APPLICATION FILED: March 23, 2007
PLANNING COMMISION: September 20, 2007
BOARD OF SUPERVISORS: October 15, 2007 @ 3:30 p.m.

County of Fairfax, Virginia

September 6, 2007

STAFF REPORT

APPLICATION SE 2007-SP-009

SPRINGFIELD DISTRICT

APPLICANT:	Trustees of Christ United Methodist Church
ZONING:	R-C, WS
PARCEL(S):	96-2 ((01)) 2, 4A, 4B, 4C, 4D
ACREAGE:	24.58 acres
FAR:	0.05 – Phase 1 0.10 – Phase 2
OPEN SPACE:	Phase 1: 869,000 sf (81%) Phase 2: 810,600 sf (76%)
PLAN MAP:	Residential .2 to.5 dwelling units per acre
SE CATEGORY:	Category 3: Church, Private School of General Education and Nursery School
PROPOSAL:	Permit a 107,000 sf., 1,000 seat church with a private school of general education with a maximum enrollment of 250 and a nursery school with a maximum enrollment of 150

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2007-SP-009 subject to the Proposed Development Conditions in Appendix 1.

O:\gchase\Christ Church\Trustees Christ Church Staff Report Cover.doc

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

Staff recommends approval of a waiver of the requirement to provide a sidewalk along the Ox Road (Route 123) frontage of the property in accordance with Sect. 17-201 of the Zoning Ordinance.

Staff recommends approval of a modification of the requirement to provide a five-foot wide on-road bike lane within the right-of-way in accordance with the proposed development conditions.

Staff recommends approval of waiver of the barrier requirement along the southern half of the east and west property boundaries and for the entirety of the north and south property boundaries, as depicted on the SE plat.

Staff recommends approval of a modification of the transitional screening yard requirement along the eastern, southern and western property boundaries, as depicted on the SE plat.

Staff recommends approval of a waiver of the service drive requirement of Section 17-201 of the Zoning Ordinance, in favor of the interparcel connections depicted on the SE plat.

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

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

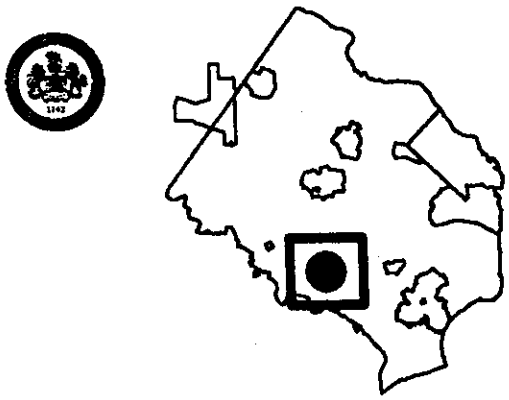
The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

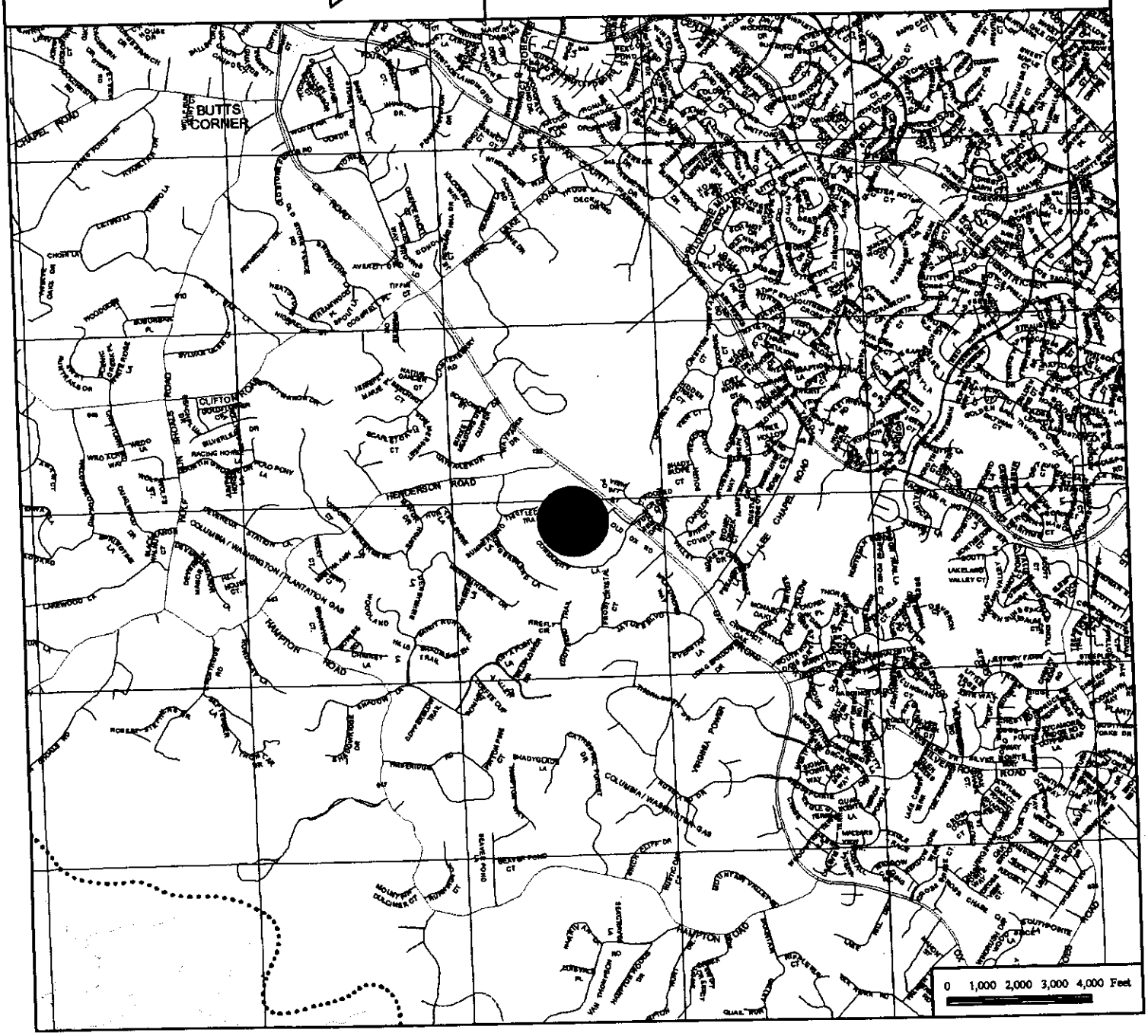
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2007-SP-009

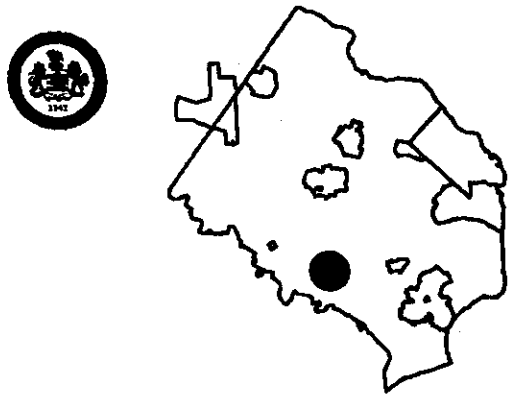


Applicant:	TRUSTEES OF CHRIST UNITED METHODIST CHURCH
Accepted:	04/23/2007
Proposed:	CHURCH WITH NURSERY SCHOOL AND PRIVATE SCHOOL OF GENERAL EDUCATION
Area:	24.58 AC OF LAND; DISTRICT - SPRINGFIELD
Zoning Dist Sect:	03-0C04
Art 9 Group and Use:	3-15
Located:	7600 OX ROAD
Zoning:	R- C
Plan Area:	3,
Overlay Dist:	WS
Map Ref Num:	096-2- /01/ /0002 /01/ /0004A /01/ /0004B /01/ /0004C /01/ /0004D



Special Exception

SE 2007-SP-009



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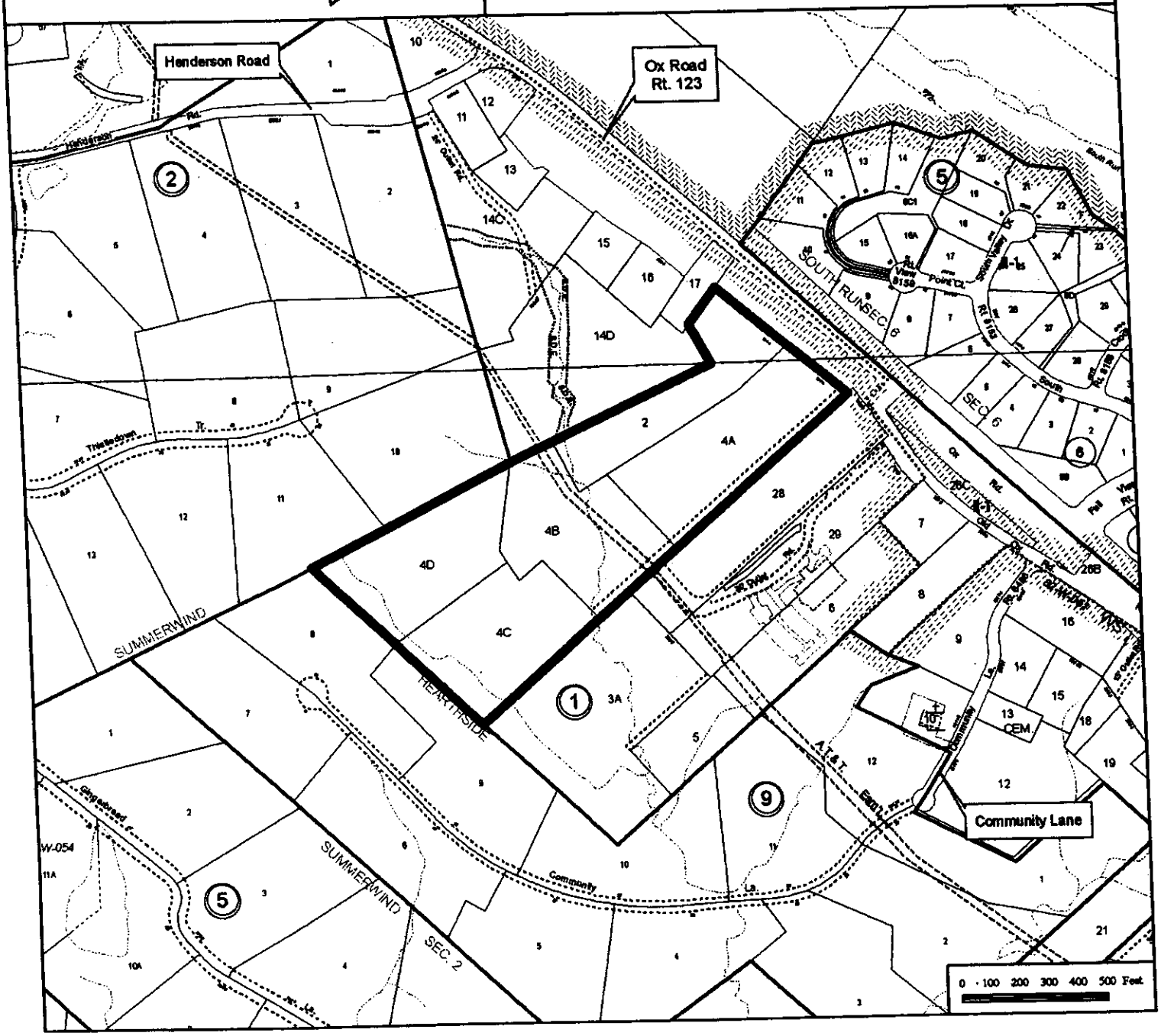
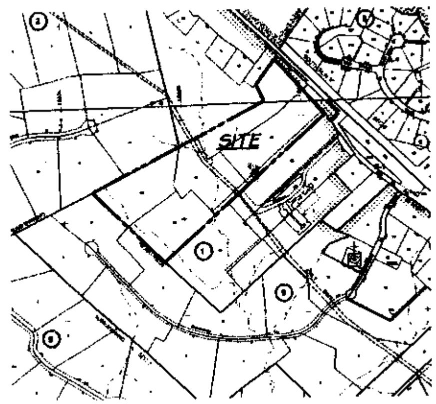
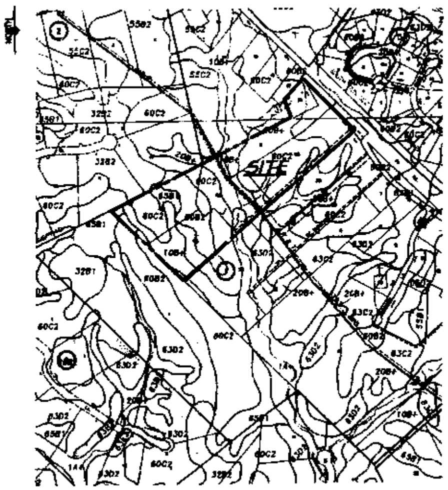




VICINITY MAP

SCALE : 1" = 500'



SOILS MAP

SCALE : 1" = 500'

TABULATIONS

SITE AREA = 1,070,689 ± OR 24.5796 ACRES
ZONE = R-C AND WSPOD
PROPOSED USE = CHURCH, WITH A NURSERY SCHOOL/ PRIVATE SCHOOL OF GENERAL EDUCATION WITH MORE THAN 100 STUDENTS

MAXIMUM BUILDING HEIGHT PERMITTED = 60 FEET
MAXIMUM BUILDING HEIGHT PROVIDED = 60 FEET MAXIMUM
MINIMUM LOT AREA REQUIRED = NONE FOR INSTITUTIONAL
MINIMUM LOT AREA PROVIDED = 1,070,689 S.F. OR 24.5796 ACRES
MINIMUM LOT WIDTH REQUIRED = NONE FOR INSTITUTIONAL
MINIMUM LOT WIDTH PROVIDED = ±604'
MINIMUM YARDS:
REQUIRED: FRONT YARD: CONTROLLED BY A ±50 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'
SIDE YARD: CONTROLLED BY A ±45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
REAR YARD: CONTROLLED BY A ±45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
MINIMUM YARDS:
PROVIDED: FRONT YARD: A ±72 DEGREE ANGLE OF BULK PLANE AND FRONT YARD SETBACK OF ±112'
NORTH SIDE YARD: A ±45 DEGREE ANGLE OF BULK PLANE AND SIDE YARD SETBACK OF ±58'
SOUTH SIDE YARD: A ±45 DEGREE ANGLE OF BULK PLANE AND SIDE YARD SETBACK OF ±57'
REAR YARD: REAR YARD SETBACK OF ±1,180'

PHASE 1

OPEN SPACE REQUIRED: NONE
OPEN SPACE PROVIDED: ±849,000 S.F. (±80%)
UNDISTURBED OPEN SPACE PROVIDED: ±652,000 S.F.

MAX. FAR PERMITTED: 107,000 S.F. (.10)
FAR PROPOSED: ±51,000 S.F.* (±.05)
*AREA INCLUSIVE OF A MAXIMUM OF 5 TEMP. TRAILERS/OFFICE ±6,000 S.F.)
PARKING REQUIREMENTS:
CHURCH (500 SEATS):
REQUIRED (1.0 SPACE/4 SEATS) = 125 SPACES
PROVIDED = 254 SPACES

PRIVATE SCHOOL OF GENERAL EDUCATION (K-8) (75 STAFF/EMPLOYEES):
REQUIRED: 29
PROVIDED = 29 SPACES

NURSERY (150 CHILDREN):
REQUIRED (0.16 SPACES/CHILD) = 24 SPACES
PROVIDED= 24 SPACES

TOTAL LOADING SPACES REQD./PROVIDED: 2 SPACES

TOTAL PARKING PROVIDED: 307 SPACES

OUTDOOR RECREATION AREAS FOR NURSERY/PRIVATE SCHOOL OF GENERAL EDUCATION:
PRIVATE SCHOOL OF GENERAL EDUCATION GRADES K-8:
REQUIRED: 430 S.F. PER CHILD (40 CHILDREN OUTSIDE AT ONE TIME)(17,200 S.F.)
PROVIDED = ±17,200 S.F.

NURSERY:
REQUIRED: 100 S.F. PER CHILD (32 CHILDREN OUTSIDE AT ONE TIME)(3,200 S.F.)
PROVIDED = ±3,200 S.F.

(SEE SHEET 2 FOR OUTDOOR RECREATION DESIGNATIONS)

PHASE 2

OPEN SPACE REQUIRED: NONE
OPEN SPACE PROVIDED: ±810,600 S.F. (±76%)
UNDISTURBED OPEN SPACE PROVIDED: ±54,600 S.F. (MIN. 50%)

MAX. FAR PERMITTED: 107,000 S.F. (.10)
FAR PROPOSED: ±107,000 S.F.* (62,000 PH.2 + 45,000 PH.1)(±.10)
*THE TRAILERS IN PHASE 1 WILL BE REMOVED TO PERMIT THE MAXIMUM FAR.

PARKING REQUIREMENTS:

CHURCH (1,000 SEATS):
REQUIRED (1.0 SPACE/4 SEATS) = 250 SPACES
PROVIDED = 254 SPACES (1 SPACE/3.9 SEATS)
TOTAL LOADING SPACES REQD./PROVIDED: 2 SPACES
TOTAL PARKING: 307 SPACES

TOTAL: PHASES 1 AND 2

OPEN SPACE REQUIRED: NONE
OPEN SPACE PROVIDED: ±810,600 S.F. (±76%)
UNDISTURBED OPEN SPACE PROVIDED: ±64,600 S.F. (MIN. 50%)
MAX. FAR PERMITTED: 107,000 S.F. (.10)
FAR PROPOSED: ±107,000 S.F. (±.10)

PARKING REQUIREMENTS:

CHURCH (1,000 SEATS):
REQUIRED (1.0 SPACE/4 SEATS) = 250 SPACES
PROVIDED = 254 SPACES (1 SPACE/3.9 SEATS)

PRIVATE SCHOOL OF GENERAL EDUCATION (K-8) (75 STAFF/EMPLOYEES):
REQUIRED: 29
PROVIDED = 29 SPACES
NURSERY (150 CHILDREN):
REQUIRED (0.16 SPACES/CHILD) = 24 SPACES
PROVIDED= 24 SPACES

TOTAL LOADING SPACES REQD./PROVIDED: 2 SPACES
TOTAL PARKING PROVIDED: 307 SPACES(1 SPACE/3.2 SEATS)

OUTDOOR RECREATION AREAS FOR NURSERY/PRIVATE SCHOOL OF GENERAL EDUCATION:

PRIVATE SCHOOL OF GENERAL EDUCATION GRADES K-8:
REQUIRED: 430 SF PER CHILD (40 CHILDREN OUTSIDE AT ONE TIME)(17,200 S.F.)
PROVIDED = ±17,200 S.F.

NURSERY:
REQUIRED: 100 SF PER CHILD (32 CHILDREN OUTSIDE AT ONE TIME)(3,200 S.F.)
PROVIDED = ±3,200 S.F.

