



# FAIRFAX COUNTY

**APPLICATION FILED:** October 25, 2004  
**PLANNING COMMISSION HEARING:** March 9, 2005  
**PLANNING COMMISSION DECISION:** September 15, 2005  
**BOARD OF SUPERVISORS:** Not Scheduled

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V I R G I N I A

September 8, 2005

## **STAFF REPORT ADDENDUM**

### **APPLICATION SE 2004-LE-033**

#### **LEE DISTRICT**

**APPLICANT:** Franconia Lodge #646, Loyal Order of Moose, Inc.

**ZONING:** R-1

**PARCEL:** 99-2 ((1)) 50

**ACREAGE:** 6.22 acres

**FLOOR AREA RATIO (FAR):** 0.03

**OPEN SPACE:** 4.52 acres (73 percent)

**PLAN MAP:** 1-2 du/ac

**SE CATEGORY:** Category 3, Quasi-Public Uses

**PROPOSAL:** Amend S 116-72 for an Existing Private Club to expand the Existing Building from 4,272 Square Feet to 10,272 Square Feet of Gross Floor Area without Increasing the Membership

#### **STAFF RECOMMENDATIONS:**

Staff recommends that SE 2004-LE-033 be approved subject to the development conditions in Appendix 1.

Staff further recommends that the transitional screening be modified along all boundaries in accordance with the landscaping and existing vegetation shown on the SE Plat, that the barrier be waived along the eastern, southern and western boundaries and that the barrier be modified along the northern boundary.

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

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

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



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

## **BACKGROUND**

The February 24, 2005 staff report recommended approval of SE 2004-LE-033 subject to development conditions. At the public hearing on March 9, 2005, staff and the applicant were directed to explore the provision of additional water quality measures on site and the decision was deferred until April 28, 2005. The decision was subsequently deferred to March 26, 2005; however, that meeting of the Commission was cancelled and, as a result, the decision was deferred to July 21, 2005. At that meeting, the decision was then deferred to September 15, 2005 to allow the final details of the innovative best management facilities to be resolved.

## **DISCUSSION**

In response to the direction from the Planning Commission, staff and the applicant have met several times to derive appropriate additional water quality measures for the site. Initially, a rain garden was proposed near Beulah Street and an infiltration trench was proposed adjacent to the ball field. To ensure that the infiltration trench would operate effectively a soils test was performed at the site. These tests indicated that the soils were not appropriate for this type of facility as it would likely become filled during storm events and create an outfall which would have to be improved to the nearest stream approximately 1000 feet from the site. In response, the staff and the applicant derived a larger innovative facility that combines a rain garden with an infiltration trench as a storage facility.

The innovative facility is identified on the SE Plat as BMP Facility #1. It is approximately 100 feet in length and consists of a rain garden with an associated storage facility that both extend the length of the BMP. The two parts of the facility are separated by a wall that extends downward the depth of the planting media in the rain garden. The stormwater will sheet flow into the rain garden half of the facility, be filtered within that area; the stormwater will then migrate into a storage area under the rain garden and on infiltration trench side that is filled with #57 stone. The water is then discharged out the top of that half of the facility via two pipes to a level spreader intended to slow the velocity of the water and induce it to sheet flow. This innovative facility will require approval of a waiver of the Public Facilities Manual requirements during site plan review by DPWES.

BMP Facility #2 is a rain garden with a typical design to collect the water, pass it through the soil media to be filtered and transpired by the plants in the rain garden. In this instance, the water not stored in the rain garden will be discharged into the existing storm sewer system along Beulah Street. Perforated collector lines at the bottom of the rain garden will collect the water and it will be conveyed via pipe to an inlet box in the right-of-way in front of the application property.

