer from Parcel 15A due to the reduced width of the transitional screening yard from 25 feet to 17 feet. Based on feedback from the community, the small number of proposed units and availability of on-street parking, this on-site parking has been eliminated and a full 25-foot wide transitional screening yard has been provided.

b) Transit/Transportation Management

The applicant is not proposing to provide bus shelters, shuttle service, or other transportation management commitments. Due to the minimal impact that five residences will likely have on the nearby transportation network, staff did not identify a need for such transportation management measures.

c) Interconnection of the Street Network

The applicant's proposal for a private street does not need to connect to the street network in this area due to the developed nature of the surrounding parcels. This road will be privately maintained by the proposed Homeowner's Association. Due to the small number of proposed lots, staff requested the applicant proffer a monetary contribution to a maintenance fund for the future maintenance of the private street and/or bioretention facility by the HOA. This contribution has been provided per Proffer 6d.

d) Streets

The applicant has agreed to dedicate the requested right-of-way along both Buckman Road and Main Street and to construct the sidewalks in their ultimate locations. The applicant has addressed VDOT's comments on this application which include accurately reflecting existing site conditions, verifying sight distance at the proposed entrance, providing a sight distance easement where the line of sight escapes the right-of-way and labeling the entrance and curb returns.

e) Non-motorized Facilities

The applicant will be improving the Buckman Road frontage with improvements to include a pavement extension for a future four-foot wide on-road bicycle lane, and a five-foot wide concrete sidewalk that will tie into a five-foot wide concrete sidewalk to be constructed along the Main Street frontage.

f) Alternative Street Designs

Per a comment from FCDOT, the applicant reviewed alternatives to the site layout to provide an entrance from Main Street. Given the shape, size, and location of the parcel, the applicant has stated that he is unable to develop a design that provides an entrance from Main Street that provides for a five lot layout meeting all applicable codes and ordinances. However, copies of these design alternatives were not provided to staff. Due to the outstanding sight distance issue and need for an Access Management Exception from VDOT, staff still believes that access from Main Street could resolve these issues.

Based on the features described above and need for an offsite sight distance easement for the proposed entrance, the application does not satisfy Criterion #5.

Public Facilities (Development Criterion #6)

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.

- Fairfax County Park Authority (FCPA) Analysis (Appendix 11)

The Fairfax County Park Authority (FCPA) has reviewed the application and determined that this application bears no adverse impact on the land, resources, facilities or service levels of the Park Authority. However, the applicant is providing an option for \$7,500 of improvements on adjacent Fairfax County Tax Map 101-3 ((22)) D, which is unimproved open space for the Chateauneuf townhouse community. Improvements may include, but not be limited to, benches, landscaping and children's play equipment. Installation of these improvements is subject to an offsite agreement from the owners of Parcel D, which has not yet been obtained. In the event this approval is not obtained, the applicant will contribute \$7,500 to FCPA for improvements in proximity to the application property. FCPA has no objection to this proffer.

Due to the lack of usable open space or rear yards on site and size of the subject property, however, staff would prefer that the applicant obtain the signed agreement with Chateauneuf to provide these improvements in lieu of the contribution to FCPA. Staff believes that the provision of active recreation adjacent to the subject property would be better than a contribution to funds for future improvements at an offsite facility.

- Fairfax County Public Schools (FCPS) Analysis (Appendix 12)

The Fairfax County Public Schools (FCPS) Office of Facilities Planning Services determined that the proposal is anticipated to yield one new student. FCPS is requesting a proffer contribution of \$11,749 to offset the impact. The applicant's proffers commit to the FCPS recommendations and offer \$11,749 to the Department of Public Works and Environmental Services (DPWES) at the time of the first residential use permit for distribution to the school board. The applicant's proffers also commit to modifying the contribution amount in the event Fairfax County modifies the ratio of students per unit or the amount of contribution per student prior to satisfying this proffer.

- Sanitary Sewer and Water Service Analysis (Appendix 13 and Appendix 14)

The proposed development would not adversely impact sanitary sewer and water capacity. The site is located within the Dogue Creek watershed. It will be sewered into the Norman M. Cole Pollution Control Plant. Sanitary and water service will be provided from existing mains within Main Street via individual lateral connections.

Finally, the proposal meets the guidelines expressed by the Office of the Fire Marshal.

Given the features discussed above, the application generally meets Criterion #6. However, as stated earlier, staff would still prefer that the applicant obtain the offsite agreement with Chateaufeuf to improve the abutting open space prior to public hearing.

Affordable Housing (Development Criterion #7)

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.

As the applicant's proposal falls below the 50-unit minimum, the Affordable Dwelling Unit ordinance is not applicable. However, the Comprehensive Plan recommends a contribution to the County's Housing Trust Fund in rezoning applications that propose new residential dwellings. As discussed, the original rezoning in 1994 validated the existing non-conforming multi-family dwellings and did not create any new dwellings. Since the applicant will be removing the existing dwellings and creating new dwellings with this PCA application, the applicant has agreed to provide the requested contribution to the housing trust fund in an amount equal to one-half of one percent of the value of all of the units. With this, staff believes the application satisfies Criterion #7.

Heritage Resources (Development Criterion #8)

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.

The subject property does not lie within an existing state or national historic district. Additionally, the structures on site are not listed on any local, state or national historic register. However, staff has requested that the applicant submit photographic documentation of the current conditions of the dwelling and site features as well as a streetscape view of the property to the Virginia Room of the Fairfax County Public Library and to the Department of Planning and Zoning Historic Preservation Planner to be completed prior to commencement of land disturbing activities. A proffer has been included to this effect. Staff believes this criterion is met.

ZONING ORDINANCE PROVISIONS (Appendix 15)

The proposed development under the R-12 District must comply with the applicable regulations of the Zoning Ordinance. The chart below compares the proposed development to the R-12 District's requirements.

Bulk Standards R-12		
Standard	Required	Provided
Minimum District Size	4 acres	.46 acres*
Minimum Lot Area	N/A	N/A
Minimum Lot Width	18 feet	22 feet
Maximum Building Height	35 feet	35 feet
Front	Controlled by a 15 degree angle of bulk plane, but not less than 5 feet	Minimum 5 feet
Side	Controlled by a 15 degree angle of bulk plane, but not less than 10 feet	Minimum 10 feet
Rear	Controlled by a 30 degree angle of bulk plane, but not less than 20 feet	Minimum 20 feet
Maximum Density	12 dwelling units per acre	10.89 dwelling units per acre
Open Space	25%	40%
Parking Spaces	2.7 per unit or 14 required	20 provided

*A waiver of the minimum district size was granted in conjunction with RZ 94-L-004.

The application has satisfied all applicable bulk standards, except for those waivers and modifications requested as part of this application or previously approved.

Overlay District Requirements

Highway Corridor (HC)

The purpose and intent of the HC Overlay District is to place limitations on certain automobile-oriented, fast service or quick turn-over uses. All other uses permitted by right in the underlying zoning district are permitted. The proposed single-family attached use is not an automobile-oriented, fast service or quick turn-over use and is a permitted use in the R-12 district. Therefore, this use is in conformance with the HC Overlay District standards.

Waivers and Modifications

As noted, staff is recommending denial of the application. Some of the waivers and modifications noted below were a determining factor in reaching this conclusion. If the Board decides to approve the applications, the following analysis should be considered in making determinations on the requested waivers and modifications.

Modification of Transitional Screening and Waiver of Barrier Requirements

Section 13-303 and 13-304 require that Transitional Screening 1 (25 feet in width) and Barrier A or B (brick or wood fence) be provided along the northwestern and western property boundary where the site is adjacent to single-family detached dwellings. The applicant is requesting a modification of the transitional screening yard planting requirements and waiver of the barrier requirements along the western property boundary (Buckman Road) in accordance with Paragraph 2 of Section 13-305 and as shown on Sheet 3. While the transitional screening yard was modified and the barrier requirements were waived with the original rezoning, that rezoning addressed an existing use, which appeared as a single-family detached dwelling. This application proposes single-family attached dwellings and as such, staff believes that transitional screening and barriers are important for providing a transition between the proposed single-family attached dwellings and the existing single-family detached dwellings. Furthermore, with a revised layout and access from Main Street, staff believes the full planting requirement and barrier could be provided along the western property line, which in turn, would create a transition between the proposed higher density and the surrounding existing lower densities. This screening and barrier would also eliminate the glare of headlights as cars exit onto Buckman Road. For these reasons, staff does not support the requested modification and waiver.

Waiver of Minor Paved Trail Requirement

Per Paragraph 2 of Section 17-201 of the Zoning Ordinance, the application is required to provide a minor paved trail along Buckman Road as identified on the Comprehensive Trails Map. Since a parallel trail adjacent to a sidewalk would be redundant and difficult to maintain, the applicant and staff have agreed that a five-foot wide sidewalk, maintained by VDOT, is appropriate and easier to maintain. Therefore, as the proposed sidewalk will tie in with the proposed sidewalk on Main Street, staff supports the waiver of the trail requirement.

Tree Preservation Requirements

Pursuant to Chapter 122-2-3-(b) of the County Code, the applicant has requested a deviation to the tree preservation requirements noting that meeting the tree preservation target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance. The applicant has also noted that construction activities could be reasonably expected to impact existing trees or forested areas used to meet the tree preservation target to the extent these trees would not likely survive in a healthy and

structurally sound manner for a minimum of ten years. Nevertheless, as discussed earlier in this report, staff believes that the tree preservation target deviation could be met with a reduction in density. As such, staff does not support this requested deviation.

CONCLUSIONS AND RECOMMENDATION

Staff Conclusion

The applicant requests approval of a PCA to permit the construction of five single-family attached dwellings at a density of 10.89 dwelling units per acre (du/ac) under the existing R-12 zone.

While some progress has been made by the applicant to improve the quality of the proposed layout, staff believes that there continues to be significant deficiencies that ultimately outweigh the positive aspects of the application. In staff's opinion, these deficiencies stem mainly from the proposed density, which limits the applicant's ability to provide tree preservation, adequate transitional screening and usable open space on site. Staff believes that with a reduction in density from five to four units, a more appropriate transition in density and lot area can be provided. Additionally, staff continues to have concerns regarding the proposed entrance onto Buckman Road, which requires an offsite sight distance easement that has not yet been obtained. Without this easement, the proposed access cannot be approved by VDOT and a PCA will be required.

While the recently adopted Comprehensive Plan permits an option for a density of 8-12 dwelling units, the staff report for the Plan Amendment noted that the Residential Development Criteria should be used for the review of any proposed residential redevelopment. Staff believes that the application, as currently proposed, does not meet a majority of the Residential Development Criteria. Accordingly, staff recommends denial of the application.