(SEE SHEET 2 FOR OUTDOOR RECREATION DESIGNATIONS)

SHEET INDEX

1. COVER SHEET
2. SPECIAL EXCEPTION PLAT-PHASE 1
3. SPECIAL EXCEPTION PLAT-PHASE 2
4. EXISTING CONDITIONS/EXISTING VEGETATION MAP
5. STORM WATER MANAGEMENT INFORMATION
5A-5C. BUILDING ELEVATIONS
5D. CIRCULATION & LANDSCAPE PLAN

MATTHEW T. MARSHALL No. 1367 5/22/07 7/5/07 7/16/07 LAND SURVEYOR 8/02/07 8/24/07

WAIVERS/MODIFICATIONS REQUESTED:

IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL, THE APPLICANT HEREBY RESPECTFULLY REQUESTS THE FOLLOWING WAIVERS AND/OR MODIFICATIONS:

1. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE SIDEWALK REQUIREMENTS CONTAINED IN SECTION 17-201 OF THE ZONING ORDINANCE ALONG THE SITE'S OX ROAD FRONTAGE. THE APPLICANT REQUESTS THIS WAIVER DUE TO THE LACK OF ADJACENT PEDESTRIAN CONNECTION. PLEASE NOTE THAT AN ASPHALT TRAIL IS LOCATED ON THE NORTHEAST SIDE OF OX ROAD, ACROSS THE STREET FROM THE SUBJECT PROPERTY.

2. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE BARRIER REQUIREMENTS CONTAINED WITHIN SECTION 13-303 OF THE ZONING ORDINANCE. THE APPLICANT HAS PROVIDED THE REQUIRED BARRIER ALONG THE NORTHERN AND SOUTHERN BOUNDARY (BOARD FENCE), WITHIN THE LIMITS OF CLEARING AND GRADING. THE APPLICANT IS REQUESTING A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE PERIPHERY OF THE PROPERTY LOCATED OUTSIDE THE LIMITS OF CLEARING AND GRADING SINCE THIS AREA WILL BE PRESERVED AS TREE SAVE AREA. THE APPLICANT ALSO RESPECTFULLY REQUESTS A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SITE'S OX ROAD FRONTAGE. PLEASE SEE SHEET 2 OF THE PLAT FOR THE LIMITS OF THIS MODIFICATION REQUEST.

THE APPLICANT RESPECTFULLY REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING PLANTING REQUIREMENTS CONTAINED WITHIN SECTION 13-303 OF THE ZONING ORDINANCE. THE APPLICANT HAS PROVIDED THE REQUIRED 25' BUFFER AND PLANTING ALONG THE NORTHERN, SOUTHERN AND EASTERN PROPERTY BOUNDARY, WITHIN THE LIMITS OF CLEARING AND GRADING. THE APPLICANT IS REQUESTING A MODIFICATION OF THE PLANTING REQUIREMENTS ALONG THE PERIPHERY OF THE PROPERTY LOCATED OUTSIDE THE LIMITS OF CLEARING AND GRADING SINCE THIS AREA CONTAINS EXISTING VEGETATION AND WILL REMAIN AS A TREE SAVE AREA. PLEASE SEE SHEET 2 OF THE PLAT FOR THE LIMITS OF THIS REQUEST. IN ADDITION, THE PLANTING REQUIREMENTS MAY BE MODIFIED IN LIEU OF THE INFORMATION PROVIDED ON SHEET 5D ALONG THE SITE'S OX ROAD FRONTAGE AS DETERMINED BY THE APPLICANT IN COORDINATION WITH UFM, DPWES.

3. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE SERVICE DRIVE REQUIREMENTS CONTAINED WITHIN SECTION 17-201 OF THE ZONING ORDINANCE AND SECTION 7-0104.1 OF THE PUBLIC FACILITIES MANUAL. THE APPLICANT REQUESTS THIS WAIVER DUE TO THE FACT THAT OX ROAD EXISTS IN ITS ULTIMATE CONFIGURATION AND A SERVICE DRIVE HAS NOT CONSTRUCTED OR ANTICIPATED WITH THESE IMPROVEMENTS AND NO EXISTING SERVICE DRIVES EXIST ADJACENT TO THE SUBJECT PROPERTY.

TREE COVER CALCULATIONS:

SITE AREA = 1,070,689 SF.
TREE COVER REQUIRED (20%) = 214,140 S.F.
TREE COVER PRESERVED/PROVIDED = ±525,000 S.F.

THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE TREES WHICH INCLUDE BUT ARE NOT LIMITED TO RED MAPLE, RED OAK, AMERICAN HOLLY, AMERICAN BEECH, WILLOW OAK AND DOGWOOD. THE SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SITE PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.

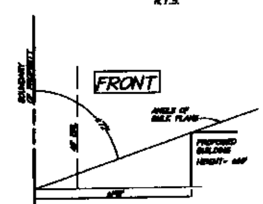
PLANTING SCHEDULE

SYMBOL	TYPE	SIZE
(symbol)	LARGE EVERGREEN	6'-8'
(symbol)	LARGE DECIDUOUS	2" CAL.
(symbol)	MEDIUM EVERGREEN	6'-8'
(symbol)	SMALL DECIDUOUS (FLOWERING/ORNAMENTAL)	2" CAL.
(symbol)	SHRUB	18"-24"

AS PART OF THE PROPOSED DEVELOPMENT, INTERIOR PARKING LOT LANDSCAPING WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13-201 OF THE ZONING ORDINANCE. THE APPLICANT WILL COMPLY WITH THIS REQUIREMENT AS PART OF THIS APPLICATION.

ANGLE OF BULK PLANE DETAIL

N.T.S.



ANGLE OF BULK PLANE DETAIL

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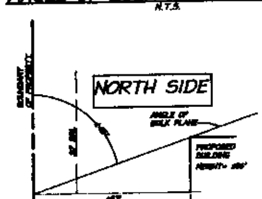

ANGLE OF BULK PLANE DETAIL

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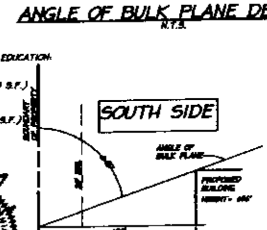


NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP No. 96-2 ((1)) PARCELS 2, 4A, 4B, 4C, AND 4D AND IS CURRENTLY ZONED R-C.

2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF THE FOLLOWING :
PARCEL 5: TRUSTEES OF CHRIST UNITED METHODIST CHURCH
DEED BOOK 17157 AT PAGE 1076
DEED BOOK 1780 AT PAGE 1495

3. DEVELOPER:
TRUSTEES OF CHRIST UNITED METHODIST CHURCH
C/O PASTOR JOHN SPEIGHT
6205 GLEN EAGLES LANE
FAIRFAX STATION, VA 22039
(703) 690-3401

4. BOUNDARY INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC. IN AUGUST, 2005 AND UPDATED FEBRUARY 2007.

5. THE TOPOGRAPHIC INFORMATION IS BASED UPON AN AERIAL SURVEY BY MCKENZIE-SNYDER AND FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS IN AUGUST, 2005. CONTOUR INTERVAL IS TWO FEET.

6. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREON. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFM DESIGN CRITERIA AT THE TIME OF SITE PLAN / PLAT PREPARATION / SUBMISSION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION.

7. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

8. LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.

9. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. CLEARING LIMITS SHALL BE IN STRICT CONFORMANCE WITH THOSE SHOWN HEREON.

10. AIR QUALITY PERMITS SHALL BE OBTAINED IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.

11. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. NO ADDITIONAL CLEARING BEYOND THE LIMITS SHOWN HEREON WILL OCCUR FOR CONNECTION TO THE EXISTING MAIN OR PROPOSED MAIN CONSTRUCTION. AN EJECTOR PUMP, AS PERMITTED BY THE PFM, WILL BE UTILIZED FOR A PORTION OF THE BUILDING. ANY WELLS OR SEPTIC FIELDS ON SITE WILL BE ABANDONED IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS.

12. A RESOURCE PROTECTION AREA (RPA) DOES EXIST ON THE SUBJECT PROPERTY PER INFORMATION OF RECORD. A RESOURCE MANAGEMENT AREA (RMA), AS DEFINED BY FAIRFAX COUNTY, DOES EXIST ON THE SUBJECT PROPERTY. A WATER QUALITY IMPACT ASSESSMENT SHALL BE PREPARED IN CONJUNCTION WITH THE FINAL SITE PLAN IF REQUIRED.

13. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 1 DWELLING UNIT PER 5 TO 10 ACRES.

14. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED ALONG THE SUBJECT PROPERTY'S OX ROAD (RT. 123) FRONTAGE. A 10' ASPHALT TRAIL HAS BEEN CONSTRUCTED ON OX ROAD (RT. 123)ACROSS THE STREET FROM THE SUBJECT PROPERTY.

15. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

16. OX ROAD IS NOT SHOWN ON THE VDOT 6 YEAR PLAN TO BE WIDENED OR IMPROVED. OX ROAD IS SHOWN ON THE COUNTY'S COMPREHENSIVE PLAN AND COUNTYWIDE TRANSPORTATION MAP TO BE WIDENED TO SIX LANES. THIS PORTION OF OX ROAD HAS PREVIOUSLY WIDENED PER VDOT PROJECT 123-029-132 AND NO ADDITIONAL DEDICATION IS REQUIRED.

17. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN EXISTS ON THE SUBJECT PROPERTY. A MINOR OR MAJOR FLOOD PLAIN, AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION AND DEFINED BY THE ZONING ORDINANCE DOES NOT EXIST ON THE SUBJECT PROPERTY. THE COMPONENTS OF A MAXIMUM DENSITY REDUCTION DO NOT EXIST ON SITE. A DRAINAGE STUDY WILL BE PROVIDED IN CONJUNCTION WITH THE FINAL SITE PLAN.

18. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

19. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER / DEVELOPER.

20. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SITE PLAN, IF REQUIRED.

21. THE SUBJECT PROPERTY WILL MEET SWM/BMP REQUIREMENTS THROUGH THE PROVISION OF AN ONSITE DRY, SWM/BMP FACILITY AND PRESERVATION OF OPEN SPACE. SEE SHEET 4 FOR ADDITIONAL INFORMATION.

22. ALL DIMENSIONS ARE APPROXIMATE, TYPICAL BUILDING FOOTPRINTS SHOWN MAY BE MODIFIED PROVIDED THAT THERE IS NO REDUCTION IN OPEN SPACE, MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAT, AND THE MINIMUM YARDS ARE PROVIDED.

23. THE INTERNAL TRAVELWAYS SHOWN ON THIS PROPERTY SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PUBLIC FACILITIES MANUAL & WILL BE PRIVATELY MAINTAINED.

24. THE AREAS TO BE PRESERVED HAVE BEEN DEPICTED ON THE SPECIAL EXCEPTION PLAT. THESE AREAS WILL BE PROTECTED DURING CONSTRUCTION THROUGH THE UTILIZATION OF TREE PROTECTION FENCING.

25. MINOR ADJUSTMENTS TO THE UTILITY AND LANDSCAPING LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.

26. ALL EXISTING STRUCTURES TO BE REMOVED.

27. THE SUBJECT PROPERTY LIES WITHIN THE WATER SUPPLY OVERLAY DISTRICT (WSPOD).

28. ALL LIGHTING ON SITE WILL BE PROVIDED IN ACCORDANCE WITH THE LIGHTING STANDARDS IN ARTICLE 14 OF THE ZONING ORDINANCE.

29. THE APPROXIMATE AREA DENOTED HEREIN ADJACENT TO THE ATHLETIC FIELD SHALL BE SUPPLEMENTED WITH UNDERSTORY, SUPPLEMENTAL PLANTING. THIS SUPPLEMENTAL PLANTING SHALL COMPLIMENT THE EXISTING, DECIDUOUS CANOPY AND PROVIDE ADDITIONAL SCREENING FOR THE ADJACENT PROPERTY. THE PLANTING SHALL BE LOCATED WITHIN THE 25' TRANSITIONAL SCREENING YARD AND CONTAIN A MAXIMUM OF 25 MEDIUM EVERGREENS. THE FINAL LOCATION OF THE LANDSCAPING IN THIS AREA SHALL BE COORDINATED WITH THE URBAN FORESTER. THE SUPPLEMENTAL SCREEN SHALL ONLY BE PROVIDED IN CONJUNCTION WITH PHASE 2.

30. THE LOCATION OF THE PROPOSED INTERPARCEL ACCESS IS APPROXIMATE. FINAL LOCATION WILL BE DETERMINED WITH SITE PLAN.

31. THE LOADING SPACES & DUMPSTER PAD LOCATIONS SHALL BE DETERMINED AT OR WITH FINAL SITE PLAN SUBMISSION.

32. TWO POTENTIAL SIGN LOCATIONS ARE DEPICTED HEREIN. ONLY ONE OF THE LOCATIONS WILL BE UTILIZED & THIS DECISION WILL OCCUR WITH THE SUBMISSION OF THE FINAL SITE PLAN. ALL SIGNS ON SITE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.

33. THE PROPOSED ACCESS WAY IN PHASE 2 THRU THE E.Q.C. SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PFM AND APPROVED BY DPWES.

LAND DESIGN CONSULTANTS
PLAN FOR SUCCESS
www.ldc-va.com
8451 CENTREVILLE ROAD, SUITE 205
MANASSAS, VIRGINIA 20110
PH: 703-257-4505 FX: 703-257-0808

COVER SHEET

CHRIST CHURCH

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY: DATE | DESIGN | NO. | DESCRIPTION | REVISION BY | APPROVED | DATE

ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA JOHN L. MARSHALL NO 1375B LAND SURVEYOR

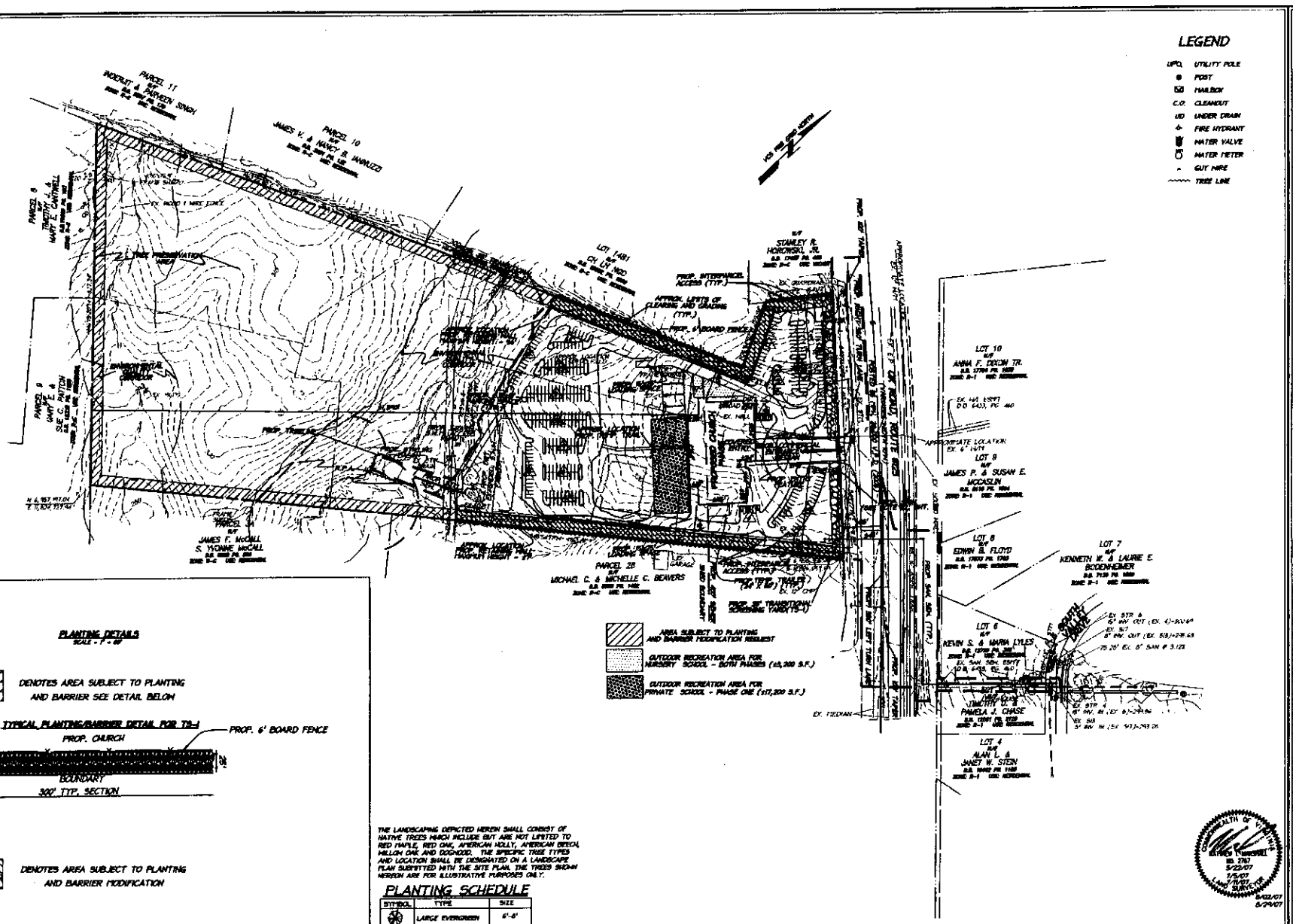
SCALE: N/A

SHEET 1 of 5

DATE: FEB., 2007

DRAFT: KMA CHECK: MTM

FILE NUMBER: 0304-1-0-45



THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE TREES WHICH INCLUDE BUT ARE NOT LIMITED TO RED MAPLE, RED OAK, AMERICAN HOLLY, AMERICAN BEECH, WILLOW OAK AND DOGWOOD. THE SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SITE PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.

