September 8, 2006

PLANNED RESIDENTIAL COMMUNITY (PRC) DISTRICTS (RESTON, BURKE CENTRE, AND CARDINAL FOREST)

Issue:

This staff paper discusses issues related to the County's three planned residential communities of Reston, Burke Centre and Cardinal Forest.

Recently, the nature and pace of development in Reston has raised the question of how well Fairfax County's Comprehensive Plan (Comprehensive Plan) and the Planned Residential Community (PRC) provisions in its Zoning Ordinance (Ordinance) address the existing situation in Reston, as well as in Burke Centre and Cardinal Forest. There is very little, if any, undeveloped land remaining within any of the PRC communities. However, just as is the case in other places in the County, there is increased interest in Reston in redeveloping properties to higher residential densities than developed originally and in redeveloping existing commercial and institutional uses to residential use. As a general rule, the Ordinance requires approval by the Board of Supervisors (Board) in order to change the use of property or to increase the number of dwelling units on it. In those instances, the Planning Commission and the Board have the ability to review and approve or deny requests for increased residential density. However, the three PRC communities are governed by unique regulations originally adopted over 40 years ago which allow a single developer/landowner to manage the growth of the individual PRC community within, among other Ordinance constraints, an overall density of 13 persons per acre. In each of the three PRC communities, there is no longer a single developer and there are multiple land owners. At issue is how well the Comprehensive Plan (relevant excerpts contained in Attachment 1) and the relevant Ordinance provisions (Attachment 2), which served these communities well in the past, will continue to serve these communities into the future. It is important to consider examining the three PRC communities, their applicable Comprehensive Plan guidance and the relevant Ordinance provisions to assure that any additional residential development or redevelopment in these communities will occur in an appropriate manner in appropriate places, and with appropriate regulation, review and community input.

Following an assessment and study of the existing Comprehensive Plan and the PRC District regulations, staff has concluded that changes to both of those documents should be considered to ensure that they will continue to provide appropriate guidance for future development and redevelopment, so that if they are to occur, they will occur in a way that will achieve the objectives, purpose, and intent of the PRC Ordinance, and will maintain the quality and integrity of these three PRC District communities.

Background:

In 1962, the Board adopted an amendment to the Ordinance to create a Residential Planned Community (RPC) District to guide the development of the then new planned community of Reston. The district is now known as the Planned Residential Community (PRC) District. Subsequent to the establishment of the Reston PRC, two other communities, Cardinal Forest and Burke Centre, were developed under the PRC District regulations. The primary purpose and intent of this new zoning district was and remains to provide the flexibility and incentive for a

single developer to create a large planned community that demonstrates excellence in physical, social, and economic planning and provides an integration of a variety of uses throughout the District. PRC Districts can be established only in areas designated for a planned residential community in the adopted Comprehensive Plan. As such, before the establishment of a PRC District, an amendment to the Comprehensive Plan is required to provide for consideration of such a community. Historically, these amendments incorporated into the County's overall Comprehensive Plan specific master plans for each of the three PRC communities; these master plans include recommendations on land uses, transportation improvements and community/public facilities. Once such an amendment to the Comprehensive Plan was approved by the Board, rezoning applications and their associated development plans that were in conformance with those Plan recommendations were approved by the Board pursuant to the provisions of the PRC District.

It is not likely that additional PRC Districts will be established in the future due to the unlikelihood of assembling the minimum acreage (750 acres) required to establish a PRC District. In addition, over the years, the Ordinance has been amended to make available several other zoning districts (e.g., the PDH, PDC and PRM Districts) that can accommodate smaller mixed use developments, which obviates the need to use the PRC District for those communities.

The PRC Ordinance - Key Provisions:

Over the years, the PRC District provisions of the Ordinance have been amended in an effort to refine, clarify, and improve the District, but the purpose and intent of the PRC District has remained largely unchanged. Sect. 6-301 of the Zoning Ordinance provides specific objectives to be achieved in a PRC District. Those objectives are set forth below:

"1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services."

In addition to these objectives, three key Ordinance provisions distinguish the PRC District from other more traditional zoning districts; when they were established, these provisions were intended to work in concert with one another to create a framework for implementing development within a PRC. The provisions are: (1) the use of population density, as well as dwelling unit type and dwelling unit density, to govern the overall size and character of the community; (2) the requirement that the district be developed under a single ownership or control; and (3) the flexibility afforded to the single "master" developer to transfer any unused density from one development area to another within the PRC, provided there was adherence to

the various population and dwelling unit factors set forth in the PRC District. Principal among these factors is an overall maximum density of 13 persons per acre for each PRC community, which is calculated by applying the population factors cited in the Ordinance to the types of housing units actually constructed in the particular PRC community. Built and available density under the 13 persons per acre cap, among other factors, is tracked through the site plan process. The Ordinance assigns a "person per dwelling unit" factor for each type of dwelling unit as follows: 3.5 persons per single family detached dwelling; 3.0 persons per single family attached dwelling; 2.5 persons per garden apartment multiple family dwelling (4 stories or less with or without an elevator); and 2.0 persons per elevator apartment multiple family dwelling (5 stories or greater). The number of persons per each dwelling type are then added together and divided by the total number of acres within the PRC. For an explanation of how maximum density is calculated, refer to Attachment 3 of this document.

Zoning Approvals:

The master plan developed for each PRC community guides growth and development related to commercial and residential land uses, transportation improvements and community/public facilities, such as schools, needed to support the PRC community. As stated previously, the master plan was implemented through the rezoning process, which includes the filing of a rezoning application accompanied by a development plan, consideration of the proposal by and recommendation on it from the Planning Commission, and approval by the Board. The development plan that accompanied the rezoning sets the manner in which development will occur within any particular area of the community. Prior to the mid-1970s, there were no proffers associated with zoning approvals, although, under the provisions of the Ordinance, the development plan was and remains an integral part of the zoning approval in a PRC District; since that time, virtually all rezonings have been approved with proffers.

The vast majority of the Burke Centre PRC was rezoned at one time. In Burke Centre, the Board approved a series of relatively detailed development plans that depicted residential lot configurations for single family detached dwellings and building layouts for townhouses and multifamily units. Cardinal Forest was also rezoned to the PRC District at one time and the associated development plans specifically set forth the dwelling unit type and density of residential development to occur in the various portions of the community. Reston was not rezoned all at one time; rather, a series of rezonings and development plan amendments have been approved over the past 40 years. Within the Reston PRC, most of the development plans approved prior to the 1980s depicted large, general land areas proposed for the various types of residential development (high, medium, and/or low), as well as for other uses, such as community uses, commercial uses, and Village Centers. Early development plans for Reston lacked specificity; rarely did these approved development plans depict specific layouts for how the sites would develop, although some of these development plans indicated the type of the dwelling unit proposed for residential development. In later years, the development plans were more commonly approved for a specific number and type of dwelling units, and even layouts, rather than just a type of dwelling unit or residential density.
The development process within a PRC District, subsequent to development plan approval, involves the following steps. There is a requirement for the submission and review of a PRC Plan (formerly referred to as a preliminary site plan). The PRC Plan is subject to review and administrative action by the Director of the Department of Public Works and Environmental Services (DPWES), whose decision may be appealed to the Planning Commission.

In 1994 the Ordinance was amended to retitle the preliminary site plan to the PRC Plan and to require a greater level of specificity for items such as traffic circulation systems, delineation of environmentally sensitive areas, and location of storm water management facilities. The PRC (preliminary site) Plan always has required, among other items, the general location and arrangement of all existing and proposed buildings and uses, approximate number of dwelling units and/or floor area ratio, the approximate percent of open space and number of parking spaces and the overall density totals and density type based on the computation factors set forth in Section 6-308 of the Ordinance. It is noted that with the adoption of the 1994 amendment, single family detached dwellings were exempt from the PRC Plan requirement, provided the general street layout and lot layout are shown on the approved development plan. The standards for review of a PRC Plan include conformance with the approved development plan, the design standards set forth in Section 16-102, the applicable objectives and regulations of the PRC District as well as the submission requirements for a PRC Plan as set forth in Section 16-303 of the Ordinance.

Subsequent to PRC Plan approval, either subdivision plat or site plan approval is required, which provides greater detail and additional information from that shown on the PRC Plan; issuance of building permits and/or Residential and Non-Residential Use Permits follows site or subdivision plan approval. All such approvals shall be in conformance with the PRC Plan and, if applicable, the above noted design standards and objectives and the provisions of the Subdivision Ordinance and/or site plan component of the Zoning Ordinance.

Based upon the fact that the approved development plans in Burke Centre and Cardinal Forest depicted specific densities, as described above, those zoning approvals cannot be modified absent Board approval. However, in many of the areas of Reston the development plans are not specific with respect to an exact number of dwelling units and layout, among other things. In the early days of its development, staff believes that, as properties were developed in Reston, the single developer was permitted to move unused density from a developed site to another site in the process of managing the development of the community. If the single developer did not build to the maximum high, medium and/or low residential density shown on the approved development plan for one particular land area, the unused density could be (and was) carried forward by that entity through subsequent zoning actions to another land area within the Reston PRC. For example, if a land area was approved for high density residential on a development plan but was actually constructed to medium density, the approved but unused density, that is, the difference between high density and the actual density constructed was available to be applied elsewhere within the PRC. Unfortunately, this flexibility afforded to the single developer can cause complications when, for example, approved but unused density was “transferred” to other land and no legislative action was taken that amended the approved development plan for the land area from which the unused density was taken.

Status - Existing Residential Development Potential:

DPZ has researched County records for each of the three PRC communities to document the amount of existing development by the dwelling unit type, and has used that information to calculate the existing density in the three PRCs based upon the population factors contained in the Zoning Ordinance. The results (provided in Attachment 4) indicate that Reston and Burke Centre are relatively close to the 13 persons per acre density cap, while Cardinal Forest is developed well below this population density cap. Using the method for calculating density as set forth in Sect. 6-308 of the Ordinance, staff has determined that Reston’s current density,

based on the number of existing dwelling units and dwelling units under construction, is 11.68 persons per acre. Based on the approximately 6,200 acres currently zoned PRC in Reston, sufficient density remains to accommodate an additional 8,212 persons. This available density translates into a development potential of up to 4,106 units, assuming that they are all elevator apartments (5 stories or more) using the population factors in the current Ordinance. As such, no site or subdivision plan can be approved that exceeds that limitation; however, there is the potential for development to occur up to that limit without being subject to a legislative review process. While Burke Centre's existing density of 11.86 persons per acre ostensibly would leave enough density for an additional 1,734 persons as calculated on the 1,516 acres zoned PRC and, while Cardinal Forest's current density (9.64 persons per acre) would leave an unused density of 2,778 persons based on the 827 acres zoned PRC, due to the specificity of the approved zonings for these two communities, redevelopment cannot occur at a higher density administratively in these communities as a matter of right. Rather, filing of a zoning action and review and recommendation on it by the Planning Commission and approval or denial by the Board would be required.

Changes in Circumstances:

There has been a significant change in circumstances in the three PRC communities over the years, including the following:

- over time, the single developer conveyed ownership of the land within the individual PRC community to others. Thus, none of the PRC communities remains under single ownership and/or control, despite the fact that, under the Ordinance, the concept of one ownership or control was critical in managing residential density in a PRC District. Based upon research and an historical review of the PRC District provisions and zoning approvals, staff believes that the PRC provisions in the Ordinance either did not anticipate redevelopment of properties within the PRC Districts, or intended that once development occurred on a property, the unused development potential of that particular property was to be retained by the single developer to be used elsewhere;
- the PRC District provisions do not contain regulations on how to manage development when there are multiple property owners, many with approved zonings, seeking to redevelop their respective properties under the 13 persons per acre cap limitation applicable to the entire PRC District;
- little, if any, undeveloped property exists in the three PRCs to support future residential growth;
- much of the existing development is aging and questions regarding redevelopment have increased in recent years. A recent community initiative in Reston that focused on the need to revitalize and redevelop the Lake Anne Village Center and nearby properties is an example of the redevelopment trend that is emerging; and,
- additional high density residential development could be appropriate in Reston's Town Center and in areas associated with future transit stations. Currently, there are several pending zoning applications proposing such additional residential development and there are others preparing to file such applications.
- Other areas of consideration will likely be identified as staff works with the communities in addressing issues.

