



County of Fairfax, Virginia

MEMORANDUM

DATE: October 16, 2012

TO: Members
Planning Commission

FROM: William O'Donnell, Staff Coordinator
RZ/SE Branch, Zoning Evaluation Division, DPZ

SUBJECT: Revised CDP/FDP, Revised Proffers, Revised development
Conditions

PCA/FDPA 2012-SU-007
(Timber Ridge at EDS, LLC)

PUBLIC HEARING: October 17, 2012

Attached please find a revised CDPA/FDPA dated January 25, 2007 and revised through October 16, 2012, revised proffers dated October 16, 2012 with changes highlighted in black-line from those in the Staff Report and revised Development Conditions dated October 16, 2012 with changes highlighted in black-line from those in the Staff Report. The following changes were included:

CDPA/FDPA

- New Sheet C-5B was added to refine the Typical Rear-Loaded (Type D) Townhouse Lot. The 3 foot side yard min was revised to be a range between 1 to 3 feet to allow for flexibility during site plan review.
- New Sheet L-05 was added to refine the Streetscape Section showing parallel spaces on both sides of the street. The 8 foot planting strip and 5 foot sidewalk dimension were revised to ensure that the sidewalk and planting strip dimension included the curb line as well.

Proffers

- New date of October 16, 2012
- Proffer 1 was changed to reflect new date of CDPA/FDPA
- Proffer 13 was modified to address a typo error

Development Conditions

- New date of October 16, 2012
- Condition 1 was changed to reflect new date of CDPA/FDPA

No other substantive changes are proposed. Staff continues to find that the proposal is in conformance with the Comprehensive Plan, and with all applicable Zoning Ordinance provisions as proffered and conditioned.