PLANTING SCHEDULE

SYMBOL	TYPE	SIZE
	LARGE EVERGREEN	6'-8'
	LARGE DECIDUOUS	2" CAL.
	MEDIUM EVERGREEN	6'-8'
	SMALL DECIDUOUS (FLOWERING/ORNAMENTAL)	2" CAL.
o	SHRUBS	18"-24"

LAND DESIGN CONSULTANTS

PLAN FOR SUCCESS

SPECIAL EXCEPTION PLAT - PHASE I

CHRIST CHURCH

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO	DESCRIPTION	REVISION BY	APPROVED	DATE
		REVISION APPROVED BY:			

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR

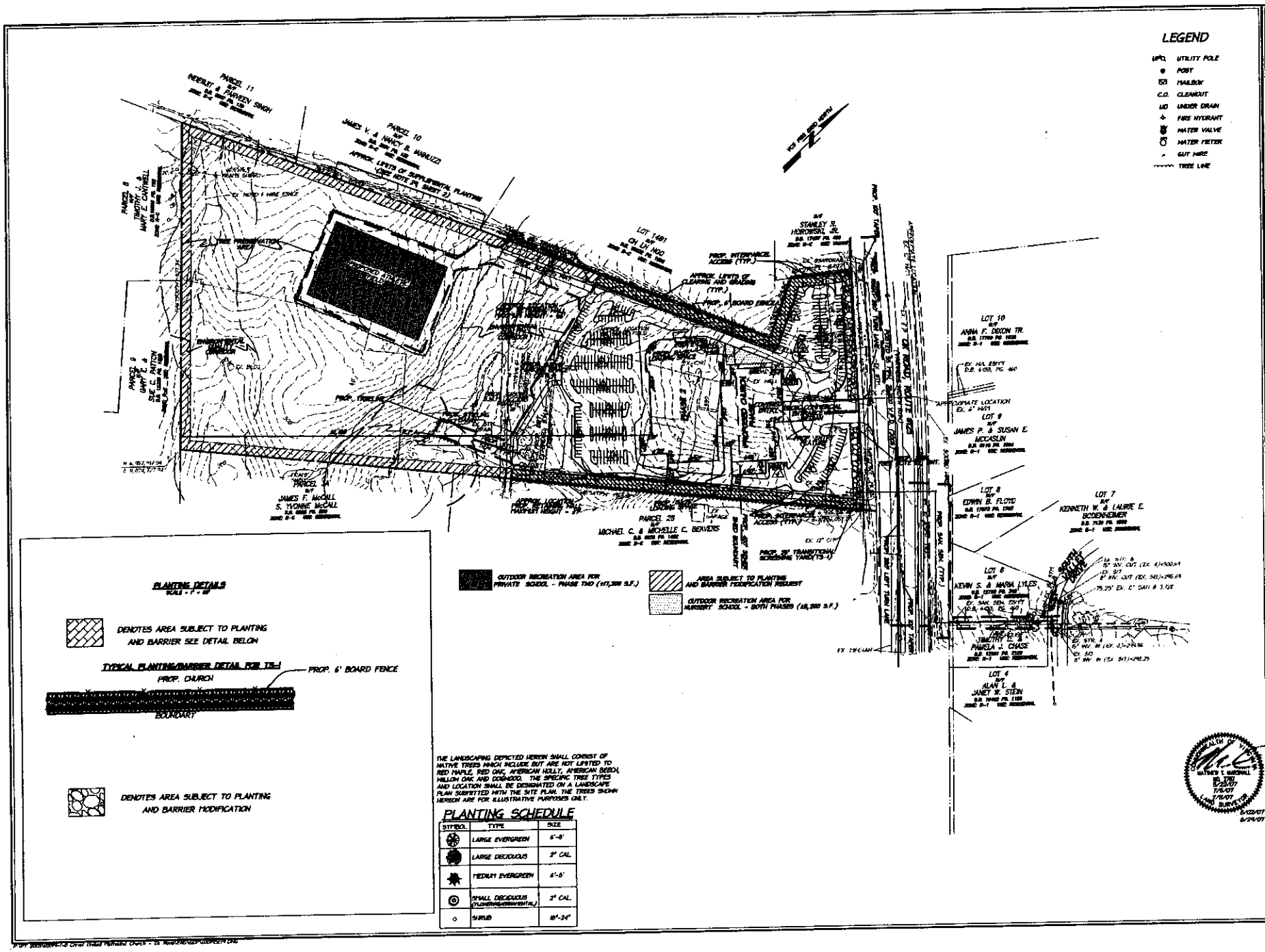
SCALE
1" = 100'
N/A

SHEET 2 OF 5

DATE: FEB. 2007

DRAFT: KMA | CHECK: MTM

FILE NUMBER: 05019-1-0-68



THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE TREES WHICH INCLUDE BUT ARE NOT LIMITED TO RED MAPLE, RED OAK, AMERICAN HOLLY, AMERICAN BEECH, WILLOW OAK AND DOGWOOD. THE SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SITE PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.

PLANTING SCHEDULE

SYMBOL	TYPE	SIZE
	LARGE EVERGREEN	6'-8'
	LARGE DECIDUOUS	2" CAL.
	MEDIUM EVERGREEN	6'-8'
	SMALL DECIDUOUS (FLOWERING/ORNAMENTAL)	2" CAL.
	SHRUB	18"-24"

LAND DESIGN CONSULTANTS

SPECIAL EXCEPTION PLAT - PHASE 2

CHRIST CHURCH

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	REVISION	APPROVED	DATE
	REVISION APPROVED BY:			

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR

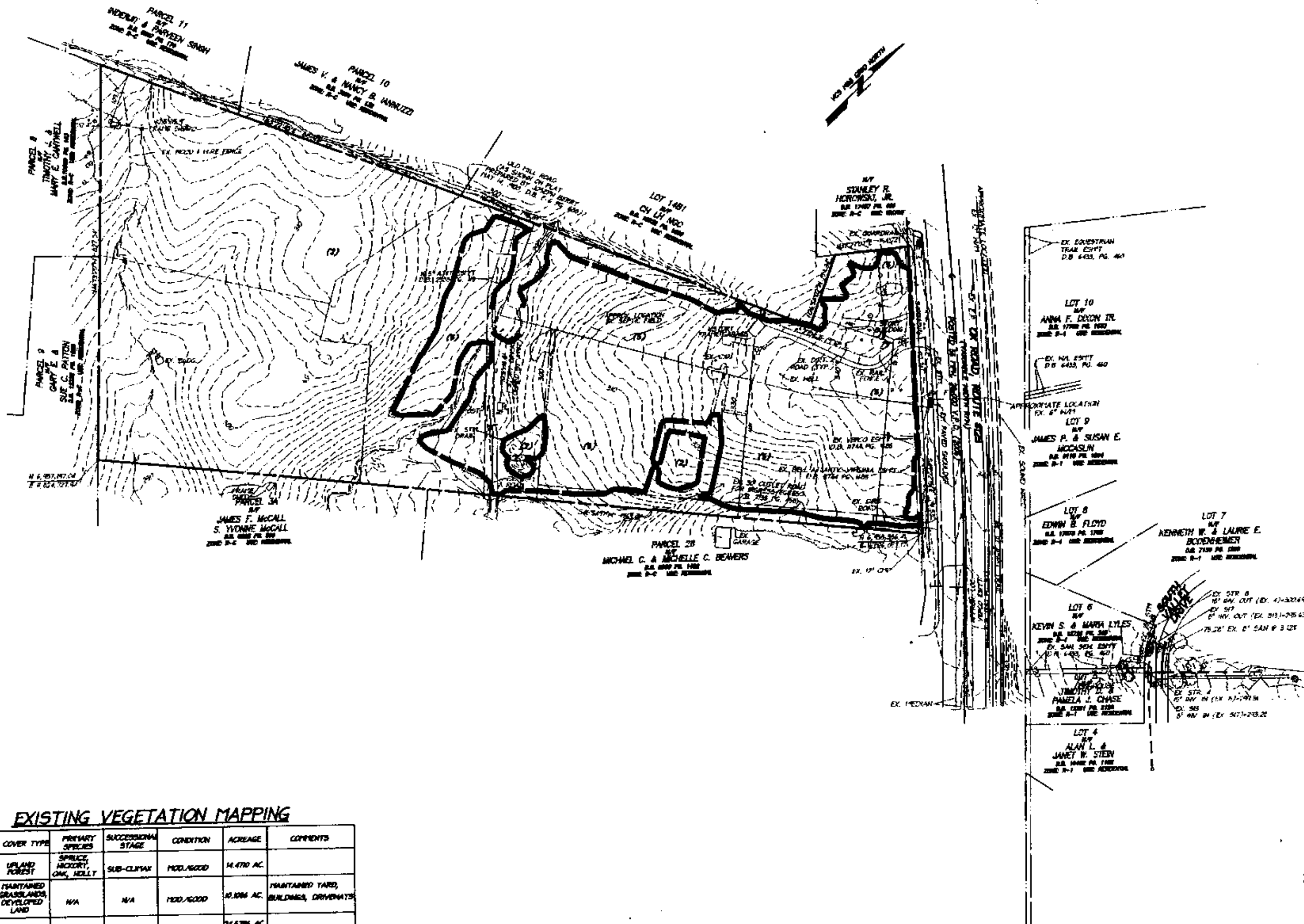
SCALE: 1"= 100' N/A

SHEET 3 OF 5

DATE: FEB. 2007

DRAFT: KMA | CHECK: MTM

FILE NUMBER: 08014-1-0-48



LEGEND

- UPO. UTILITY POLE
- ● POST
- ⊠ MAILBOX
- C.O. CLEANOUT
- UD UNDER DRAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GUY WIRE
- TREE LINE

EXISTING VEGETATION MAPPING

TYPE	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
(2)	UPLAND FOREST	SPRUCE, HICKORY, OAK, HOLLY	SUB-CLIMAX	MOD./GOOD	14.4710 AC.	
(6)	MAINTAINED GRASSLANDS, DEVELOPED LAND	N/A	N/A	MOD./GOOD	10.1086 AC.	MAINTAINED YARD, BUILDINGS, DRIVEWAYS
TOTAL					24.5796 AC.	

THIS SHEET FOR EVM PURPOSES ONLY!

LAND DESIGN CONSULTANTS
PLAN FOR SUCCESS
9401 CENTREVILLE ROAD, SUITE 300
MANASSAS, VIRGINIA 20110

EXISTING CONDITIONS/ EXISTING VEGETATION MAP

CHRIST CHURCH

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	DESCRIPTION	REVISED BY	APPROVED	DATE
ENGINEER			REVISION APPROVED BY:			

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR

COMMONWEALTH OF VIRGINIA
MATHEW T. [illegible]
NO. 2167
LAND SURVEYOR

SCALE: 1"= 100'
N/A

SHEET 4 OF 5

DATE: FEB., 2007

DRAFT: KMA
CHECK: MTM

FILE NUMBER: 03014-1-0-6B

OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE SANDY RUN WATERSHED. THE SUBJECT PROPERTY MAINTAINS TWO STORM DRAINAGE OUTFALLS WHEREBY CONCENTRATED STORM WATER DEPARTS SAID PROPERTY. THESE OUTFALLS ARE IDENTIFIED BY NUMERIC REFERENCE, SPECIFICALLY, OUTFALL #1 AND #2. THE PRIMARY OUTFALL FOR THE SUBJECT PROPERTY IS OUTFALL #1.

OUTFALL #1 MAY BE DESCRIBED AS AN EXISTING BED AND BANKS, A PORTION OF WHICH IS LOCATED WITHIN A RESOURCE PROTECTION AREA. THIS EXISTING, DEFINED CHANNEL IS IN EXCELLENT CONDITION AND BASED UPON VISUAL INSPECTION DOES NOT APPEAR TO BE EXPERIENCING ANY SIGNIFICANT EROSION THROUGH ITS MEANDERS. THIS OUTFALL CONVEYS APPROXIMATELY SIXTY-ONE ACRES OF DRAINAGE THROUGH THE SUBJECT PROPERTY. THE MAJORITY OF THE RIPARIAN AREA WHICH ENCOMPASSES THIS CHANNEL SHALL BE PRESERVED WITHIN AN ENVIRONMENTAL QUALITY CORRIDOR. A DRAINAGE STUDY SHALL BE COMPLETED WITH THE FINAL SITE PLAN FOR THE SUBJECT PROPERTY TO CLEARLY ESTABLISH ALL APPLICABLE WATER SURFACE ELEVATIONS AND THESE ELEVATIONS SHALL BE ENCUMBERED BY A STORM DRAINAGE EASEMENT.

A PROPOSED DRY, EXTENDED STORM WATER MANAGEMENT FACILITY IS PROPOSED TO BE LOCATED WITHIN THIS DRAINAGE SHED. THIS FACILITY SHALL BE MAINTAINED BY THE APPLICANT AND THE FACILITY SHALL CONTROL ALL OF THE DEVELOPED AREA VIA A SYSTEM OF CLOSED STORM SEWER AND OVERLAND THROUGH THE PARKING AREAS. ULTIMATELY, THIS DEVELOPED RUNOFF SHALL BE CONTROLLED BY THE PROPOSED FACILITY AND THE REQUIRED DESIGN DATA IS PROVIDED HEREIN. THIS FACILITY SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE CRITERIA SET FORTH BY THE PUBLIC FACILITIES MANUAL(PFM). SPECIFICALLY, THIS APPLICATION SHALL COMPLY WITH THE ADEQUATE OUTFALL CRITERIA AS DESCRIBED IN SECTIONS 6-0203.4C, PROVIDING APPROXIMATELY FIFTY-SEVEN THOUSAND CUBIC FEET OF STORAGE FOR THE ONE YEAR STORM AND PROPORTIONATELY REDUCING THE TWO AND TEN YEAR STORMS. THE PROPORTIONAL IMPROVEMENT IS BASED UPON A THE PRE-DEVELOPED SITE CHARACTERIZED AS GOOD AND FORESTED WITH RESPECT TO THE NRCS HYDROLOGY AND SECTION 6-0203.4C(1)(b) OF THE PFM. THIS SHALL PROVIDE A REDUCTION IN NOT ONLY RATE BUT VOLUME AT THE POINT OF DISCHARGE.

LASTLY, THE PROPOSED CONDUIT EXITING THE PROPOSED FACILITY SHALL BE TERMINATED PRIOR TO ENTERING INTO THE RESOURCE PROTECTION AREA (RPA) AND A STILLING BASIN PROVIDED OUTSIDE THE RPA AT THE REQUEST OF COUNTY STAFF. THEN A CONVEYANCE CHANNEL WILL BE CONSTRUCTED FROM THE TERMINUS OF THE BASIN TO THE THREAD OF THE CHANNEL. A WATER QUALITY IMPACT ASSESSMENT SHALL BE PROVIDED IN CONJUNCTION WITH THE FINAL SITE PLAN IF REQUIRED.

OUTFALL #2 CONVEYS APPROXIMATELY FIFTEEN ACRES OF RUNOFF FROM THE SUBJECT PROPERTY. NO DEVELOPED RUNOFF SHALL BE CONVEYED INTO THIS MINOR DRAINAGE SHED. THUS, THE PRE-DEVELOPMENT RATE AND POST DEVELOPMENT RATE SHALL BE EQUAL IN ACCORDANCE WITH SECTIONS 6-0202.5 AND 6-0202.6A OF THE PFM.

IT IS OUR PROFESSIONAL OPINION THAT BOTH OF THESE OUTFALLS ARE ADEQUATE IN ACCORDANCE WITH THE PFM AS STATED ABOVE AND SUBJECT TO FINAL ENGINEERING.

PRE-DEVELOPMENT SUBJECT PROPERTY

Q_2 = (3.4)(5.8)(2.8) = 34.1 CFS

Q_{10} = (3.4)(7.2)(2.8) = 52.3 CFS

POST-DEVELOPMENT SUBJECT PROPERTY

Q_2 = (3.4)(5.6)(2.6) = 49.3 CFS

Q_{10} = (3.4)(7.2)(2.6) = 63.5 CFS

STORMWATER MANAGEMENT INFORMATION

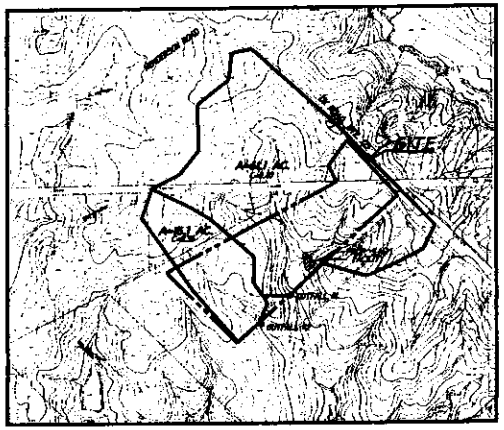
TYPE OF FACILITY = EXTENDED, DRY DETENTION
FACILITY MAINTENANCE = PRIVATE
APPROXIMATE EMBANKMENT HEIGHT= 16' (TOP OF DAM - DOWNSTREAM PIPE INVERT)
APPROPRIATE TOTAL VOLUME = 65,000 CUBIC FEET
APPROPRIATE BULK VOLUME = 74,000 CUBIC FEET @ 20%
APPROPRIATE 1-YEAR VOLUME = 30,000 CUBIC FEET @ 20%
APPROPRIATE 2-YEAR VOLUME = 45,000 CUBIC FEET @ 70%
APPROPRIATE 10-YEAR VOLUME = 58,000 CUBIC FEET @ 70%
TOP OF DAM = 276.0
BOTTOM OF FACILITY = 258.0
SIDE SLOPE = 3H:1V MAXIMUM
TYPE OF SPILLWAY = CONFINED
*THE POND ACCESS ROAD MAY BE RELOCATED SUBJECT TO APPROVAL BY DPWES AND FINAL SITE PLAN APPROVAL.

STORMWATER MANAGEMENT NARRATIVE

THE STORM WATER QUANTITY REQUIREMENT SHALL BE SATISFIED VIA THE CONSTRUCTION OF AN ONSITE, EXTENDED, DRY DETENTION FACILITY. THIS FACILITY SHALL PROVIDE PROPORTIONAL IMPROVEMENT FOR THE TWO AND TEN YEAR STORMS AND PROVIDE STORAGE FOR THE ONE YEAR STORM VOLUME IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL (PFM). THE FACILITY SHALL BE CONSTRUCTED WITH A CONFINED SPILLWAY IN ORDER TO MINIMIZE DISTURBANCE IN THE RESOURCE PROTECTION AREA. THE CONSTRUCTION OF AN OVERLAND SPILLWAY WOULD REQUIRE ADDITIONAL DISTURBANCES IN THE RPA AND THIS PROPOSAL SEEKS TO MINIMIZE THESE DISTURBANCES.

THE WATER QUALITY REQUIREMENTS SHALL BE SATISFIED VIA THE CONSTRUCTION OF THE SAME FACILITY AS WELL AS THE PRESERVATION OF PERPETUALLY UNDISTURBED OPEN SPACE IN THE SOUTHWESTERLY PORTION OF THE SUBJECT PROPERTY. THIS AREA SHALL BE ENCUMBERED BY A CONSERVATION EASEMENT IN ACCORDANCE WITH THE PFM. THE SUBJECT PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE APPLICATION SHALL PROVIDE A MINIMUM OF FIFTY PERCENT PHOSPHOROUS REMOVAL.

ALL WATER QUALITY AND QUANTITY REQUIREMENTS SHALL BE SATISFIED AS DESCRIBED HEREIN.



DRAINAGE DIVIDE MAP
SCALE : 1" = 500'

STORMWATER MANAGEMENT CHECKLIST

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2J & 3L)	Special Exceptions (9-011 2J & 3L)
Cluster Subdivision (9-615 10 & 11)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
PDP P Districts (except PRC) (16-402 1F & 10)	Amendments (16-202 16F & 10)

☑ 1. Plan is at a minimum scale of 1"=60' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodates the stormwater management facility(ies), storm drainage pipe systems and outfall protection, pond earthwork, erosion waste, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4.