Areas for Consideration:

Based on the foregoing, staff is proposing consideration of a series of questions that relate to Reston's situation. Staff proposes to work with the Reston Community to address the following and other questions/issues that may arise during the public outreach process sponsored by Supervisor Hudgins and the Reston Planning and Zoning Committee. Due to the specific development plans that were approved for Cardinal Forest and Burke Centre, future residential development or redevelopment in those areas will likely be managed by the Board of Supervisors through legislative action. Subsequent to the recommended actions being identified through this process with Reston, staff will evaluate implications, if any, for Cardinal Forest and Burke Centre.

The staff believes that the following issues/questions should be considered:

1. Given that approximately 4106 residential dwelling units remain to be built in Reston under the existing Ordinance caps, is it appropriate to retain or modify the 13 persons per acre cap? Modifying or deleting the cap will have implications for the future development of Reston, not the least of which would be what the cap should be changed to in the event that the Board of Supervisors decided to retain the concept of such a cap. While no other areas of the County are governed by a persons per acre or persons per unit type principle, all other Zoning Districts have a maximum cap in terms of dwelling units per acre or FAR.

   Staff believes that, while it may be appropriate to do so in the future, modifying the cap either by increasing it or eliminating it is not necessary at this time. Prior to changing the cap sufficient analysis needs to occur so that the implications of doing so are fully understood.

2. Whether it is appropriate to retain or to modify the population factor calculations per the various types of dwelling units. The existing factors were last reviewed in 1977 and may not accurately reflect current dwelling unit occupancy factors. While there is no Ordinance requirement that the factors in the Ordinance be amended to reflect current averages, Par. 2 of Sect. 6-308 of the Ordinance could be interpreted to contain inconsistencies. The 2005 Fairfax County Demographic Report provides data on average household size by dwelling unit type in the County, based on recent U.S. Census Bureau data. This data indicates that consideration of a revision in the persons per dwelling unit factor for single family detached dwellings from 3.5 to 3.0 persons may be warranted, as may be consideration of a revision for single family attached dwellings (townhouses) from 3.0 to 2.7 persons per dwelling unit. A multifamily factor of 2.1 persons per dwelling unit may be appropriate for consideration to replace the 2.5 persons per garden apartment unit (multifamily with four stories or less, with or without an elevator) and the 2.0 persons per elevator apartment unit (five stories or greater with an elevator) factors currently contained in the Ordinance. Given that current data does not break out multifamily dwellings into the "garden" and "elevator' apartment categories currently set forth in the Ordinance, consideration should also be given to combining and renaming these categories as multiple family units. The population factor change could have the effect of increasing the available density under the various population caps contained in the PRC Ordinance (Attachment 4). Updating the factors would allow for an additional 3815 elevator units in Reston, which, when combined with the approximately 4106 elevator units remaining under the cap today results in a total of 7921 multiple family units.

Staff believes that modifying the person per dwelling unit factors is appropriate and would result in a population for the community closer to the original vision for Reston and the average household size based on the recent Census.

3. Taking into account that under certain approved zonings, redevelopment could occur in unanticipated locations, such as in stable residential neighborhoods, should changes to the processing of PRC Plans should be considered.

   Under the current provisions of the Zoning Ordinance (Attachment 2):

   a) Once a rezoning is approved, except for single family detached dwellings where the approved development plan shows a specific layout for the lots and a few other select circumstances, a PRC Plan is required to be submitted to, and approved administratively by, DPWES.
   b) The standards for review by DPWES are the Design Standards contained in Sect. 16-102 of the Zoning Ordinance and the "applicable objectives and regulations of the PRC District" (Sect. 6-301), as well as the requirement that the PRC Plan be in substantial conformance with the approved development plan.
   c) Once the PRC Plan is approved, a site or subdivision plan, as applicable, can be submitted to and acted upon administratively by DPWES.

   In order to have a public forum for ensuring that the aforementioned standards for the review of a PRC Plan are met, the following is proposed for consideration:

   a) The standards of review are proposed to remain as set forth in section (b) above.
   b) The PRC Plan would be submitted to the Department of Planning and Zoning for review and staff recommendation.
   c) The PRC Plan would be reviewed by the Planning Commission, which would make its recommendations to the Board of Supervisors for the Board's consideration and action.
   d) Once the PRC Plan is approved, a site or subdivision plan, as applicable, can be submitted to and acted upon administratively by DPWES.
   e) The monitoring of the 13 persons per acre cap would continue to occur at site or subdivision plan review.
   f) As is currently the case, a PRC Plan for a property could be considered concurrently with a rezoning, proffered condition amendment and/or development plan amendment (PCA), if such is also needed for the property.

   Currently there is potential for a residential cluster to further develop or redevelop in a manner that is not compatible with neighboring properties without review by the Planning Commission or legislative action by the Board of Supervisors. An example would be a cluster developed with single family attached dwellings, where the approved development plan was a blob plan that permits medium density residential development.
   Staff believes that the existing ordinance evaluation provisions are effective; however, staff recommends a change in the process by which PRC Plans are approved from an administrative approval to one done by the Planning Commission and the Board of Supervisors. Staff believes that among other benefits, this change in process would allow public participation and influence in the review and approval of a PRC Plan.

4. Whether the Comprehensive Plan text and Reston Master Plan maps should be amended.
   The Area III Plan text already contains guidance that recognizes the stable residential

neighborhoods and the need for any new infill development or redevelopment to be compatible with these existing neighborhoods. Staff believes that this is sufficient guidance for the future. However, the Reston Master Plan maps, that are incorporated into the Area Plan have not been updated in over 15 years and may need to be amended. For example, the Land Use, Community Facilities, and Transportation Plan maps for Reston might be updated to reflect existing conditions and to reconcile any conflicts with other portions of the Comprehensive Plan that have been adopted since these Reston plans were last updated. In addition, the Land Use plan map which does not use dwelling units per acre as the measure of residential density, but instead specifies housing unit type and maximum population densities for areas depicted as low, medium, and high density residential, may need to be revised to reflect existing residential development using the density ranges (dwelling units per acre) employed elsewhere in the Comprehensive Plan. These types of changes could help in making the plan for Reston more easily understood.

Staff believes that it is not necessary to amend the Comprehensive Plan at this time.

5. Whether it is appropriate to undertake any additional planning studies beyond the on-going study of the Lake Anne Village Center area.

   Staff would recommend that efforts to advance the planning for Lake Anne should be the first priority for staff focus. In the event the Community identifies additional areas, those should be considered subsequent to the Lake Anne effort.

ATTCHMENT 1

AREA PLAN GUIDANCE FOR RESTON

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Upper Potomac Planning District as amended through 7-10-2006, UP5 Reston Community Planning Sector, page 117:

"Land Use

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

Land Within the Planned Community of Reston

1. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)*, adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map. (See Figures 38, 39 and 40). On the periphery where development is not committed by zoning, land should be developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston). [Not shown]

   *NOTE: The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston.

2. In the northern section of Reston the following policies should apply:

   a. The land located between the planned EQC [Environmental Quality Corridor], Reston Parkway, Wiehle Avenue and the Reston boundary is planned for medium density residential use, as shown on the Reston Master Plan Land Use Plan, with the condition that a vegetated buffer be provided adjacent to low density single family detached residential uses along Reston Avenue.

   b. It may be appropriate for Tax Map 11-2((1))46, in the northeast quadrant of Wiehle Avenue and Reston Avenue, to be incorporated into the residential planned community of Reston if the following conditions are met:

      - development on this parcel should be limited to single family detached units at a density range of three to four units per acre;

      - existing mature trees on the site should be preserved to the maximum extent possible;

      - the vegetated buffer called for in (a.) above should remain between the development located on parcel 46 and the medium density residential development to the east; and

      - the utility easement that abuts parcel 46 to the north should serve as the line of demarcation between Reston and the adjacent low density development.

Finally, if this parcel is not incorporated into Reston, it remains planned for .5 to 1 dwelling unit per acre.

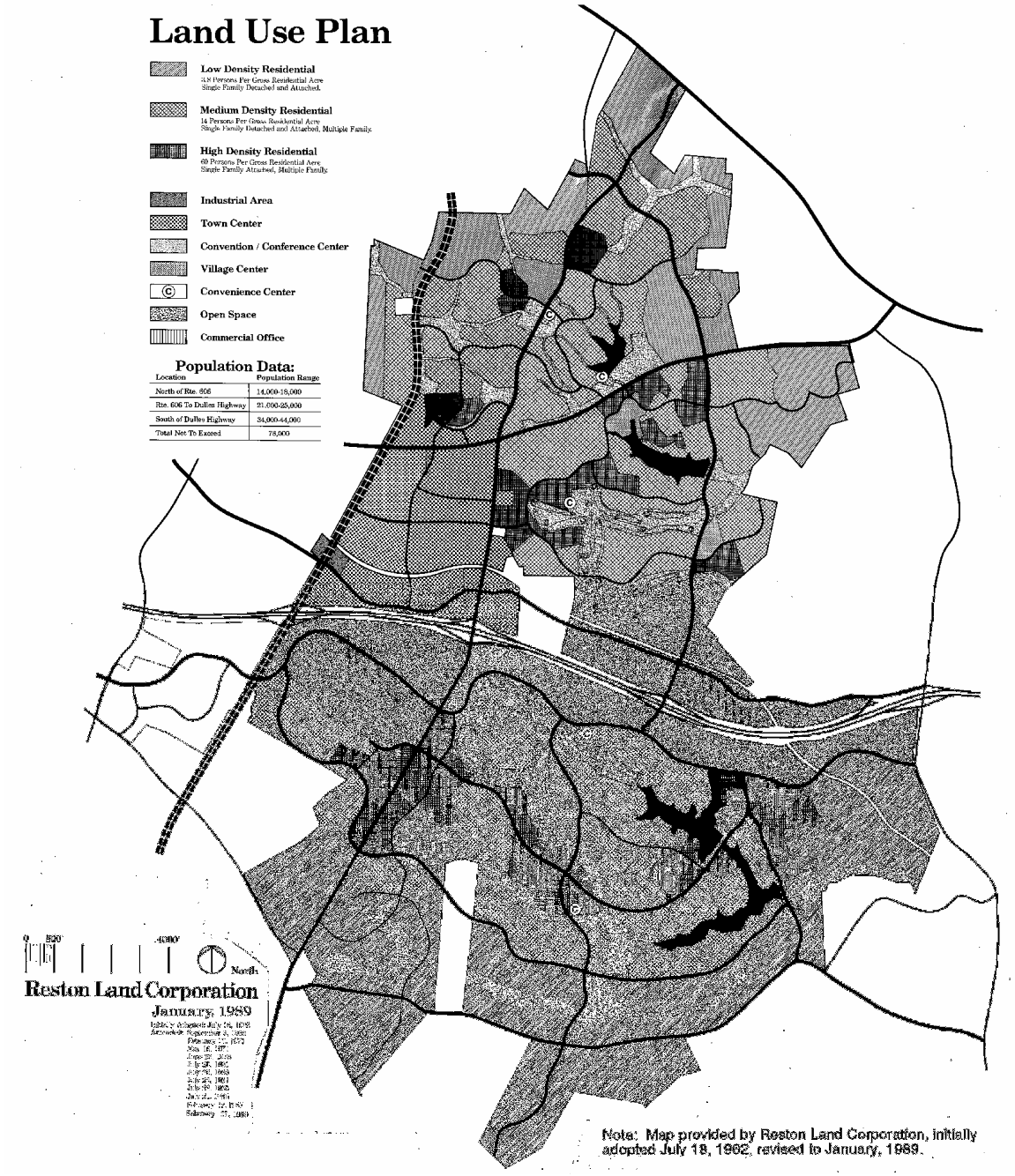
c. On the periphery of North Reston within the areas currently shown on the Reston Land Use Plan for low density residential use, development should occur as single family detached units at an overall density of one dwelling unit per acre.