As a redevelopment site, the property is required to provide 17 percent phosphorous removal; the two BMPs will provide 21 percent phosphorous removal. Both facilities will require that a private maintenance agreement be executed by the owner to address the long term maintenance responsibility. Sheet 7 of the SE Plat includes the maintenance requirements for a rain garden. The maintenance requirements for the other facility, BMP Facility #1, will be similar. The proposed development conditions have been modified to require that the two BMP facilities are constructed because they exceed the requirements of the Public Facilities Manual.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Conclusions**

As noted in the original staff report, the proposed addition to the existing Franconia Moose Lodge would result in an increase of the gross floor area of this building from 4,000 square feet to 10,000 square feet. This results in a total floor area on the site of 10,272 square feet with floor area ratio of 0.03 (not including the existing cellar space of 4,000 square feet that is not GFA). Seventy-three percent of the site is open space, including a ball field located in the southern portion of the site. The SE Plat includes additional landscaping to enhance the buffering along the periphery of the site and to enhance the internal appearance of the site, including additional landscaping along Beulah Street due the proposed rain garden. The existing parking on site is sufficient for a private club that is limited to 350 members. The existing signage was erected without permits and it exceeds the current limitations specified in the Zoning Ordinance. The proposed development conditions require that the signage be changed to conform with the Zoning Ordinance.

### **Recommendations**

Staff recommends that SE 2004-LE-033 be approved subject to the development conditions in Attachment 1.

Staff further recommends that the transitional screening be modified along all boundaries in accordance with the landscaping and existing vegetation shown on the SE Plat, that the barrier be waived along the eastern, southern and western boundaries and that the barrier be modified along the northern boundary.

## **ATTACHMENTS**

1. Proposed Development Conditions
2. Reduction of the Special Exception Plat
3. Comments of the Stormwater Engineer, Site Review East, ESRD, DPWES
4. Locator Map

## PROPOSED DEVELOPMENT CONDITIONS

SE 2004-LE-033

September 8, 2005

If it is the intent of the Board of Supervisors to approve SE 2004-LE-033 located at Tax Map 99-2 ((1)) 50 (7701 Beulah Street) for use as a private club pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled Loyal Order of the Moose, Franconia Lodge #646, prepared by Odyssey Associates, Inc. and dated May 15, 2004 as revised through August 22, 2005, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Membership: The maximum number of members shall be 350; the maximum number of full-time employees shall be six.
5. Parking Spaces: One hundred and twenty-five (125) parking spaces shall be provided as shown on the SE Plat.
6. Hours of Operation: The hours of operation shall be limited to 9:00 a. m. to 12 midnight, seven days a week.
7. Loudspeakers: There shall be no exterior loudspeakers permitted.
8. Ball Field Lighting: The ball field shall not be lit for use. This condition shall not preclude the installation of lighting for security purposes.
9. Outdoor Lighting: All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
10. Other Uses: The lodge facilities shall not be leased out or used for outside activities beyond those associated with local civic activities or Little League.

11. Interior Parking Lot Landscaping: Interior parking lot landscaping shall be provided as required by Article 13, Landscaping and Screening, of the Fairfax County Zoning Ordinance subject to the review and approval of the Urban Forest Management Branch. All new trees planted within the parking lot shall comply with the requirements in Sect. 13-201 for trees that provide shade as determined by the Urban Forest Management Branch.
12. Landscaping on the Northern Property Line: If any landscape materials are substituted within the two rows of evergreen trees shown to be added along the northern boundary, the substituted material shall also be evergreen as determined by the Urban Forest Management Branch.
13. Limits of Clearing and Grading: The limits of clearing and grading shown on the SE Plat shall be adhered to and all trees shown to be preserved on the SE Plat shall be preserved as determined by the Urban Forest Management Branch. Additionally, the limits of clearing and grading shall be modified to preserve the existing Virginia Pine trees located to the south of the building addition as determined by the Urban Forest Management Branch.
14. Signs: All signage on the site shall conform with the requirements of Article 12, Signs, of the Fairfax County Zoning Ordinance. Any non-conforming signs shall be removed or replaced to comply with those requirements and permits shall be obtained for those signs prior to the issuance of a Non-Residential Use Permit for the addition approved pursuant to this special exception. Permits shall be obtained for any free-standing signs or it shall be demonstrated to the satisfaction of the Zoning Administrator that the signs have been removed prior to the issuance of a Non-Residential Use Permit for the occupancy of the proposed addition.
15. Stormwater Management and Best Management Practices: Stormwater management and best management practices that achieve a minimum of 21 percent phosphorous removal shall be provided as shown on the SE Plat and in accordance with the requirements of the Public Facilities Manual and subject to the approval of the Department of Public Works and Environmental Services, including any required maintenance agreement.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.