☑ 3. Provide:

Facility Name/ Type & No. (DET, POND #, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Pedestrian area (sf)	Storage Volume (cf)	If pond, dam height (ft)
	15	19	15	230,000	1,100,000	16'
Totals	15	19	15	230,000	1,100,000	16'

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3+1.
Pond inlet and outlet pipe systems are shown on Sheet 3+1.

☑ 5. Maintenance access road(s) to stormwater management facility(ies) are shown on Sheet 3
Type of maintenance access road surface noted on the plat is GRAVEL (asphalt, pavement, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.

☑ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4.

☑ 8. A description of the existing conditions of each mentioned site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 4.
(THE EXTENT OF THE ANALYSIS PROVIDED IN ACCORDANCE WITH PFM SECTION 6-0203.4C)

☑ 9. A description of how the outfall requirements, including maintaining drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4.

☑ 10. Existing topography with maximum contour intervals of two (2) feet, and a note as to whether it is an air survey or field run is provided on Sheets 1.

☐ 11. A subdivision waiver is requested for N/A.

☐ 12. Stormwater management is not required because N/A.

8/02/07
8/24/07

LAND DESIGN CONSULTANTS
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
3950 CHAIN BRIDGE ROAD, SUITE 200
FAIRFAX, VIRGINIA 22030
PH: 703-385-0000 FX: 703-385-9688

STORM WATER MANAGEMENT INFORMATION

CHRIST CHURCH

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION	BY	REVISION APPROVED
			DATE
			REVISION APPROVED BY:

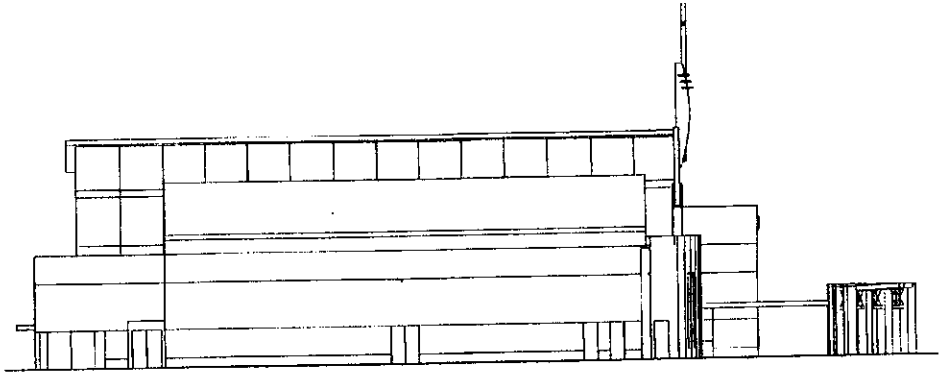
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

SCALE:
1" = 30'
N/A

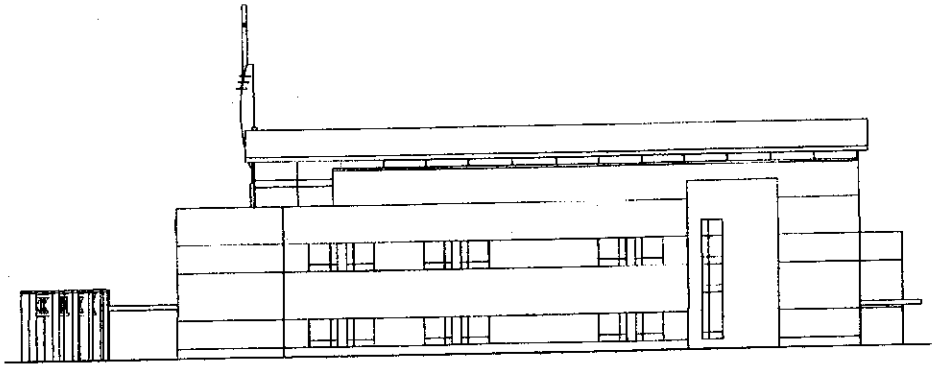
SHEET 5 OF 5

DATE: FEB. 2007
DRAFT: KJA | CHECK: MTM
FILE NUMBER: 0304-1-0-48

P:\PF 2004\0304-1-0 Christ Church Parkview Church - Ltr Rezoning\SUPPORTING DATA



2 South Elevation



1 North Elevation

Architects

Christ Church Fairfax

06.27.2007

PHASE ONE: SOUTH & NORTH ELEVATIONS

FOR ILLUSTRATIVE PURPOSES ONLY!

LAND DESIGN CONSULTANTS

BUILDING ELEVATIONS

CHRIST CHURCH

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVISION APPROVED BY:	DATE
		ENGINEER		

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COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR

SCALE: N/A

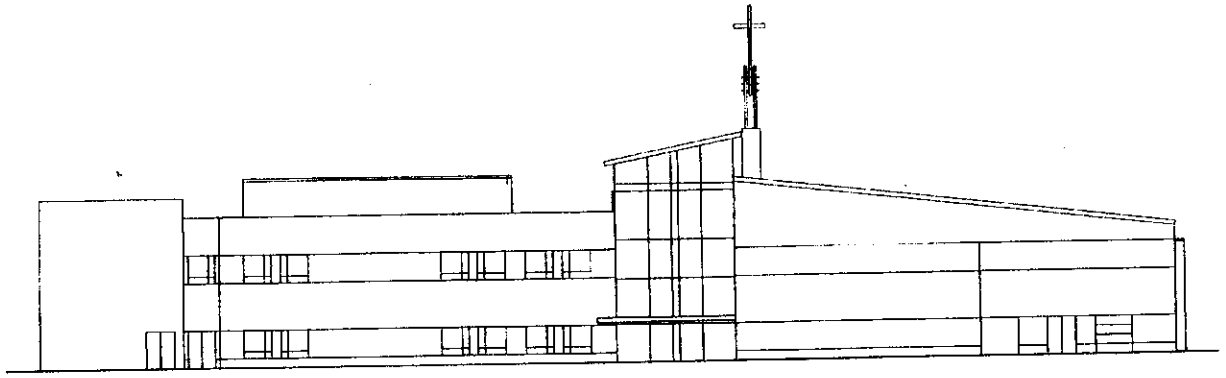
SHEET 5A OF 5

DATE: JUNE, 2007

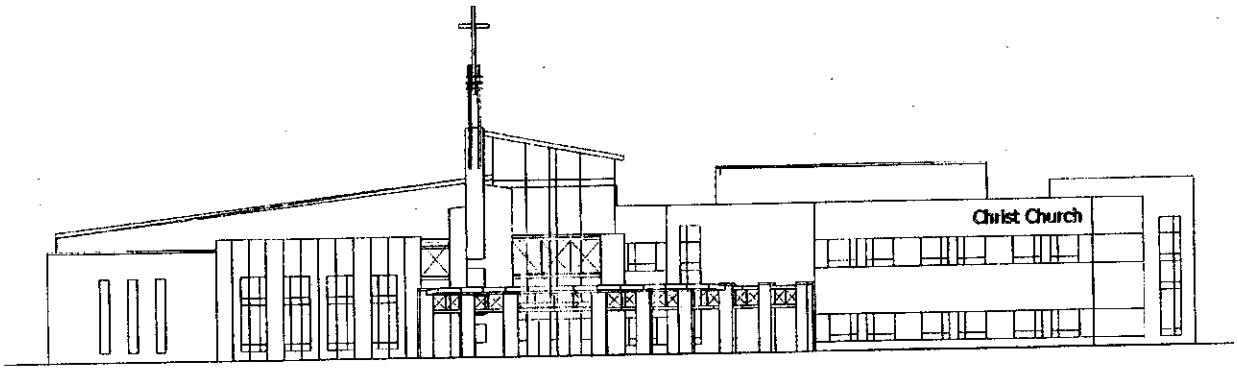
DRAFT: KMA | CHECK: MTM

FILE NUMBER: 2004-1-0-68

COMMONWEALTH OF VIRGINIA
NATHAN T. MARSHALL
NO. 2763
7/19/07
6/3/07
5-24-07
LAND SURVEYOR



2 West Elevation



1 East Elevation

Architects

[redacted]

06.27.2007

PHASE ONE: WEST & EAST ELEVATIONS

FOR ILLUSTRATIVE PURPOSES ONLY!

LAND DESIGN CONSULTANTS

BUILDING ELEVATIONS

CHRIST CHURCH

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:

ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR

SCALE: N/A

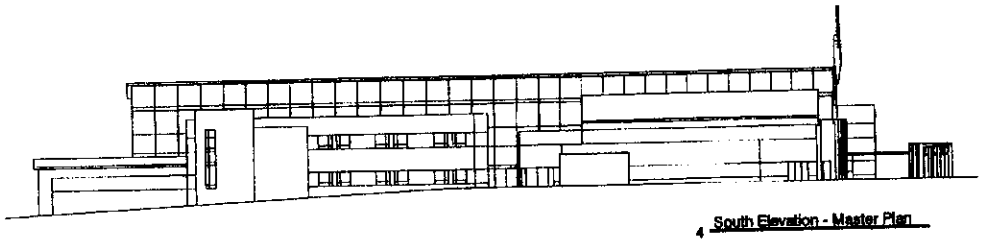
SHEET 5B OF 5

DATE: JUNE, 2007

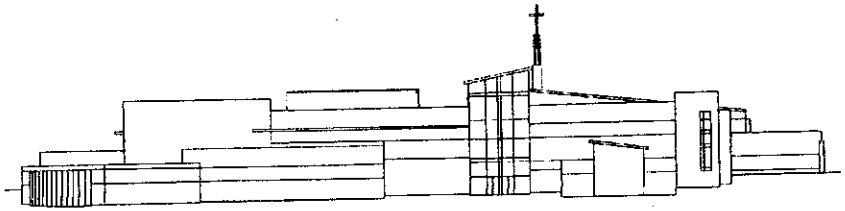
DRAFT: KMA | CHECK: MTM

FILE NUMBER: 08049-1-0-6B

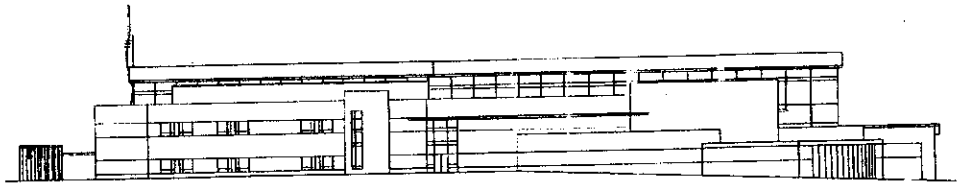
COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
NO. 7707
7/11/07
8/27/07
8/29/07
LAND SURVEYOR



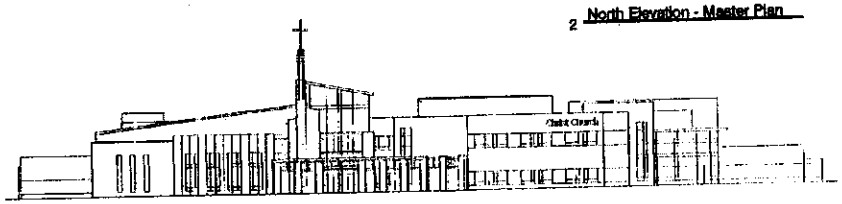
4 South Elevation - Master Plan



3 West Elevation - Master Plan



2 North Elevation - Master Plan



1 East Elevation - Master Plan

Christ Church Fairfax

[redacted]

08.27.2007

Architects

3910 N Central Expressway Suite 1200
Dallas, Texas 75206
ph 972 404 8034 fax 972 404 8036

MASTER PLAN: ALL SIDES ELEVATIONS

FOR ILLUSTRATIVE PURPOSES ONLY!

LAND DESIGN CONSULTANTS

BUILDING ELEVATIONS

CHRIST CHURCH

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO	DESCRIPTION	REVIEW BY	APPROVED	DATE
		REVISION APPROVED BY:			

ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR

SCALE: N/A

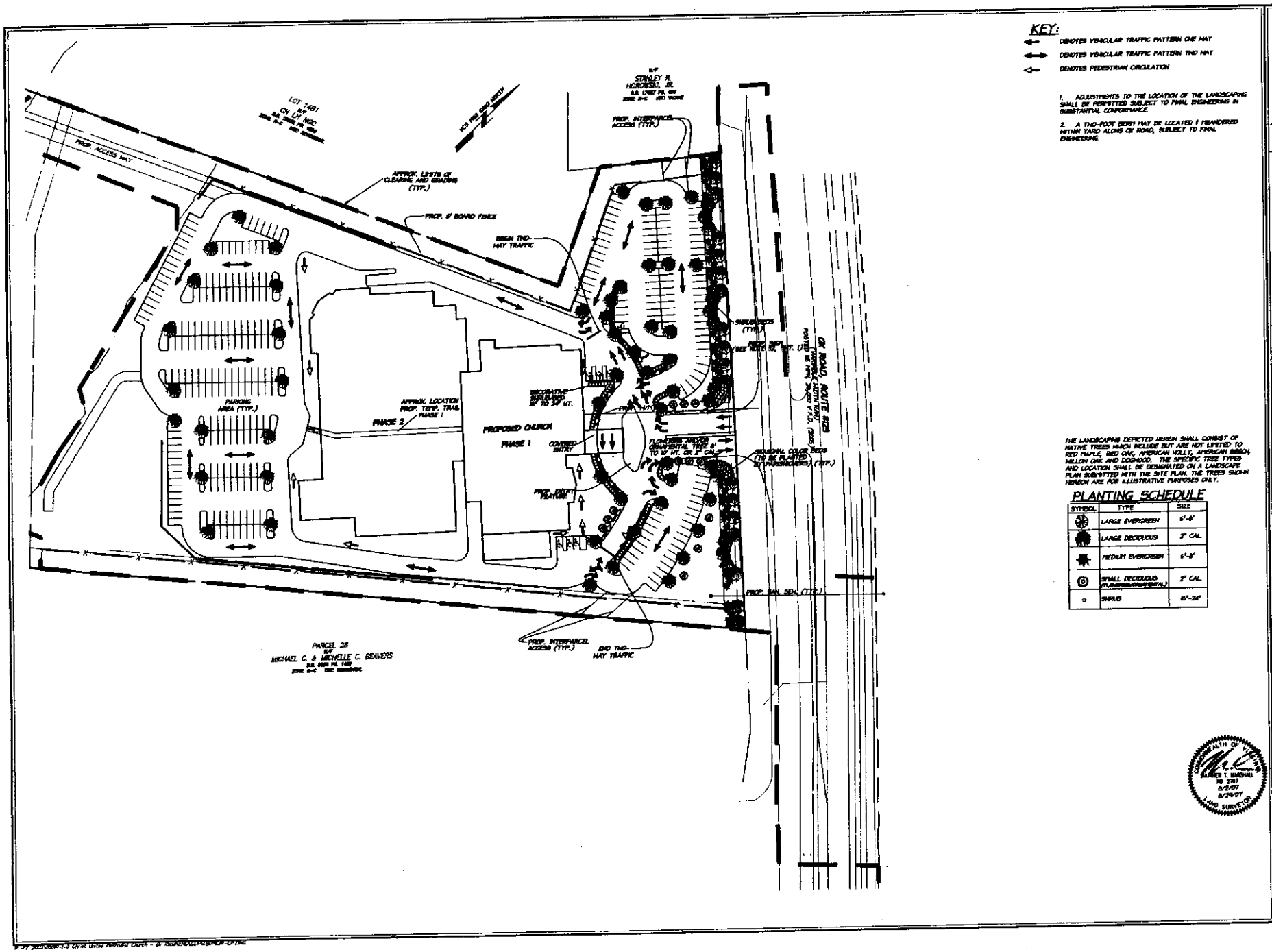
SHEET 5C OF 5

DATE: JUNE, 2007

DRAFT: KMA | CHECK: MTM

FILE NUMBER: 03019-1-0-68

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
NO. 2767
7/11/07
6/2/07
6/29/07
LAND SURVEYOR



KEY:

- DENOTES VEHICULAR TRAFFIC PATTERN ONE WAY
- DENOTES VEHICULAR TRAFFIC PATTERN TWO WAY
- DENOTES PEDESTRIAN CIRCULATION

1. ADJUSTMENTS TO THE LOCATION OF THE LANDSCAPING SHALL BE PERMITTED SUBJECT TO FINAL ENGINEERING IN SUBSTANTIAL CONFORMANCE.
2. A TWO-FOOT BERM MAY BE LOCATED & MEANDERED WITHIN YARD ALONG OK ROAD, SUBJECT TO FINAL ENGINEERING.

THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE TREES WHICH INCLUDE BUT ARE NOT LIMITED TO RED MAPLE, RED OAK, AMERICAN HOLLY, AMERICAN BEECH, WILLOW OAK AND DOGWOOD. THE SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SITE PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.

PLANTING SCHEDULE

SYMBOL	TYPE	SIZE
	LARGE EVERGREEN	6'-8'
	LARGE DECIDUOUS	2" CAL.
	MEDIUM EVERGREEN	6'-8'
	SMALL DECIDUOUS (FLOWERING/ORNAMENTAL)	2" CAL.
	SHRUB	18"-24"

LAND DESIGN CONSULTANTS
PLAN FOR SUCCESS
1401 CENTREVILLE ROAD, SUITE 208
MANASSAS, VIRGINIA 20110
PH: 703-257-6000 FX: 703-257-6085

CIRCULATION & LANDSCAPE PLAN

CHRIST CHURCH

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVISION BY	APPROVED	DATE

REVISION APPROVED BY:

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
NO. 2787
8/2/07
8/29/07
LAND SURVEYOR

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 1375B
LAND SURVEYOR

SCALE: 1"= 50'

SHEET 5D OF 5

DATE: AUG., 2007

DRAFT: LLM | CHECK: MTM

FILE NUMBER: 05019-1-0-48

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

DESCRIPTION OF THE APPLICATION

Proposal: Special Exception approval for a 1,000 seat church and related facilities with a private school of general education which has a maximum daily enrollment of 250 students and a nursery school with a maximum enrollment of 150 children at any one time.

Building Size: 107,000 sq. ft.

Church Sanctuary Size: 1,000 seats

School Enrollment: Students: 250 maximum daily enrollment (Kindergarten – Eighth Grade)
Faculty: 25 staff

Nursery School Enrollment:
Maximum of 150 children at any given time

Hours of Operation: Church - 8:00 a.m. through 2:00 p.m. Sunday
Special services and congregational activities as appropriate; ministry and administration ongoing

School – 6:00 a.m. through 6:00 p.m. Monday through Friday

Nursery School - 9:00 a.m. through 3:30 p.m. Saturday

Waivers/Modifications:

The Applicant requests a waiver of the requirement to provide a sidewalk along the Ox Road (Route 123) frontage of the property.

The Applicant requests a waiver of the requirement provide a five-foot wide on-road bike lane within the right-of-way.

The Applicant requests a waiver of the barrier requirement along portions of the north and south property boundaries and for the entirety of the east and west property boundaries.

The Applicant requests a modification of the transitional screening yard requirement along portions of the northern, southern and western property boundaries in favor of existing vegetation and as depicted on the SE plat.

The Applicant requests a waiver of the service drive requirement.