3. The Village Centers in Reston should be planned and developed for neighborhood retail use up to .25 FAR, integrated with accessory office uses, community services, and residential development. [Not shown]

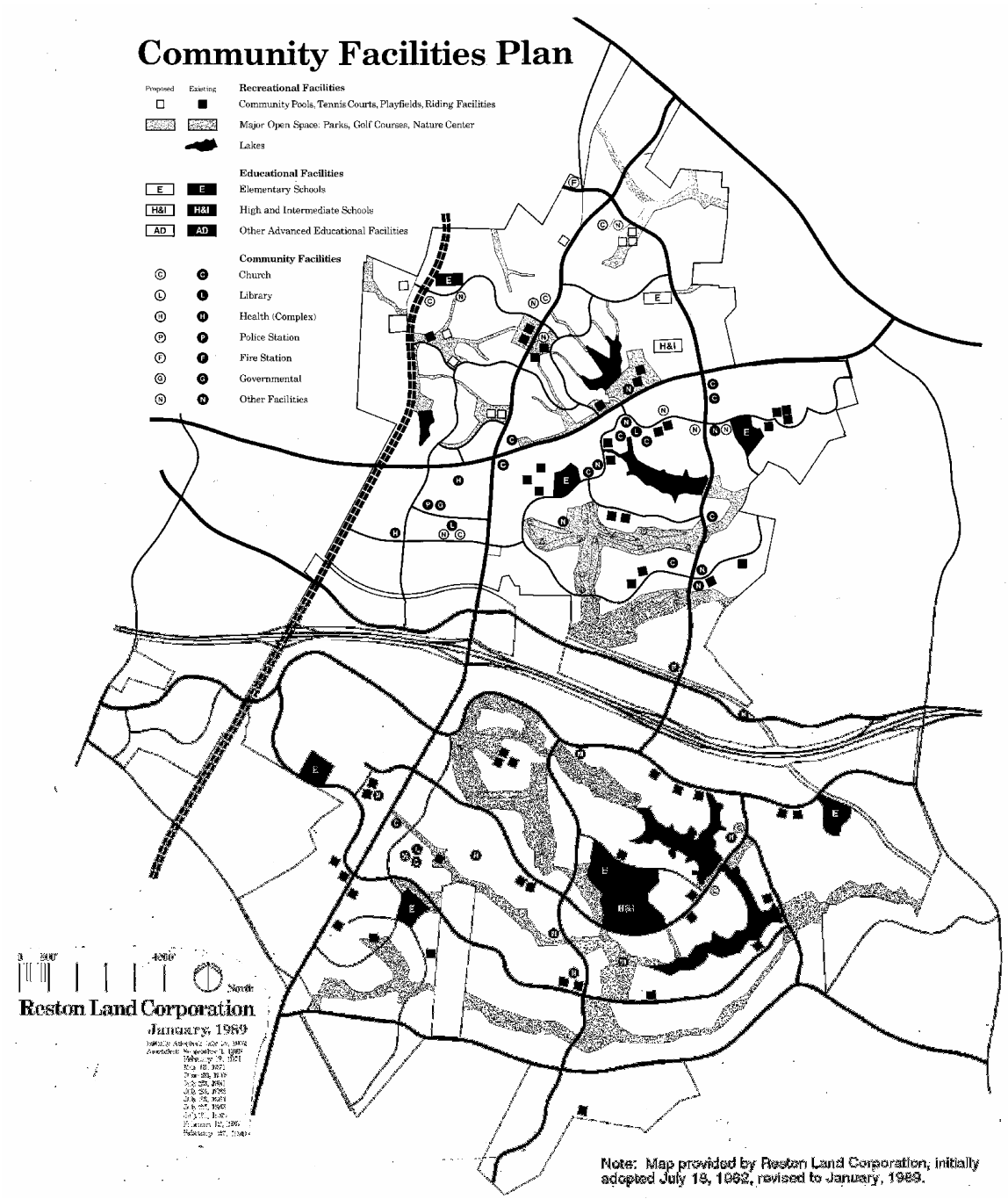
4. Well-defined stable residential neighborhoods exist throughout Reston. However, because of nearby commercial and other non-residential uses, these neighborhoods can be threatened by development or redevelopment, and therefore are particularly in need of protection. The design of all new infill projects or redevelopment projects should be compatible with existing and planned residential neighborhoods. [Not shown]

5. Land within the immediate vicinity of future rail station sites may be suitable for joint development in a phased manner, coordinated with plans for transit development. [Not shown]

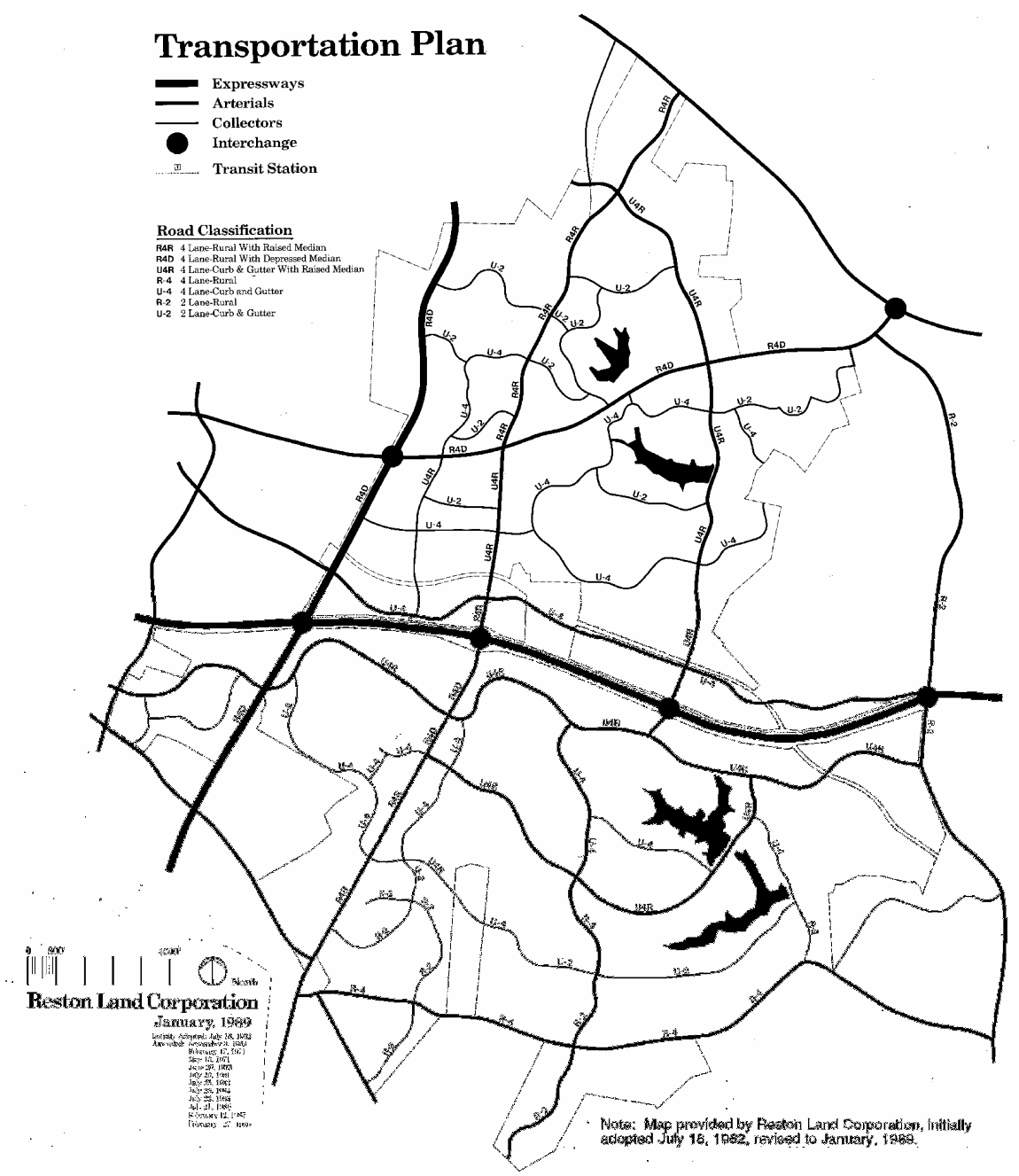
6. Recognizing the unique nature of the Reston Association in the development of natural and open areas and recreation amenities within the boundaries of the Reston Master Plan, the County and the Reston Association should work together in a public/private partnership in attaining the goals and objectives outlined in the Comprehensive Plan under Land Use, Goals 14 and 15; Parks and Recreation; Public Facilities; Environment, and Transportation. [Not shown]"



RESTON MASTER PLAN **FIGURE 38**
LAND USE PLAN



RESTON MASTER PLAN **FIGURE 39**
COMMUNITY FACILITIES PLAN



RESTON MASTER PLAN **TRANSPORTATION PLAN**	**FIGURE 40**

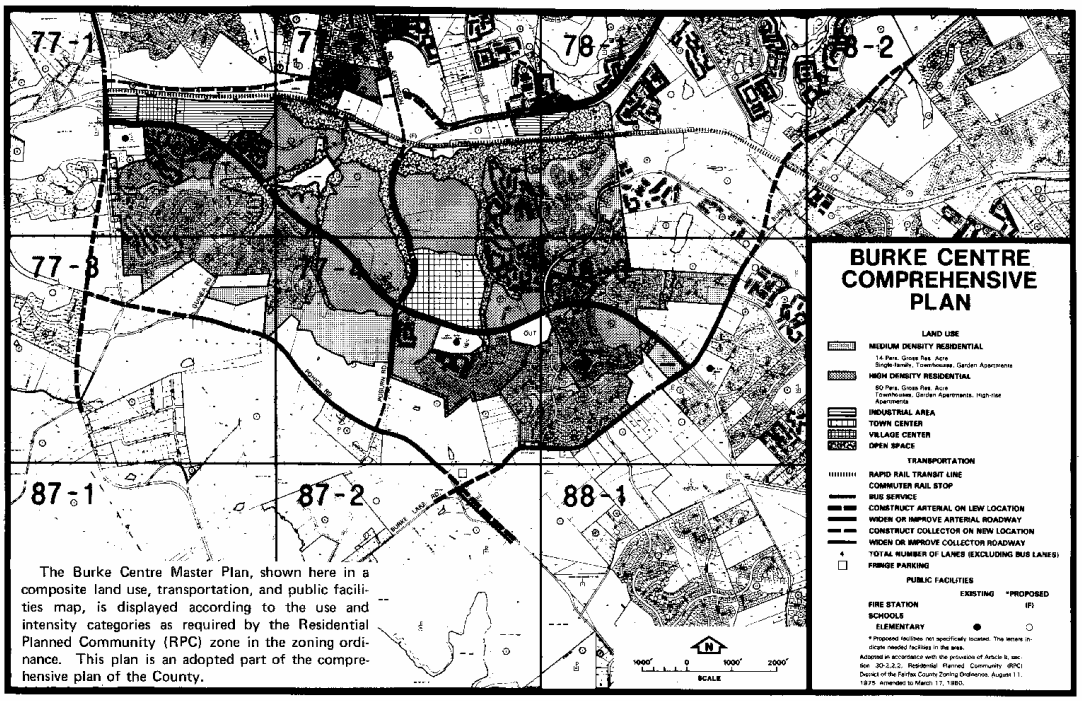
AREA PLAN GUIDANCE FOR BURKE CENTRE

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-06-2004, P6 Middle Run Community Planning Sector, Page 66:

"Land Use

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

1. The Burke Centre master plan is included in the Comprehensive Plan by reference and is shown on Figure 34. Where the Area Plan map and the Burke Centre master plan conflict, the Area Plan map overrides. [Not shown]"


77-1
78
78-2
77-3
77-4
87-1
87-2
88-1
BURKE CENTRE COMPREHENSIVE PLAN
LAND USE
MEDIUM DENSITY RESIDENTIAL
14 Pers. Gross Res. Acre
Single-family, Townhouses, Garden Apartments
HIGH DENSITY RESIDENTIAL
60 Pers. Gross Res. Acre
Townhouses, Garden Apartments, High-rise Apartments
INDUSTRIAL AREA
TOWN CENTER
VILLAGE CENTER
OPEN SPACE
TRANSPORTATION
RAPID RAIL TRANSIT LINE
COMMUTER RAIL STOP
BUS SERVICE
CONSTRUCT ARTERIAL ON NEW LOCATION
WIDEN OR IMPROVE ARTERIAL ROADWAY
CONSTRUCT COLLECTOR ON NEW LOCATION
WIDEN OR IMPROVE COLLECTOR ROADWAY
TOTAL NUMBER OF LANES (EXCLUDING BUS LANES)
FRINGE PARKING
PUBLIC FACILITIES
EXISTING
*PROPOSED
FIRE STATION
(F)
SCHOOLS
ELEMENTARY
* Proposed facilities not specifically located. The letters indicate needed facilities in the area.
Adopted in accordance with the provisions of Article 9, sec. 9c-2.2.2.2. Residential Planned Community (RPC) District of the Fairfax County Zoning Ordinance, August 11, 1975. Amended to March 17, 1980.
1000' 0 1000' 2000'
SCALE
The Burke Centre Master Plan, shown here in a composite land use, transportation, and public facilities map, is displayed according to the use and intensity categories as required by the Residential Planned Community (RPC) zone in the zoning ordinance. This plan is an adopted part of the comprehensive plan of the County.