Staff Recommendation

Staff recommends denial of PCA 94-L-004, as proposed. If it is the Board's intent to approve PCA 94-L-004, staff recommends that such approval be 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 proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

APPENDICES

1. Proffers and Building Elevations
2. Statement of Justification
3. Affidavit
4. RZ 94-L-004 – GDP and accepted proffers
5. Comprehensive Plan Adopted Text
6. Land Use Analysis
7. Environmental Analysis
8. Residential Development Criteria
9. Stormwater Analysis
10. Transportation Analysis
11. FCPA Analysis
12. FCPS Analysis
13. Sanitary Sewer Analysis
14. Water Analysis
15. Applicable Zoning Ordinance Provisions
16. Glossary of Terms

PROFFERS**4203 Buckman LLC****PCA 94-L-004****June 24, 2015**

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended), 4203 Buckman LLC, for itself and its successors and/or assigns (hereinafter referred to as the “Applicant”), hereby proffers that the development of the property identified as Fairfax County 2015 tax map reference 101-3 ((1)) 15B (the “Application Property”) shall be in accordance with the following conditions if, and only if, the Board of Supervisors (the “Board”) approves this proffered condition amendment application. These proffers shall replace and supersede all previous proffers approved on the Application Property.

1. DEVELOPMENT PLAN –

- a. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan entitled “Buckman Road Townhouses” consisting of eight (8) sheets prepared by R.C. Fields & Associates, Inc., dated December 8, 2014, as revised through June 12, 2015 (the “GDP”).
- b. Pursuant to Paragraph 5 of Section 18-204 of the Fairfax County Zoning Ordinance (the “Zoning Ordinance”), minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed townhomes at time of site plan submission based on final building footprints, utility locations and final engineering design, provided that such do not materially decrease the amount and location of open space below the minimum required by the Zoning Ordinance, tree save areas, tree planting, distance to peripheral lot lines below the minimum required by the Zoning Ordinance, or typical lot setbacks as shown on the GDP.

2. TRANSPORTATION –

- a. Subject to Virginia Department of Transportation (VDOT) approval, the Applicant shall dedicate at no cost and convey in fee simple to the Board (i) right-of-way up to a width of forty-three and a half (43.5) feet as measured from the centerline along the Application Property’s Buckman Road frontage; and (ii) thirty-five (35) square feet along the Application Property’s Main Street frontage, as shown on the GDP. Dedication shall be made at time of site plan or upon demand of either Fairfax County or VDOT, whichever should first occur.

- b. Subject to VDOT approval, and prior to the issuance of the first Residential Use Permit (“RUP”) for the Application Property, the Applicant shall construct frontage improvements within the dedicated right-of-way to Buckman Road and to Main Street as shown on the GDP. Frontage improvements shall consist of curb, gutter, sidewalk, pedestrian curb ramp with detectable warning surface, and pavement required to tie into existing improvements in accordance with VDOT standards.
- c. At time of site plan approval, the Applicant shall obtain a sight distance easement from that property identified as tax map reference 101-3 ((1)) 15A. If the Applicant is unable to obtain the sight distance easement, modifications to the site entrance will be necessary to the GDP, which may require the approval of a proffered condition amendment.
- d. Subject to VDOT approval, the Applicant shall construct a pedestrian curb ramp with detectable warning surface at the northwest intersection of Buckman Road and Aspen Drive as shown on the GDP. Said improvement shall be constructed prior to the issuance of the first RUP for the Application Property.
- e. The on-site private street shall be constructed in conformance with the Public Facilities Manual (“PFM”), including materials and depth of pavement consistent with the PFM, subject to any design modifications as to pavement and easement width and use of curb that are approved by the Director of DPWES at site plan. The homeowners’ association established for the community (the “HOA”) shall be responsible for the maintenance of the on-site private streets and sidewalks. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation shall be disclosed in the HOA documents.

3. LANDSCAPING AND OPEN SPACE –

- a. The Applicant shall provide landscaping on the Application Property as generally shown on Sheet 3 of the GDP. As part of the site plan submission, the Applicant shall submit to the Urban Forest Management Division (“UFMD”) a detailed landscape plan for review and approval that shall be generally consistent with the quality and quantity of plantings and materials shown on the GDP. 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, native species. At time of site plan, adjustments to the type and location of vegetation and the design of landscaped areas from that shown on the GDP shall be permitted as approved by UFMD. The Applicant shall provide no less than 3,800 square feet of tree canopy, with no less than 2,900 square feet of that tree canopy being provided without the use of a tree canopy multiplier.

- b. Prior to bond release, the Applicant shall install a seven (7) foot high fence along the northern edge of the private street and parking area behind the townhomes as shown on Sheet 3 of the GDP. The fence shall be constructed of wood panels with brick columns.

4. TREE PRESERVATION –

- a. For the purposes of maximizing the preservation of trees located on adjacent properties, the Applicant shall prepare a Tree Preservation Plan. The Applicant shall contract with a certified arborist or registered consulting arborist (the “Project Arborist”) to prepare a Tree Preservation Plan to be included as part of the site plan submission. The Tree Preservation Plan shall be reviewed and approved by UFMD. The Tree Preservation Plan shall seek to preserve the trees identified on the GDP for preservation. The condition analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the Tree Preservation Plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.
- b. Clearing, grading, and construction shall conform to the limits of clearing and grading as shown on the GDP, subject to the installation of necessary utility lines and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans.
- c. 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 Project Arborist shall walk the limits of clearing and 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. The Applicant shall also work with UFMD to identify areas adjacent to the limits of clearing and grading where a mix of understory plantings and shrubs may be provided, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- d. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no farther 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 placed at the limits of clearing and grading. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. Prior to the commencement of any clearing or grading on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.

- e. The Applicant shall (1) prune roots one inch in diameter or larger of trees to be preserved that may be damaged during clearing, demolition, grading, utility installation and/or the installation of retaining walls; and (2) mulch to a minimum depth of three (3) inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion. Areas that will be root pruned and mulched shall be clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- i. Root pruning shall be done with a trencher or vibratory plow to a depth of eighteen (18) inches, or as specified by UFMD at the pre-construction meeting.
- ii. Root pruning shall take place prior to installation of tree protection fencing.
- iii. Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- iv. Root pruning shall be conducted with the on-site supervision of the Project Arborist.
- v. Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- vi. Mulch shall be applied at a depth of three (3) inches within designated areas. Mulch may be placed within tree preservation areas at points designated by the Project Arborist to minimize impacts to existing vegetation. Motorized equipment may be used to reach over tree protection fence to place mulch at

designated points. Mulch shall be spread by hand within tree preservation areas.

- vii. Mulch shall consist of wood chips or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
 - viii. UFMD shall be informed in writing when all root pruning and tree protection fence installation is complete.
- f. During the installation of tree protection fencing, performance of root pruning, and/or any clearing or removal of trees, vegetation, or structures, or other activities in or adjacent to tree conservation areas on the Application Property, the Project Arborist, as a representative of the Applicant, shall be present to monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by the UFMD. Inappropriate activities such as storage of construction materials, dumping of construction debris, and traffic by construction personnel shall not occur within these areas. Damage to understory plant materials, leaf litter and soil conditions resulting from activities not approved in writing by UFMD shall be restored to the satisfaction of UFMD.

5. PARKS AND RECREATION –

The Applicant shall coordinate installation of improvements on the adjacent property identified as Fairfax County tax map reference 101-3 ((22)) D (“Parcel D”) with its owner. Parcel D is unimproved open space for the Chateaufort townhouse community. Improvements may include, but not be limited to, benches, landscaping and children’s play equipment. Said improvements shall not exceed the cost of Seven Thousand Five Hundred Dollars (\$7,500.00) and shall be installed subject to receipt of written permission from the property owner at no cost to the property owner of Parcel D. Said improvements and their installation on Parcel D shall be provided at no cost to the property owner of Parcel D. This written permission shall allow the residents of the Application Property the right to enter and use Parcel D for recreational use. Said improvements shall be installed prior to the issuance of the last RUP on the Application Property. At the time of site plan approval, if an agreement has not been reached with the owner of Parcel D, or if permission has not been granted to install the improvements, the Applicant shall contribute the sum of Seven Thousand Five Hundred Dollars (\$7,500.00) to the Fairfax County Park Authority for improvements in proximity to the Application Property and this proffer shall be deemed satisfied. Said contribution shall be made prior to bond release on the Application Property.

6. STORMWATER MANAGEMENT –

- a. Subject to review and approval by DPWES, stormwater management (“SWM”) and Best Management Practice (“BMP”) measures for the Application Property shall be provided in a bioretention filter as depicted on Sheets 3, 5, 6 and 7 of the GDP. The

SWM and BMP measures shall be developed in accordance with the PFM, unless waived or modified by DPWES.

- b. The HOA shall be responsible for implementing the maintenance contract and funding mechanism to maintain the proposed stormwater facilities. The maintenance responsibilities and funding mechanisms will be outlined in the HOA documents as well as disclosed to all prospective purchasers prior to entering into a contract of sale.
- c. The Applicant shall provide written materials to the HOA describing proper maintenance of the stormwater facilities in accordance with the PFM and County guidelines.
- d. Prior to bond release, the Applicant shall contribute the sum of Seven Thousand Dollars (\$7,000.00) to the HOA for maintenance of the proposed stormwater management facility and/or the private street.

7. GREEN BUILDING PRACTICES –

Dwelling units on the Application Property shall be constructed to achieve one of the following programs, or an alternative third-party certification as approved by the Environmental and Development Review Branch of the Department of Planning and Zoning (“DPZ”). Selection of one of the following certification methods, or an alternative, shall be within the Applicant’s sole discretion at time of site plan submission:

- a. Certification in accordance with the Earth Craft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP; or
- b. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance as demonstrated through documentation submitted to DPWES and DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to issuance of a RUP.

8. DESIGN –

- a. Construction of the units shall be of the same quality of architecture, design and materials as the architectural elevations prepared by Kulinski Group Architects, P.C. and included in Appendix 1. The final architectural designs for the Application Property shall be selected with the submission of building plans.
- b. The dimensions of each lot’s driveway on the Application Property shall be a minimum of eighteen feet (18’) wide by eighteen feet (18’) deep, as measured from the rear property line to the structure on each lot. The interior dimensions of each

unit's garage shall be a minimum of eighteen feet (18') wide by eighteen feet (18') deep to accommodate two vehicles without overhang into the driveway.

- c. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). The covenant 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 homeowners association established for the community and the Board. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.

9. SCHOOLS CONTRIBUTION –

- a. The Applicant shall contribute the sum of Eleven Thousand Seven Hundred Forty Nine Dollars (\$11,749.00) to the Fairfax County School Board to offset the student generation anticipated by the development of the Application Property. Said contribution is to be utilized for capital improvements to Fairfax County Public Schools to address impacts on the school district resulting from development of the Application Property. Such contribution shall be made prior to the issuance of the first RUP for the Application Property and shall be based on the actual number of dwelling units constructed. Such contribution shall be directed to schools in the Mount Vernon High School pyramid.
- b. The Applicant shall notify Fairfax County Public Schools when development of the Application Property is likely to occur.
- c. Should Fairfax County modify the ratio of students per unit or the amount of contribution per student prior to payment of the contribution described in Proffer 7.a., the Applicant shall contribute the modified contribution amount.