A reduced copy of the proposed Special Exception Plat is included in the front of this report. The proposed development conditions, the Affidavit and the statement of justification are included as Appendices 1 through 3.

LOCATION AND CHARACTER

Site Description

The 24.58 acre property consists of parcels 96-2 ((1)) 2, 4A, 4B, 4C and 4D. The Property is currently zoned Residential Conservation ("RC"), is located within the Water Supply Protection Overlay ("WS") District, and abuts the southwest side of Ox Road (Route 123) south of its intersection with Henderson Road (Route 643). Access to the property is from Ox Road. Existing mature vegetation is located primarily along the perimeter and rear of the site and includes a mixture of evergreen shrubs and trees; a large portion of the site was previously used as pasture.

Surrounding Area Description

The subject property is located along Ox Road and is surrounded by the following uses.

Direction	Use	Zoning	Plan
North	Single Family Detached Dwellings	R-1	Residential 0.5 – 1.0 dwelling units per acre
South	Single Family Detached Dwellings	R-C	Residential 0.1 – 0.2 dwelling units per acre
East	Single Family Detached Dwellings	R-C	Residential 0.1 – 0.2 dwelling units per acre
West	Single Family Detached Dwellings	R-C	Residential 0.1 – 0.2 dwelling units per acre

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	Area III
Planning District:	Pohick Planning District, Dominion Community Planning Sector (P5)
Land Unit:	Sub-unit P-5
Plan Map:	Mixed Use

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Pohick Planning District as amended through September 25, 2006, P5 Dominion Community Planning Sector, page 56:

1. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Land in the watershed of the Occoquan Reservoir should be planned for residential use within a density range of .1-.2 dwelling unit per acre. This conforms with findings in the Occoquan Basin Study and is commensurate with predominant densities and the well-established character of existing development in this sector. [Not shown]

2. Non-residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences will be minimal. These uses should be granted only if the following conditions are met:

   - Access for the use is oriented to an arterial;
   - The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
   - The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.

Environment

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Overview, as amended through February 10, 2003, page 16:

Protection of the Occoquan Basin and the Public Water Supply

The Occoquan Reservoir is an 8.5 billion gallon impoundment that forms the southern boundary of Fairfax County . . . . It is owned by the Fairfax County Water

Authority and is a principal source of the drinking water supply for 1.2 million Northern Virginians. In 1982, in recognition of the impacts of nonpoint source pollution on the Occoquan Reservoir, the Board of Supervisors implemented the recommendations of the Occoquan Basin Study in order to protect the public water supply. A water quality goal of no further increase in nonpoint source pollution from the Fairfax County portion of the Occoquan Watershed was adopted. To meet this goal and to ensure compatible infill development in the watershed area, 40,000 acres of land south and southwest of Fairfax City and west of Cub Run were planned and zoned to allow residential densities not to exceed an average of one dwelling unit per five acres. . . ."

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, on page 5 through 13, the Plan states:

Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations."

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.

Proposals that include the use or storage of hazardous materials should provide adequate containment facilities, monitoring, and spill prevention strategies to protect surface and groundwater resources consistent with State regulations.

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- water bodies with perennial flow;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tidal wetlands or water bodies with perennial flow;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities, erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA. . . .

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .

Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.

- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.

- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.

- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to non-point source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements.

- All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;

- All wetlands connected to the stream valleys; and

- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered."

Fairfax County Comprehensive Plan, 2003 Edition, Policy Plan, Environment, as amended through November 15, 2004, page 9:

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance, as applied to Chesapeake Bay Preservation Areas adopted by the Board of Supervisors . . ."

Fairfax County Comprehensive Plan, 2003 Edition, Policy Plan, Environment, as amended through November 15, 2004, page 16:

"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way."

COMPREHENSIVE PLAN MAP: Residential use at .1 to .2 dwelling unit per acre

ANALYSIS

Description of Special Exception Plat (Copy at front of staff report)

Title of SE Plat:	Christ Church, Special Exception Plat
Prepared By:	Land Design Consultants
Original and Revision Dates:	February 2007 as revised through August 29, 2007

The SE Plat consists of eight sheets.

Sheet 1 is a title sheet and includes an index, location map, soils map, list of requested waivers and modifications, site tabulations (including calculations for two proposed phases of construction), tree cover calculations, building height and angle of bulk plan information and plan notes.

Sheet 2 shows the Special Exception Plat for the proposed first phase of development. The plat indicates the construction of a building (45,000 sq. ft.) and five temporary trailers occupying 6,000 sq. ft. for a total of 51,000 sq. ft. equating to a floor area ratio of 0.05 in the first phase. The building is located near the Ox Road frontage of the site. The first phase building will serve as the church with a 500 seat sanctuary, 150 child nursery/school facility, a private school of general education with up to 250 students and associated offices and other internal spaces for the proposed uses. The plat shows that temporary trailers are proposed to be located to the northwest (4 buildings) and southeast (1 building) of the proposed Phase 1 building. The plat indicates that the temporary buildings will each be approximately 1200 square feet in size with dimensions of 24 feet by 50 feet. The plat indicates that they will be used for office purposes.

Ingress and egress is shown from a median-divided, two-way entrance to the site from Ox Road which is accessed by east bound traffic from a right turn lane and from the west bound traffic by a left turn lane at a proposed median break on Ox Road. Interparcel access is shown to the adjacent residential lots on the Ox Road frontage to the east and west of the site. Parking for both phases will be constructed as part of Phase 1 in the form of 307 surface parking spaces. The parking will be located both in front and (predominately) in the rear of the building. Outdoor recreation areas for both the private school of general education and the nursery school will be provided in Phase 1 within a 3,200 square foot fence-enclosed area immediately to the west of the building for the nursery school, and an area of approximately 17,200 square feet adjacent to the south of the building, for the private school.

The Special Exception Plat indicates that the full transitional screening yard requirement of twenty five feet will be provided along all property boundaries, although modifications of the required plantings are requested. A plating detail depicts a proposed 6 ft board fence, internal to the site with a solid row of large evergreens (planted approximately 12 ft. on center) and a solid row of medium evergreens (planted approximately 5 ft. on center) located along the northern half of the eastern and western property boundaries. The applicant is requesting a modification of transitional screening and a waiver of the barrier requirements in favor of the existing vegetation along the remainder of the eastern and western property boundaries and all of the southern property boundary. Along the northern property boundary (Ox Road frontage), the applicant is proposing transitional screening as required (TS-1), but is requesting a waiver of the barrier requirement.

Two retaining walls are proposed located adjacent to the parking area in the rear of the proposed structures. A six foot tall retaining wall is proposed to the north of the parking lot while a seven foot tall retaining wall is depicted to the south of the parking area.

Sheet 3 shows the Special Exception Plat for the proposed second phase of development. The plat indicates the construction of an expansion of the building to 101,000 sq. ft., with the removal of the four temporary trailers (6,000 sq. ft.) equaling a floor area ratio of 0.10. The Phase 2 building is located immediately to the rear of the Phase 1 building. The second phase will increase the sanctuary to a capacity of 1,000 seats and provide space for a gym for the school as well as other programmed space associated with the church, nursery and school operations. The proposed height of the church and related structures will not exceed 60 feet. The enrollment associated with the 150 child nursery/school facility, and private school of general education with up to 250 students will not increase in Phase 2.

The outdoor play area for the nursery school will not change with Phase 2. However, the outdoor play area for the private school of general education will be relocated to a cleared area on the western portion of the site noted as the "proposed athletic field" with an area of approximately 17,200 square feet. This area will be accessed via a pedestrian crossing along the western property line and through the Environmental Quality Corridor (EQC).

The special exception plat indicates that a minimum of 50% undisturbed open space will remain at the completion of Phase 2. Transitional screening and barriers, parking and site access and circulation will remain as in Phase 1.

Sheet 4 shows the existing vegetation on the site. **Sheet 5** shows the existing stormwater management information for the site including the outfall narrative and drainage divide map. **Sheet 5a** shows the Phase 1 north and south building elevations while **Sheet 5b** depicts the east and west Phase 1 building

elevations. **Sheet 5c** depicts the Phase 2 building elevations. **Sheet 5d** shows the a detailed parking lot and entry feature landscaping plan as well internal traffic and pedestrian circulation.

Land Use Analysis (Appendix 4)

The applicant's request to construct a 107,000 square foot church, nursery school and private school of general education is compatible with planned and existing land uses for this area within the Residential-Conservation (R-C) zoning district. While the proposed uses and intensity are substantial, the site contains just over twenty-four acres, is located on an arterial road, site has been designed in a manner which should reduce impacts to the Occoquan Reservoir and is sensitive to the surrounding low-density character of the area.

The applicants have provided commitments to preserve a minimum of fifty-percent undisturbed open space for the proposed development with the completion of Phase 2. Landscaping and screening for the proposed church and related facilities are designed to limit any visual impacts to the surrounding area. The structure itself is located internal to the site in close proximity to Ox Road in a manner that will be screened from direct line of site for much of the property frontage and to adjacent residential properties.

The intensity of the proposed use should not result in significant impacts on adjacent residential parcels. Noise, vehicle traffic and visual impacts of the proposed parking lot and building mass appear to be adequately mitigated. Provisions for screening, buffers and barriers meet or exceed what is typically required for this type of use in the R-C District. No lighting is proposed for the parking area and all other lighting will meet current Zoning Ordinance standards.

The proposed development is composed of one building to be constructed in two phases. As noted, the first phase will serve as the church with a 500 seat sanctuary, 150 child nursery/school, a private school of general education with up to 250 students and associated offices and other internal spaces for the proposed uses. The second phase will increase the sanctuary to a capacity of 1,000 seats and add a gym for the school as well as other programmed space associated with the church, nursery and school operations. The proposed height of the church and related structures will be not exceed 60 feet. The proposed limits on the height of the structure(s), location of the structure(s) and proposed tree preservation, landscaping, screening and barriers are anticipated to effectively screen the proposed church and related facilities from existing surrounding uses.

The applicant has identified the amount of undisturbed open space on the special exception plat as a minimum of 50% undisturbed open space for the completion of Phase 2. This addresses the purpose and intent of the R-C

District and water quality goals associated with development within the Occoquan Reservoir, in which staff has consistently recommended that at least 50% of a site be retained in undisturbed open space when considering SP and SE uses.

While the use, intensity and character of the proposed uses at this location are not residential, it appears that the applicants have made a significant effort to overcome some of staff's initial concerns regarding the proposed development of the subject property. As such, staff concludes that the application is in harmony with the land use recommendations of the Comprehensive Plan.

Environmental Analysis (Appendix 4)

Water Quality

Issue:

The subject property is located within the Sandy Run Watershed, the Water Supply Protection Overlay District and the County's Chesapeake Bay Preservation Area.

Occoquan Watershed: In 1982, the Board of Supervisors rezoned roughly 40,000 acres of land within the Occoquan Watershed, including the subject property, to the R-C (Residential Conservation) District. This district allows no more than one dwelling unit per five acres of land. The intent of the rezoning was to establish a low land use density as the primary water quality protection mechanism within a large portion of the watershed. In other portions of the watershed, structural water quality protection techniques (best management practices, or BMPs) would be needed in order to meet water quality objectives.

The Occoquan rezonings survived a legal challenge in Circuit Court in 1985. In upholding the actions of the Board the judge concluded: "...The Defendant's evidence...shows that large lot zoning is considered to be a method of controlling non-point pollution along with the use of structural methods. The Board's position, and one borne out by the evidence, is that there were two paths which could have been followed, and the Board chose the alternative of large lot zoning in conjunction with structural BMPs on more densely developed areas. When confronted with more than one reasonable alternative, the legislature may choose among them."

With respect to the subject property, the Comprehensive Plan recommends that such Special Permit (SP) and Special Exception (SE) uses uses "be rigorously reviewed" and states that these uses should be approved only if certain conditions are met. Included as a condition is: "the use is designed to mitigate impacts on the water quality of the Occoquan Reservoir." Because the aforementioned rezoning was pursued to protect water quality through low

density/intensity development, it would be appropriate for Special Permit and Special Exception uses proposed in the R-C District to be able to achieve water quality goals through the preservation of undisturbed open space as opposed to structural techniques. This generally can be accomplished through the preservation of at least 50% of the area of the subject property as perpetually undisturbed open space.

Resolution:

The special exception plat notes that a minimum of 50% undisturbed open space will be provided with the completion of Phase 2 of the proposed development. This is consistent with efforts to address the purpose and intent of the R-C District and the water quality goals associated with development within the Occoquan Reservoir. Staff has consistently recommended that at least 50% of a site be retained in undisturbed open space when considering SE and SP uses in the R-C District. Staff feels that this provision has been adequately addressed.

Issue:

Earlier versions of the special exception plat correctly noted the presence of an EQC and RPA on the eastern portions of the site. Another small stream channel was noted near the central and western boundary of the site. This area was not initially designated as an EQC. Staff had requested that an appropriate buffer and notations be added to recognize this area as an EQC in order to ensure that it be preserved accordingly in the future.

Resolution:

The plat was recently revised to note this additional EQC and associated buffer area near the western boundary of the subject property.

Issue:

Phase 2 of the proposed development will include the construction of an athletic field between the two EQC areas noted above. In order to access this area, the applicants will need to construct a stream crossing through the western EQC area. Staff had requested additional information and cross-sections depicting this stream crossing to ensure that encroachment was kept to a minimum. This information was not provided.

Resolution:

To address this concern staff has proposed a development condition which restricts all clearing and grading and stream disturbance activities to the minimum extent as determined by UFM. The condition further requires restoration of the EQC area disturbed as a result of the construction efforts for the stream crossing.

Issue:

Internal pedestrian facilities are not clearly defined on the submitted plats.

Resolution:

A proposed development condition in Appendix 1 requires that the applicant provide clearly defined internal pedestrian facilities at the time of site plan review.

Issue:

Shared parking arrangements for the church and school should be explored to reduce the amount of parking required for the site.

Resolution:

A proposed development condition in Appendix 1 requires that the applicant provide shared parking facilities for the church, private school of general education and the nursery school to reduce the amount of parking required for the site.

Issue:

A commitment to provide bus service for church and school should be made to reduce the amount of trips to the site.

Resolution:

A proposed development condition in Appendix 1 requires the applicant to provide bus service and encourage carpooling for church services, the private school of general education and the nursery school to reduce the amount of trips generated by the uses on site.

Waiver of the Required Service Drive:

The Applicant is also requesting a waiver of the service drive requirement of Section 17-201 of the Zoning Ordinance along its Ox Road frontage. Ox Road (Route 123) has been widened to its ultimate configuration in this area. The applicant proposes to construct right and left turn lane improvements with this project. No service drive is included on either of the adjacent properties. The applicant has also provided to accommodate interparcel access to the adjacent residential parcels to the east and west. For these reasons staff has no objection to the request that the service drive requirement be waived.

Trails Analysis (Appendix 6)

In accordance with the Countywide Trails Plan Map and the Public Facilities Manual a five-foot wide on-road bike lane within the right-of-way is required; the applicant has requested a waiver of this requirement. As previously stated, Ox Road has been widened to its ultimate configuration in this area. However, it is a priority of the Trails Committee to establish on-road bike lanes where feasible. Staff believes that a modification of the bike lane may be appropriate, but has recommended a development condition which would require the applicant to coordinate with FCDOT at the time of site plan review, to determine if the required bike lane can be provided through alternate means (such as signing the shoulder).

The Applicant requests a waiver of the requirement to provide a sidewalk along the Ox Road (Route 123) frontage of the property in accordance with Sect. 17-201 of the Zoning Ordinance. Since no sidewalk exists on either adjacent property to the east or west; the Comprehensive Plan Trails Map does not require the construction of a trail anywhere onsite; and an asphalt trail is located on the northern side of Ox Road, staff supports the waiver of the requirement to construct a sidewalk along the property's Ox Road frontage.

Urban Forest Management Analysis (Appendix 7)

Urban Forest Management supports the development as shown on the SE plat, indicating that the proposed development has optimized valuable forest preservation. It indicated that the western portion of the site is shown preserved which is forested with upland species in fair to good condition. Subsequent revisions to the original plan show an expanded area of the forested western portion of the site preserved over the original proposal.

Fairfax County Park Authority (Appendix 8)

Issue:

The Park Authority Cultural Resource Management and Protection Section (CRMPS) conducted an archival review of the property. The review indicated that the property has moderate to high potential for significant archeological sites. CRMPS also noted that an existing house on the property has potential architectural significance.

CRMPS has requested that the applicant conduct a Phase I Archeological Survey, and Phases II and III if determined to be warranted.

Resolution:

This issue is addressed as a proposed development condition in Appendix 1 which commits the applicant to conduct a Phase I Archaeological Study of the

application property, and provide the results of one study to the Cultural Resource Management and Protection Section of the Fairfax County Park Authority ("CRMPS"). If deemed necessary by CRMPS, the Applicant shall conduct a Phase II and/or Phase III Archaeological Study on only those areas of the application property identified for further study by CRMPS. The studies shall be conducted by a qualified archaeological professional approved by CRMPS, and shall be reviewed and approved by CRMPS.

DPWES Stormwater Management Analysis (Appendix 9)

The Stormwater Management Analysis indicated the applicant needs to provide computational analysis with the outfall narrative. The applicant also needs to reduce volume of runoff leaving the site by use of LID measures. Soil tests may be required to verify infiltration property. The location of silting basin in the RPA is not a permitted use; and will need to be moved to an acceptable location at the time of site plan review. In the event that a suitable location (which is in substantial conformance with the approve SE plat) cannot be found and/or adequate SWM/BMP and adequate outfall issues cannot be resolved, a special exception amendment will be required. As previously discussed in the Environmental Analysis any proposed stormwater management/best management practice facility will be subject to review and approval by the Department of Public Works and Environmental Services.

ZONING ORDINANCE PROVISIONS (Appendix 9)

Bulk Standards (R-C Zoning)

Standard	Required	Phase 1	Phase 2
Lot Size	None	1,070,689 sq. ft. (24.57 ac.)	1,070,689 sq. ft. (24.57 ac.)
Lot Width	None	+/- 430 feet	+/- 430 feet
Building Height	60 feet	40 feet	40 feet
Front Yard	50° ABP[1] ≥40 feet	192 feet	192 feet
Side Yard East	45° ABP[1] ≥20 feet	@ 90 feet	@ 60 feet
Side Yard West	45° ABP[1] ≥20 feet	@ 70 feet	@ 70 feet
Rear Yard	45° ABP[1] ≥25 feet	@ 1,390 feet	@ 1,320 feet
Floor Area Ratio (FAR)	1.00	0.50	1.00
Building Square Footage	107,000 sq. ft.	51,000 sq. ft.	107,000 sq. ft.