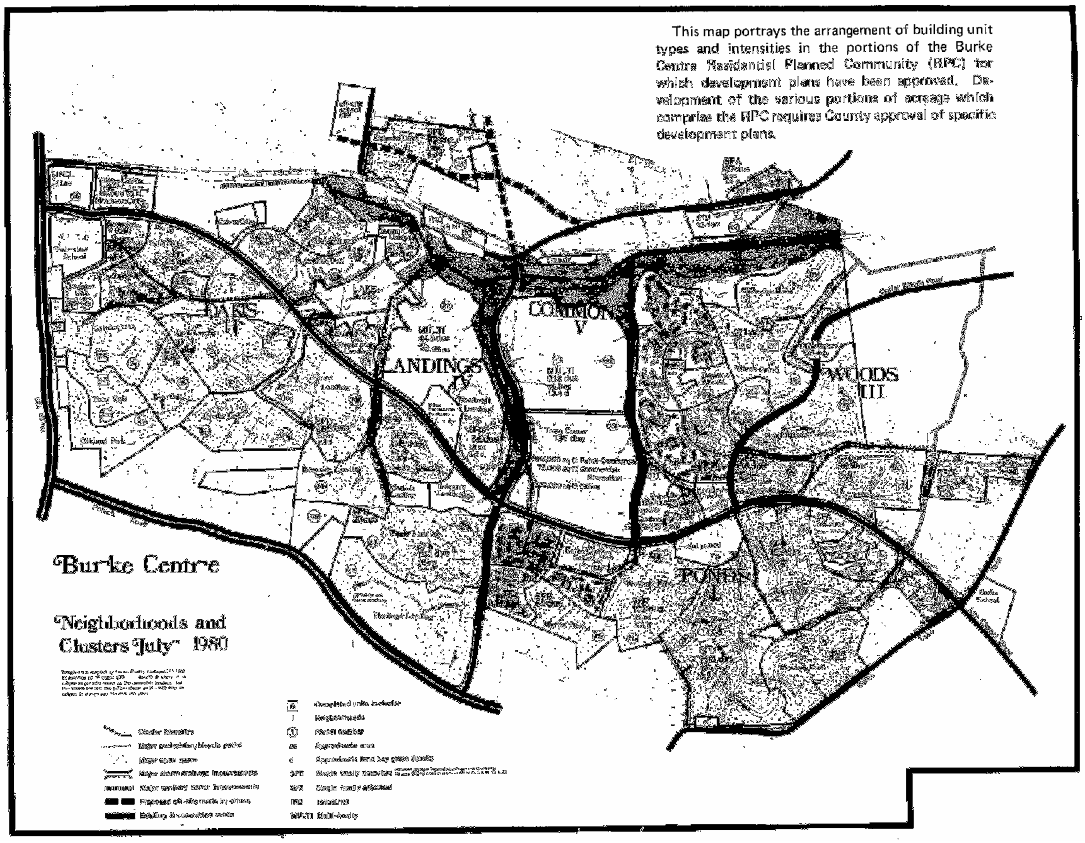

This map portrays the arrangement of building unit types and intensities in the portions of the Burke Centre Residential Planned Community (RPC) for which development plans have been approved. Development of the various portions of acreage which comprise the RPC requires County approval of specific development plans.
LANDINGS IV
COMMONS V
WOODS III
POINTE
Burke Centre
Neighborhoods and Clusters July 1980

FIGURE 34

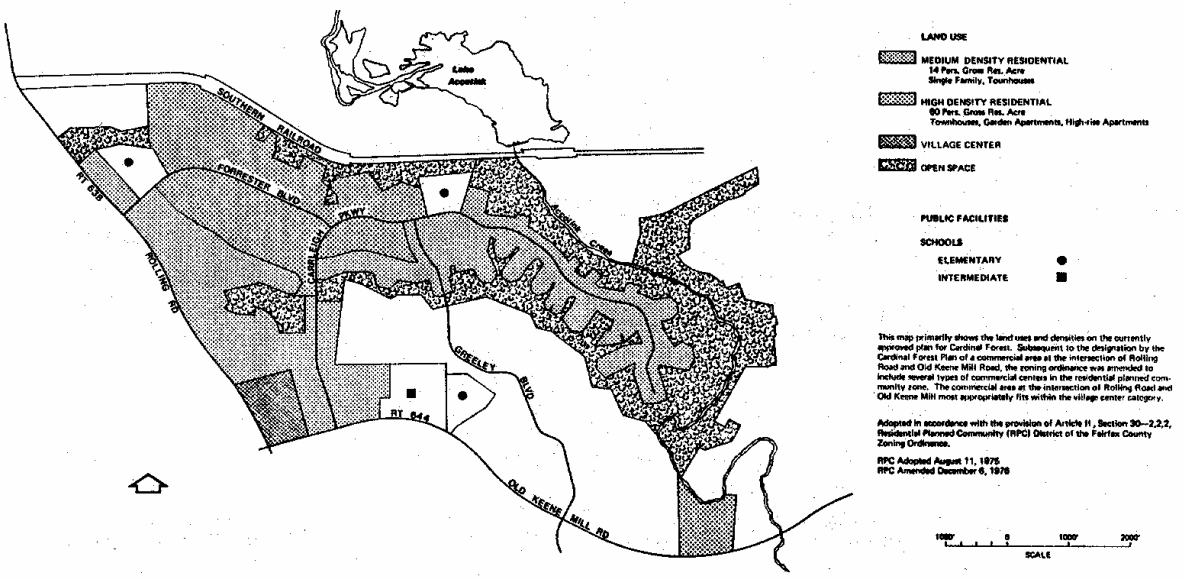
AREA PLAN GUIDANCE FOR CARDINAL FOREST

Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Springfield Planning District as amended through 12-06-2004, S1 Cardinal Forest Community Planning Sector, Page 26:

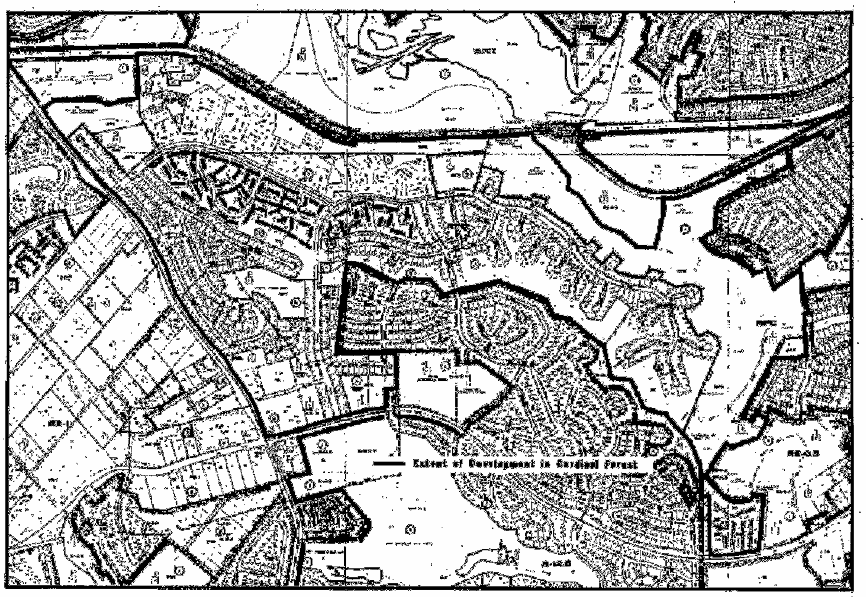
"Land Use

The Cardinal Forest sector is largely developed in stable residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14…."

2. The Cardinal Forest master plan, which is incorporated in the Comprehensive Plan, indicates the extent and type of development in Cardinal Forest. Development in the Cardinal Forest Residential Planned Community (RPC) should be in accordance with the adopted Cardinal Forest Plan map as shown on Figure 10."



(1) CARDINAL FOREST COMPREHENSIVE PLAN - The Cardinal Forest Master Plan, shown here in a composite land use, transportation, and public facilities map. is displayed according to the use and intensity categories as required by the Residential Planned Community (RPC) zone in the zoning ordinance. This plan is an adopted part of the comprehensive plan of the County.



(2) EXTENT OF DEVELOPMENT IN CARDINAL FOREST - This map portrays the arrangement of building unit types and intensities in the portions of the Cardinal Forest Residential Planned Community (RPC) for which development plans have been approved. Development of the various portions of acreage which comprise the RPC requires County approval of specific development plans.

(1) CARDINAL FOREST COMPREHENSIVE PLAN **FIGURE 10**
(2) EXTENT OF DEVELOPMENT IN CARDINAL FOREST

POLICY PLAN GUIDANCE

Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Land Use Section, as amended through 11-15-2004, Objective 8, pages 5-6:

"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…

Policy c. Discourage the consolidation of residential neighborhoods for redevelopment that is incompatible with the Comprehensive Plan.

Policy d. Implement programs to improve older residential areas of the County to enhance the quality of life in these areas…"

Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Land Use Section, as amended through 11-15-2004, Objectives 14 & 15, pages 9-10:

"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 e. Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.

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

Objective 15: Fairfax County should promote the use of sound urban design principles to increase functional efficiency, unify related areas and impart an appropriate character and appearance throughout the County.

Policy a. Apply urban design principles in the planning and development process.

Policy b. Incorporate appropriate urban design features in the design and construction of County facilities…

Policy d. Encourage the use of art in public places to enhance both public and private development."

Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Land Use Section, as amended through 11-15-2004, Appendix 8, page 22:

"GUIDELINES FOR NEIGHBORHOOD REDEVELOPMENT

It is a policy of the Board of Supervisors of Fairfax County that the County's stable residential neighborhoods are the cornerstone of community structure. As such, every effort should be made to ensure that these neighborhoods are protected from the negative aspects of growth and development. However, it is recognized by the Board of Supervisors that, from time to time, circumstances may exist that result in portions of neighborhoods becoming no longer viable as a residential community. Under such circumstances, the Board of Supervisors may consider proposals to amend the Comprehensive Plan and/or to rezone in conformance to the Comprehensive Plan to allow for the consolidation and redevelopment of such neighborhoods if the following criteria are met:

1. Neighborhood consolidations requiring Comprehensive Plan amendments should only be considered during a comprehensive planning process which will occur at least once in a five year period.

2. The neighborhood wishing to pursue consolidation must submit to the Planning Commission a proposal which includes a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.

3. Proposals for redevelopment of residential neighborhoods for residential uses must make provision, on-site, for affordable dwelling units or a contribution to the Fairfax County Housing Trust Fund at least equal to the replacement value of affordable units displaced in addition to meeting the provisions of the County's Affordable Dwelling Unit Ordinance or Planning Criteria.

4. Proposals for redevelopment of residential neighborhoods for commercial/industrial uses must provide affordable dwelling units or a contribution to the Fairfax County Housing Trust Fund equal, at a minimum, to the replacement value of affordable units displaced. In addition, any provisions of a duly adopted program linking employment and affordable housing must be satisfied.

5. Proposals must provide a traffic impact analysis, consistent with standard County traffic analysis procedures, which demonstrates that the proposal with appropriate mitigative measures will not result in an adverse traffic impact.

6. The proposal must demonstrate that it will not adversely impact other County public facilities, including sewer, water, schools, parks, and fire service or that these impacts can be mitigated.

7. The proposal must demonstrate that the scale and intensity of development, anticipated with the replanning, is compatible with adjacent land uses and/or neighborhoods and that it will not create an adverse, long-term land use precedent for change on nearby properties.