10. HERITAGE RESOURCES –

Prior to commencement of any land disturbing activities, the Applicant shall submit photographic documentation of the current conditions of the dwellings and site features located on the Application Property, and an existing conditions location map showing the footprint of the existing buildings and site conditions with the photographic angle of views and identification of each photograph to the Virginia Room of the Fairfax County Public Library and to the DPZ Historic Preservation planner. The photographic documentation shall include the exteriors of the standing structures, general views of the interiors, and general streetscape views. The format of the documentation will be one set of hard copy documents and one compact disc containing the photographs and map described in this proffer. The Applicant shall provide written documentation to DPZ that the required documentation has been submitted to the Virginia Room.

11. AFFORDABLE HOUSING -

Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one-half of one percent (0.5%) of the anticipated sales price of all new units constructed on the Application Property to assist the County in its goal to provide affordable dwellings. The contribution shall be based on the aggregate sales price of all of the units, as if all of the units were sold at the time of the issuance of the first building permit, and on comparable sales of similar type units. The projected sales price shall be as determined by the Applicant in consultation with the Department of Housing and Community Development (HCD).

12. MISCELLANEOUS –

- a. Notwithstanding the fact that signs for the Application Property are not depicted in the GDP, the Applicant reserves the right to install signs on the Application Property that are in accordance with the requirements of Article 12 of the Fairfax County Zoning Ordinance.
- b. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for the completion of such improvements.
- c. These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.

[SIGNATURE ON THE FOLLOWING PAGE]

PCA 94-LE-004

APPLICANT/OWNER:

4203 BUCKMAN, LLC

By: 
Name: Asif Mahmood
Title: Manager

[SIGNATURES END]



4203 BUCKMAN ROAD - TOWNHOMES
CONCEPTUAL — FOR ILLUSTRATIVE PURPOSES ONLY



4203 BUCKMAN ROAD - TOWNHOMES
CONCEPTUAL — FOR ILLUSTRATIVE PURPOSES ONLY



KULINSKIGROUP.COM | 703.836.7243



WALSH COLUCCI
LUBELEY & WALSH PC

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

RECEIVED
Department of Planning & Zoning

NOV 10 2014

November 6, 2014

Zoning Evaluation Division

Via Hand Delivery

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Proffered Condition Amendment Application
Applicant: 4203 Buckman LLC
Fairfax County Tax Map Reference: 101-3 ((1)) 15B

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a proffered condition amendment ("PCA") on the property identified as Fairfax County tax map reference 101-3 ((1)) 15B (the "Subject Property").

The Subject Property is located in the northeast quadrant of the intersection of Buckman Road (Route 836) and Main Street (Route 3127) in the Lee Magisterial District. Zoned to the R-12 District, the Subject Property consists of approximately 20,000 square feet (0.46 acre) and is currently developed with two detached multi-family dwelling units. The Subject Property is developed in accordance with a rezoning approval granted by the Board of Supervisors (the "Board") on May 16, 1994. The approval was granted subject to a single proffer stating, in part, as follows: "In the event the property is redeveloped, the density shall not exceed three (3) dwelling units per acre, for a total of 1 unit." The Applicant proposes to amend this proffer.

The Subject Property is located within the Woodlawn Community Planning Sector (MV8) of the Mount Vernon Planning District within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). The Plan contains a specific land use recommendation for the Subject Property, including a general recommendation of no further expansion to the existing structures on the Subject Property and no additional rental units within those structures. In addition, the Plan states that, "[i]n the event that the property is redeveloped, the appropriate density is 2-3 dwelling units per acre, consistent with the adjacent single-family detached subdivision." The Applicant proposes to redevelop the Subject Property in accordance with its R-12 zoning. Consistent with that objective, the Board authorized planning staff to process an amendment to the Plan that will be processed concurrently with this application and a submitted site plan.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

The Applicant seeks approval of a PCA that would allow the Subject Property to be redeveloped in accordance with its R-12 zoning and not at a density of three (3) dwelling units per acre as proffered. The Applicant's proposed development on the Subject Property consists of five (5) single family attached lots with a three-story townhome on each lot as depicted on the accompanying Generalized Development Plan (the "GDP"). The five (5) townhomes will face Main Street and will be served by a single access point on Buckman Road. Each townhome will have a garage, and seven (7) additional surface parking spaces will be available behind the townhomes.

In accordance with the recommendations of the Plan, a five (5) foot wide minor paved trail will be constructed along the east side of Buckman Road and will continue along the north side of Main Street. Stormwater management will be addressed by the installation of a bioretention filter that will provide stormwater management including water quality measures. The GDP includes a landscape plan with a variety of plantings to provide appropriate screening. The development of the Subject Property with townhomes is compatible with the surrounding community, including the R-8 subdivision to the south and the PDH-12 subdivision to the southwest.

Residential Development Criteria have been adopted as a part of the Plan to facilitate evaluation of zoning requests for new residential development. The following describes how the proposed development meets the criteria:

- I. **Site Design.** All applications are to be characterized by high-quality site design. The Applicant's proposal provides high-quality site design as follows:
 - A. Consolidation - The Subject Property is approximately 0.46 acre in size and surrounding development is primarily townhomes. The GDP depicts a possible inter-parcel access route with the adjacent property to the north, 4201 Buckman Road, that will allow for future consolidated development. The inter-parcel access will allow development of the adjacent property with a compatible use and at a similar intensity.
 - B. Layout - The proposed layout provides logical, functional, and appropriate relationships between the residential use and existing uses. The site layout includes townhomes oriented towards Main Street, the introduction of stormwater management facilities, a new paved trail and sidewalk along Buckman Road and Main Street, and a consolidated access point on Buckman Road. The site has been designed so that the proposed townhomes will be integrated into the development pattern of the surrounding properties.
 - C. Open Space - Approximately 7,000 square feet, or 35% of the Subject Property, will be preserved as open space, which exceeds the Fairfax County Zoning Ordinance ("Zoning Ordinance") requirements.
 - D. Landscaping - Landscaping is provided along the perimeter of the Subject Property, and a detailed landscape plan is included with the GDP.

- E. Amenities - The Applicant will widen Buckman Road along the Subject Property's frontage, construct a five (5) foot paved trail and sidewalk along Buckman Road and Main Street, provide stormwater management, and include landscaping and open space in an inviting residential setting.
- II. **Neighborhood Context.** New developments are to fit into the fabric of their adjacent neighborhoods. The structures currently located on the Subject Property were originally developed as a farmhouse and outbuilding, and were converted into five (5) multifamily units in the 1960s. The existing buildings are currently unoccupied and the property has not been maintained. A redevelopment of the Subject Property will improve property conditions and replace existing buildings that are currently an eye-sore and a source of concern to the surrounding community. In addition, the redevelopment will complement the nearby townhouse subdivisions to the south of the Subject Property on the opposite side of Main Street.
- III. **Environment.** Proposals should be consistent with the policies and objectives of the environmental element of the Plan.
- A. Preservation - There are no scenic assets or natural features deserving of protection and preservation located on the Subject Property. The proposal provides approximately 7,000 square feet of open space that will include landscaping.
- B. Slopes and Soils - Soils information available to date indicates that the Subject Property is appropriate for residential development.
- C. Water Quality - Best Management Practices for stormwater management will be provided in a proposed bioretention filter on the Subject Property.
- D. Stormwater Management - The stormwater management will be provided on-site with the installation of a bioretention filter.
- E. Noise - Noise impacts are not anticipated, but if determined necessary, the homes will include construction measures for noise mitigation to ensure the County's noise standards are met.
- F. Lighting - Lighting on Subject Property will meet the County's adopted lighting and glare regulations.
- G. Energy/Green Building Practice - The incorporation of sustainable design and construction techniques will be evaluated with the processing of this application.
- IV. **Tree Preservation and Tree Cover Requirements.** There are no significant existing trees on the Subject Property. The GDP includes a landscape plan that demonstrates compliance with tree cover requirements.

- V. **Transportation**. The Applicant has located a single access to the property on Buckman Road approximately 60 feet north of the intersection with Main Street. As part of the redevelopment, Buckman Road would be widened along the entrance to improve access to the Subject Property and to reduce any potential impact to the traffic pattern on Buckman Road. The entrance location and design meets safety and sight distance standards. Traffic generation from a development of five (5) townhomes will be minimal.
- VI. **Public Facilities**. The Applicant has designed the stormwater management system to increase the capacity of storm drainage in the area and to exceed capacity requirements. The proposed system would include the creation of a storm sewer running south from the Subject Property along Buckman Road that would alleviate surface runoff within the roadway. The Applicant will also consider contributions to public facilities with the processing of this application.
- VII. **Affordable Housing**. Because the five (5) proposed dwelling units are less than the 50 unit threshold in the Affordable Dwelling Unit (ADU) Ordinance, ADUs are not required with this proposal. The Applicant will consider making a contribution to Fairfax County's Housing Trust Fund with the processing of this application.
- VIII. **Heritage Resources**. There are no significant cultural, architectural, economic, social, political, or historic heritage sites or structures located on the Subject Property.
- IX. **Density**. The Plan currently recommends a density 2 to 3 dwelling units per acre. If the Subject Property is redeveloped, however, the Board has authorized planning staff to process an amendment to the Plan concurrently with this application. The proposed five (5) dwellings on approximately 0.46 acre results in a density of 10.96 dwelling units per acre, which is consistent with the Subject Property's existing zoning and the surrounding area.

To the best of our knowledge, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards, except as follows:

- A modification of the northwestern transitional screening requirement set forth in Part 4 of Section 13-305 of the Zoning Ordinance in favor of a barrier as shown on the GDP. The Applicant proposes a seven (7) foot wooden fence with brick columns that allows for a two-thirds reduction of transitional screening width requirements. The GDP illustrates landscaping, including a combination of deciduous and evergreen trees, within the screen yard to provide an appropriate buffer to the single family home to the north.
- A modification of the western transitional screening requirement set forth in Part 2 of Section 13-305 of the Ordinance in favor of waiving the barrier requirement and providing modified planting specifications. The Subject Property is bounded on the west by Buckman Road. A combination of plantings as illustrated on the

GDP will provide appropriate screening to the residential development to the west.

Lastly, to the Applicant's knowledge, there are no known hazardous or toxic substances located on the Subject Property and none will be generated or stored in conjunction with the proposed development.

The Applicant proposes the development of five townhomes that are consistent with and will enhance the existing residential community. The development will be an asset to Fairfax County and a significant improvement to the existing conditions.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Planning Commission at your earliest convenience. Should you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.


Lynne J. Strobel

LJS/jrs

cc: Asif Mahmood
Paul Wilder

Jeffrey R. Sunderland
Martin D. Walsh

REZONING AFFIDAVIT

DATE: March 26, 2015
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

127911

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

in Application No.(s): PCA 94-L-004
 (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)
-4203 Buckman LLC Agent: Asif (nmi) Mahmood	2308 Mt. Vernon Avenue, #717 Alexandria, VA 22301	Applicant/Title Owner of Tax Map 101-3 ((1)) 15B
^ R.C. Fields & Associates, Inc. Agents: Paul A. Wilder ^Andrea C. Spruch	730 S. Washington Street Alexandria, Virginia 22314	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 Attachment to Par. 1(a)DATE: March 26, 2015
(enter date affidavit is notarized)

127911

for Application No. (s): PCA 94-L-004
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson (former effective 4/1/15) M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson (former) Amy E. Friedlander	2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent
TNT Environmental, Inc. Agent: Avinash M. Sarecn	13996 Parkeast Circle, Suite 101 Chantilly, Virginia 20151	Environmental Consultant/Agent

*Admitted in New York and California.
Admission to Virginia Bar pending.