Open Space	None	869,000 (81 percent) 652,000 (60.9 percent) undisturbed	810,000 (76 percent) 541,600 (50 percent) undisturbed
Parking Spaces	Church – 125 (Phase 1) 250 (Phase 2) [1] School – 29 Nursery School – 24 179 -Total Phase 1 303 -Total Phase 2	307 spaces	307 spaces
Loading Spaces	2 spaces	2 spaces	2 spaces

1. The parking requirement for each use is:

   a) Church: 1 space for 4 sanctuary seats
   b) one (1) space per faculty and staff member and other full-time employee, plus four (4) spaces for visitors
   c) 0.16 space per child for a center or school which has a maximum daily enrollment of 100 or more children

Waivers and Modifications

Transitional Screening and Barrier Requirements

Standard	Required	Provided
Transitional Screening		
North (single family residential across Ox Road)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Transitional Screening I, as required

East (single family residential)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	**Southern half:** Existing vegetation supplemented by evergreen, ornamental and shade trees, widths minimum of 25 ft. **Northern half:** Single row of large evergreen trees planted approximately 12 ft on center and single row of medium evergreen trees planted approximately 5 ft on center
South (single family residential)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Existing vegetation widths minimum of 25 ft.
West (single family residential)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	**Southern half:** Existing vegetation supplemented by evergreen, ornamental and shade trees, widths minimum of 25 ft. **Northern half:** Single row of large evergreen trees planted approximately 12 ft on center and single row of medium evergreen trees planted approximately 5 ft on center

Barrier		
East (Single family residential)	Barrier D, E or F	6.0 foot high board on board fence along northern half; waiver along southern half
South (single family residential)	Barrier D, E or F	Waiver
West (Single family residential)	Barrier D, E or F	6.0 foot high board on board fence along northern half; waiver along southern half
North (Single family residential across Ox Rd.)	Barrier D, E or F	Waiver requested

The Applicant requests a waiver of the barrier requirement (D, E, or F) along portions of the north and south property boundaries and for the entirety of the east and west property boundaries. The applicant proposes to install a six (6) foot tall board-on-board fence along portions of the north and south property boundaries that are within the limits of clearing and grading. The Applicant proposes to preserve the existing vegetation within the majority of the western portion of the site; stating that the installation of a barrier in these locations would be superfluous, and more imposing than the landscaping and/or berm proposed. Also, the applicant does not propose to install a barrier along the eastern property boundary adjacent to Ox Road because the residential properties across Ox Road are located behind a sound wall, which would render the provision of a barrier in this location ineffective. Staff agrees and supports the modification as requested.

The Applicant requests a modification of the transitional screening yard requirement (TS 1) along the southern, and portions of the eastern and western property boundaries. Landscaping and screening for the proposed church and related facilities are designed to limit any visual impacts to the surrounding area. The structure itself is located centrally on the site, in close proximity to Ox Road in a manner that will be screened from direct line of site for much of the property frontage and to adjacent residential properties through existing vegetation to be

preserved and/or supplemental landscaping as depicted on the SE plat. For these reasons staff supports the request for a modification of the transitional screening yard requirement (TS 1) along portions of the northern, southern and western property boundaries.

As previously discussed, the applicant has requested a waiver of the on-road bike lane requirement. Due to the existing circumstances (Ox Road having recently been widened to its ultimate configuration), staff believes a modification is appropriate, subject to a development condition which would require the applicant to work with FCDOT at the time of site plan review, to develop a suitable alternative means of providing a functional bike-lane along the site frontage.

The Applicant requests a waiver of the requirement to provide a sidewalk along the Ox Road (Route 123) frontage of the property in accordance with Sect. 17-201 of the Zoning Ordinance. Since no sidewalk exists on either adjacent property to the north or south and the Comprehensive Plan Trails Map does not require the construction of a trail anywhere onsite, and an asphalt trail is located on the offsite side of Ox Road, staff supports the waiver of the requirement to construct a sidewalk along the property's Ox Road frontage.

The Applicant requests a waiver of the service drive requirement of Section 17-201 of the Zoning Ordinance. The applicant proposes to construct right and left turn lane improvements with this project. No service drive is included on either of the adjacent properties. The applicant has also provided to accommodate interparcel access to the adjacent residential parcels to the east and west. For these reasons staff has no objection to the request that the service drive requirement be waived.

Special Exception Requirements (Appendix 9)

Standards for all Category 3 Uses (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to Site Plan Review. The proposed use meets these standards.

General Standards (Sect. 9-006)

- Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section, the applicant's request

to construct a 107,000 square foot church, nursery school and private school of general education is compatible with planned and existing land uses for this area within the Residential-Conservation (R-C) zoning district. Staff believes that the proposed uses on the site are in harmony with the use and density recommendations of the Comprehensive Plan.

- Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. Staff believes that the purpose and intent of the R-C District is satisfied because the proposed church, nursery school and private school of general education uses are compatible with the very low density residential character of the district; and because of the preservation of a minimum of 50% of the site in undisturbed open space, the application also meets the environmental goals of the Plan for protecting the watershed.

- Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of adjacent properties. The proposed the proposed church, nursery and private school of general education uses are designed in a manner consistent with staff's recommendations and should limit any visual impacts to the surrounding area. The structure itself is located centrally on the site in close proximity to Ox Road in a manner that will be screened from direct line of site for much of the property frontage and to adjacent residential properties. The massing and height of the structure will be limited according to development conditions set forth by staff. The intensity of the proposed use should not result in significant impacts on adjacent residential parcels. Noise, vehicle traffic and visual impacts of the proposed parking lot and building mass appear to be adequately mitigated. Provisions for screening, buffers and barriers meet or exceed what is typically required for this type of use in the R-C District. No lighting is proposed for the parking area and all other lighting will meet current Zoning Ordinance standards. The adjacent properties are already developed and may expand or redevelop in conformance with the Zoning Ordinance and Comprehensive Plan.

- Par. 4 states that pedestrian and vehicular traffic associated with the use may not be hazardous or conflict with existing or anticipated traffic in the neighborhood. The applicant has also provided to accommodate interparcel access to the adjacent residential parcels to the east and west. Staff believes that this standard has been satisfies the site layout provides for safe and efficient pedestrian and vehicular circulation.

- Par. 5 addresses the requirements of Article 13, Landscaping and Screening. Staff believes that the proposed and existing landscaping with the approval of the requested modifications and proposed development conditions is in accordance with Article 13 of the Zoning Ordinance.

- Par. 6 requires that open space be provided as required in the zoning district. As noted on the Bulk Standards chart on page 15, there is no open space requirement in the R-C District, however, quality goals associated with

development within the Occoquan Reservoir, staff has consistently recommended that at least 50% of a site be retained in undisturbed open space when considering SP and SE uses. The applicant has identified the amount of undisturbed open space on the special exception plat as a minimum of 50% undisturbed open space for the completion of Phase 2. In an effort to address the purpose and intent of the R-C District and water Based on the proposed intensity requested, the applicant should achieve at least 50% open space, restoring trees where appropriate.

- Par. 7 addresses the adequate provision of utilities, drainage, parking and loading at the site. This is a developed site where all utilities are available including sanitary sewer are provided. The submitted plat provides for adequate parking for the proposed uses and stormwater management will be provided per DPWES requirements.

- Par. 8 states that all signs are regulated by the provisions of Article 12, Signs.

Overlay District Requirements

The application property is not located within a Water Supply Protection Overlay District. The proposed application will be required to meet all requirements of this district.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the proposal to permit a university use within a portion of an existing office building is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of SE 2007-SP-009 subject to the Proposed Development Conditions in Appendix 1.

Staff recommends approval of a waiver of the requirement to provide a sidewalk along the Ox Road (Route 123) frontage of the property in accordance with Sect. 17-201 of the Zoning Ordinance.

Staff recommends approval of a modification of the requirement to provide a five-foot wide on-road bike lane within the right-of-way in accordance with the proposed development conditions.

Staff recommends approval of waiver of the barrier requirement along the southern half of the east and west property boundaries and for the entirety of the north and south property boundaries, as depicted on the SE plat.

Staff recommends approval of a modification of the transitional screening yard requirement along the eastern, southern and western property boundaries, as depicted on the SE plat.

Staff recommends approval of a waiver of the service drive requirement of Section 17-201 of the Zoning Ordinance, in favor of the interparcel connections depicted on the SE plat.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Land Use and Environmental Assessment
5. Transportation Analysis
6. Trails Analysis
7. Urban Forest Management Analysis
8. Fairfax County Park Authority Analysis
9. DPWES Stormwater Management Analysis
10. Applicable Zoning Ordinance Provisions
11. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-SP-009

September 6, 2007

If it is the intent of the Board of Supervisors to approve SE 2007-SP-009 located at Tax Map 96-2 ((1)) 2, 4A, 4B, 4C and 4D (7600 Ox Road) for use as a church with nursery school and private school of general education pursuant to Sect. 03-0C04 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following 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 Christ Church, Special Exception Plat prepared by Land Design Consultants, consisting of 8 sheets dated February 2007 as revised through August 29, 2007, 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. A tree preservation and landscaping plan shall be submitted to the UFM for review and approval at the time of site plan review. This plan shall designate, at a minimum, the limits of clearing and grading as delineated on the special exception plat in order to preserve to the greatest extent possible the individual trees or tree stands that may be impacted by construction.

   All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing a minimum of four feet in height to be placed at the dripline of the trees to be preserved. Tree protection fencing in the form of a four foot high 14 gauge welded wire fence attached to six foot steel posts driven 18 inches into the ground and placed no further than ten feet apart, shall be erected at the final limits of clearing and grading and shown on the erosion and sediment control sheets. Tree protection fencing shall only be required for tree save areas adjacent to clearing and grading activities. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any construction work being conducted on the Application Property. A certified arborist shall monitor the installation of the tree protection fencing and verify in writing that the tree protection fence has been properly installed. Three days prior to commencement of any clearing and grading, UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

5. Foundation plantings and shade trees shall be provided around the church building to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM.

6. Interior and peripheral parking lot landscaping shall be provided, at a minimum, in conformance with the requirements of Article 13 of the Zoning Ordinance. Size, species and number of all plantings shall be determined in consultation with UFM.

7. Outdoor recreation areas shall be provided in accordance with Sect. 9-309 of the Zoning Ordinance, as depicted on the SE plat.

8. Prior to site plan approval, stormwater management (SWM) and best management practice (BMP) facilities shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES. If the SWM/BMP facilities approved by DPWES are not in substantial conformance with those shown on the SE plat, a Special Exception Amendment shall be required. Additional measures such as Low Impact Development (LIDS) methods may be provided as determined by DPWES provided such methods are in substantial conformance with the SE Plat.

9. Prior to site plan approval, it shall be demonstrated to the satisfaction of DPWES that adequate outfall can and shall be provided in accordance with the PFM.

10. The silting basin shall not be located in the RPA; if an acceptable location which is in substantial conformance with the SE plat cannot be found, then a special exception amendment shall be required.

11. All lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.

12. No outside speakers or public address systems shall be permitted.

13. The total amount of undisturbed open space shall not be less than 50% of the total site area at final buildout.

14. All clearing, grading and stream disturbance activities proximate to the RPA/EQC shall be kept to a minimum as determined by UFM. The applicant shall restore any areas of disturbance within the EQC that occur as a result of the construction efforts for the stream crossing associated with the proposed athletic field as determined by UFM. Supplemental landscaping shall be provided to restore the disturbed areas as determined appropriate by UFM.

15. At the time of site plan approval, the applicant shall either 1) install a signal at the site entrance, if it is determined to be warranted by VDOT, or 2) escrow the funds necessary to install the signal, as determined by DPWES.

    If it is determined by VDOT at any time within ten years of the date of the Board of Supervisor's approval of this special exception, upon demand by VDOT or FCDOT, the signal shall be installed at the site entrance, utilizing the escrowed funds, to the

satisfaction of VDOT. If, at the close of the ten year period, the signal has not been installed, a warrant study shall be submitted to FCDOT and VDOT for review and approval. If the warrant study determines the signal is necessary, it shall be installed, to VDO's satisfaction, utilizing the escrowed funds. If the signal is determined not to be warranted, then the escrowed funds may be released, and there will be no further obligation through this development condition.

16. A clearly defined internal pedestrian plan and facilities which connects all elements of the site and parking facilities with one another and with the Ox Road frontage, shall be included on the site plan.

17. A plan to provide bus service for church services and the school to reduce the amount of trips to the site and a plan for traffic control during the time of Sunday church services to control the flow of traffic into and out of the site shall be submitted to DPWES at the time of site plan review.

18. The applicant shall provide shared parking facilities for the church, nursery school and private school of general education to reduce the amount of parking required for the site, subject to approval by DPWES.

19. During the first phase of construction, the sanctuary seating will be limited to 500 seats. The seating may increase to 1000 only provided that the total parking of 304 spaces has been constructed.

20. The enrollment of the private school general education shall be limited to students in Kindergarten through eighth grade. The maximum daily enrollment of the private school of general education shall be limited to 250 students.

21. The maximum enrollment of the nursery school of shall not exceed 150 children at any one time.

22. The temporary trailers located to the northwest (4 buildings) and southeast (1 building) of the proposed Phase 1 portion of the building shall be removed prior to the issuance of a Non-RUP for the completion of Phase II of the development.

23. The hours of operation shall be limited to as follows; Church - 8:00 a.m. through 2:00 p.m. Sunday; Special services and congregational activities as appropriate; ministry and administration ongoing, School – 6:00 a.m. through 6:00 p.m. Monday through Friday, and Nursery School - 9:00 a.m. through 3:30 p.m. Saturday.

24. Prior to any land disturbing activities on the site, a Phase I archaeology study shall be conducted on those areas identified by the Cultural Resource Management Protection Section (CRMPS) of the Fairfax County Park Authority, and the results of the study shall be provided to CRMPS. If the Phase I Study concludes that additional study is warranted, a Phase II and Phase III Study, as determined necessary by CRMPS, shall be conducted and the results submitted to CRMPS. All evaluation and recovery work shall be completed in consultation and coordination with CRMPS.

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. This development may be phased; for the purpose of this Special Exception; the term "established" shall be interpreted to mean the obtaining of a valid Non-RUP for the first phase. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 8, 2007
(enter date affidavit is notarized)

I, C. Stephen Helms, do hereby state that I am an
(enter name of applicant or authorized agent)

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

95757a

in Application No.(s): SE 2007-SP-009
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
*Trustees of Christ United Methodist Church(1) Agents: John C. Speight, Jr. C. Stephen Helms * Robert J. Dumont * Amanda G. Fredriksen * Randall L. Herbst * Stanford H. Hlavka * Shirley J. Klocek * John E. Meeuwissen * Sean P. Rucker * Sherry L. Simon * James M. Sparks Kelly L. Osler David S. Warner	8285 Glen Eagles Lane Fairfax Station, VA 22039	Applicant and Title Owner, Fairfax County Tax Map Parcels 96-2-((1))-2, 4A, 4B, 4C, 4D
Hunton & Williams LLP(2)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: August 8, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SP-009
(enter County-assigned application number (s))

9757a

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Francis A. McDermott John C. McGranahan, Jr. Michael E. Kinney	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Aaron L. Shriber Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Land Design Consultants, Inc.(3) Agents: John L. Marshall Matthew T. Marshall Kelly M. Atkinson	9401 Centreville Road, Suite 300 Manassas, VA 20110	Engineers/Agents for Applicant
M. J. Wells & Associates, L.L.C.(4) Agents: Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Consultants/Agents for Applicant

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 8, 2007
(enter date affidavit is notarized)

95757a

for Application No. (s): SE 2007-SP-009
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) (1)Trustees of Christ United Methodist Church
8285 Glen Eagles Lane
Fairfax Station, VA 22039

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

NO SHAREHOLDERS. TRUSTEES ARE:
Robert J. Dumont
Amanda G. Fredriksen
Randall L. Herbst
Stanford H. Hlavka
Shirley J. Klocek
John E. Meeuwissen
Sean P. Rucker
Sherry L. Simon
James M. Sparks

EXECUTIVE ADMINISTRATOR:
C. Stephen Helms

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

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

Special Exception Attachment to Par. 1(b)

DATE: August 8, 2007
(enter date affidavit is notarized)

95757a

for Application No. (s): SE 2007-SP-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(2)Land Design Consultants, Inc.
9401 Centreville Road, Suite 300
Manassas, VA 20110

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
John L. Marshall
Matthew T. Marshall

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)M. J. Wells & Associates, L.L.C.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M. J. Wells & Associates, Inc.(5)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: August 8, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SP-009
(enter County-assigned application number (s))

95757a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5)M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT) (All employees are eligible Plan participants; however, none own 10% or more of any class of stock.)