8. The proposal must demonstrate that it furthers relevant County goals and objectives as set forth in the Comprehensive Plan.

9. The proposal must demonstrate that it will not create an adverse, long-term impact on the environment.

10. The proposal should provide stormwater management and water quality controls and/or practices to achieve overall water quality improvement where such efforts are feasible."

ATTACHMENT 2

PART 3 6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT

6-301 Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land under one ownership or control. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.

2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.

3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.

4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.

5. The location of structures to take maximum advantage of the natural and manmade environment.

6. The provision of adequate and well-designed open space for the use of all residents.

7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

6-302 Permitted Uses

Subject to the use limitations set forth in Sect. 305 below and the exceptions permitted by Sections 303 and 304 below, the following and similar uses as may be approved shall be permitted only in those locations respectively designated Residential, Neighborhood Convenience Center, Village Center, Town Center and Convention/Conference Center on an

approved development plan and PRC plan, if applicable, prepared in accordance with the provisions of Article 16.

A. The following uses are permitted in those areas approved for Residential Uses:

(1) Accessory uses, accessory service uses and home occupations as permitted by Article 10 to include garden plots which are not connected with, incidental to, or on the same lot with a principal use.

(2) Affordable dwelling unit developments.

(3) Bank teller machines, unmanned, located within a multiple family dwelling.

(4) Commercial and industrial uses of special impact (Category 5), limited to:

(a) Baseball hitting and archery ranges, outdoor

(b) Golf courses, country clubs

(c) Golf driving ranges

(d) Kennels, animal shelters

(e) Marina, docks and boating facilities, commercial

(f) Veterinary hospitals, but only ancillary to kennels

(5) Community uses (Group 4).

(6) Dwellings, single family detached.

(7) Dwellings, single family attached.

(8) Dwellings, multiple family.

(9) Dwellings, mixture of those types set forth above.

(10) Institutional uses (Group 3).

(11) Interment uses (Group 2).

(12) Light public utility uses (Category 1).

(13) Outdoor recreation uses (Group 6), limited to:

(a) Camp or recreation grounds

(b) Riding and boarding stables

(c) Veterinary hospitals, but only ancillary to riding or boarding stables

(14) Public uses.

(15) Quasi-public uses (Category 3).

(16) Transportation facilities (Category 4).

B. The following uses are permitted in those locations approved for a Neighborhood Convenience Center, which should be neighborhood-oriented in scope and location. A neighborhood convenience center should be oriented to both pedestrian and vehicular access.

(1) Accessory uses, accessory service uses and home occupations as permitted by Article 10.

(2) Commercial and industrial uses of special impact (Category 5), limited to:

(a) Automobile-oriented uses

(b) Car washes

(c) Drive-in banks

(d) Drive-through pharmacies

(e) Fast food restaurants

(f) Golf courses, country clubs

(g) Quick-service food stores

(h) Service stations

(i) Service station/mini-marts

(3) Community uses (Group 4).

(4) Dwellings, as set forth in Par. A above.

(5) Eating establishments.

(6) Financial institutions.

(7) Garment cleaning establishments.

(8) Institutional uses (Group 3), limited to:

(a) Churches, chapels, temples, synagogues and other such places of worship

(b) 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

(c) Convents, monasteries, seminaries and nunneries

(d) Home child care facilities

(9) Light public utility uses (Category 1).

(10) Offices.

(11) Personal service establishments.

(12) Public uses.

(13) Quasi-public uses (Category 3).

(14) Retail sales establishments.

(15) Taxi stands.

(16) Transportation facilities (Category 4), limited to:

(a) Electrically-powered regional rail transit facilities

(b) WMATA non-rail transit facilities

C. The following uses are permitted in those locations approved for a Village Center which should be a central location for activity of retail, community and leisure uses on a scale serving a number of neighborhoods. A village center should be easily accessible to both vehicles and pedestrians. Within such a center, the primary emphasis should be on the pedestrian circulation system. A village center should contain uses such as professional offices, a supermarket, a hardware store, specialty shops and other uses as listed below.

(1) Accessory uses, accessory service uses and home occupations as permitted by Article 10.

(2) Business service and supply service establishments.

(3) Commercial and industrial uses of special impact (Category 5), limited to:

(a) Amusement arcades

(b) Automobile-oriented uses

(c) Car washes

(d) Drive-in banks

(e) Drive-through pharmacies

(f) Fast food restaurants

(g) Golf courses, country clubs

(h) Marinas, docks and boating facilities, commercial

(i) Quick-service food stores

(j) Service stations

(k) Service station/mini-marts

(4) Commercial recreation uses (Group 5), limited to:

(a) Billiard and pool halls

(b) Bowling alleys

(c) Commercial swimming pools, tennis courts and similar courts

(d) Dance halls

(e) Health clubs

(f) Miniature golf courses

(g) Skating facilities

(h) Any other similar commercial recreation use

(5) Community uses (Group 4).

(6) Dwellings, as set forth in Par. A above.

(7) Eating establishments.

(8) Financial institutions.

(9) Funeral chapels.

(10) Garment cleaning establishments.

(11) Institutional uses (Group 3).

(12) Kennels, limited by the provisions of Sect. 305 below.

(13) Light public utility uses (Category 1).

(14) Offices.

(15) Personal service establishments.

(16) Public uses.

(17) Quasi-public uses (Category 3).

(18) Repair service establishments.

(19) Retail sales establishments.

(20) Taxi stands.

(21) Theatres.

(22) Transportation facilities (Category 4), limited to:

(a) Bus or railroad stations

(b) Electrically-powered regional rail transit facilities

(c) WMATA non-rail transit facilities

(23) Vehicle light service establishments.

(24) Veterinary hospitals, limited by the provisions of Sect. 305 below.

D. The following uses are permitted in those locations approved for a Town Center, which should be a central location for retail, community and leisure uses on a scale serving the planned community and the surrounding area. There should be no more than one town center in a new town, and it should contain a mixture of uses such as residential, community, office, retail, entertainment and specialty shops. The uses should be well integrated and contain unique design elements. The pedestrian and vehicular traffic within the center should be separated with major emphasis on the pedestrian circulation system.

(1) All uses set forth for Village Centers in Par. C above.

(2) Commercial recreation uses (Group 5).

(3) Funeral homes.

(4) Parking, commercial off-street, as a principal use.

(5) Transportation facilities (Category 4), limited to:

(a) Heliports

(b) Helistops

(6) Vehicle sale, rental and ancillary service establishments.

(7) Vehicle transportation service establishments.

E. The following uses are permitted in those locations approved for a Convention/Conference Center, which should have the facilities to accommodate conventions or large meetings and retail or commercial establishments necessary to serve the people using such facilities and any residents of the Center.

(1) Accessory uses, accessory service uses and home occupations as permitted by Article 10.

(2) Business service and supply service establishments.

(3) Commercial and industrial uses of special impact (Category 5), limited to:

(a) Automobile-oriented uses

(b) Car washes

(c) Drive-in banks

(d) Drive-through pharmacies

(e) Fast food restaurants

(f) Quick-service food stores

(g) Service stations

(h) Service station/mini-marts

(i) Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518.

(4) Commercial recreation uses (Group 5).

(5) Cultural and civic centers and exhibition halls.

(6) Dwellings, multiple family.

(7) Eating establishments.

(8) Financial institutions.

(9) Garment cleaning establishments.

(10) Hotels/motels, including facilities to accommodate conventions.

(11) Institutional uses (Group 3), limited to:

(a) Churches, chapels, temples, synagogues and other such places of worship

(b) 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

(c) Home child care facilities

(12) Light public utility uses (Category 1).

(13) Offices.

(14) Personal service establishments.

(15) Public uses.

(16) Quasi-public uses (Category 3), 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) Colleges, universities

(c) Child care centers and nursery schools

(d) Private clubs and public benefit associations

(e) Private schools of general education

(f) Private schools of special education

(17) Retail sales establishments.

(18) Repair service establishments.

(19) Theatres.

(20) Transportation facilities (Category 4), limited to:

(a) Bus or railroad stations

(b) Electrically-powered regional rail transit facility

(c) WMATA non-rail transit facilities

(21) Vehicle transportation service establishments.

F. In those areas approved for industrial use on the adopted comprehensive plan of the planned community, upon application, such areas may be reclassified to the I-I, I-1, I-2, I-3, I-4 or I-5 District. Industrial areas shall not be included in the PRC District nor be subject to the requirements thereof.

6-303 Special Permit Uses

The following uses shall be permitted uses in those areas as qualified when they are specifically designated on an approved development plan; otherwise they may be allowed in such qualified areas only as a special permit use upon approval by the BZA.

1. Uses presented in Par. A, B, C, D and E in Sect. 302 above as a Group use.

2. Commercial recreation centers - Village and town centers.

3. Open air markets - Neighborhood convenience, village, town and convention/conference centers.

4. Open refreshment stands - Neighborhood convenience, village, town and convention/conference centers.

5. Group 8 - Temporary Uses.

6. Group 9 - Uses Requiring Special Regulation, limited to:

   A. Home professional offices

   B. Accessory dwelling units

6-304 Special Exception Uses

The following uses shall be permitted uses in those areas as qualified when they are specifically designated on an approved development plan; otherwise they may be allowed in such qualified areas only as a special exception use upon approval of the Board.

1. All uses presented in Par. A, B, C, D and E in Sect. 302 above as a Category use.

2. Heavy public utility uses (Category 2), limited to sewage treatment and disposal facilities - Residential.

3. Hotels, motels - Village and town centers.

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

   A. Bed and breakfasts

   B. Commercial off-street parking in Metro Station areas as a temporary use

6-305 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.

2. Uses in a PRC District shall be permitted only in those areas as designated on the approved development plan, or in those areas as may be approved under Sections 303 and 304 above.

3. When a use presented in Sect. 302 above as a Group or Category use is being considered for approval on a development plan, the standards set forth in Articles 8 and 9 shall be used as a guide.

   When a use presented in Sect. 302 above as a Group or Category use is being considered for approval as a special permit or special exception use, pursuant to Sections 303 and 304 above, the use shall be subject to the provisions of Article 8 or Article 9, respectively. Provided that such use is in substantial conformance with the approved development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved development plan, no development plan amendment shall be required.

   In either of the above, all Group 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9.

4. All uses permitted pursuant to an approved development plan shall be in substantial conformance with the approved development plan as provided in Sect. 16-202.

5. All uses shall comply with the performance standards set forth in Article 14.

6. In areas approved for low density residential uses, no multiple family dwellings shall be allowed, except if such dwellings are provided pursuant to Part 8 of Article 2 and are specifically shown on the approved development plan.

7. Where commercial and residential uses are located in the same building, there shall be separate exterior entrances for the two uses.

8. In all commercial centers, all business, service, storage and display of goods shall be conducted within a completely enclosed building, except those particular uses which by their nature must be conducted outside a building.

9. Off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.

10. Signs shall be permitted in accordance with the provisions of Article 12, and where there is an interpretation needed on the appropriate provisions that are applicable in a neighborhood convenience center, village center, town center or convention/conference center, such shall be made by the Zoning Administrator.

11. Kennels and veterinary hospitals in village and town centers shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.

12. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

13. Vehicle transportation service establishments shall be permitted in accordance with the following:

    A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).

    B. There shall be no maintenance or refueling of vehicles on site.

    C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

6-306 Lot Size Requirements

1. Minimum district size: 750 acres.

2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.

3. Minimum lot width: No requirement for each use or building.

6-307 Bulk Regulations

1. Maximum building height: No Regulation

2. Minimum yard requirements:

    A. The location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of the neighborhood.

    B. No single family detached dwelling shall be erected closer than sixteen (16) feet to any other single family dwelling unless a lesser distance is specifically identified on an approved development plan.

    C. No single family detached or attached dwelling or accessory structure shall be erected closer than fifteen (15) feet to any public street right-of-way line unless shown on an approved PRC plan.

3. Maximum floor area ratio: No Regulation

4. Maximum percentage of lot coverage: No Regulation

6-308 Maximum Density

1. The overall density for a PRC District shall not exceed thirteen (13) persons per acre of gross residential and associated commercial areas.