(check if applicable)

[]

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

REZONING AFFIDAVIT

DATE: March 26, 2015
 (enter date affidavit is notarized)

127911

for Application No. (s): PCA 94-L-004
 (enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

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

4203 Buckman LLC
 2308 Mt. Vernon Avenue, #717
 Alexandria, VA 22301

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)

- Asif (nmi) Mahmood

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: March 26, 2015
(enter date affidavit is notarized)

127911

for Application No. (s): PCA 94-L-004
(enter County-assigned application number (s))

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

R.C. Fields & Associates, Inc.
730 S. Washington Street
Alexandria, Virginia 22314

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)

Paul A. Wilder
Ronald J. Keller

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)

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

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)

Wendy A. Alexander, David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, J. Randall Minchew, Andrew A. Painter, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh
Former Shareholders: Michael D. Lubeley, Martin D. Walsh

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 Attachment to Par. 1(b)

DATE: March 26, 2015
(enter date affidavit is notarized)

127911

for Application No. (s): PCA 94-L-004
(enter County-assigned application number (s))

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

TNT Environmental, Inc.
13996 Parkeast Circle, Suite 101
Chantilly, Virginia 20151

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)

Avinash M. Sareen
Joshua C. Marshall
Matthew T. Marshall

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)

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)

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: March 26, 2015
(enter date affidavit is notarized)

127911

for Application No. (s): PCA 94-L-004
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: March 26, 2015
 (enter date affidavit is notarized)

127911

for Application No. (s): PCA 94-L-004
 (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: March 26, 2015
(enter date affidavit is notarized)

127911

for Application No. (s): PCA 94-L-004
(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.)

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

Lynne J. Strobel

[x] Applicant's Authorized Agent

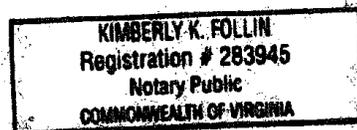
Lynne J. Strobel, attorney/agent

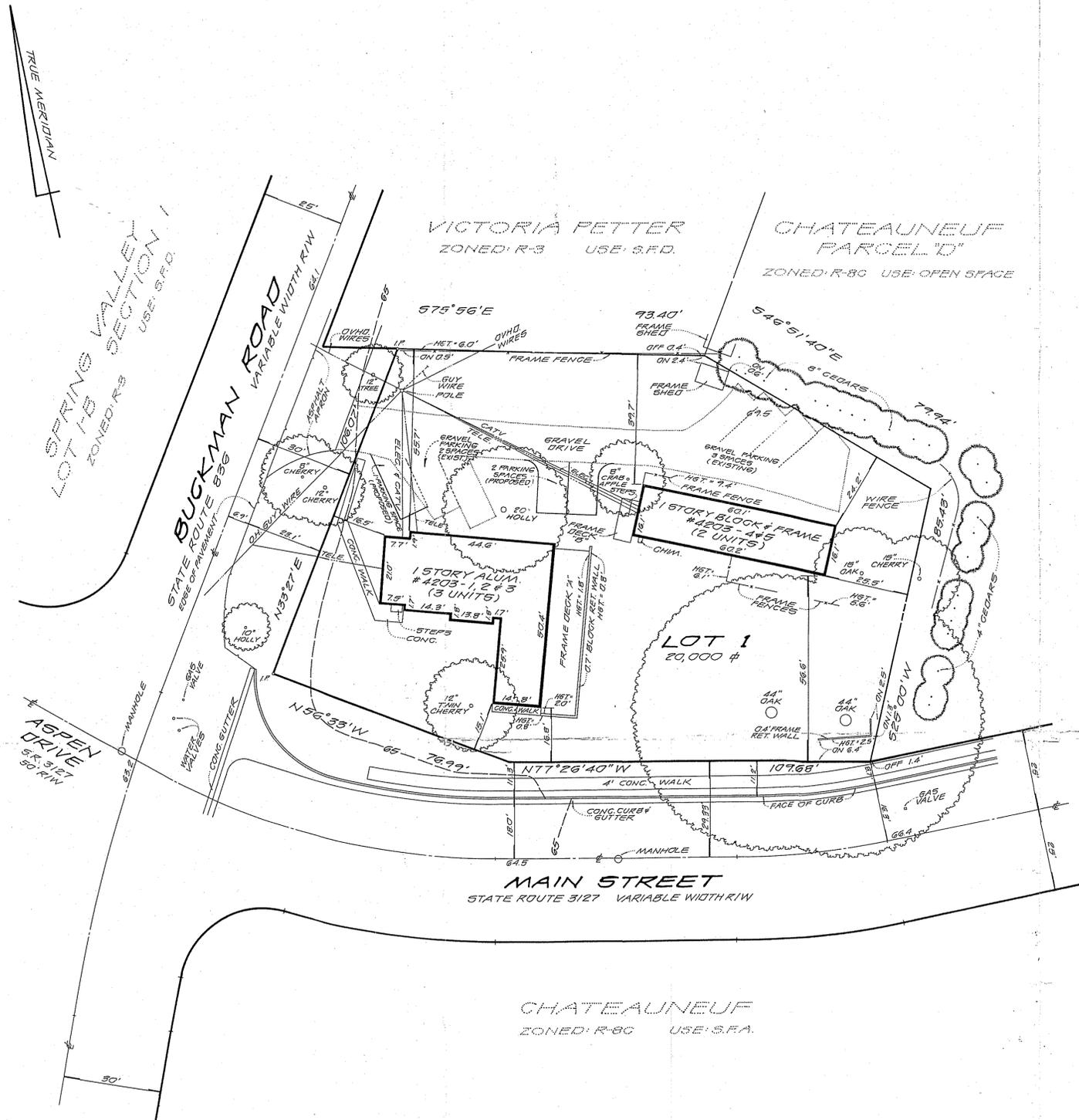
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26 day of March, 2015, in the State/Comm. of Virginia, County/City of Arlington.

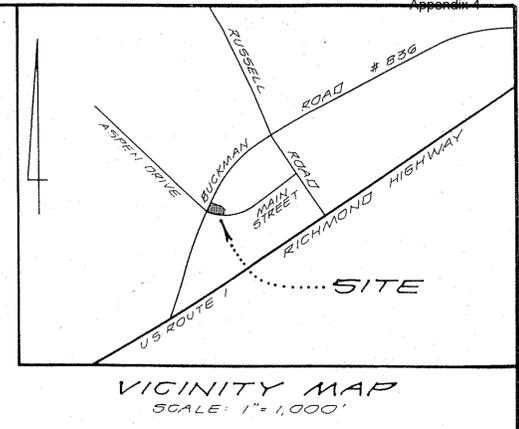
Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



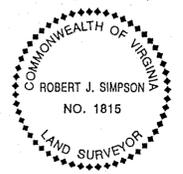


- GENERAL NOTES:
1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 101-3-001-15B AND IS CURRENTLY ZONED R-3.
 2. THERE IS NO PROPOSED DEVELOPMENT ASSOCIATED WITH THIS PLAN.
 3. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING.
 4. AS PER REAL ESTATE ASSESSMENT RECORDS, THE ONE STORY ALUMINUM BUILDING WAS CONSTRUCTED IN 1930. THE ONE STORY BLOCK AND FRAME'S CONSTRUCTION DATE IS UNKNOWN. BOTH BUILDINGS ARE TO BE RETAINED.
 5. EXISTING USE: MULTI-FAMILY DWELLINGS.
 6. NUMBER OF UNITS: FIVE
 7. PARKING REQUIRED: 1.6 SPACES/UNIT = 8 SPACES
 8. PARKING PROVIDED: 5 SPACES (EXISTING), 3 SPACES (PROPOSED)
 9. THE ADOPTED COMPREHENSIVE PLAN SHOWS A PEDESTRIAN TRAIL LOCATED ON THE WESTERLY SIDE OF BUCKMAN ROAD.
 10. TOPOGRAPHY DELINEATED ON THIS PLAN WAS TAKEN FROM AVAILABLE RECORDS AND IS BASED ON AN AIR SURVEY.
 11. THERE ARE NO STORMWATER MANAGEMENT FACILITIES PROPOSED FOR THIS SITE.
 12. SITE AREA = 20,000 SQUARE FEET OR 0.4591 ACRES.
 13. EXISTING OPEN SPACE = 14,868 SQUARE FEET (74% OF SITE).
 14. EXISTING DENSITY: 10.9 D.U./AC.
 15. THERE ARE NO FLOODPLAINS, ENVIRONMENTAL QUALITY CORRIDORS OR RESOURCE PROTECTION AREAS LOCATED ON THIS SITE.
 16. THIS PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
 17. THERE ARE NO GRAVES VISIBLE ON THIS PROPERTY.
 18. THERE ARE NO LIMITS OF CLEARING OR PROPOSED LANDSCAPING/SCREENING PROPOSED FOR THIS PROPERTY. ALL EXISTING VEGETATION DELINEATED HEREON IS TO BE RETAINED.
 19. OWNER: CURTIS D. & NINA G. CORNETT
7424 HOPA COURT
ALEXANDRIA, VA 22306
DEED BOOK 5515, PAGE 487
 20. EXISTING HEIGHTS:
ALUMINUM BLDG.: 13.2 FEET
BLOCK & FRAME BLDG.: 11.8 FEET
FRAME SHED: 7.1 FEET
FRAME DECK "A": 0.6 FEET
FRAME DECK "B": 2.4 FEET
 21. EXISTING HEIGHTS OF FENCES AND WALLS ARE SHOWN ON PLAN.



- ZONING NOTES:
1. PROPOSED ZONE: R-12
 2. MAXIMUM BUILDING HEIGHT: 35 FEET
 3. MINIMUM YARD REQUIREMENTS:
FRONT: CONTROLLED BY A 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 5 FEET
SIDE: CONTROLLED BY A 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET
REAR: CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
 4. MAXIMUM DENSITY: 12 D.U./AC.
 5. MINIMUM OPEN SPACE: 25% OF SITE.

Application No. R2 94-L-004
APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) NOT APPLICABLE
 SEE PROFFERED CONDITIONS
 Date of (BOS) (PC) approval 5/16/94
 Staff CC
 Sheet 1 of 1



CERTIFIED CORRECT:
Robert J. Simpson
 ROBERT J. SIMPSONL.S.

GENERALIZED DEVELOPMENT PLAN
 LOT 1
 OF THE SUBDIVISION OF THE PROPERTY OF
WILLIAM M. LEOBETTER
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 20' FEBRUARY 9, 1994
 APRIL 20, 1994 (REVISED)

ALEXANDRIA SURVEYS, INC.
 6343 SOUTH KINGS HIGHWAY
 ALEXANDRIA, VIRGINIA 22306

RECEIVED
 OFFICE OF COMPREHENSIVE PLANNING
 APR 25 1994
 ZONING EVALUATION DIVISION

RZ 94-L-004

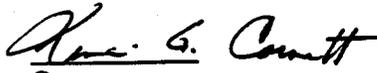
Proffers

Date: May 8, 1994

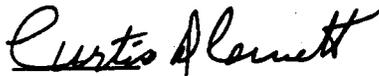
Pursuant to Section 15.1-491(a), Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors' approval of RZ 94-L-004, the applicant proffers:

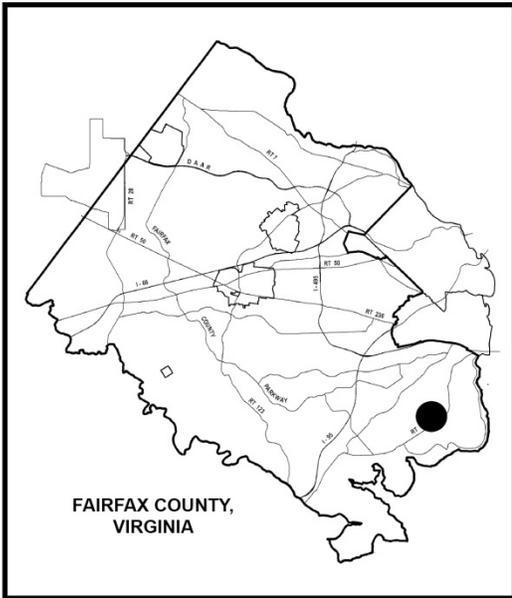
1. No further expansion to the existing structures on the site and no additional rental units within the structures shall occur. The site contains five (5) rental units within two (2) existing structures, as shown on the Generalized Development Plan titled "Lot 1 of the Subdivision of the Property of William M. Ledbetter", prepared by Alexandria Surveys, Inc., and dated April 20, 1994. In the event that the property is redeveloped, the density shall not exceed 3 dwelling units per acre, for a total of 1 unit.

Nina G. Cornett


Owner

Curtis D. Cornett


Owner



AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2013 EDITION**

GENERAL LOCATION: Northeast quadrant of Buckman Road and Main Street.

PLANNING AREA AND DISTRICT:
 Area IV, Mount Vernon Planning District

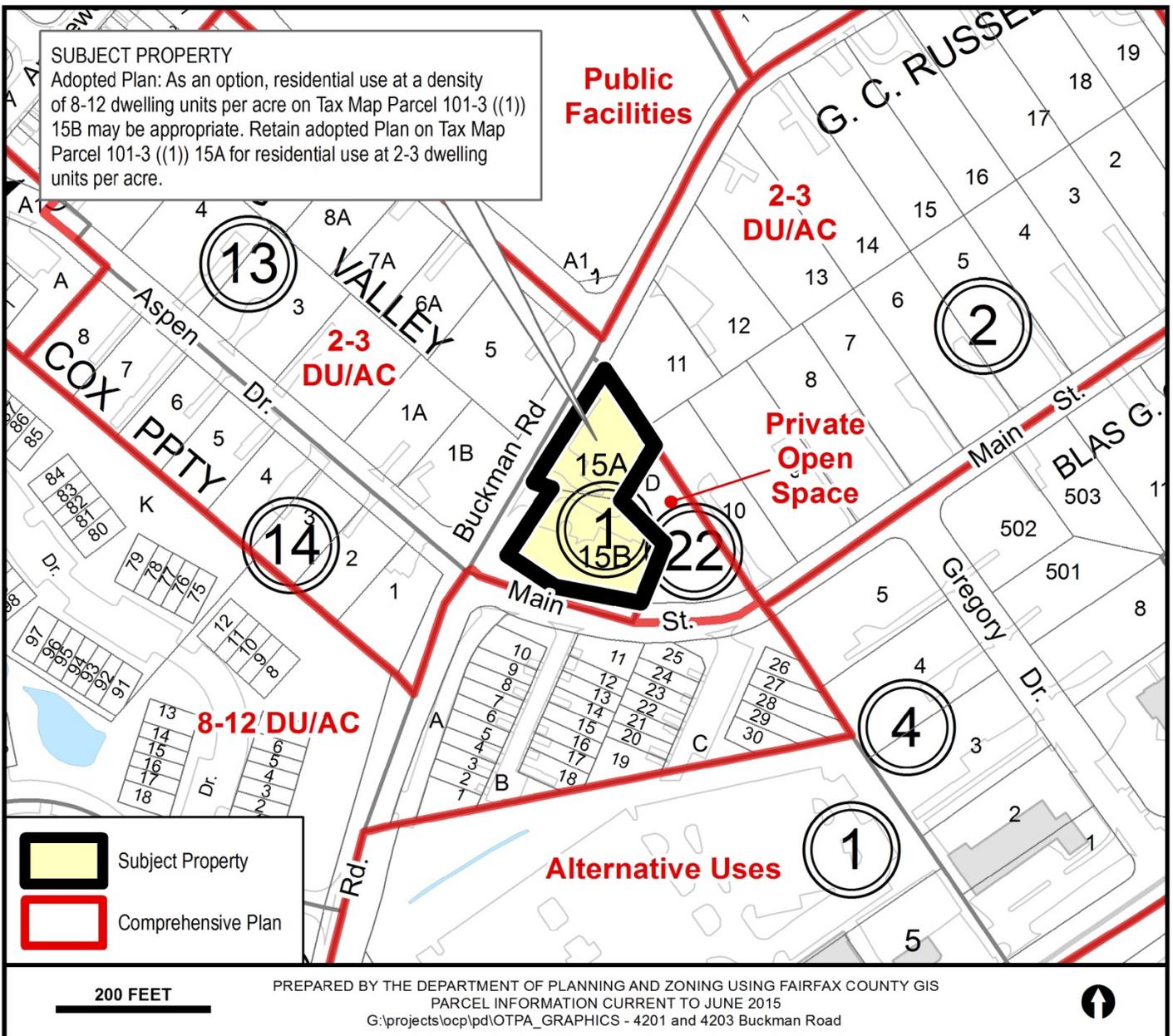
SUB-DISTRICT DESIGNATION:
 Community Planning Sector: Woodlawn (MV8)

PARCEL LOCATION: 101-3 ((1)) 15A and 101-3 ((1)) 15B

SUPERVISOR DISTRICT: Lee

ADOPTED: June 2, 2015 **ITEM NO.** 2014-IV-MV1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



AMENDMENT TO THE COMPREHENSIVE PLAN (2013 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown as underlined and deleted text is shown with a ~~strike through~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, as amended through October 28, 2014, MV8-Woodlawn Community Planning Sector, Land Use, Recommendations, page 181:

- “7. ~~The property listed under~~ Tax Map 101-3((1))15B is planned for the existing development and uses on the property, which are two structures containing five units. No further expansion to the existing structures and no additional rental units within the structures should occur. In the event that the property is redeveloped, the appropriate density is 2-3 dwelling units per acre, consistent with the adjacent single-family detached subdivision and the Comprehensive Land Use Plan Map. As an option, residential use at a density of 8-12 dwelling units per acre may be appropriate.”

COMPREHENSIVE LAND USE PLAN MAP

The Comprehensive Land Use Plan Map will not change.

TRANSPORTATION PLAN MAP

The Countywide Transportation Plan Map will not change



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: 2014-IV-MV1
April 16, 2015

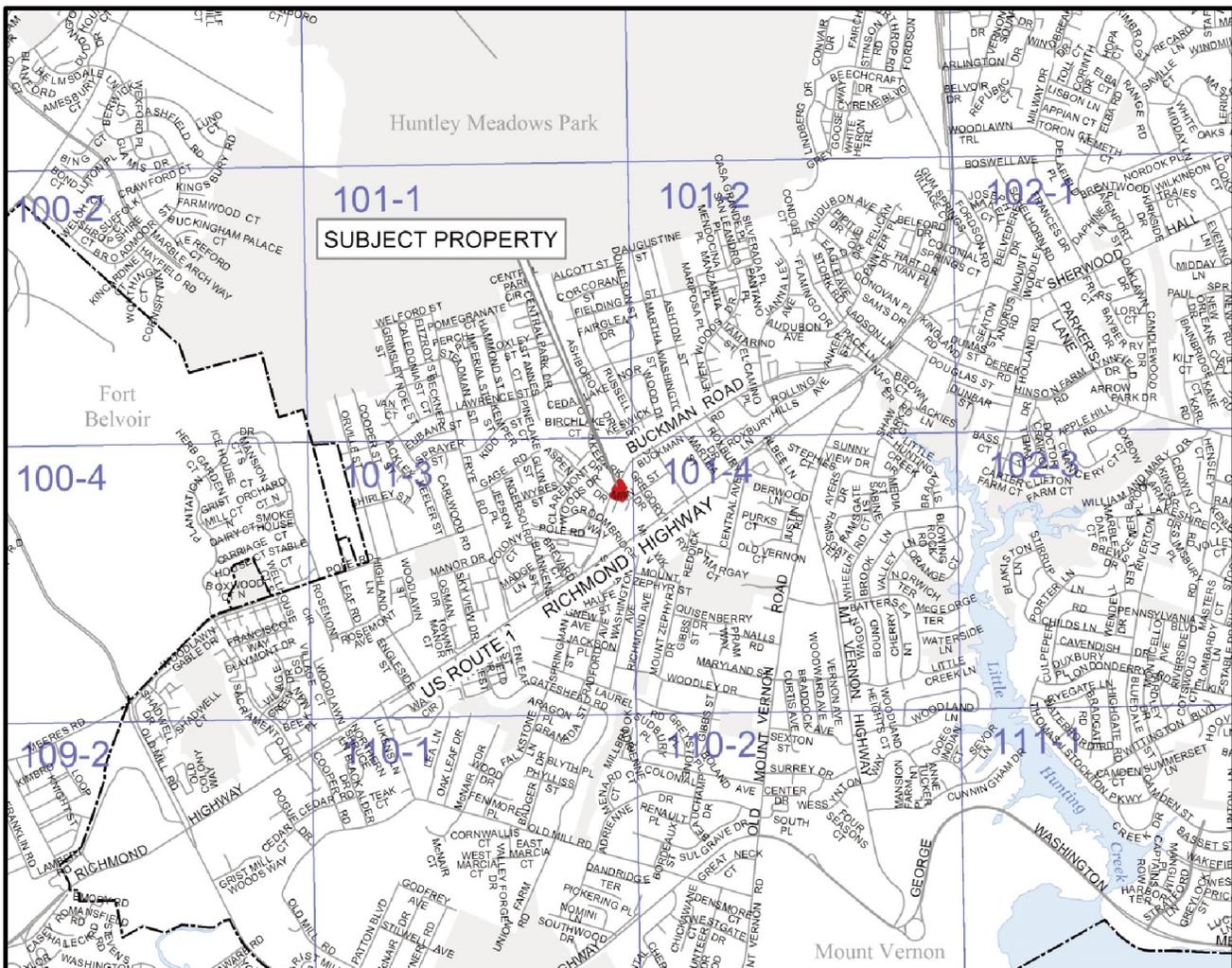
GENERAL LOCATION: Northeast quadrant of Buckman Road and Main Street.
SUPERVISOR DISTRICT: Lee
PLANNING AREA: Area IV
PLANNING DISTRICT: Mount Vernon Planning District
SUB-DISTRICT DESIGNATION: Community Planning Sector: Woodlawn (MV8)
PARCEL LOCATION: 101-3 ((1)) 15A and 101-3 ((1)) 15B

PLANNING COMMISSION PUBLIC HEARING: Thursday, April 30, 2015 @ 8:15 PM
BOARD OF SUPERVISORS PUBLIC HEARING: Tuesday, June 2, 2015 @ 4:00 PM
PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT

For additional information about this amendment call (703) 324-1380.



Reasonable accommodation is available upon 48 hours advance notice. For additional information about accommodation call (703) 324-1334.



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
4201 and 4203 Buckman Road



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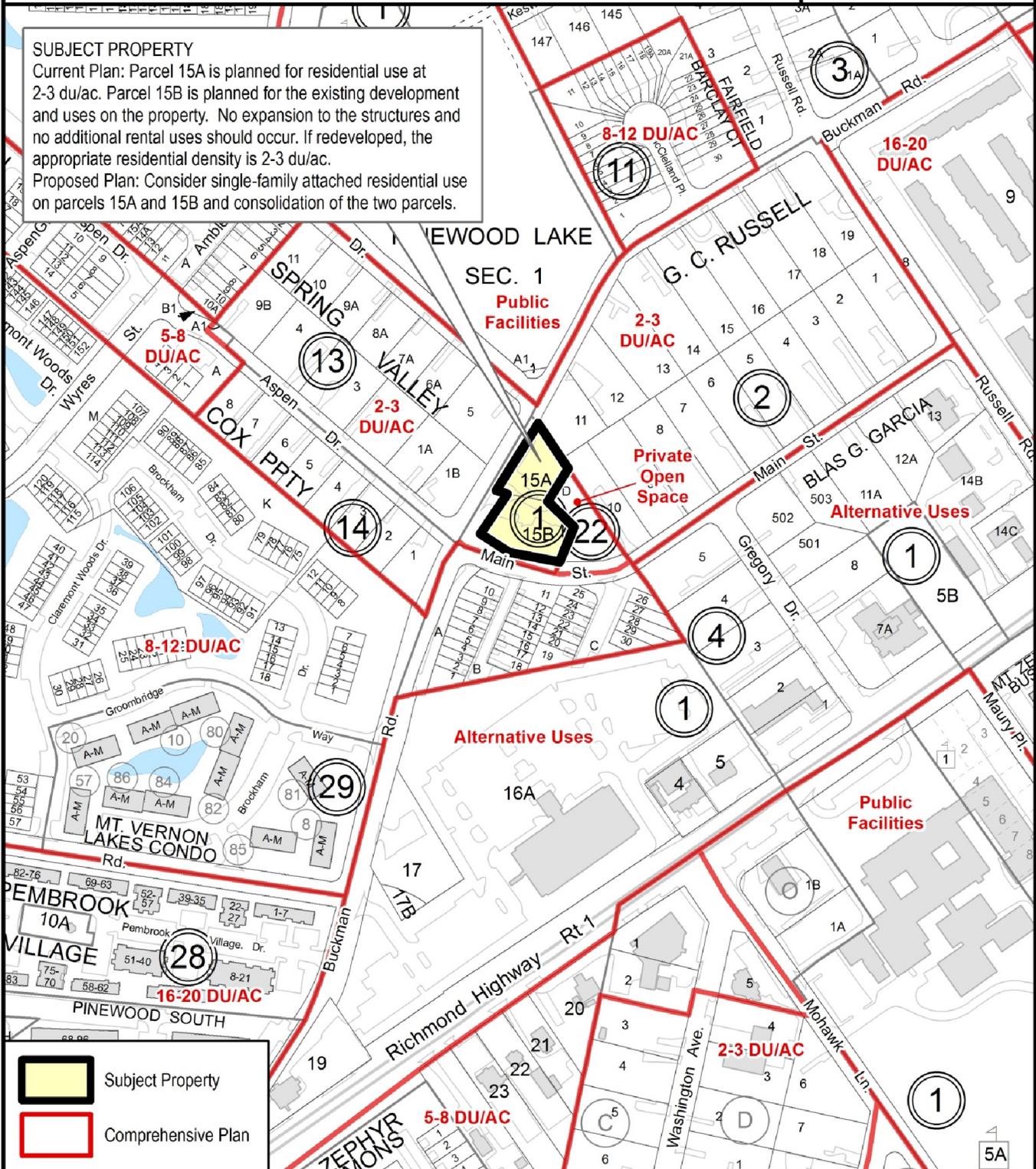
CURRENT PLAN AND PROPOSED CHANGE
 PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR
 SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

ITEM: 2014-IV-MV1
 April 16, 2015

SUBJECT PROPERTY

Current Plan: Parcel 15A is planned for residential use at 2-3 du/ac. Parcel 15B is planned for the existing development and uses on the property. No expansion to the structures and no additional rental uses should occur. If redeveloped, the appropriate residential density is 2-3 du/ac.

Proposed Plan: Consider single-family attached residential use on parcels 15A and 15B and consolidation of the two parcels.



 Subject Property

 Comprehensive Plan

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO MARCH 2015
 G:\projects\lcp\pd\OTPA_GRAPHICS - 4201 and 4203 Buckman Road



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STAFF REPORT FOR PLAN AMENDMENT 2014-IV-MV1

BACKGROUND

On October 29, 2014, the Fairfax County Board of Supervisors (Board) authorized Plan Amendment (PA) 2014-IV-MV1 for Tax Map Parcels 101-3 ((1)) 15A (Parcel 15A) and 101-3 ((1)) 15B (Parcel 15B), located at 4201 and 4203 Buckman Road, Alexandria, VA 22309. The authorization directed staff to consider single-family attached residential use, or townhomes, on the subject properties and consolidation of the two parcels. The authorization further stated that if parcel consolidation is not achieved, development on Parcel 15B should be designed in a manner that complements the development of a compatible use and intensity on Parcel 15A. The Board also directed staff to concurrently review the PA with any proposed zoning requests and allow concurrent processing of the site plan.

Review of the PA is concurrent with proposed Proffer Condition Amendment (PCA) 1994-L-004. The PCA application applies to Parcel 15B, and requests this parcel be redeveloped with five townhouses and to remove the proffer that would limit residential redevelopment to one single-family detached residential unit.

CONTEXT

General Location: The subject properties consist of two parcels located at the northeast intersection of Buckman Road and Main Street. Vehicular access is provided on Buckman Road. The subject area is about 0.40 miles from the South County Center, measured by walking distance using main roads.

Planned and Existing Land Use and Zoning

Subject area: The subject properties are approximately 0.79 acres in size. Parcel 15A is approximately 0.33 acres and is developed with one single-family detached residential unit. The existing development is consistent with the adopted Comprehensive Plan recommendation of residential use at 2-3 dwelling units per acre (du/ac), as indicated on the Comprehensive Land Use Plan Map (Plan Map) and text. This property is also developed in accordance with its existing zoning designation of R-3 (residential use up to 3 du/ac). Parcel 15B is approximately 0.46 acres in size and is developed with two separate structures that contain five apartment units. At the time of publication of this staff report, the units are vacant and the structures have been boarded up. The adopted Plan also states that no further expansion to the existing structures and no additional rental units within the structures should occur. Lastly, the Plan states in the event the property is redeveloped, the appropriate density is 2-3 du/ac consistent with the adjacent single-family detached subdivision. This property is zoned R-12 (residential use up to 12 du/ac).

Adjacent area:

North and West: Buckman Road is the western boundary of the subject area. The area to the north and west includes the Pinewood Lake subdivision located on the west side of Buckman Road and Lakepark Drive. This area is planned for and developed with single-family detached residential use at 2-3 du/ac, and is zoned R-3. The east side of Lakepark Drive, directly north of the subject properties (Tax Map Parcel 101-3 ((21)) B) is planned for public facilities use and is owned by the Fairfax County School Board. This ten-acre parcel is currently vacant and is zoned R-8 (residential use up to 8 du/ac).

North and East: The area along the east side of Buckman Road, north and east of the subject properties, is planned for and developed with single-family detached residential use at 2-3 du/ac and is zoned R-2 (residential use up to 2 du/ac). The parcel immediately adjacent to the subject area on the east (Tax Map parcel 101-3 ((22)) D) is proffered open space for the Chateauneuf townhouse subdivision located to the south of the subject area. This parcel is shown as private open space on the Plan Map and is zoned R-8.

South: Main Street is the southern boundary of the subject area. The Chateauneuf townhouses built in the 1970s are located on the south side of Main Street. Chateauneuf is planned for and developed with townhomes at 8-12 du/ac and is zoned R-8.

PLANNING HISTORY

Parcel 15A has been planned for residential use at 2-3 du/ac since the Fairfax Planning Horizons process in the early 1990s. Parcel 15B was subject to PA S93-IV-MV2 (Adopted No. 92-24) adopted by the Board of Supervisors on February 28, 1994, which resulted in the current Comprehensive Plan recommendation for the parcel (Land Use Recommendation #7). A rezoning application for the parcel (RZ 94-L-004) was approved by the Board of Supervisors on May 16, 1994 that rezoned the property from R-3, HC (Highway Corridor Overlay District) to R-12, HC. The approved rezoning permitted the existing structures and apartment units built in the 1960s to remain. A proffer reflecting the Comprehensive Plan text for this parcel was also part of the approved rezoning application. The proffer states that the density shall not exceed one unit if the property were to be redeveloped.

ADOPTED COMPREHENSIVE PLAN

The Plan Map shows Parcel 15A planned for residential use at 2-3 du/ac. There is no site specific Plan text for this parcel. The Plan Map shows Parcel 15B planned for residential use at 2-3 du/ac. The site specific Plan text for this parcel is cited on page 4 of this report.

The Fairfax County Concept for Future Development designates the subject properties as Suburban Neighborhoods. Suburban Neighborhoods are planned to be protected and enhanced by assuring compatible relationships between uses. These areas include a variety of residential densities as well as neighborhood-serving retail, public facilities and institutional uses.

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, as amended through April 29, 2014, Land Use, Land Use Pattern pp 5-6, 9-10:

“Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

Policy f. Utilize urban design principles to increase compatibility among adjoining uses.”

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, as amended through October 28, 2014, MV8-Woodlawn Community Planning Sector, pp 178-181:

“RECOMMENDATIONS

Land Use

The Woodlawn Community Planning Sector contains stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Outside of Richmond Highway Corridor

...

7. The property listed under Tax Map 101-3((1))15B is planned for the existing development and uses on the property, which are two structures containing five units. No further expansion to the existing structures and no additional rental units within the structures should occur. In the event that the property is redeveloped, the appropriate density is 2-3 dwelling units per acre, consistent with the adjacent single-family detached subdivision.”

ANALYSIS

Land Use

Suburban Neighborhood Context

The subject properties are located in a stable suburban neighborhood that contains different housing types and neighborhood-supporting uses, consistent with the characterization in the Concept for Future Development. The subject property is adjacent to single-family detached housing, townhomes, and a parcel planned public facilities. Therefore, the proposed single-family attached use could be consistent with the character of the suburban neighborhood areas. The Residential Development Criteria is Appendix 9 in the Land Use Section of the Policy Plan. The Residential Development Criteria should be used for the review of any proposed residential redevelopment.

Consolidation

A logical consolidation of parcels is encouraged if it provides benefits to redevelopment, including better site design, building layout, access, or greater buffering or open space. Due to the configuration of Parcel 15A and Parcel 15B, the benefits of consolidation may not offset the additional density that would result if both parcels are recommended for higher density residential use.

Instead, retaining the adopted Comprehensive Plan recommendation for single-family detached residential use on Parcel 15A and not encouraging consolidation would prevent further expansion of higher density residential development into the single-family detached residential area, bounded by Main Street, Buckman Road and Russell Road. Site design that includes orientation of buildings to Main Street and vehicular access on Main Street could create a more compatible development with the existing townhouses to the south.

Density

The subject property is located between the Chateaufort townhomes to the south and single-family detached homes to the east and west. A density that allows for a transition to the single-family detached homes can support a more substantial buffer to screen parking and minimize impacts to the adjoining property, as well as encourage a site design that provides usable open space and more opportunities for tree preservation.

Buffering and Screening

As noted previously, countywide objectives and policies provide guidance regarding land use compatibility. Appropriate buffering can assist with the transition between single-family detached and single-family attached uses. Redevelopment on Parcel 15B should provide a well-designed vegetated open space buffer to Parcel 15A to minimize noise, lighting, and other adverse impacts.

Open Space

Redevelopment at the proposed density of single-family attached units should work to maximize the amount of usable open space for the units and minimize impervious surfaces.

Transportation

Estimated Trip Generation

The following tables consider the vehicular trip generation from development under the current Plan (Scenario 1), the proposed single-family attached uses on Parcels 15A and 15B (Scenario 2), and an alternative proposal with townhomes on Parcel 15B and one single-family detached unit on Parcel 15A (Scenario 3). Scenario 2 is estimated to result in an increase of nine daily trips, one morning peak hour trip, and one evening peak hour trip compared to Scenario 1. Scenario 3 is estimated to result in a decrease of four daily trips and no change in morning and evening peak hour trips compared to Scenario 1.

(Scenario 1) Current Plan: One single-family detached unit, five multifamily units

Land Use	Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
One single-family (SF) detached residential unit	10	1	1
Five multifamily residential units	33	2	3
<i>Total</i>	<i>43</i>	<i>3</i>	<i>4</i>

(Scenario 2) Townhomes on Parcels 15A and 15B: Nine single-family attached units

Land Use	Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
SF attached residential units	52	4	5
<i>Total</i>	<i>52</i>	<i>4</i>	<i>5</i>

(Scenario 3) Single-family detached and townhomes: One single-family detached unit, five single-family attached units

Land Use	Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
One SF detached residential unit	10	1	1
Five SF attached residential units	29	2	3
<i>Total</i>	<i>39</i>	<i>3</i>	<i>4</i>

The Fairfax County Transportation Plan Map recommends that Buckman Road be improved as an enhanced two-lane facility. The facility is recommended to be brought up to Virginia Department of Transportation (VDOT) standard, with turn lanes on Main Street. The Fairfax County Bicycle Master Plan calls for an on-road bicycle lane on Buckman Road. The Fairfax County Trails Plan calls for a minor paved trail along Buckman Road which could be accommodated with a new sidewalk.

The subject area is located within one-half mile of the South County Government Center. A future Bus Rapid Transit (BRT) station is proposed at the South County Government Center. A study of future BRT service along the Richmond Highway Corridor is tentatively scheduled to begin in the spring of 2015. Details about this prospective station area are unknown at this time; however there is the potential for better transit options and accessibility to serve the area near the South County Center.

Schools

The schools serving this area are Riverside Elementary School (ES), Whitman Middle School (MS), and Mount Vernon High School (HS). The school capacity chart below is a snapshot in

time for student enrollments and school capacity balances. Student enrollment projections are conducted on a six-year timeframe, currently through school year 2019-20, and are updated annually. If development occurs within the next five years, Riverside ES is projected to have a capacity deficient. Whitman MS and Mount Vernon HS are projected to have sufficient capacity. Beyond the six-year projection horizon, enrollment projections are not available.

Existing School Capacity, Enrollment, Projected Enrollment

School	Capacity 2014/2019	Enrollment (9/30/14)	Projected Enrollment 2015-16	Capacity Balance 2015-16	Projected Enrollment 2019-2020	Capacity Balance 2019-20
Riverside ES	816/816	773	779	37	870	-54
Whitman MS	1,284/1,284	969	1,040	244	1,093	191
Mount Vernon HS	2,451/2,451	1,965	2,002	449	2,257	194

Capacities based on 2016-2020 CIP (December 2014). Projected Enrollments based on 2014-15 to 2019-2020 6-Year Projections (April 2014)

The tables below consider the student yield from development under the current Plan (Scenario 1), the proposed single-family attached uses on Parcels 15A and 15B (Scenario 2), and an alternative proposal with townhomes on Parcel 15B and one single-family detached unit on Parcel 15A (Scenario 3). Each of the estimated yields is derived from 2013 Countywide student yield ratios. Scenario 2 is estimated to generate four students, a net increase of three students over Scenario 1. Scenario 3 is estimated to generate two students, a net increase of one student over Scenario 1.

(Scenario 1) Current Plan: One single-family detached unit, five multifamily units

School Level	Single-Family Detached Ratio	Number of Units	Estimated Student Yield
Elementary	.270	1	0
Middle	.085	1	0
High	.175	1	0

School Level	Low-rise Multifamily Ratio	Number of Units	Estimated Student Yield
Elementary	.194	5	1
Middle	.046	5	0
High	.085	5	0

Total Yield: One student

(Scenario 2) Townhouses on Parcels 15A and 15B: Nine single-family attached units

School Level	Single-Family Attached Ratio	Number of Units	Estimated Student Yield
Elementary	.252	9	2
Middle	.062	9	1
High	.127	9	1

Total Yield: Four students

(Scenario 3) Single-family detached and townhomes: One single-family detached unit, five single-family attached

School Level	Single-Family Detached Ratio	Number of Units	Estimated Student Yield
Elementary	.270	1	0
Middle	.085	1	0

High	.175	1	0
------	------	---	---

School Level	Single-Family Attached Ratio	Number of Units	Estimated Student Yield
Elementary	.252	5	1
Middle	.062	5	0
High	.127	5	1

Total Yield: Two students

Environment

The Green Buildings, Water Quality and Stormwater Management, and Tree Preservation sections below reference the Environment section of the Policy Plan, which can be found online at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/environment.pdf>.

Green Buildings

Policy C under Objective 13 of the Environment section of the Policy Plan recommends that new residential development provide green building certification according to one of several options available.

Water Quality and Stormwater Management

The Environment section of the Policy Plan discusses preventing and reducing pollution of surface and groundwater resources. Should any redevelopment occur, the application of water quality and quantity controls to the extent practicable is recommended, as per county policy. The implementation of low impact development (LID) techniques is also encouraged by the Policy Plan. These techniques include minimizing the amount of impervious surface and encouraging the fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits.

Tree Preservation

Support for tree preservation is contained in the Environment section of the Policy Plan. Policy C under Objective 1 recommends supporting air quality improvement through tree preservation. Policy K under Objective 2 recommends siting buildings to minimize impervious cover associated with driveways and parking areas, tree preservation, and fulfilling tree cover requirements through tree preservation instead of replanting. Effort should be made to retain trees that are recommended for preservation.

Parks and Recreation

The subject property is located within the Mount Vernon Planning District. A range of park types are located in the planning district, and recreation facilities include two RECenters, rectangle and diamond ball fields, tennis and multi-use courts, trails, and other types of facilities.

Existing nearby parks meet only a portion of the demand for parkland generated by residential development in the service area of the proposed Plan Amendment. In addition to parkland, the recreational facilities in greatest need in the Mount Vernon Planning District include basketball and sports courts, rectangle fields, playgrounds and trails.

Attached units will likely have smaller yards, and the use of common and shared open space will be more important. Opportunities to integrate a usable open space area or recreational

amenity in the overall development design should be explored. Connectivity and improvement to the adjacent open space (Parcel 101-3 ((22)) D) also could provide a benefit to future residents.

Heritage Resources

The subject properties have not been included in any known heritage resource study and are not listed in *The Fairfax County Inventory of Historic Sites*. The mid-20th century dwelling located on Parcel 15A does not appear to warrant further research or documentation. Initial review of the Parcel 15B indicates that further research and documentation may be warranted. The *Heritage Resource Management Plan* adopted by the Board of Supervisors in 1988 identifies Study Units of Early Suburbanization and Urbanization. The role this property may have played in the changing character and development patterns of Fairfax County from the early to late 20th century and the community it reflected appears to warrant research and documentation.

Therefore, further research and documentation is recommended for Parcel 15B, and should be completed prior to any ground disturbance. Ideally, this work should be completed concurrently with the review of PCA 1994-L-004 as per county policy regarding heritage resources in the Policy Plan and Area IV volume of the Comprehensive Plan. The Heritage Resources section of the Policy Plan can be found online at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/heritage.pdf>.

CONCLUSION

If redevelopment occurs, consolidation of Parcels 15B and 15A may not provide a significant design benefit due to the configuration of the parcels. Townhomes on Parcel 15B could be compatible with the surrounding residential development, if the appropriate buffering and screening is provided to the single-family detached home. A density that allows for a transition to the single-family detached neighborhood can support a more substantial buffer to screen parking and minimize impacts to the adjoining property, as well as encourage a site design that provides usable open space and more opportunities for tree preservation. Further, a more compatible site design could result if townhomes on Parcel 15B are oriented to the existing townhomes to the south. The evaluated increase in density would result in a nominal effect on vehicular trip generation and student yield. The Residential Development Criteria contained in the Policy Plan should be used for the review of any proposed redevelopment.

RECOMMENDATION

Consolidation of Parcels 15A and 15B is not recommended. The current planned density for single-family detached residential use at 2-3 du/ac for Parcel 15A should remain. A planned density of 8-12 du/ac on Parcel 15B is recommended to be added to the Plan guidance as an option. The Residential Development Criteria should be used for the review of any proposed redevelopment.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, as amended through October 28, 2014, MV8-Woodlawn Community Planning Sector, Land Use, Recommendations, page 181:

“7. ~~The property listed under~~ Tax Map 101-3((1))15B is planned for the existing development and uses on the property, which are two structures containing five units. No further expansion to the existing structures and no additional rental units within the structures should occur. In the event that the property is redeveloped, the appropriate density is 2-3 dwelling units per acre, consistent with the adjacent single-family detached subdivision and the Comprehensive Land Use Plan Map. As an option, residential use at a density of 8-12 dwelling units per acre may be appropriate.

COMPREHENSIVE LAND USE PLAN MAP

The Comprehensive Land Use Plan Map will not change.

TRANSPORTATION PLAN MAP

The Countywide Transportation Plan Map will not change



County of Fairfax, Virginia

MEMORANDUM

DATE: April 17, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA 94-L-004
Buckman Road LLC

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 March 26, 2015. 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, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 19 and 20:

“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. . . .

Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. . . .

- 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.”

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

“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 techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- 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.

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 provides guidance recommending attainment of green building certification involving zoning proposals for residential development. A number of green building development options are available for utilizing multiple green building concepts as recommended by the Comprehensive Plan, such as, LEED-Homes, EarthCraft and National Green Building Standard (NGBS) with the Energy Star 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 path. Either of these options would meet the recommendations of the Comprehensive Plan for green building development. Staff feels that the proposed measures satisfy staff's recommendations on this issue.

Water Quality

The subject property is currently developed with a single-family home and a 1-story dwelling/outbuilding. The applicant proposes to address water quantity and quality controls with a single bioretention filtration area to serve the proposed development. Initial comments from the Department of Public Works and Environmental Services (DPWES) seem to suggest that this will meet the needs of the proposed development. Any final determination regarding standards for stormwater management will be made by DPWES.

PGN:JRB

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. Some of these sites and structures have been 1) listed in, or determined eligible for listing in, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure or site 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 in, or having a reasonable potential as determined by the county, for meeting the criteria for listing in, the Fairfax County Inventory of Historic 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.

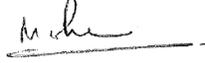


County of Fairfax, Virginia

MEMORANDUM

DATE: February 10, 2015

TO: Kelly Atkinson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: PCA 94-L-004(4203 Buckman, LLC.); LDS Project: 214-ZONA-002-1, Lee District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There is no water complaint on file within the property

Stromwater Quality Control

Stromwater quality control computation using VRRM Redevelopment Spreadsheet v.2.8 was included on the FDP/GDP. The applicant has proposed Urban Bioretention#1 and it meets the quality control requirements of Fairfax County SWMO section 124-4-3.

Stromwater Detention

Unless waived by the Director, the post development peak flow for the 2-yr 24-hr and 10-yr 24-hr storm events shall be released at a rate that is equal to or less than the 2-yr 24-hr and 10-yr 24-hr predevelopment rates respectively.

According to the application, there is an increase in impervious area with this development. The applicant has proposed above ground stromwater storage by the proposed Urban Bioretention and meets the detention requirements of SWMO Section 124-4-4D. The details of the design and computations will be reviewed during site plan review.

Kelly Atkinson, Staff Coordinator
PCA 94-L-004(4203 Buckman, LLC.); LDS Project: 214-ZONA-002-1
Page 2 of 2

Water Quantity Control

The applicant indicates that majority of the runoff from the site will be collected in a proposed storm sewer system. The remaining of the site sheets flows to the right of way Buckman Road and ultimately will enter into the proposed storm sewer system. According to the storm sewer computations provided on the plan, the pipe segment from Ex. 1 to Ex. 6 is under capacity at the proposed condition. The plan also reads that possible pipe upgrade for this section (Ex. 1 to Ex. 6). It will be the responsibility of the applicant to obtain necessary offsite easement for the proposed offsite pipe segments and to upgrade the pipe segment from Ex. 1 to Ex. 6 to meet the adequate outfall requirements of PFM.

Channel protection and flood protection narratives and computations to demonstrate the adequacy of the outfall will be provided/reviewed in detail during the site plan review.

Please contact me at 703-324-1739 if you require additional information.

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File





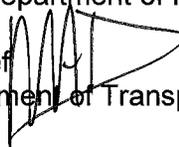
County of Fairfax, Virginia

MEMORANDUM

DATE: June 11, 2015

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

CC: Kelly Atkinson, Staff Coordinator
Zoning Evaluation Division, Department of Planning & Zoning

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

FILE: RZ 94-L-004

SUBJECT: PCA 94-L-004 4203 Buckman, LLC (Buckman Road Townhouses)
4203 Buckman Road, Alexandria VA 22309
Tax Map: 101-3 ((1)) 015B

This department reviewed the subject application and the Generalized Development Plan Amendment dated December 8, 2014, revised through June 5, 2015, and offers the following comments.

- FCDOT recommends that access to the site be from Main Street. Main Street is a local roadway more appropriately designed for residential driveway entries. Buckman Road is a collector roadway where, in order to preserve traffic safety and function, the frequency of entrances should be minimized.
- The applicant proposes access to Buckman Road. If the application is approved with this access, a sight distance easement from the adjoining property owner, Tax Map 101-3 ((1)) 015A, is needed to provide safe ingress and egress. This easement should meet VDOT sight distance design standards and be secured prior to the Board of Supervisors action on the proposal, to ensure it will be in place for the development.

MAD/RP



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

Charlie Kilpatrick
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

May 1, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: PCA 94-LE-004; Buckman Road Townhouses

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

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

- The Sheet showing existing conditions does not reflect the existing sidewalk along Main Street and the Asphalt Frontage Road.
- Sight distance along Buckman Road should be verified at the entrance.
- A sight distance easement will be needed when the line of sight escapes the right of way.
- The entrance/private street should be labeled as CG-11 not CG-9B.
- The radii of the curb returns of the entrance/private street should be labeled.
- Streetscaping (landscape strip) within the right of way will need a separate plan submittal.



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: February 24, 2015

SUBJECT: PCA 94-L-004, Buckman Road Townhouses
Tax Map Number: 101-3 ((1)) 15B

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Kelly Atkinson

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
John Stokely, Manager, Natural Resource Management & Protection Section
Kelly Atkinson, 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

February 5, 2015

RECEIVED
Department of Planning & Zoning

FEB 13 2015

Zoning Evaluation Division

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: PCA 94-L-004, 4203 Buckman LLC

ACREAGE: 0.46 acre

TAX MAP: 101-3 ((1)) 15B

PROPOSAL:

The application requests an amendment to the proffers of the existing R-12 zoning at 4203 Buckman Road. The proposal would permit a maximum of 5 single family attached units. The site currently contains 5 low-rise multi-family units.

This application is being processed concurrently with Plan Amendment 2014-IV-MV1, which includes both the subject property, 4203 Buckman Road, as well as the adjoining 4201 Buckman Road.

ANALYSIS:

School Capacities

The schools serving this area are Riverside Elementary, Whitman Middle, and Mount Vernon High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2014-2015	Enrollment (9/30/14)	Projected Enrollment 2015-16	Capacity Balance 2015-16	Projected Enrollment 2019-20	Capacity Balance 2019-20
Riverside ES	816 / 816	773	779	37	870	-54
Whitman MS	1,284 / 1,284	969	1,040	244	1,093	191
Mount Vernon HS	2,451 / 2,451	1,965	2,002	449	2,257	194

Capacities based on 2016-2020 Capital Improvement Program (December 2014)

Project Enrollments based on 2014-15 to 2019-20 6-Year Projections (April 2014)

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 2019-20 and are updated annually. At this time, if development occurs within the next five years, Riverside is projected to have capacity deficits; Whitman and Mount Vernon are projected to have sufficient capacity. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2016-20 Capital Improvement Program (CIP) does not include any capital projects at the serving schools. The CIP does note the projected capacity deficit at Riverside could potentially be addressed with temporary facilities or interior architectural modifications.

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

School level	Low-rise Multi-family ratio	Potential # of units	Estimated Student yield
Elementary	.194	5	1
Middle	.046	5	0
High	.085	5	0

1 total

2013 Countywide student yield ratios (November 2014)

Proposed

School level	Single Family attached ratio	Proposed # of units	Estimated Student yield
Elementary	.252	5	1
Middle	.062	5	0
High	.127	5	1

2 total

2013 Countywide student yield ratios (November 2014)

RECOMMENDATIONS:

Proffer Contribution

A net of 1 new student is anticipated (1 High). Based on the approved Residential Development Criteria, a proffer contribution of \$11,749 (1 x \$11,749) 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.*

Barbara Berlin
February 5, 2015
Page 3
PCA 94-L-004, 4203 Buckman, LLC

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: Tamara Derenak Kaufax, Chairman, School Board Member, Lee District
Dan Storck, School Board Member, Mount Vernon 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
Deborah Tyler, Assistant Superintendent, Region 3
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Nardos E. King, Principal, Mount Vernon High School
Jean Bell, Principal, Whitman Middle School
Lori Morton, Principal, Riverside Elementary School



County of Fairfax, Virginia

MEMORANDUM

DATE: January 16, 2015

TO: Kelly Atkinson
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. PCA 94-L-004**
Tax Map No. 101-3-((01))-0015-B

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 Dogue Creek (L) watershed. It would be sewer into the Noman M. Cole Pollution Control Plant (NMCCP).
- Based upon current and committed flow, there is excess capacity in the NMCCP. 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 along Main St. and approximately 25 feet 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

RECEIVED
Department of Planning & Zoning

JAN 22 2015

Zoning Evaluation Division

**PLANNING & ENGINEERING
DIVISION**

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

January 20, 2015

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

Re: PCA 94-L-004
Buckman Road Townhouses
Tax Map: 101-3

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 existing 8-inch located in in Main Street and Buckman 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

FAIRFAX COUNTY ZONING ORDINANCE

PART 12 3-1200 R-12 RESIDENTIAL DISTRICT, TWELVE DWELLING UNITS/ACRE**3-1201 Purpose and Intent**

The R-12 District is established to provide for a planned mixture of residential dwelling types at a density not to exceed twelve (12) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed fourteen and four-tenths (14.4) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-1202 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Dwellings, single family attached.
5. Dwellings, multiple family, including accessory service uses as permitted by Article 10.
6. Dwellings, mixture of those types set forth above.
7. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
8. Public uses.

3-1203 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts

RESIDENTIAL DISTRICT REGULATIONS

4. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Automated teller machines

3-1204 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities

FAIRFAX COUNTY ZONING ORDINANCE

- H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Funeral chapels
 - C. Golf courses, country clubs
 - D. Marinas, docks and boating facilities, commercial
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:
- Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-1205 Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.
- 2. All uses shall comply with the performance standards set forth in Article 14.

3-1206 Lot Size Requirements

- 1. Minimum district size: 4 acres
- 2. Minimum lot area

RESIDENTIAL DISTRICT REGULATIONS

- A. Non-residential uses: 10,000 sq. ft.
- 3. Minimum lot width
 - A. Single family attached dwellings: 18 feet
 - B. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet

3-1207 Bulk Regulations

- 1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 65 feet
- 2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
- 3. Maximum floor area ratio: 0.70 for uses other than residential
- 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

FAIRFAX COUNTY ZONING ORDINANCE

5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
6. The minimum yard requirements presented in Par. 2A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.

3-1208 Maximum Density

Twelve (12) dwelling units per acre

3-1209 Open Space

25% of the gross area shall be open space

3-1210 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family attached and multiple family dwelling units and the following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area: No Requirement
2. Minimum lot width
 - A. Single family attached dwellings: 14 feet
 - B. Multiple family dwellings: No Requirement
3. Maximum building height
 - A. Single family attached dwellings: 40 feet
 - B. Multiple family dwellings: 65 feet
4. Minimum yard requirements
 - A. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet
 - B. Multiple family dwellings

RESIDENTIAL DISTRICT REGULATIONS

- (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings. In addition, the minimum yard requirements presented in Par. 4A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.
 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 1206 and 1207 above.
 7. The maximum density shall be fourteen and four-tenths (14.4) units per acre.
 8. 20% of the gross area shall be open space.

3-1211**Additional Regulations**

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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		