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

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 8, 2007
(enter date affidavit is notarized)

95757a

for Application No. (s): SE 2007-SP-009
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
(2)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Richard L. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Joseph B. Alexander, Jr.
Fernando C. Alonso
Thomas E. Anderson
Walter J. Andrews
W. Christopher Arbery
Charles G. Ashton
L. S. Austin
Ian Phillip Band
Jeffery R. Banish
A. Neal Barkus
Haywood A. Barnes
Rudene M. Bascomb
Jeffrey P. Bast
Philip M. Battles, III
John J. Beardsworth, Jr.
Steven H. Becker
Kenneth D. Bell
Stephen Bennett (nmi)
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Douglas M. Berman
Mark B. Bierbower
Jo Ann Biggs
Stephen R. Blacklocks
Jeffry M. Blair
Michael J. Blayney
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
David F. Brandley, Jr.
Jeannie P. Breckinridge
Craig A. Bromby
A. Todd Brown
Tyler P. Brown
F. William Brownell
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
Brian M. Buroker
Ferdinand A. Calice
Matthew J. Calvert

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

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

Special Exception Attachment to Par. 1(c)

95757a

DATE: August 8, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SP-009
(enter County-assigned application number (s))

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

(2)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Grady K. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
Lawrence Chek (nmi)
James N. Christman
Whittington W. Clement
R. Noel Clinard
W. S. Cockerham
Herve' Cogels (nmi)
Myron D. Cohen
Cassandra C. Collins
Stacy M. Colvin
Joseph P. Congleton
Terence G. Connor
Stephen Gregory Cope
Cameron N. Cosby
T. Thomas Cottingham, III
Ted C. Craig
Cyane B. Crump
Ian Cuillerier (nmi)
Ashley Cummings (nmi)
Alexandra B. Cunningham
Sean B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
Douglas W. Davis
John Deacon (nmi)
Stephen P. Demm
Kenneth L. Dobkin
Dee Ann Dorsey
Edward L. Douma
Mark S. Dray
Sean P. Ducharme
Deidre G. Duncan
George C. Dunlap, Jr.
L. Traywick Duffie
Frederick R. Eames
Maya M. Eckstein
Joseph C. Edwards
Robert H. Edwards, Jr.
W. Jeffery Edwards
John C. Eichman
Whitney C. Ellerman
L. Neal Ellis. Jr.
Edward W. Elmore, Jr.
Charles Elphicke (nmi)
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Kelly L. Faglioni
Susan S. Failla
James E. Farnham
Eric H. Feiler
Chet A. Fenimore
Mark James Fennessy
Norman W. Fichthorn
Andrea Bear Field
Robert M. Fillmore
Kevin J. Finto
William M. Flynn
Lauren E. Freeman
Ira L. Freilicher
David R. Fricke
Edward J. Fuhr
Christopher L. Gaenzle
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
Manning Gasch, Jr. (nmi)
Andrew A. Gerber
John T. Gerhart, Jr.
Shahid Ghauri (nmi)
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Timothy S. Goettel
Peter G. Golden
Allen C. Goolsby
L. Raul Grable
Douglas S. Granger
Edward J. Grass
J. William Gray, Jr.
Charles E. Greef
Robert J. Grey, Jr.
Greta T. Griffith
Bradley W. Grout
Jeffrey W. Gutchess
Miles B. Haberer
Virginia H. Hackney
Robert J. Hahn
John F. Haley
Eric J. Hanson
Ronald M. Hanson
Richard L. Harden
Ray V. Hartwell, III
James A. Harvey
Robert W. Hawkins
Timothy G. Hayes
Mark S. Hedberg
Douglas J. Heffner
Michael S. Held
Matthew C. Henry
Scott Hershman (nmi)
Gregory G. Hesse
George H. Hettrick
Louanna O. Heuhsen
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John E. Holloway
John M. Holloway, III
John R. Holzgraefe
Cecelia P. Horner
George C. Howell, III
Robert H. Huey

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

95757a

DATE: August 8, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SP-009
(enter County-assigned application number (s))

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

(2)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Thomas M. Hughes
Donald P. Irwin
Judith H. Itkin
Makram B. Jaber
Paul E. Janaskie
Lori M. Jarvis
Matthew D. Jenkins
Andrew E. Jillson
Harry M. Johnson, III
James A. Jones, III
Kevin W. Jones
Laura E. Jones
Dan J. Jordanger
Leslie O. Juan
Thomas R. Julin
W. Alan Kailer
E. Peter Kane
Thomas F. Kaufman
Geoffrey S. Kay
Joseph C. Kearfott
Michael G. Keeley
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Robert A. King
Sylvia K. Kochler
Edward B. Koehler
John T. Konther
Dana S. Kull
Christopher G. Kulp
Christopher Kuner (nmi)
David Craig Landin
Christine E. Larkin
David C. Lashway
Andrew W. Lawrence
Wood W. Lay
Daniel M. LeBey
David O. Ledbetter
L. Steven Leshin
Ronald J. Lieberman
Thomas F. Lillard
Catherine D. Little
Gregory G. Little
Robert H. Lockwood
David C. Lonergan
Nash E. Long, III
Audrey C. Louison
Carlos E. Loumiet
David S. Lowman, Jr.
John A. Lucas
Timothy A. Mack
Tyler Maddry (nmi)
Kimberly M. Magee
C. King Mallory, III
Thomas J. Manley
Alan J. Marcuis
Brian R. Marek
Fernando Margarit (nmi)
Michael F. Marino, III
Stephen S. Maris
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Christopher M. Mason
Michael P. Massad, Jr.
Scott H. Matheson
Joseph C. Mathews
Laurie U. Mathews
Richard E. May
John Gary Maynard, III
William H. McBride
Michael C. McCann
Thomas A. McConnell
Patrick J. McCormick, III
Robert G. McCormick
Francis A. McDermott
Alexander G. McGeoch
John C. McGranahan, Jr.
David T. McIndoe
James E. Meadows
Mark W. Menezes
Gary C. Messplay
James Forrest Miller
Thomas McN. Millhiser
Patrick E. Mitchell
John E. Moeller
Jack A. Molenkamp
Charles R. Monroe, Jr.
Royce W. Montgomery
Will S. Montgomery
T. Justin Moore, III
Thurston R. Moore
Bruce W. Moorhead, Jr.
Robert J. Morrow
Ann Marie Mortimer
Eric J. Murdock
Frank J. Murphy, Jr.
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Michael Nedzbala (nmi)
Henry V. Nickel
Lonnie D. Nunley, III
E. A. Nye, Jr.
Dan L. O'Korn
John D. O'Neill, Jr.
Pam G. O'Quinn
Brian V. Otero
Randall S. Parks
Peter S. Partee
R. Hewitt Pate
William S. Patterson
Humberto R. Peña
B. Donovan Picard
R. Dean Pope
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
Wesley R. Powell
Donna M. Praiss
J. Waverly Pulley, III

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

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(2)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Robert T. Quackenboss
Arnold H. Quint
William M. Ragland, Jr.
Dionne C. Rainey
Gordon F. Rainey, Jr.
John Jay Range
Stuart A. Raphael
Craig V. Rasile
John M. Ratino
Robert S. Rausch
Keila D. Ravelo
Belynda B. Reck
Baker R. Rector
Shawn P. Regan
Sona Rewari (nmi)
Thomas A. Rice
William M. Richardson
James M. Rinaca
Michael D. Rist
Jennings G. Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Robert M. Rolfe
Ronald D. Rosener
Michael Rosenthal (nmi)
William L. S. Rowe
Marguerite R. Ruby
D. Alan Rudlin
Mary Nash Rusher
Vance E. Salter
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Robert M. Schulman
Patricia M. Schwarzschild
Jeremy R. Schwer
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
James W. Shea
Michael R. Shebelskie
Rita A. Sheffey
William P. Silverman
Edmund W. Sim
Jo Anne E. Sirgado
William L. Sladek
Thomas G. Slater, Jr.
B. Darrell Smelcer
Brooks M. Smith
Caryl Greenberg Smith
John R. Smith
Steven P. Solow
Lisa J. Sotto
Joseph C. Stanko, Jr.
Marty Steinberg (nmi)
John J. Stenger
Catherine B. Stevens
Gregory N. Stillman
Franklin H. Stone
C. Randolph Sullivan
Chanmanu Sumawong (nmi)
R. Michael Sweeney
Henry Talavera (nmi)
Madeleine M. Tan
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Michael L. Teague
Robin Lyn Teskin
Paul R. Tetlow
John Charles Thomas
Martin K. Thomas
Gary E. Thompson
Paul M. Thompson
B. Cary Tolley, III
Timothy J. Toohey
Randolph F. Totten
Bridget C. Treacy
Thomas B. Trimble
Estelle J. Tsevdos
Melvin E. Tull, III
Julie I. Ungerman
Surasak Vajasit (nmi)
Steven C. Valerio
Travis E. Vanderpool
Mark C. Van Deusen
C. Porter Vaughan, III
Enid L. Veron
Stephen R. Voelker
Mark R. Vowell
Linda L. Walsh
William A. Walsh, Jr.
Lynnette R. Warman
Mark R. Wasem
Abigail C. Watts-FitzGerald
Peter G. Weinstock
David B. Weisblat
Mark G. Weisshaar
Hill B. Wellford, Jr.
David E. Wells
G. Thomas West, Jr.
Jerry E. Whitson
Paul O. Wickes
Jonathan M. Wilan
Amy McDaniel Williams
Gerry L. Williams
Matthew J. Williams
Robert K. Wise
Allison D. Wood
John W. Woods, Jr.
David C. Wright
Scott F. Yarnell
William F. Young
Andrew D. Zaron
Lee B. Zeugin

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

95757a

DATE: August 8, 2007
(enter date affidavit is notarized)

for Application No. (s): SE 2007-SP-009
(enter County-assigned application number (s))

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

(2)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

FORMER PARTNERS:

Jennifer A. Albert
William S. Boyd
Lisa R. Brant
Christopher C. Campbell
William S. Cooper
Patrick A. Doody
Martin T. Lutz
Robert J. Muething
Swati Patel
Scott L. Robertson
Stephen T. Schreiner
Melvin S. Schulze
Thomas J. Scott, Jr.
James E. Shepherd
Daniel C. Tepstein
Stephen F. White
David M. Young
Dennis L. Zakas

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 8, 2007
(enter date affidavit is notarized)

95757a

for Application No. (s): SE 2007-SP-009
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

NONE.

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2007-SP-009

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 8, 2007

(enter date affidavit is notarized)

95757a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)

Francis A. McDermott has contributed in excess of $100 to Supervisor DuBois.

Land Design Consultants, Inc. and Supervisor Elaine McConnell have a business relationship; however, the business relationship does not involve any party in this application.

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

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

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

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

C. Stephen Helms, Agent for Applicant

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

Subscribed and sworn to before me this 8th day of August 2007, in the State/Comm. of ~~Fairfax~~ Virginia, County/City of Fairfax.

Barbara R. Shuffleberger
Notary Public

My commission expires: 01/31/08

Commission # 250643

BARBARA R. SHUFFLEBARGER NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

APPENDIX 3

RECEIVED
Department of Planning & Zoning

MAR 23 2007

Zoning Evaluation Division

March 22, 2007

CHRIST UNITED METHODIST CHURCH

APPLICANT'S STATEMENT

Christ United Methodist Church (the "Applicant") requests Board of Supervisors' approval of a Category 3 Special Exception in accordance with Section 9-314 of the Zoning Ordinance to permit a church with a private school of general education and a nursery school on land that it owns in the Springfield District. The 24.5796-acre subject property consists of parcels 96-2 ((1)) 2, 4A, 4B, 4C and 4D. The Property is currently zoned Residential Conservation ("RC"), is located within the Water Supply Protection Overlay ("WS") District, and abuts the southwest side of Ox Road (Route 123) south of its intersection with Henderson Road (Route 643).

The 107,000 square foot building will contain a 1,000-seat sanctuary, as well as classroom space for the private school of general education and the nursery school. The private school of general education will have a maximum enrollment of 250 students in grades Kindergarten through 8. The nursery school will have an enrollment of no more than 150 children at any time. The church will conduct services on Sunday mornings, while the private school of general education and the nursery school will operate Monday through Friday. Before and after school care will be provided as a component of the private school of general education.

The Special Exception Plat depicts a layout at a 0.10 FAR, with approximately 63% of the site maintained as open space. Access will be provided from the southwest side of Ox Road. Right turn and left turn lane improvements are proposed by the Applicant to facilitate safe and efficient access to and from the site. Surface parking spaces will be provided in the front yard adjacent to Ox Road and to the west of the building. The 107,000 square foot building will be situated on the property with minimum yards of 167 feet (front), 52 feet (north side yard), 59 feet (south side yard) and 1,260 feet (rear). Conveniently located outdoor recreation areas will be provided west of the Environmental Quality Corridor, which will include, among other amenities, an athletic field. The western half of the site is wooded, with the majority of this area proposed to remain undisturbed. Transitional screening and a barrier will be provided in accordance with the provisions of Article 13 of the Zoning Ordinance, except in those locations where waivers and modifications are requested (see below). Stormwater management and Best Management Practices ("SWM/BMP") will be accommodated on site through the construction of a dry detention pond and through the preservation of open space on site.

The property is located within the Pohick Planning District, Dominion Community Planning Sector (P5), which states that:

> *Non-residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing*

residences will be minimal. These uses should be granted only if the following conditions are met:

- *Access for the use is oriented to an arterial;*
- *The use is of a size and scale that will not adversely impact the character of the area in which it is located; and*
- *The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.*

The Property is at the eastern edge of the Occoquan RC area and abuts and is accessed solely from the heavily traveled, four-lane divided Route 123; the structure is located close to Route 123 on a property five times the five-acre lot size in the RC Zoning District.

The following is filed pursuant to the requirements of Paragraph 7 of Section 9-011 of the Zoning Ordinance for a Special Exception application:

A. Type of Operation

Church with a private school of general education and a nursery school.

B. Hours of Operation

Church Services: Sundays 8:00 am - 2:00 pm; special services and congregational activities as appropriate; ministry and administration ongoing
Private school of general education: Monday - Friday 6:00 am - 6:00 pm
Nursery school: Monday - Friday 9:00 am - 3:30 pm

C. Estimated Number of Patrons

Church: 1,000 seat sanctuary
Private school of general education: 250 students grades Kindergarten - 8th grade
Nursery school: 150 student maximum at any one time

D. Proposed Number of Employees

Church: 20 employees
Private school of general education: 24 teachers and other staff
Nursery school: 12 employees

E. Estimate of Traffic Impact of the Proposed Use

Average Daily Traffic ("ADT"): 625 vehicles per weekday and 1,440 vehicles per Sunday

F. Vicinity or General Area to be Served

Fairfax Station, Lorton and Burke communities

G. Description of Building Façade and Architecture

Architectural elevations of the building are not available at this time, though they will be included in future submissions of the Special Exception Plat to demonstrate the ability of the building to fit harmoniously into the neighborhood while providing minimal adverse impact upon surrounding properties.

H. Hazardous Materials Statement

There are no known hazardous or toxic substances on the site. If any such substances are found, the methods of disposal shall adhere to County, State and/or Federal law.

I. Conformance Statement

The proposed use shall conform to the provisions of all applicable ordinances, regulations, adopted standards and conditions as permitted by special exception in the R-C and WS Districts, except those modified herein, or which may be modified or waived by the Director of DPWES at the time of site plan approval. The applicant respectfully requests the following waivers and modifications that are listed on the Special Exception Plat:

The Applicant requests a waiver of the requirement to provide a sidewalk along the Ox Road (Route 123) frontage of the property in accordance with Sect. 17-201 of the Zoning Ordinance. No sidewalk exists on either adjacent property to the north or south. The Comprehensive Plan Trails Map does not require the construction of a trail anywhere on-site. Further, an asphalt trail is located on the offsite side of Ox Road. Therefore, the Applicant respectfully requests a waiver of the requirement to construct a sidewalk along the property's Ox Road frontage.

The Applicant requests a waiver of the barrier requirement (D, E, or F) along portions of the north and south property boundaries and for the entirety of the east and west property boundaries. Section 13-303(12) of the Zoning Ordinance permits waivers of the barrier requirement when the topography is such that the barrier would be ineffective. As depicted on the Special Exception Plat, the Applicant proposes to install a six (6) foot tall board-on-board fence along portions of the north and south property boundaries that are within the limits of clearing and grading. The Applicant proposes to preserve the existing vegetation within the majority of the western portion of the site; therefore the installation of a barrier in these locations would be superfluous, and more imposing than the landscaping and/or berming proposed. Also, the Applicant does not propose to install a barrier along the eastern property boundary adjacent to Ox Road because the residential properties across Ox Road are located behind a sound wall, which would render the provision of a barrier in this location ineffective. Therefore, the Applicant respectfully requests a waiver of the requirement to provide a barrier in those locations indicated on the Special Exception Plat.

The Applicant requests a modification of the transitional screening yard requirement (TS 1) along portions of the northern, southern and western property boundaries. Section

13-303(3) of the Zoning Ordinance permits modification of the transitional screening requirement when the land between the building and the property line has been designed to minimize the impact between the proposed use on-site and the existing uses on adjacent lots. The Special Exception Plat indicates the locations that the full TS 1 yard will be installed along the northern, southern and eastern property boundaries adjacent to the proposed development of the church and its associated surface parking. The Applicant proposes to preserve existing vegetation elsewhere, particularly in the western portion of the site, which would be more effective than installing new landscaping. Therefore, the Applicant respectfully requests a modification of the transitional screening requirement for portions of the north, south and west property boundaries in favor of the proposed preservation of existing vegetation in these areas.

The Applicant requests a waiver of the service drive requirement of Section 17-201 of the Zoning Ordinance. Ox Road (Route 123) has been widened to its ultimate configuration, and the Applicant proposes to construct right and left turn lane improvements with this project. No service drive is included on either of the adjacent properties. Therefore, the Applicant respectfully requests that the service drive requirement be waived.

In addition the subject property is not located within, partially within, or adjacent to an Historic Overlay District.

Respectfully submitted,

Francis A. McDermott

County of Fairfax, Virginia

MEMORANDUM

DATE: August 17, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis & Environmental Assessment:** SE 2007-SP-009
Christ United Methodist Church

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception (SE) plat dated February 2007 revised through August 2, 2007. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Trustees of Christ United Methodist Church, is requesting special exception approval to permit the development of a new church and related uses on a 24.58 acre parcel on the west side of Ox Road (Route 123) just south of its intersection with Henderson Road. The proposed development will be completed in two phases. The first phases will include the main structure and up to five temporary trailers with a total floor area of approximately 51,000 square feet with a 500 seat sanctuary, private school of general education with up to 250 students and a childcare center for up to 150 children. Phases two will expand the overall FAR to 107,000 square feet and increase seating in the sanctuary to 1,000 seats. Parking for both phases will be constructed as part of Phase 1 in the form of 307 surface parking spaces. Outdoor recreation areas for the childcare center and school will be provided in Phase 1 as a 3,200 square foot fence enclosed area immediately adjacent to the building for the childcare center and an area of approximately 17,200 square feet adjacent to Phase 1 of the building for the private school. The outdoor play area for the childcare center will not change with Phase 2. However, the outdoor play area for the private school of general education will be located in a cleared area on the western portion of the site noted as the proposed athletic field with an area of approximately 17,200 square feet. This area will be accessed via a

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

pedestrian crossing over the eastern Environmental Quality Corridor (EQC). There are two areas designated as EQC on the subject property. There is an EQC area on of the eastern portion of the site which is part of a stream channel and associated buffer areas that are delineated as a Resource Protection Area (RPA) near the southern property boundary. A smaller EQC is designated for a small stream which runs parallel to the western property line. Both of the aforementioned stream channels are part of the Sandy Run stream valley system. These EQC and RPA areas have been appropriately noted on the special exception plat. The site is zoned R-C and is within the Water Supply Protection Overlay District (WS). A single point of access to the property will be from Ox Road (Route 123). A stormwater management (SWM) pond is proposed onsite.

LOCATION AND CHARACTER OF THE AREA

The property is located on the west side of Ox Road (Route 123), just south of Henderson Road. Properties located immediately north, west and south of the subject property are predominantly zoned R-C and developed with single-family dwellings. On the east side of Ox Road in this area is a portion of the South Run residential development, which is zoned R-1 and a portion of Burke Lake Park.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Pohick Planning District as amended through September 25, 2006, P5 Dominion Community Planning Sector, page 56:

"1. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Land in the watershed of the Occoquan Reservoir should be planned for residential use within a density range of .1-.2 dwelling unit per acre. This conforms with findings in the Occoquan Basin Study and is commensurate with predominant densities and the well-established character of existing development in this sector. [Not shown]

2. Non-residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences will be minimal. These uses should be granted only if the following conditions are met:

   - Access for the use is oriented to an arterial;
   - The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
   - The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir."

Environment

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Overview, as amended through February 10, 2003, page 16:

"Protection of the Occoquan Basin and the Public Water Supply

The Occoquan Reservoir is an 8.5 billion gallon impoundment that forms the southern boundary of Fairfax County . . . . It is owned by the Fairfax County Water Authority and is a principal source of the drinking water supply for 1.2 million Northern Virginians. In 1982, in recognition of the impacts of nonpoint source pollution on the Occoquan Reservoir, the Board of Supervisors implemented the recommendations of the Occoquan Basin Study in order to protect the public water supply. A water quality goal of no further increase in nonpoint source pollution from the Fairfax County portion of the Occoquan Watershed was adopted. To meet this goal and to ensure compatible infill development in the watershed area, 40,000 acres of land south and southwest of Fairfax City and west of Cub Run were planned and zoned to allow residential densities not to exceed an average of one dwelling unit per five acres. . . ."