2. In computing density, a factor of 3.5 persons shall be used per single family detached dwelling; 3.0 persons per single family attached dwelling; 2.5 persons per garden apartment multiple family dwelling; and 2.0 persons per elevator apartment multiple family dwelling. Such factors shall be reviewed at least once every three (3) years. Within three (3) years following the commencement of residential construction within a PRC community, such factors shall be reviewed and, for that community, shall become fixed for the purpose of calculating the permitted number of dwelling units.

3. Residential densities in a PRC District shall be designated low, medium and high on the approved development plan.

   A. Low: The overall density within the entire area of a PRC District that is designated for low density shall not exceed 3.8 persons per acre of gross residential area. Further, the density in any one low density area shall not exceed five (5) dwelling units per acre.

   B. Medium: The overall density within the entire area of a PRC District that is designated for medium density shall not exceed 14 persons per acre of gross residential area. Further, the density in any one medium density area shall not exceed twenty (20) dwelling units per acre.

   C. High: The overall density within the entire area of a PRC District that is designated for high density shall not exceed 60 persons per acre of gross residential area. Further, the density in any one high density area shall not exceed fifty (50) dwelling units per acre.

   For the purposes of this district, density area shall mean a development unit within an area designated on the approved development plan for low, medium or high density.

4. In computing average density on any development plan, subsequent PRC plan or final plat of a part of a PRC District, any excess in land area over that required to support an average density of thirteen (13) persons per acre in any final plat previously recorded may be included. As each plan and subsequent final plat is submitted, the overall density of all areas shown on recorded final plats within the PRC District shall be recomputed so that the average density within the recorded plats of sections of the PRC District shall never at any time in the history of the development exceed a density of thirteen (13) persons.

5. The provisions of Paragraphs 1 and 4 above shall not apply to affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2.

6-309 Open Space

All common open space lands shall be controlled by the provisions of Part 7 of Article 2.

6-310 Additional Regulations

1. Refer to Article 16 for the standards for all planned developments and development plan and PRC plan requirements.

2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that

conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

PART 2 16-200 PROCEDURES FOR REVIEW AND APPROVAL OF A PRC DISTRICT

All proposed developments of a PRC District, as permitted by the provisions of Part 3 of Article 6, shall be subject to the following procedures for review and approval.

16-201 Comprehensive Plan Approval

1. A PRC District may only be established in an area designated on the adopted comprehensive plan for a planned residential community. Therefore, before the initial establishment of a PRC District, the applicant shall propose an amendment to the adopted comprehensive plan to permit a planned residential community, which shall contain not less than 750 contiguous acres under one ownership or control.

2. Such comprehensive plan amendment shall be presented in at least the same level of detail as the adopted comprehensive plan for the area under consideration. In particular, the amendment shall be prepared in accordance with the provisions of Sect. 301 below.

3. In conjunction with the submission of a proposed comprehensive plan amendment, the applicant shall submit a general development schedule showing the approximate time frame of the development.

4. Ten (10) copies of the proposed comprehensive plan and development schedule shall be submitted to the Director of the Department of Planning and Zoning (DPZ) along with a written request for the consideration of an amendment to the adopted comprehensive plan.

5. Upon receipt, the Director of DPZ, in accordance with adopted procedures for consideration of comprehensive plan amendments, shall cause a thorough review of the proposed amendment by all appropriate agencies. Upon a finding that additional information may be needed to complete the review, the Director of DPZ shall request same of the applicant.

6. As part of the review, the Director of DPZ shall cause a complete analysis of the proposed development schedule and the impact of the development on all public facilities and utilities.

7. Upon completion of such review, the plan amendment shall be submitted to the Planning Commission.

8. The Planning Commission shall hold a public hearing to consider the comprehensive plan amendment and shall forward its recommendation for approval, approval with modifications, or disapproval to the Board. The Board shall hold a public hearing thereon and shall approve, approve with modifications, or disapprove the proposed amendment.

9. When approved, the comprehensive plan for a planned residential community shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time. Any revision to the adopted comprehensive plan initiated by an applicant, other than the Planning Commission or the Board, shall be subject to the same procedures as the original amendment and the requirements of Sect. 301 below.

10. Additional land may be added to an adopted planned residential community if it represents a logical extension of the adopted comprehensive plan and is adjacent thereto. Any addition of land to a planned residential community shown on the adopted comprehensive plan shall be subject to the same requirements and procedures as the original amendment except for the minimum requirement of 750 acres.

16-202 Rezoning to a PRC District

1. Following Board approval of the comprehensive plan for a planned residential community, the Board may approve an application for rezoning to a PRC District subject to the provisions of this Part and Part 2 of Article 18. The initial rezoning to establish a PRC District shall contain a minimum land area of 750 contiguous acres under one ownership or control.

2. The rezoning application shall include, in addition to the requirements presented in Sect. 18-202, a development plan. Such rezoning application and development plan shall be in accordance with the adopted comprehensive plan for the planned residential community, the standards set forth in Part 1 above and the PRC District regulations and objectives.

3. The rezoning application and development plan shall be filed with the Zoning Administrator and shall contain the information required by Sect. 302 below. A development plan not filed with the initial submission of the application shall be submitted to the Zoning Administrator within sixty (60) days of the acceptance date of the application. Failure to meet this requirement shall change the acceptance date of the application pursuant to Sect. 18-107, and may be due cause to dismiss the application in accordance with Sect. 18-209.

4. Upon a determination by the Zoning Administrator that the rezoning application and the development plan are complete in accordance with the requirements of Sect. 302 below, the application and plan shall be submitted for comment and review to appropriate County departments and agencies. Upon completion of such administrative review, the application and plan shall be submitted to the Planning Commission.

5. The Planning Commission shall consider the rezoning application and development plan in accordance with the adopted comprehensive plan, the standards set forth in Part 1 above and the PRC District regulations and objectives, and shall hold a public hearing thereon. Subsequent to the public hearing, the Commission shall transmit the rezoning application and development plan to the Board with its recommendation to approve, approve with modifications or disapprove.

6. The Board shall consider the rezoning application and development plan in accordance with the adopted comprehensive plan, the standards set forth in Part 1 above and the PRC District regulations and objectives, and shall hold a public hearing thereon.

7. In the event the Board shall approve the rezoning application, the Board shall also approve or approve with modifications or conditions the development plan. Such conditions or modifications may be established by the Board to assure compliance with the standards of Part 1 above and the district regulations. Further, the Board may waive or modify subdivision and/or site plan requirements otherwise applicable to the development when such waiver or modification would be in conformance with said standards and regulations.

8. In the event that the Board shall disapprove the rezoning application, the development plan shall thereby be deemed to be denied.

9. Once a development plan has been approved, all subsequent approvals, uses and structures shall be in substantial conformance with the approved development plan and any development conditions associated with such approval. Should there be cause for amendment of the development plan or any portion thereof, such amendment shall be processed as a new submission. A development plan amendment application may be filed on a portion of the property subject to an approved development plan, upon a determination by the Zoning Administrator that the amendment (a) would not adversely affect the use of the property subject to the development plan and conditions but not incorporated into the amendment application, (b) would not inhibit, adversely affect, or preclude in any manner the fulfillment of the development plan and conditions applicable to the area not incorporated into the amendment application, and (c) would not increase the overall approved density/intensity for the development. The portion of the development plan and previously approved conditions which are not subject to the amendment request shall remain in full force and effect.

10. Additional land may be added to a PRC District by a rezoning application if such land is included within the area of the adopted comprehensive plan, if it represents a logical extension of the area zoned PRC, and if it is adjacent thereto. Any addition of land to the PRC District shall be subject to the same requirements and procedures as the original application except for the minimum requirement of 750 acres.

16-203 PRC Plan Approval

1. Subsequent to the approval of a rezoning application, a PRC plan shall be required for those uses as set forth in Par. 2 below; provided, however, that upon authorization by the Board, a PRC plan may be filed with the Director concurrently with the filing of a rezoning application. Such PRC plan shall not be approved by the Director until the rezoning application and development plan have been approved by the Board.

   All PRC plans shall be in accordance with the approved rezoning and development plan, any conditions or modifications that may have been approved by the Board, the design standards of Sect. 102 above, the applicable objectives and regulations of the PRC District and the provisions of Sect. 303 below.

2. A PRC plan shall be required for all uses, except the following:

   A. Single family detached dwellings, provided the general street and lot layout are shown on the approved development plan.

   B. Additions to existing single family attached or detached dwellings or accessory structures related to such existing single family dwellings.

   C. Additions to existing buildings or uses other than single family dwellings, when such additions do not exceed 2000 square feet or ten (10) percent of the gross floor area of the existing building or use, whichever is less.

   D. Additions or changes to non-structural site elements such as transitional screening and parking and loading provided the area of such addition or change does not exceed ten (10) percent of the existing area occupied by such site

element. Parking redesignation plans and parking tabulation revisions shall also be exempt from the requirement for a PRC plan regardless of the area of such change.

E. Minor accessory structures and uses in open space areas such as benches, gazebos, playground equipment, and bus shelters.

F. Those special permit uses and special exception uses which do not require a site plan as set forth in Article 8 or Article 9, respectively.

G. Any permitted use on a temporary basis for a period not to exceed one (1) year.

Notwithstanding the above, a PRC plan shall not be required for additions and alterations to provide an accessibility improvement.

3. A PRC plan may be prepared and submitted for the entire planned development at one time or for the various segments thereof, and each such plan shall be submitted in fifteen (15) copies to the Director.

4. Any person who submits a PRC plan shall submit written notices to:

A. All owners of property abutting and immediately across the street from the subject property. Such notice shall include notice to owners of properties abutting and immediately across the street which lie in an adjoining county or municipality. If there are fewer than five (5) different owners of property abutting and immediately across the street from the subject property, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to different owners of not less than five (5) properties.

B. Community-wide citizens organizations, cluster organizations and associations of homeowners set forth on a list supplied by the Director. Such organizations and associations shall have indicated in writing to the Director an interest in receiving such notices.

Such notice shall be sent to the last known address of the owner(s) as shown in the current real estate assessment files and shall be sent by certified mail, return receipt requested. All written notice required by this Paragraph shall include the information listed in Par. 5 below, other than the date posted, and shall state that: (1) any written comments shall be filed with the Director no later than forty-four (44) days after the date of the PRC plan submission; (2) changes and corrections to the PRC plan may occur prior to approval; and (3) persons wishing to be notified of the approval of the plan should submit a written request to that effect to the County office identified in the notice.

Such notice shall be sent by certified mail return receipt requested and shall be postmarked no later than five (5) days after the date of the submission of the PRC plan and the white receipts for the certified mailings shall be submitted to the Director.

A copy of such notice shall also be sent by the Director to the Board Member in whose district the subject property is located at the time of the plan submission.

No PRC plan shall be approved earlier than forty (40) days after the postmark date on the white receipts for the certified mailings. Failure to meet the requirement for written notices to be sent by certified mail no later than five (5) days after the

submission date shall extend the time period for action by the Director by an equivalent number of days from the postmark date of the certified mailings.

5. In addition, a person who submits a PRC plan shall be responsible for posting the exterior boundary of the site. DPWES shall provide the applicant with a notice containing the following information to be posted:

   A. Notice that a PRC plan has been submitted for approval.

   B. Address and telephone number of the County office where a copy of the plan may be reviewed.

   C. PRC plan number.

   D. Description of use.

   E. Tax map reference number, street address and location of property.

   F. Date submitted.

   G. Date posted.

   H. Statement that the PRC plan is subject to approval forty-five (45) days after the date of submission.

   Such posting shall be accomplished by the applicant no later than ten (10) days after the date of PRC plan submission and an affidavit stating the date of the posting shall be submitted to the Director. Failure to meet the ten (10) day posting requirement shall extend the time period for action by the Director by an equivalent number of days.

6. Upon determination by the Director that the content of the PRC plan is complete in accordance with the requirements of Sect. 303 below, the plan shall be submitted for review and comment to appropriate County departments and agencies.

7. Any interested party may review the PRC plan and may provide written comments to the Director no later than forty-four (44) days after the plan submission date.

8. The Director shall review the comments from the appropriate County departments and agencies, and those that may be submitted by any interested party and take action on the plan as provided for below no later than sixty (60) days after the date when the plan was accepted as complete, except as provided for in Paragraphs 4 and 5 above.

9. The Director shall determine whether the PRC plan meets the criteria of being in substantial conformance with the approved rezoning and development plan, and in accordance with the design standards of Sect. 102 above and the applicable objectives and regulations of the PRC District. Upon a determination that the plan does comply, the Director shall approve the plan. Upon a determination that the plan does not comply, the Director shall disapprove the plan.

   In approving a PRC plan, the Director may establish such conditions and may require such modifications as to assure compliance with the above criteria.

   In disapproving a PRC plan, the reasons for disapproval shall be provided in writing on the plan or in a separate document.

10. Should an aggrieved party wish to appeal a decision of the Director for approval, approval with conditions and/or modifications or disapproval of a PRC plan, such appeal shall be filed in writing with the Planning Commission no later than fourteen (14) days after the signature date of the written decision of the Director. The appeal shall provide the basis for appeal and the rationale for the appellant's position. The basis for appeal shall be that the PRC plan is or is not in substantial conformance with the approved rezoning and development plan, or in accordance with the design standards of Sect. 102 above or the applicable objectives or regulations of the PRC District. A copy of the appeal shall be sent by the appellant to the applicant and the owner, if different from the applicant.

11. Within thirty (30) days following receipt of the appeal, the Planning Commission shall exercise one of the following options:

    A. Schedule a date within sixty (60) days for consideration of the appeal on a finding that it satisfies the requirements set forth in Par. 10 above; or

    B. Dismiss the appeal on a finding that it does not satisfy the requirements set forth in Par. 10 above.

12. In acting on an appeal, the Planning Commission shall determine whether the PRC plan is in substantial conformance with the approved rezoning and development plan, and in accordance with the design standards of Sect. 102 above and the applicable objectives and regulations of the district. The Planning Commission may affirm or reverse, in whole or in part, or may modify the decision on appeal, to include the establishment of conditions and/or modifications to assure substantial conformance with the rezoning and development plan and accordance with the design standards of Sect. 102 above, and the applicable objectives and regulations of the PRC District.

13. Minor modifications to an approved rezoning and development plan may be permitted in a PRC plan when it is determined by the Zoning Administrator that such are in substantial conformance with the approved rezoning and development plan and that such: are in response to issues of topography, drainage, underground utilities, structural safety, layout, design, vehicular circulation, or requirements of the Virginia Department of Transportation or Fairfax County; or are accessory uses; or are accessory structures or minor building additions as permitted by Par. 13A(7)or 13B(7) below.

    A. For approved rezonings and development plans for all uses, other than churches, chapels, temples, synagogues and other such places of worship (hereinafter places of worship) and places of worship with a child care center, nursery school or private school of general or special education, the modifications shall, in no event:

        (1) Permit a more intensive use than that approved pursuant to the approved rezoning and development plan; or

        (2) Result in an increased parking requirement, except for any additional parking which may be required for any building additions or modifications permitted under Par. 13A(7) below; or

        (3) Permit additional uses other than those approved pursuant to the approved rezoning and develoment plan, except that accessory uses in accordance with this paragraph may be permitted; or

(4) Reduce the effectiveness of approved transitional screening, buffering, landscaping or open space; or

(5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or

(6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or

(7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use and minor additions to buildings may be permitted, provided that the sum total of all such structures or additions shall not exceed the following:

(a) five (5) percent of the approved gross floor area or 500 square feet of gross floor area, whichever is less, when the total gross floor area shown on the approved development plan is less than 50,000 square feet; or

(b) one (1) percent of the approved gross floor area when the total gross floor area shown on the approved development plan is 50,000 square feet or more; or

(c) 250 square feet of gross floor area of accessory storage structure uses when the total gross floor area shown on the approved development plan is 10,000 square feet or less; and

(d) the maximum permitted density; or

(e) the maximum permitted FAR.

B. For approved rezonings and development plans for places of worship and places of worship with a child care center, nursery school or private school of general or special education, the modifications shall, in no event:

(1) Permit an expansion of the hours of operation from that approved pursuant to the approved rezoning and development plan; or

(2) Permit an increase in the number of seats, parking spaces or students, if applicable, which exceeds more than ten (10) percent of the amount approved pursuant to the rezoning and development plan; or

(3) Permit uses other than those approved pursuant to the rezoning and development plan, except that accessory uses in accordance with this paragraph may be permitted; or

(4) Reduce the effectiveness of approved transitional screening, buffering, and landscaping or open space; or

(5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or

(6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or

(7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:

(a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and

(b) the maximum permitted FAR for the zoning district shall not be exceeded.

C. For all approved rezonings and development plans, any request for an addition shall require the provision of written notice by the requester in accordance with the following:

(1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and

(2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved development plan, such modification shall require the resubmission and amendment of the development plan in accordance with Sect. 202 above.

14. Notwithstanding Par. 13 above, any modification to provide an accessibility improvement shall be permitted and shall not require approval of a development plan amendment.

15. Once a PRC plan has been approved, any proposed amendment shall be processed in the same manner as the original submission.

16. Approval of a PRC plan shall be valid for three (3) years from the date of approval. However, when a site plan for all or a portion of the area is approved during that period, the approved PRC plan for the corresponding area shall remain valid for the life of the site plan.

17. Preliminary site plans approved prior to December 6, 1994 and preliminary site plans approved pursuant to the grandfather provisions for Zoning Ordinance Amendment #94-263 shall be deemed to be approved PRC plans.

16-204 Site Plan/Subdivision Plat Preparation

1. Site plan and/or subdivision plat approval shall be required subsequent to the approval of the rezoning and development plan and a PRC plan, if required under Sect. 203 above. Submission and approval of such site plans or subdivision plats, the issuance of Building Permits, Residential and/or Non-Residential Use Permits shall be in substantial conformance with the approved rezoning and development plan and the PRC plan, if applicable, and in accordance with the design standards of Sect. 102 above, the applicable objectives and regulations of the PRC District, and the provisions of this Ordinance and Chapter 101 of The Code, The Subdivision Ordinance.

2. Minor modifications to the approved development plan or approved PRC plan may be permitted in a site plan or subdivision plat in accordance with Paragraphs 13 and 14 of Sect. 203 above. When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved development plan or approved PRC plan, such modification shall require the resubmission and amendment of the development plan or PRC plan in accordance with the applicable procedures set forth above.

3. No Building Permit shall be issued for any construction which requires site plan approval unless a site plan has been approved for same in accordance with the procedures established in Article 17.

PART 3 16-300 SUBMISSION REQUIREMENTS FOR A PRC DISTRICT

16-301 Comprehensive Plan Amendment

The submission of a proposed amendment to the adopted comprehensive plan of the County to permit a planned residential community as required by Sect. 201 above shall be filed with the Director of the Department of Planning and Zoning (DPZ) in ten (10) copies and shall include the information set forth below. All submission requirements shall become the property of the County. Once established, the submission requirements for any amendment to the adopted planned residential community comprehensive plan initiated by an applicant, other than the Planning Commission or Board, shall be those requirements deemed necessary for a review of such amendment, as determined by the Director of DPZ.

1. The current Fairfax County Zoning Map Section Sheets outlining the application area, at a scale of one inch equals five hundred feet (1" = 500') and a listing of the tax map reference numbers.

2. A statement explaining the relationship of the planned residential community to the adopted comprehensive plan of the County.

3. The proposed densities of population and the proposed number of dwelling units in low density, medium density and high density residential areas.

4. The general location and intensity of proposed neighborhood convenience centers, village centers, town centers and convention/conference centers.

5. The general location of proposed major open space and recreation areas, including the nature of proposed recreational facilities and parks.

6. The general location of public or community uses including schools and places of worship.

7. The general location and character of the proposed major roads, public transportation, trails, public utility and storm drainage systems.

8. A statement setting forth the proposed general development schedule.

9. A statement of the public facilities, roadway improvements, and public utilities that will be required to serve the planned residential community.

10. Any additional information as deemed necessary by the Director of DPZ.

16-302 Development Plan

In addition to the requirements set forth in Sect. 18-202 that shall accompany an application for a rezoning, a development plan, including any resubmissions and supporting graphics, shall be filed with the Zoning Administrator in twenty-three (23) copies and shall include the information set forth below. The Planning Commission or Board of Supervisors, in its review of the development plan, may request additional information in order to evaluate the impact of the proposed development on the surrounding area. All maps or plans submitted as part of a development plan shall be presented on a sheet having a maximum size of 24" x 36". If presented on more than one (1) sheet, match lines shall clearly indicate where the several sheets join. One 8 ½" x 11" reduction of the development plan and supporting

graphics shall also be submitted. All submission requirements shall become the property of the County.

The sheet size and scale of a development plan may be modified by the Zoning Administrator, based on the nature and/or size of the application. In addition, the submission requirements for any amendment to an approved development plan shall be those requirements deemed necessary for a review of such amendment, as determined by the Zoning Administrator.

1. A vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').

2. A statement which confirms the ownership or control of the subject property, and the nature of the applicant's interest in the same.

3. A map of the existing topography with a maximum contour interval of two (2) feet and a statement indicating whether it is air survey or field run.

4. A plan at a scale of not less than one inch equals one hundred feet (1" = 100'), showing:

   A. Scale and north arrow, with north, to the extent feasible, oriented to top of the plan and on all supporting graphics.

   B. The general location of all proposed land uses, including neighborhood convenience, village, convention/conference and town centers.

   C. The proposed traffic circulation plan including major streets and major pedestrian, bike and/or bridle paths, and the location of all trails required by the adopted comprehensive plan.

   D. All proposed major open space areas and the approximate location of all proposed community and public facilities.

   E. A delineation of those general areas that have scenic assets or natural features deserving of protection and preservation, and a statement of how such will be accomplished; the delineation of any Resource Protection Area and Resource Management Area, and when there is 2500 square feet or more of land disturbing activity, an existing vegetation map.

   F. The location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.

   G. A schedule showing the approximate number of parking spaces provided and the number required by the provisions of Article 11.

   H. A tabular statement setting forth the maximum number of dwelling units proposed by type, the corresponding population totals based on the computation factors set forth in Sect. 6-308, the maximum density calculation based on the provisions of Sect. 2-308, and the range of approximate lot sizes for single family detached dwellings.

   I. The maximum gross floor area and FAR proposed for all uses other than dwellings.

J. The maximum building height in feet for all structures.

K. The approximate delineation of any grave, object or structure marking a place of burial if known, and a statement indicating how the proposed development will impact the burial site.

L. Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams, and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:

(1) A graphic depicting:

(a) The approximate footprint of the stormwater management facility and, where applicable, the height of the dam embankment and the location of the emergency spillway outlet for each stormwater management facility.

(b) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.

(c) A preliminary layout of all on-site drainage channels, outfalls and pipes, including inlet and outlet pipes within the stormwater management facility.

(d) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.

(e) Proposed landscaping and tree preservation areas in and near the stormwater management facility.

(f) The approximate limits of clearing and grading on-site and off-site for the stormwater management facility, storm drainage pipes, spillways, access roads and outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures.

(2) A preliminary stormwater management narrative setting forth the following:

(a) Description of how the detention and best management practice requirements will be met.

(b) The estimated area and volume of storage of the stormwater management facility to meet stormwater detention and best management practice requirements.

(c) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.

(d) Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.

5. For the residential component of an application, five (5) copies of a map identifying classification of soil types at a scale of not less than one inch equals five hundred feet (1" = 500'), based upon information available on the County of Fairfax Soils Identification Maps.

6. A statement of those special amenities that shall be provided within the planned development.

7. A report setting forth the proposed development schedule, indicating the general sequence of development of the various sections.

8. If the proposal includes the request for a waiver of the yard regulations for yards abutting certain principal arterial highways and railroad tracks pursuant to Sect. 2-414, a study showing projected noise impacts, proposed mitigation measures and the effectiveness of such measures shall be submitted.

9. A statement explaining the relationship of the general sequence of development of the planned residential community to the adopted Capital Improvement Program of the County.

10. Where applicable, any other information as may be required by the provisions of Article 7.

11. The development plan for the initial establishment of a PRC District shall comply with the above submission requirements except that, at the applicant's option, the following revised provisions may apply:

A. Par. 4C above may be modified to require the approximate location of the features specified for the traffic circulation plan.

B. Par. 4H above may be modified to require the approximate number, type and density of dwelling units in the areas designated for residential use.

C. Par. 4I above may be modified to require the approximate maximum gross floor area and FAR for all uses other than dwellings.

D. Paragraphs 4G and 4J above shall not be required.

16-303 PRC Plan

A PRC plan shall be filed with the Director in fifteen (15) copies, and shall include the information set forth below. A PRC plan or portion thereof involving engineering, architecture, landscape architecture or land surveying shall be respectively certified by an engineer, architect, landscape architect or land surveyor authorized by the State to practice as such. All maps, plans, sketches and illustrations submitted as part of a PRC plan shall be presented on a sheet having a size of 24" x 36". If presented on more than one (1) sheet, match lines shall clearly indicate where several sheets join. The submission requirements for any amendment to an approved PRC plan shall be those requirements deemed necessary for a review of such amendment as determined by the Director. All submission requirements shall become the property of the County.

1. A plan at a scale of not less than one inch equals one hundred feet (1" = 100') showing:

   A. A vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').

   B. A boundary survey of the property, with an error of closure within the limit of one (1) in twenty thousand (20,000) related to true meridian, and showing the location and type of boundary evidence. The survey may be related to the U.S.C. & G.S., State grid north, if the coordinates of two (2) adjacent corners are shown. Such information may be obtained from recorded plats in the case of lots and subdivisions recorded subsequent to September 1, 1947.

   C. Total area of the property.

   D. Scale and north arrow.

   E. Existing topography with a maximum contour interval of two (2) feet.

   F. The general location and arrangement of all existing or proposed buildings and uses on the site and, if known, on adjacent properties.

   G. The approximate height in feet of all buildings and number of floors of all buildings other than single family dwellings on the site and, if known, on adjacent properties.

   H. The approximate distances of all structures from the development boundaries as shown on the PRC plan and abutting streets.

   I. The traffic circulation system showing the location of existing, platted and proposed streets and easements including names and route numbers, the approximate width and typical cross sections including acceleration, deceleration and turn lanes, service drives, entrances to parking areas and parking structures, the location and width of pedestrian walkways, bicycle paths and/or bridle paths, and all trails required by the adopted comprehensive plan.

   J. The off-street parking and loading areas and structures with typical space and aisle dimensions.

   K. The open space areas, identifying the proposed general treatment or improvement of all such areas, delineating those areas proposed for recreational

facilities and delineating any Resource Protection Area and Resource Management Area.

L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County.

M. General location and anticipated types of recreational facilities.

N. A plan or statement showing how public utilities are or will be provided. In addition, the approximate location of existing and proposed storm and sanitary sewer lines shall be shown.

O. Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:

(1) A graphic depicting:

(a) The approximate footprint of the stormwater management facility and, where applicable, the height of the dam embankment and the location of the emergency spillway outlet for each stormwater management facility.

(b) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.

(c) A preliminary layout of all on-site drainage channels, outfalls and pipes, including inlet and outlet pipes within the stormwater management facility.

(d) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.

(e) Proposed landscaping and tree preservation areas in and near the stormwater management facility.

(f) The approximate limits of clearing and grading on-site and off-site for the stormwater management facility, storm drainage pipes, spillways, access roads and outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures.

(2) A preliminary stormwater management narrative setting forth the following:

(a) Description of how the detention and best management practice requirements will be met.

(b) The estimated area and volume of storage of the stormwater management facility to meet stormwater detention and best management practice requirements.

(c) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.

(d) Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.

P. The location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.

Q. Approximate delineation of any grave, object or structure marking a burial site if known, and a statement indicating how the proposed development will impact the burial site.

2. A statement in tabular form which sets forth the following data, when such data is applicable to a given PRC plan:

A. Total number of dwelling units by type to include the corresponding population totals and density type based on the computation factors set forth in Sect. 6-308 and the maximum density provisions of Sect. 2-308.

B. Approximate total gross floor area and FAR for all uses other than dwellings.

C. Approximate total area in open space.

D. A schedule showing the total number of parking and loading spaces provided and the number required by the provisions of Article 11.

3. A map identifying classification of soil types at a scale of not less than one inch equals five hundred feet (1" = 500'), based upon information available on the County of Fairfax Soils Identification Maps.

4. A statement of the architectural concepts and typical bulk of the proposed structures, and if available, schematic architectural sketches.

5. A statement of the landscaping concepts, proposed screening measures and proposed tree cover indicating compliance with the tree cover provisions of the Public Facilities Manual.

6. When the development is to be constructed in sections, a proposed sequence of development schedule showing the order of construction of such sections, and an approximate completion date for the construction of each section.

7. Identification of the necessity for floodplain studies, drainage studies, soil reports and for easements and/or letters of permission for off-site construction.

8. Where applicable, any other information as may be required by the provisions of Article 7.

Calculating Residential Density in the PRC

Sect. 6-308 of the Zoning Ordinance provides that the overall maximum residential density within a PRC District shall not exceed 13 persons per acre of gross residential and associated commercial areas, and also sets forth a maximum density for each of the types of permitted residential densities (i.e. low, medium, and high).

To calculate overall residential density, the total number of acres and the number and type of all dwelling units within a PRC are required. The Zoning Ordinance assigns a "persons per dwelling unit" factor for each type of dwelling unit, as follows: 3.5 persons per single family detached dwelling; 3.0 persons per single family attached dwelling; 2.5 persons per garden apartment multiple family dwelling (4 stories or less with or without an elevator); and 2.0 persons per elevator apartment multiple family dwelling (5 stories or greater). The number of persons per each dwelling unit type are then added together and divided by the total number of acres within the PRC.

For example, a PRC District of 750 acres with 100 single family detached dwellings, 200 single family attached dwellings, 300 garden apartments, and 400 elevator apartments would be calculated as follows:

100 single family attached dwellings	X 3.5 persons =	350 persons
200 single family detached dwellings	X 3.0 persons =	600 persons
300 garden apartments	X 2.5 persons =	750 persons
400 elevator apartments	X 2.0 persons =	800 persons
		2,500 total persons in the PRC

2,500 persons in the PRC / 750 acres = 3.33 persons per acre.

The Zoning Ordinance limits the low, medium and high residential densities in two ways: by a maximum permitted persons per acre approved for a specific type of residential density in a PRC and by a maximum permitted persons per acre for all land areas approved for a specific type of residential density in a PRC. The maximum permitted densities set forth in Sect. 6-308 of the Zoning Ordinance are:

> Low: The overall density within the entire area of a PRC District that is designated for low density shall not exceed 3.8 persons per acre of gross residential area. Further, the density in any one low density area shall not exceed five (5) dwelling units per acre.
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> Medium: The overall density within the entire area of a PRC District that is designated for medium density shall not exceed 14 persons per acre of gross residential area. Further, the density in any one medium density area shall not exceed twenty (20) dwelling units per acre.
>
> High: The overall density within the entire area of a PRC District that is designated for high density shall not exceed 60 persons per acre of gross residential area. Further, the density in any one high density area shall not exceed fifty (50) dwelling units per acre.

To calculate the density within one of the specific residential density designations, a similar method as provided above is used wherein the persons per unit factor is multiplied by the number of a specific type of dwelling unit, and then the total number of persons within that residential area is divided by the total number of acres in the residential area.

For example, a PRC with a total of 100 acres approved for low density residential development is comprised of two areas, one with 40 acres of land area and another with 60 acres of land area. The residential density of the 40 acre parcel, provided it contains 30 single family detached dwellings and 20 single family attached dwellings, would be calculated as follows:

30 single family attached dwellings	X 3.5 persons =	105 persons
20 single family detached dwellings	X 3.0 persons =	60 persons
		165 persons

165 persons / 40 acres = 4.2 persons per acre.

Similarly, the residential density of the 60 acre parcel, provided it contained 60 single family detached dwellings, would be 3.5 persons per acre.

Therefore, the overall density for the entire 100 acres of land area within the PRC approved for low density residential development would be calculated as follows:

90 single family attached dwellings	X 3.5 persons =	315 persons
20 single family detached dwellings	X 3.0 persons =	60 persons
		375 persons

375 persons / 100 acres = 3.8 persons per acre.

Attachment 4

Reston: Existing/Proposed Residential Development Potential*

Total units	26,443
Single family detached	4,247
Single family attached	8,205
Garden	10,475
Elevator	3,516
Acres	6,224

Density calculation

Unit Type	Unit count	Population Factor		Number of Persons	
		existing	*proposed*	existing	*proposed*
Single family detached	4,247	3.5 persons	*3.0 persons*	14,865	*12,741*
Single family attached	8,205	3.0 persons	*2.7 persons*	24,615	*22,154*
Garden	10,475	2.5 persons	*2.1 persons (multiple family)*	26,188	*21,998*
Elevator	3,516	2.0 persons	*2.1 persons (multiple family)*	7,032	*7,384*
				72,700	***64,227***
				current population	
				11.68	***10.33***
				persons per acre	

Maximum population calculation

6,224 acres @ 13 person per acre = maximum population of 80,912 persons

Existing	Proposed
80,912 max. pop. – 72,700 current pop. = **8,212 persons of available density; 2,346 single family detached units or 2,737 single family attached units or 3,284 garden units or 4,106 elevator units**	*80,912 max. pop. – 64,277 current pop. =* ***16,635 persons of available density; 5,545 single family detached units or 6,161 single family attached units or 7,921 multiple family units***

** Sources: Dwelling unit count from Department of Tax Administration data and Plan and Document Control; proposed population factors are from 2005 Fairfax County Demographic Report.*

Attachment 4

Burke Centre: Existing/Proposed Residential Development Potential*

Total units	5,805
Single family detached	2,225
Single family attached	2,478
Garden	1,102
Elevator	0
Acres	1,516.3

Density calculation

Unit Type	Unit count	Population Factor		Number of Persons	
		existing	*proposed*	existing	*proposed*
Single family detached	2,225	3.5 persons	*3.0 persons*	7,788	*6,675*
Single family attached	2,478	3.0 persons	*2.7 persons*	7,434	*6,691*
Garden	1,102	2.5 persons	*2.1 persons (multiple family)*	2,755	*2,315*
Elevator	0	2.0 persons	*2.1 persons (multiple family)*	0	*0*
				17,977	***15,681***
				current population	
				11.86	***10.34***
				persons per acre	

Maximum population calculation

1,516.3 acres @ 13 person per acre = maximum population of 19,711 persons

Existing	Proposed
19,711 max. pop. – 17,977 current pop. = **1,734 persons of available density;** **495 single family detached units** **or** **578 single family attached units** **or** **693 garden units** **or** **867 elevator units**	*19,711 max. pop. – 15,681 current pop. =* ***4,030 persons of available density;*** ***1,343 single family detached units*** ***or*** ***1,492 single family attached units*** ***or*** ***1,919 multiple family units***

** Sources: Dwelling unit count from Department of Tax Administration data and Plan and Document Control; proposed population factors are from 2005 Fairfax County Demographic Report.*

Attachment 4

Cardinal Forest: Existing/Proposed Residential Development Potential*

Total units	2,680
Single family detached	705
Single family attached	1,153
Garden	822
Elevator	0
Acres	827.7

Density calculation

Unit Type	Unit count	Population Factor		Number of Persons	
		existing	*proposed*	existing	*proposed*
Single family detached	705	3.5 persons	*3.0 persons*	2,468	*2,115*
Single family attached	1,153	3.0 persons	*2.7 persons*	3,459	*3,114*
Garden	822	2.5 persons	*2.1 persons (multiple family)*	2,055	*1,727*
Elevator	0	2.0 persons	*2.1 persons (multiple family)*	0	*0*
				7,982	***6,956***
				current population	
				9.64	***8.40***
				persons per acre	

Maximum population calculation

827.7 acres @ 13 person per acre = maximum population of 10,760 persons

Existing	Proposed
10,760 max. pop. – 7,982 current pop. = **2,778 persons of available density; 793 single family detached units or 926 single family attached units or 1,111 garden units or 1,389 elevator units**	*10,760 max. pop. – 6,956 current pop. =* ***3,804 persons of available density; 1,268 single family detached units or 1,408 single family attached units or 1,811 multiple family units***

** Sources: Dwelling unit count from Department of Tax Administration data; proposed population factors are from 2005 Fairfax County Demographic Report and the factors in red are from the Zoning Ordinance.*