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, on page 5 through 13, the Plan states:

Objective 2:	**Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
Policy a.	Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .
Policy j.	Regulate land use activities to protect surface and groundwater resources.
Policy k.	For new development and redevelopment, apply better site design and low impact development (LID) techniques...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- water bodies with perennial flow;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tidal wetlands or water bodies with perennial flow;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities, erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA. . . .

Objective 3: **Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .

Objective 9: **Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.

- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.

- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.

- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to non-point source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements.

- All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;

- All wetlands connected to the stream valleys; and

- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered."

Fairfax County Comprehensive Plan, 2003 Edition, Policy Plan, Environment, as amended through November 15, 2004, page 14:

"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way."

COMPREHENSIVE PLAN MAP: Residential use at .1 to .2 dwelling unit per acre (10 to 5-acre lots) and private open space

LAND USE ANALYSIS

The applicant's request to construct a 107,000 square foot church, nursery and private school of general education appears to be compatible with planned and existing land uses for this area within the Residential-Conservation (R-C) zoning district. While the proposed uses and intensity are substantial, the site of just over twenty-four acres is located on an arterial road, the development of the site has been delineated in a manner which should reduce impacts to the Occoquan Reservoir and the design and intensity of the proposed uses have been laid-out in a manner which is sensitive to the surrounding low-density character of the area. The applicants have provided commitments to preserve a minimum fifty-percent undisturbed open space for the proposed development with the completion of Phase 2. Landscaping and screening for the proposed church and related facilities are designed in a manner consistent with staff's recommendations and should limit any visual impacts to the surrounding area. The structure itself is located centrally on the site in close proximity to Ox Road in a manner that will be screened from direct line of site for much of the property frontage and to adjacent residential properties. The massing and height of the structure will be limited according to development conditions set forth by staff.

Compatibility

The intensity of the proposed use should not result in significant impacts on adjacent residential parcels. Noise, vehicle traffic and visual impacts of the proposed parking lot and building mass appear to be adequately mitigated. Provisions for screening, buffers and barriers meet or exceed what is typically required for this type of use in the R-C District. No lighting is proposed for the parking area and all other lighting will meet current Zoning Ordinance standards.

Building Layout, Open Space and Design

Building Layout. The proposed development is composed of two buildings constructed in two phases. As noted, the first phase will consist of a single structure to serve as the church with a 500 seat sanctuary, 150 child nursery/childcare facility, a private school of general education with up to 250 students and associated offices and other internal spaces for the proposed uses.

The second phase will increase the sanctuary to a capacity of 1,000 seats and gym for the school as well as other programmed space associated with the church, nursery and school operations. The proposed height of the church and related structures will be not exceed 60 feet. The proposed limits on the height of the structure(s), location of the structure(s) and proposed tree preservation, landscaping, screening and barriers are anticipated to effectively screen the proposed church and related facilities from existing surrounding uses.

Open Space. The applicant has identified the amount of undisturbed open space on the special exception plat as a minimum of 50% undisturbed open space for the completion of Phase 2. In an effort to address the purpose and intent of the R-C District and water quality goals associated with development within the Occoquan Reservoir, staff has consistently recommended that at least 50% of a site be retained in undisturbed open space when considering SP and SE uses. Based on the proposed intensity requested, the applicant should achieve at least 50% open space, restoring trees where appropriate.

While the use, intensity and character of the proposed uses at this location are not residential, it appears that the applicants have made a significant effort to overcome some of staff's initial concerns regarding the proposed development of the subject property. As such, staff concludes that the application is in harmony with the land use recommendations of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Water Quality

Issue:

The subject property is located within the Sandy Run Watershed, the Water Supply Protection Overlay District and the County's Chesapeake Bay Preservation Area.

Occoquan Watershed: In 1982, the Board of Supervisors rezoned roughly 40,000 acres of land within the Occoquan Watershed including the subject property to the R-C (Residential Conservation) District. This district allows no more than one dwelling unit per five acres of land. The rezoning action was taken, pursuant to the recommendations of the Occoquan Basin Study, in recognition of the potential impacts of nonpoint source pollution on the Occoquan Reservoir and the relationship between land use and nonpoint source pollution. The intent of the rezoning was to establish a low land use density as the primary water quality protection mechanism within a large portion of the watershed. In other portions of the watershed,

structural water quality protection techniques (best management practices, or BMPs) would be needed in order to meet water quality objectives.

The Occoquan rezonings survived a legal challenge in Circuit Court in 1985. In upholding the actions of the Board the judge concluded: "...The Defendant's evidence...shows that large lot zoning is considered to be a method of controlling non-point pollution along with the use of structural methods. The Board's position, and one borne out by the evidence, is that there were two paths which could have been followed, and the Board chose the alternative of large lot zoning in conjunction with structural BMP's on more densely developed areas. When confronted with more than one reasonable alternative, the legislature may choose among them."

Despite the fact that the above-mentioned rezoning established lesser intense land use and lower density in the Occoquan Watershed, the Zoning Ordinance does provide for Special Permit (SP) and Special Exception (SE) uses that involve more land coverage than would a residential community of five acre lots. With respect to the subject property, the Comprehensive Plan recommends that such uses "be rigorously reviewed" and states that these uses should be approved only if certain conditions are met. Included as a condition is: "the use is designed to mitigate impacts on the water quality of the Occoquan Reservoir." Because the aforementioned rezoning was pursued to protect water quality through low density/intensity development, it would be appropriate for Special Permit and Special Exception uses proposed in the R-C District to be able to achieve water quality goals through the preservation of undisturbed open space as opposed to structural techniques. This generally can be accomplished through the preservation of at least 50% of the area of the subject property as perpetually undisturbed open space.

Resolution:

The special exception plat notes that a minimum of 50% undisturbed open space will be provided with the completion of Phase 2 of the proposed development. This is consistent with efforts to address the purpose and intent of the R-C District and the water quality goals associated with development within the Occoquan Reservoir. Staff has consistently recommended that at least 50% of a site be retained in undisturbed open space when considering SE and SP uses in the R-C District. Staff feels that this provision has been adequately addressed.

Issue:

Earlier versions of the special exception plat correctly noted the presence of an EQC and RPA on the eastern portion of the site. Another small stream channel was noted near the western boundary of the site. This area was not initially designated as an EQC. Staff had requested that an appropriate buffer and notations be added to recognize this area as an EQC in order to ensure that it be preserved accordingly in the future.

Resolution:

The plat was recently revised to note this additional EQC near the western boundary of the subject property. As a result, two small stream valley areas on the subject property are now protected.

Issue:

Phase 2 of the proposed development will include the construction of an athletic field between the two EQC areas noted above. In order to access this area, the applicants will need to construct a stream crossing through the eastern EQC area. Staff had requested additional information and cross-sections depicting this stream crossing to ensure that encroachment was kept to a minimum. This information was not provided.

Resolution:

As an alternative, staff strongly recommends that through a development condition the applicants keep all clearing and grading and stream disturbance activities to a minimum. The applicant should also provide commitments to restore any EQC beyond the stream crossing which might be disturbed as a result of the construction efforts for the stream crossing.

Stormwater Management/Best Management Practices (SWM/BMP) The applicant states that the SWM/BMP requirements will be met through the construction of a dry pond and onsite open space. The applicant has not provided calculations that demonstrate that the proposed practices will be adequate to reduce post-development runoff to levels at or below pre-development. In addition, the applicant should depict the drainage divides on site and the site outfalls. The stormwater narrative indicates that the dry pond will serve only 1.6 of the 5.94 acre site and the BMP requirements for the remainder of the site will be met through open space, including the transitional screening areas located to the north, south and east of the proposed development. Furthermore, the applicant proposes offsite drainage improvements to the existing Bull Run Tributary Channel to convey runoff flowing to the east, but more details should be provided. The applicant is strongly encouraged to consider installing permeable pavement in appropriate areas of the site and providing other low impact development (LID) techniques such as biofiltration facilities and a green roof to further reduce runoff from the site and improve water quality. Any proposed stormwater management/best management practice facility will be subject to review and approval by the Department of Public Works and Environmental Services.

TRAILS

In accordance with the Countywide Trails Plan Map and the Public Facilities Manual a five-foot wide on-road bike lane within the right-of-way should be provided if frontage improvements along Ox Road are required.

PGN: JRB

County of Fairfax, Virginia

MEMORANDUM

DATE: August 14, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-5 (SE 2007-SP-009)

SUBJECT: SE 2007-SP-009; Trustees of Christ United Methodist Church
Land Identification Maps: 96-2 ((1)) 2, 4A, 4B, 4C, 4D

This department has reviewed the subject rezoning request including the Special Exception Plat dated February 2007, and revised through August 2, 2007. Our comments are noted below.

- Access from Route 123
  - Assuming a median break on Route 123 is approved points of entry to the site will need to meet all applicable VDOT standards.
  - The applicant should commit to install a signal at the entrance if VDOT warrants it within 10 years of the final NonRUP issued for Phase 2 of the proposed development.
- The applicant has depicted an internal circulation plan that provides acceptable traffic movement and circulation from Route 123 into and around the site.
- Internal pedestrian facilities are not clearly defined on the submitted plats.
- Shared parking arrangements for the church and school should be explored to reduce the amount of parking required for the site.
- A commitment to provide bus service for church and school should be made to reduce the amount of trips to the site.

AKR/MAD

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot

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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: Sheng-Jieh Leu
Facilities Planning Branch, DPZ

FILE: 07.06 (ZTRAILS)

SUBJECT: Trail Requirements*

REFERENCE: SE 2007-SP-009
Development Name: Christ United Methodist Church
Tax Map: 96-2-001-2, 4A, 4B, 4C & 4D

DATE: May 29, 2007

In accordance with the Countywide Trails Plan and the Public Facilities Manual, the trail type(s) specified below should be provided in the following location(s):

- Ox Road – 5 feet wide on-road bike lane within the right-of-way if frontage improvement along Ox Road is required.

In addition to the above recommended trails**, the following suggested features are intended to enhance inter-and/or intra-parcel non-motorized circulation and access:

The design engineer is responsible for ensuring that trail design and construction includes adequate provision for user safety. Inclusion of adequate safety measures shall be considered in the County's trail review and approval process.

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ
Regina Coyle, Zoning Evaluation Division, DPZ

* The Fairfax County Park Authority and other County agencies may have additional requirements or comments. These Trail Plan requirements in no way limit or exclude this plat from the requirements of the County Sidewalk Policy and the School Sidewalk Program, which should be fully implemented as it applies to this subdivision in locations not already accounted for by Trails Plan requirements.

** These trails are eligible for County maintenance. Please contact the Maintenance and Stormwater Management Division of the Department of Public Works & Environmental Services (703-934-2860) for details.

County of Fairfax, Virginia

MEMORANDUM

August 27, 2007

TO: Gregory L. Chase, Planner III

FROM: Phyllis Wilson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Christ Church, SE 2007-SP-009

A review has been completed for the Special Exception Plat submitted with the subject application. This office supports the development as shown on this plat as the proposed development has optimized valuable forest preservation.

The western portion of the site is shown preserved which is forested with upland species in fair to good condition. Subsequent revisions to the original plan show an expanded area of the forested western portion of the site preserved over the original proposal.

PAW/
UFMID #: 126489

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: June 20, 2007

SUBJECT: SE 2007-SP-009, Christ Church
Tax Map Number(s): 96-2 ((2)) 4A, 4B, 4C and 4D

BACKGROUND

The Park Authority staff has reviewed the Special Exception plan dated April 23, 2007 for the above referenced application. The development plan shows a 107,000 square foot building that will contain both a church and a private school with a proposed rectangular field to provide recreation for the students. The school will enroll students in grades kindergarten through eighth grade.

1. **Heritage Resources** (The Policy Plan, Heritage Resources, Objective 1, p. 3)

"Objective 1: Identify heritage resources representing all time periods and in all areas of the County.

Policy a: Identify heritage resources well in advance of potential damage or destruction."

2. **Heritage Resources** (The Policy Plan, Heritage Resources Objective 3, page 4)

"Objective 3: Protect significant historical resources from degradation or damage and destruction by public or private action."

3. **Heritage Resources** (Area III, Pohick Planning District, Overview, p. 10)

"Large portions of the Pohick Planning District have not been surveyed to determine the presence or absence of heritage resources. It is desirable that these areas be examined before they are developed and appropriate action taken to record, preserve and/or recover significant heritage resources."

ANALYSIS AND RECOMMENDATIONS

Cultural Resources Impact:

The Park Authority Cultural Resource Management and Protection Section (CRMPS) conducted an archival review of the property. The review indicated that the property has moderate to high potential for significant archeological sites and the existing house on the property has potential architectural significance.

The Park Authority recommends that the property be subject to a Phase I archaeological survey, using a scope of work provided by the CRMPS. If any archaeological resources are found by the Phase I survey and determined to be potentially significant then a Phase II assessment should be done. If any sites are determined to be significant then either they should be avoided or Phase III data recoveries should be performed in accordance with a scope provided by the CRMPS. Any Phase III scopes will provide for public interpretation of the results. Draft and final archaeological reports produced as a result of Phase I, II and/or III studies should be submitted for approval to the CRMPS (Attention: Liz Crowell).

The applicant should also be made aware that there are specific archaeological requirements under Section 106 of the National Historic Preservation Act, which are associated with Federally licensed or funded development. If Section 106 applies then any archaeological work under this recommendation should also be coordinated in advance with the Virginia Department of Historic Resources [State Historic Preservation Officer (SHPO)].

cc: Cindy Walsh, Acting Director, Resource Management Division
Liz Crowell, CRMP
Chron Binder
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: JUN 15 2007

TO: Greg Chase, Senior Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum M. Khan, Chief Stormwater Engineer
Environmental and Site Review Division West
Land Development Services, DPWES

SUBJECT: Special Exception Application, SE 2007-SP-009, Christ United Methodist Church, Plan Dated April 23, 2007, LDS Project #24895-ZONA-001, Tax Map #096-2-01-0002, 0004-A, 0004-B, 0004-C and 0004-D (Property), Springfield District, Sandy Run Watershed

We have reviewed the subject plan and offer the following comments related to Stormwater Management (SWM):

Chesapeake Bay Preservation Ordinance (CBPO)
There is Resource Protection Area (RPA) south of the property.

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
There is no record of drainage complaints on file.

Site Outfall
The applicant needs to provide computational analysis with the outfall narrative. (Please refer to Zoning Ordinance Section 16-302-L)

SWM
The applicant needs to reduce volume of runoff leaving the site by use of LID measures. Soil tests may be required to verify infiltration property.

The location of silting basin in the RPA is not a permitted use (please refer to CBPO, Section 118-2-1).

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

(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 special exception uses, 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 special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-007 Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008 Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

4. Group 7 - Older Structures, limited to:

   A. Restaurants

   B. Summer theatres

5. Group 8 - Temporary Uses, limited to:

   A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities

   B. Construction material yards accessory to a construction project

   C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project

   D. Subdivision and apartment sales and rental offices

   E. Temporary dwellings or mobile homes

   F. Temporary farmers' markets

   G. Temporary mobile and land based telecommunication testing facility

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

   A. Home professional offices

   B. Veterinary hospitals

   C. Modification to minimum yard requirements

   D. Accessory dwelling units

3-C04 Special Exception Uses

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

1. Category 1 - Light Public Utility Uses.

2. Category 2 - Heavy Public Utility Uses, limited to:

   A. Regional sewage treatment and disposal facilities

3. Category 3 - Quasi-Public Uses, limited to:

   A. Alternate uses of public facilities

PART 3 9-300 CATEGORY 3 QUASI-PUBLIC USES

9-301 Category 3 Special Exception Uses

1. Colleges, universities.
2. Conference centers and retreat houses, operated by a religious or nonprofit organization.
3. Cultural centers, museums and similar facilities.
4. Independent living facilities.
5. Congregate living facilities.
6. Medical care facilities.
7. Private clubs and public benefit associations.
8. Quasi-public parks, playgrounds, athletic fields and related facilities.
9. Sports arenas, stadiums as a principal use.
10. Child care centers and nursery schools.
11. Private schools of general education.
12. Private schools of special education.
13. Alternate uses of public facilities.
14. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls providing off-campus residence for more than four (4) unrelated persons who are students, faculty members, or otherwise affiliated with an institution of higher learning.
15. 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.

9-302 Districts in Which Category 3 Uses May be Located

1. Category 3 uses may be permitted by right in the following districts:

   PDH, PDC Districts: Limited to uses 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14 and 15 when represented on an approved development plan
   PRC District: All uses when represented on an approved development plan
   PRM District: Limited to uses 1, 3, 4, 5, 6, 7, 10, 11, 12 and 15 when represented on an approved development plan

   C-1, C-2 Districts: Limited to quasi-public athletic fields, uses 10, 11, 12 and 15
   C-3 District: Limited to uses 3, quasi-public athletic fields, 10, 11, 12 and 15

the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-305 Additional Standards for Conference Centers and Retreat Houses

1. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

9-306 Additional Standards for Independent Living Facilities

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps, as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse and/or caregiver, if any.

2. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps for transportation, shopping, health, recreational and other similar such facilities and shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.

3. The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or

alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.

B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.

C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.

3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.

4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.

5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.

7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

9-309 Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

A. That area not covered by buildings or required off-street parking spaces.

B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.

C. Only that area which is developable for active outdoor recreation purposes.

D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:

A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and

B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

A. That area not covered by buildings or required off-street parking spaces.

B. That area outside the limits of the required front yard.

C. Only that area which is developable for active outdoor recreation purposes.

D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.

3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

9-311 Additional Standards for Alternate Use of Public Facilities

The Board may approve a special exception to allow alternate uses of County public facilities which have space temporarily in excess of current needs, but only in accordance with the following conditions:

1. Proposed uses shall be limited to those uses allowed by special permit or special exception in the zoning district in which the public facility is located except as may be precluded by the additional standards for a particular use.

2. Uses located within existing structures shall not have to comply with the minimum lot size requirements or bulk regulations set forth for the zoning district in which located.

3. All uses shall comply with the off-street parking requirements of Article 11.

4. Signs as may be permitted in accordance with the provisions of Par. 2M of Sect. 12-208 shall be limited to one building-mounted and one freestanding sign for all alternate uses in a given public facility.

5. The Board shall determine that the proposed uses, if located in a residential district, shall not adversely impact the adjoining residential community in terms of traffic, vehicular access, parking, lighting, signs, and outside storage, length and intensity of outside activity, or general visual or noise impact. To this end, the additional standards set forth for particular proposed uses shall be used as a guide in considering all proposed uses.

9-312 Additional Standards for Dormitories, Fraternity/Sorority Houses, Rooming/ Boarding Houses or Other Residence Halls

1. In addition to the submission requirements set forth in Sect. 011 above, the applicant shall provide a written statement addressing the plans and policies regulating the following uses and activities on the site:

   A. Parking and loading

   B. Trash removal and clean-up

   C. Exterior lighting and sound

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch