



APPLICATION ACCEPTED: June 26, 2008
PLANNING COMMISSION: March 18, 2009
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

March 4, 2009

STAFF REPORT

WSPOD

APPLICATION SE 2008-SP-025

SPRINGFIELD DISTRICT

APPLICANT: Islamic Saudi Academy

ZONING: R-C, WS

PARCELS: 68-3 ((1)) 61-64

ACREAGE: 34.05 acres

FAR: 0.076

OPEN SPACE: 83%

UNDISTURBED OPEN SPACE: 50%

PLAN MAP: Residential use at 0.1-0.2 dwelling units per acre and Private Open Space

SE CATEGORY: Category 3; Private School of General Education

PROPOSAL: Approval of a special exception for a Private School of General Education with a maximum daily enrollment of 500 students (K through 12th grade)

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2008-SP-025 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening to allow the use of existing vegetation.

Tracy Strunk

Staff recommends approval of a waiver of the barrier requirement.

Staff recommends approval of a waiver of the Comprehensive Plan trail requirement, as conditioned.

Staff recommends approval of a waiver of interparcel access requirements.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

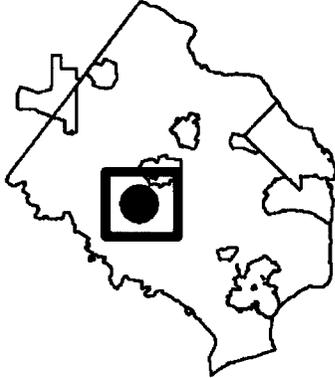
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

O:\tswag\NSA SE 2008-SP-025\SE 2008-SP-025.doc



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).

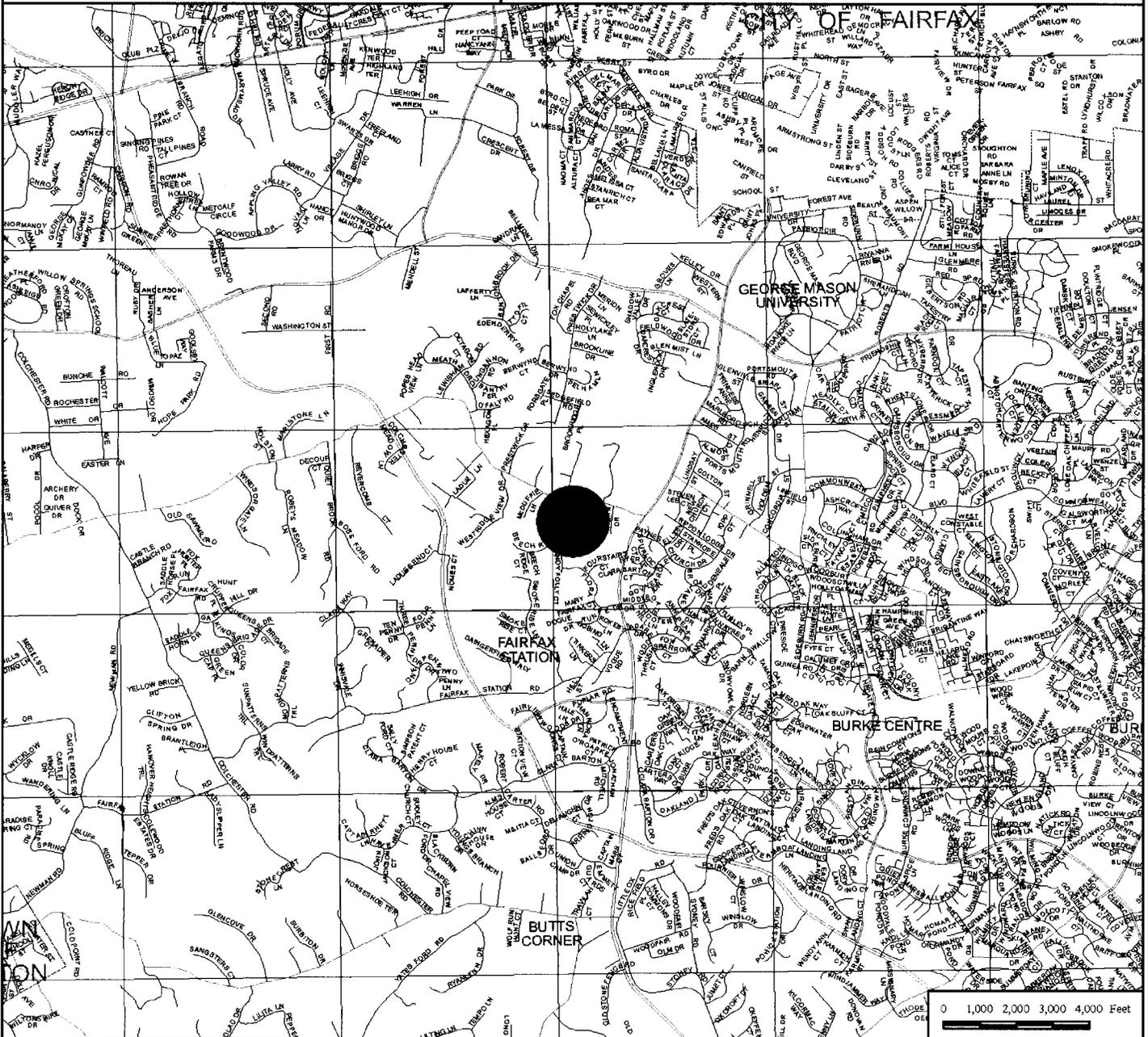
Special Exception
SE 2008-SP-025



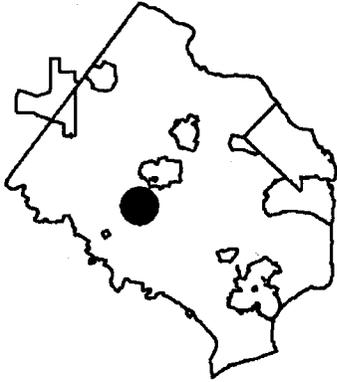
Applicant: ISLAMIC SAUDI ACADEMY
Accepted: 06/26/2008
Proposed: PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT BUILDING ADDITIONS AND SITE MODIFICATIONS

Area: 34.05 AC OF LAND; DISTRICT - SPRINGFIELD
Zoning Dist Sect: 03-0C04
Art 9 Group and Use: 3-11
Located: 11101, 11115, 11121, 11123 POPES HEAD ROAD

Zoning: R- C
Plan Area: 3,
Overlay Dist: WS
Map Ref Num: 068-3- /01/ /0061 /01/ /0062 /01/ /0063 /01/ /0064



Special Exception
SE 2008-SP-025



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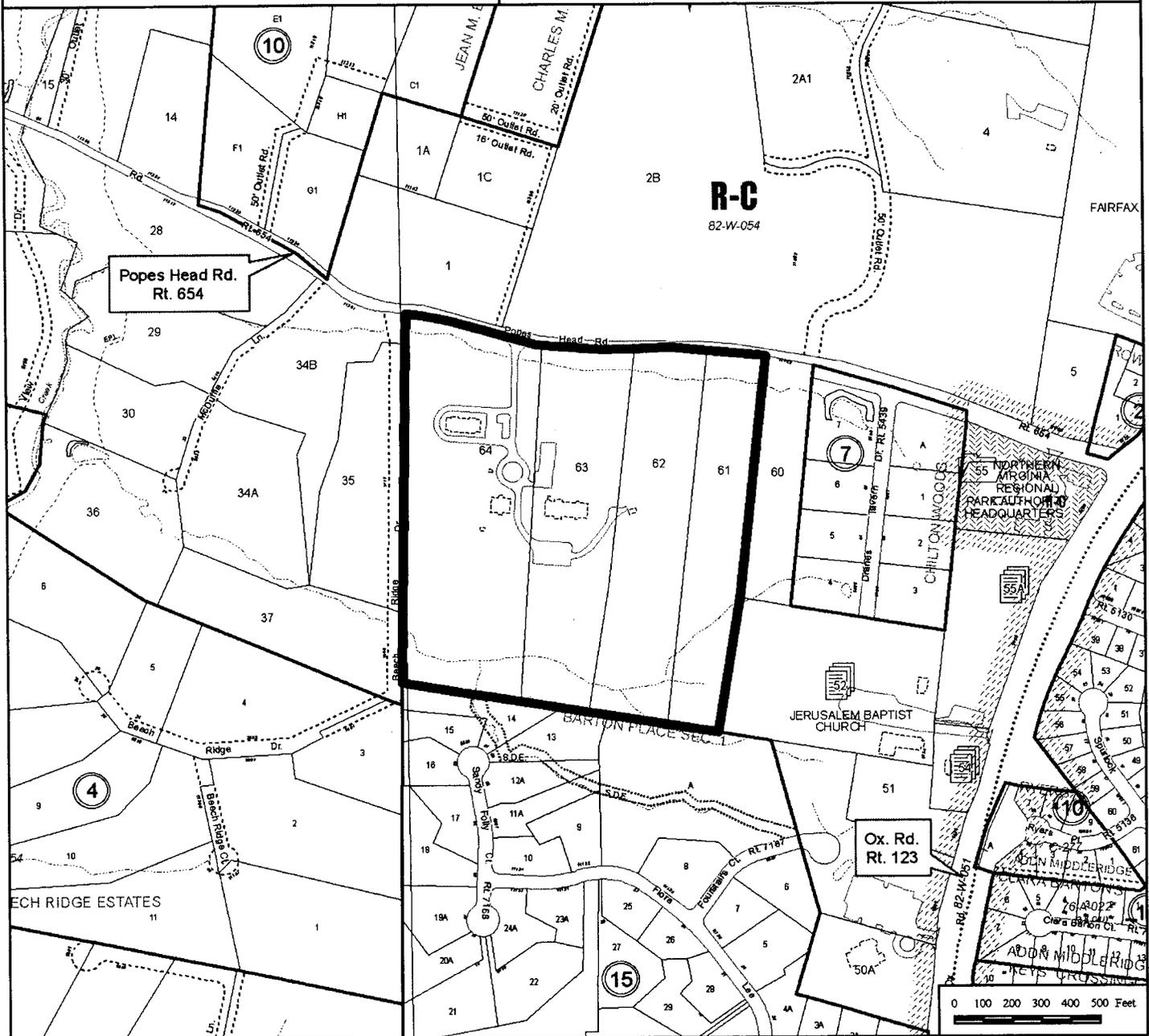
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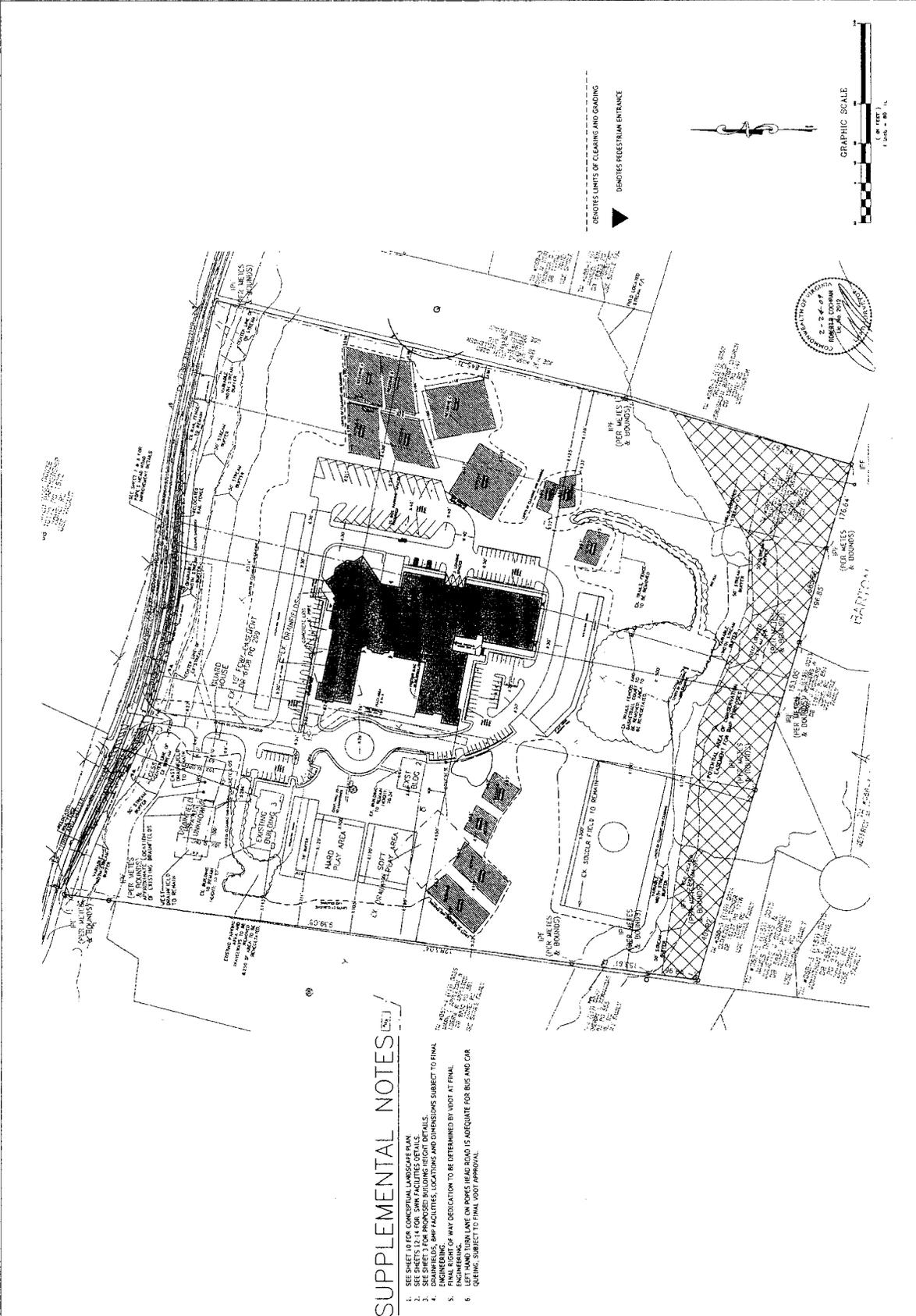


CHARLES R. HAYES & ASSOCIATES ARCHITECTS & INTERIORS 605 S.W. 11TH AVENUE
 MIAMI, FL 33135
 DATE: 12/22/00
 SHEET NO. 4
 PROJECT/TITLE NO. 7112

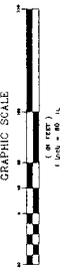
PROPERTY OF
 ISLAMIC SAUDI ACADEMY
 DEED BOOK 5988 PAGE 994
 FARMAS COUNTY, FLORIDA
 LANDSCAPE ARCHITECT

OVERALL
 SPECIAL EXCEPTION
 PLAT

DATE	12/22/00
DESIGNER	CHAS. R. HAYES & ASSOCIATES
SCALE	1"=80'
PROJECT/TITLE NO.	7112
SHEET NO.	4

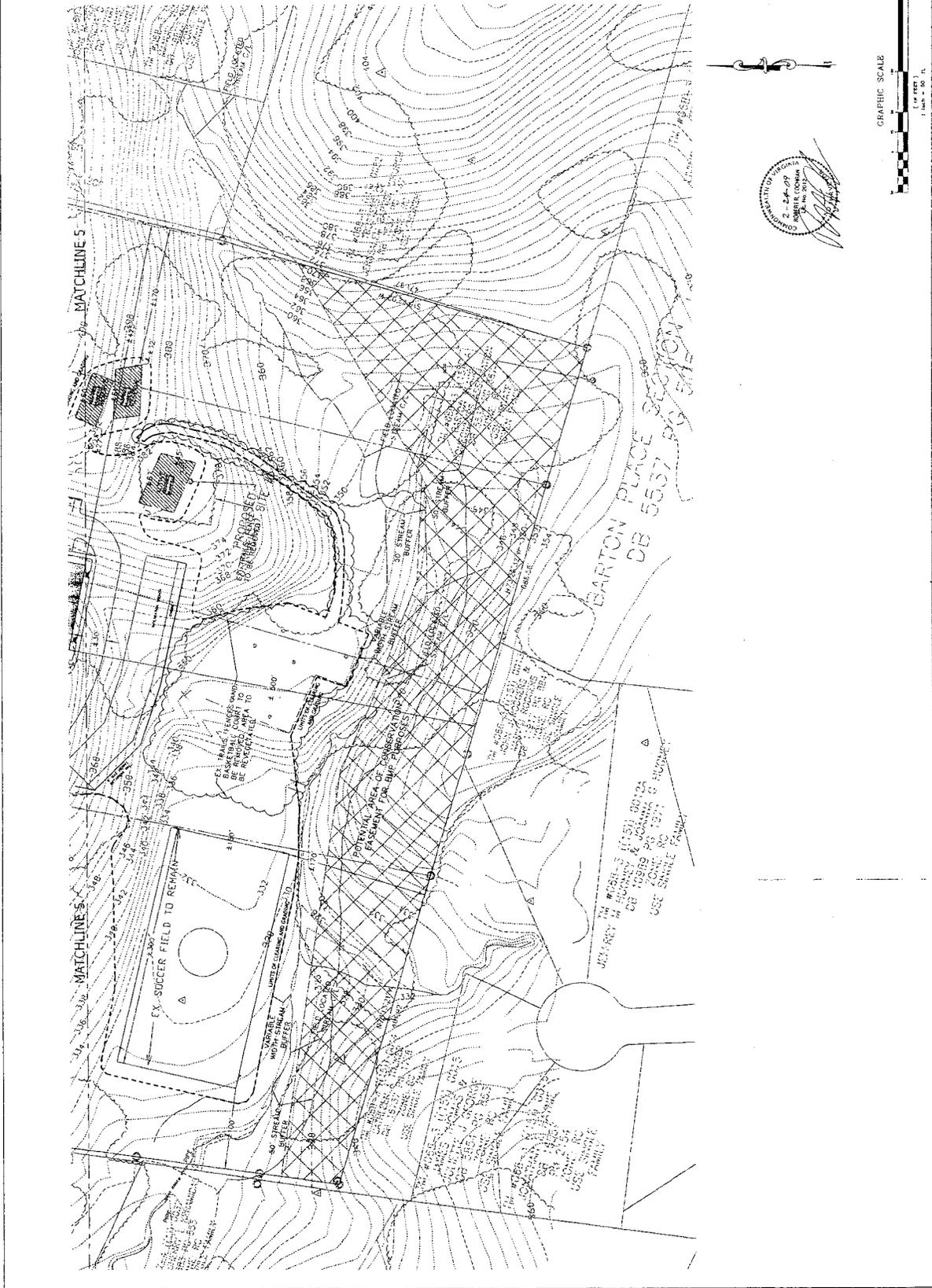


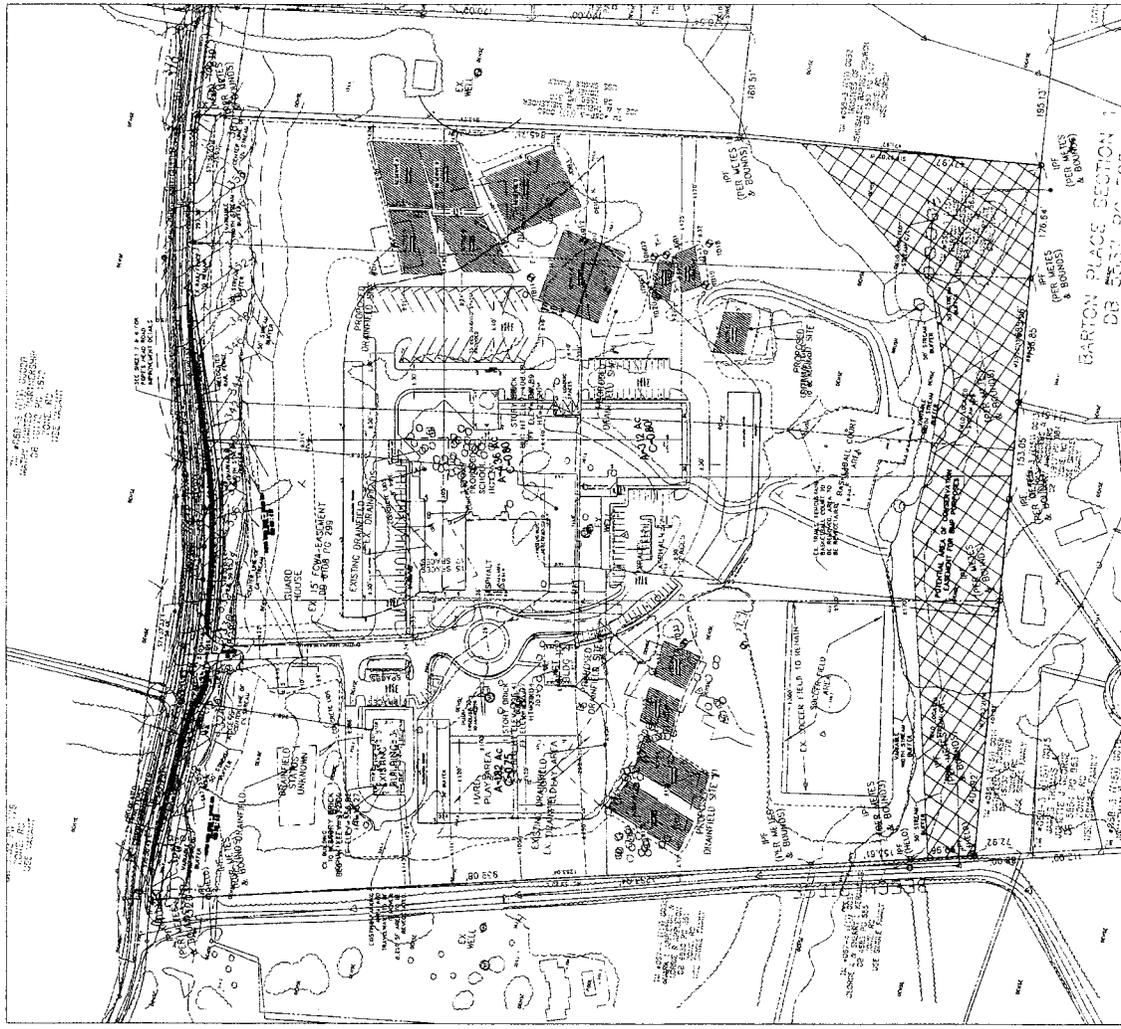
SUPPLEMENTAL NOTES
 1. SEE SHEET 10 FOR CONCEPTUAL LANDSCAPE PLAN
 2. SEE SHEET 11 FOR PROPOSED BUILDING HEIGHT DETAILS
 3. SEE SHEET 12 FOR PROPOSED BUILDING HEIGHT DETAILS
 4. DRIVEWAYS, BMP FACILITIES, LOCATIONS AND DIMENSIONS SUBJECT TO FINAL ENGINEERING.
 5. FINAL SLOPE OF ANY DEDICATION TO BE DETERMINED BY VDOT AT FINAL ENGINEERING.
 6. ENGINEERS SHALL MAKE AN ASSURE THAT ROAD IS ADEQUATE FOR BUS AND CAR TRAFFIC. SUBJECT TO FINAL VDOT APPROVAL.



BRINGS LIMITS OF CLEARING AND GRADING
 INDICATES PEDESTRIAN ENTRANCE

SPECIAL EXCEPTION
 PLAT
 ISLAMIC SAUDI ACADEMY
 DEED BOOK 5882 PAGE 994
 SPANGLER SURVEY
 FURK COUNTY, VIRGINIA
 6/5/02 PH EST
 2/24/2009 7:12:10 AM





BMP NARRATIVE
 THE SECTION 655 OF THE BMP REQUIREMENT FOR THE SUBJECT PROPERTY IS 50% PHOSPHOROUS REMOVAL EFFICIENCY. THE SITE IS LOCATED IN THE COMMERCIAL DISTRICT. THE CONCEPTUAL SMM PLAN ASSOCIATED WITH THIS SPECIAL EXCEPTION AMENDMENT PROPOSES THREE INFILTRATION TRENCHES AND CONSERVATION EASEMENTS TO PROVIDE THE REQUIRED BMP. SEE THIS SHEET FOR PROPOSED LOCATION OF SAID FACILITIES. THE INFILTRATION TRENCHES HAVE BEEN SIZED TO TREAT THE FIRST 1" OF RUNOFF FROM THE IMPERVIOUS AREA, THEREBY PROVIDING A 65% PHOSPHOROUS REMOVAL EFFICIENCY. HOWEVER, THIS IS ONLY A CONCEPTUAL PLAN, AND THE ENGINEER DEVELOPER RESERVE THE RIGHT TO PROVIDE BMP IN OTHER WAYS TO MEET THE 50% PHOSPHOROUS REMOVAL EFFICIENCY REQUIREMENT. POSSIBLE BMP ALTERNATIVES INCLUDE AN EXTENDED DETENTION STORAGE FACILITY, A SAND FILTER, OR A COMBINATION OF SUCH AS A STORAGE TRENCH OR SAND FILTER, OR THE DETENTION OF CONSERVATION EASEMENTS. THE ACTUAL TYPE OF BMP TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING. ULTIMATELY, BMP WILL BE PROVIDED ON-SITE AND WILL MEET THE 50% PHOSPHOROUS REMOVAL REQUIREMENT FOR ALL DISTURBED AREAS. IN ADDITION AREAS OF THE SITE MAY BE PLACED IN CONSERVATION EASEMENTS TO OBTAIN AN OVERALL 50% PHOSPHOROUS REDUCTION EFFICIENCY.

SMM NARRATIVE
 STORM WATER QUANTITY CONTROL WILL BE PROVIDED FOR THE DEVELOPMENT PROPOSED IN THE SUBJECT INFILTRATION THROUGH THE USE OF INFILTRATION TRENCHES (WHICH ALSO PROVIDE BMP). THE PROPOSED INFILTRATION TRENCHES WILL BE SIZED TO TREAT THE FIRST 1" OF RUNOFF FROM THE IMPERVIOUS AREA. MANAGEMENT HANDBOOK AND PER PER SECTION 6-1303. SEE SHEET 15 FOR DETENTION COMPUTATIONS. GENERALLY, ALL OF THE PROPOSED IMPERVIOUS AREA DRAINS TO ONE OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES. A MORE DETAILED DRAINAGE ANALYSIS WILL BE PERFORMED AT THE TIME OF FINAL SITE ENGINEERING. ANY UNDETAINED AREAS MAY RESULT IN PROMOTING OVER DETENTION IN OTHER AREAS.

NOTE: ALL SIZES, LOCATIONS, AND COMPUTATIONS SHOWN ON THE SUBJECT SPECIAL EXCEPTION ARE PRELIMINARY AND BASED UPON INFILTRATION RATES OF 1.00 IN/HR AND GREATER HAVE BEEN MEASURED ON THE SITE AT THE TIME OF FINAL ENGINEERING. FOLLOWING SOIL BORINGS TO DETERMINE THE ACTUAL SOIL INFILTRATION RATES, THE SIZE, LOCATION AND OTHER ASPECTS OF THE PROPOSED INFILTRATION TRENCHES ARE SUBJECT TO CHANGE. THE USE OF 1.00 IN/HR RESULTS IN A CONSERVATIVE DESIGN.

NOTE: THE SIZES OF THE INFILTRATION TRENCHES TO MEET THE STORAGE REQUIREMENTS OF PERM SECTION 6-1303 (PERCOLATION TRENCHES) IS GREATER THAN THE SIZING CRITERIA FOR INFILTRATION TRENCHES (FOR PERCOLATION (QUALITY CONTROL)). THE BMP SIZING REQUIREMENTS HAVE BEEN MET.

PROPERTY OF
ISLAMIC SAUDI ACADEMY
 DEED BOOK 5988 PAGE 994
 FEDERAL COUNTY, OHIO

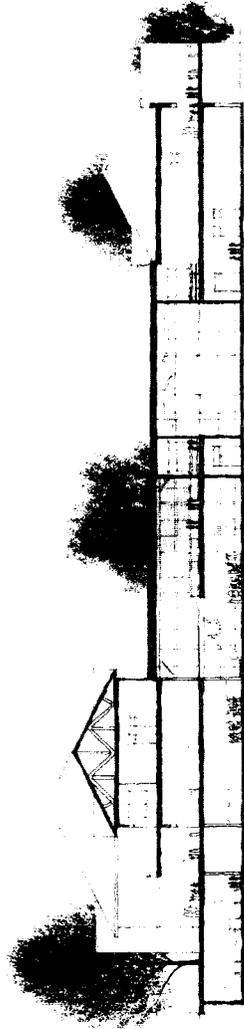
CONCEPTUAL STORMWATER
 MANAGEMENT PLAN

DATE: 12/21/07
 DES: [Signature]
 BY: [Signature]
 SCALE: 1"=80'
 PROJECT FILE NO: 7122
 SHEET NO: 13

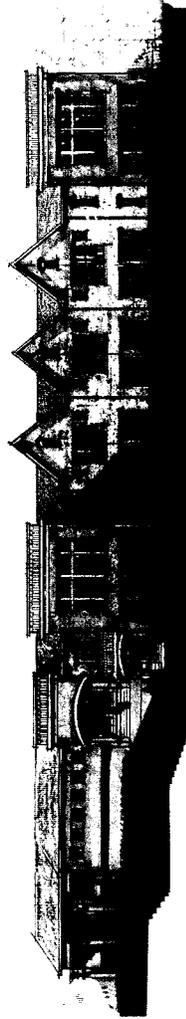
VIA REVISIONS
 01-11-08
 01-15-08
 02-24-08

GRAPHIC SCALE
 1" = 80'
 1" = 80' 0"

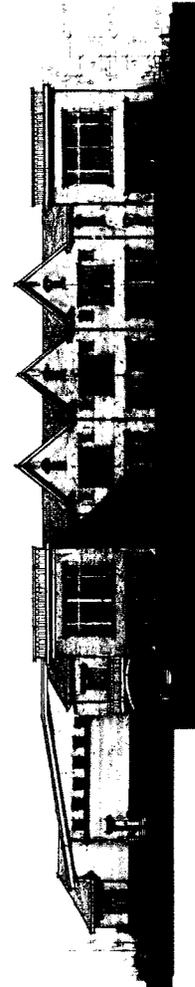
Islamic Saudi Academy



Section



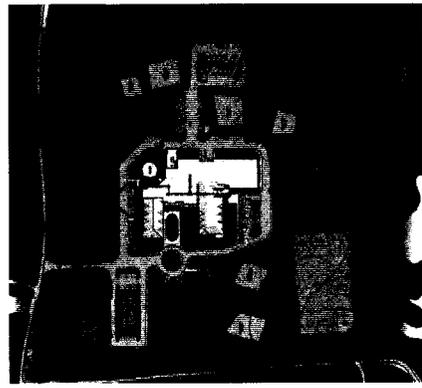
Elevation with Future Theatre



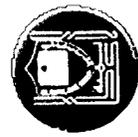
Elevation without Future Theatre



Aerial Image of Campus



Key Plan



BEERYRIO
ARCHITECTS - INTERIORS



Scale



2008.11.03

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

DESCRIPTION OF THE APPLICATION

The applicant requests approval of a Special Exception to permit a Private School of General Education, with a maximum daily enrollment of 500 students (kindergarten through 12th grade). The new special exception would replace the existing special permit approval governing the site.

The following chart shows the differences between the existing approval and the current application request.

	EXISTING SPECIAL PERMITS	REQUESTED: SE 2008-SP-025
Land Area	approx. 20 acres	34.05 acres
Enrollment	maximum enrollment: 605 students K through 12 th grade	maximum daily enrollment: 500 students K through 12 th grade
Staff	no limitation	80
Parking	no limitation (Zoning Ordinance requirements would apply)	129 car spaces 25 bus spaces
Gross Floor Area (GFA)	not available	111,431 square feet
Floor Area Ratio (FAR)	not available	0.076

Requested Waivers and Modifications:

- Modification of transitional screening to allow the use of existing vegetation
- Waiver of the barrier requirement
- Waiver of the Comprehensive Plan trail requirement
- Waiver of interparcel access requirements
- Waiver of curb and gutter on interior travel aisles and parking areas
to be addressed at site plan

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

LOCATION AND CHARACTER

Site Description:

The 34.05 acre site is located on the south side of Popes Head Road, approximately 1,100 feet west of Ox Road. A private road, Beech Ridge Drive, runs along the property’s western boundary. The site is developed with a private school of general education operating under a special permit approved in 1964 and S-92-69, approved in 1969. The site is developed with three buildings, located in the center and northwest corner of the site. A single drive gives access from Popes Head Road. A paved basketball court and natural surface soccer field are located towards the southern end of the site. The site is served by public water and uses septic systems for waste water disposal. Existing septic fields are located in proximity to each of the three buildings. There are two small intermittent/ephemeral streams on the subject property. One stream runs parallel to Popes Head Road along the northern boundary. The second stream runs roughly parallel to the southern boundary of the subject property.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
All sides	Single Family Detached	R-C, WS	Residential; 0.2-0.5 du/ac

BACKGROUND

- April 14, 1964: Board of Zoning Appeals (BZA) granted a special permit on 12.6 acres to allow a private school for 400 children, kindergarten through 12th grades. A plat was approved with the application, showing two buildings, as well as a requirement for a 30 foot wide buffer of “natural tree growth around the property on all sides where such growth is existing” (One building with a capacity of 135 students was constructed.)
- June 23, 1964: An interpretation was approved, allowing the proposed building to be shifted on the site.
- March 23, 1965: BZA granted a special permit on the eight acre site adjacent to the existing site to allow a private school for 270 children, kindergarten through 12th grades. (In addition to the 400 students approved on the original 12.6 acres)
- February 28, 1967: BZA granted an amendment to the existing special permit to permit a smaller second building to be constructed on the original 12.6 acre site, with the capacity to hold 200 students. (Second building never constructed.)
- May 5, 1969: BZA approved **S-92-69**, and a second request for the second building (original 12.6 acres; capacity of 200 students).

- ❑ These applications were not granted to the applicant only; therefore the approvals run with the land. The current special permits on the site, allow a total of 605 students.
- ❑ Since the establishment of the school, the Zoning Ordinance has been amended such that a private school of general education is now a special exception use in the R-C District. Therefore, the proposed site modifications now require special exception approval.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area III
Planning District:	Pohick Planning District
Planning Sector:	Twin Lakes Community Planning Sector (P1)
Plan Map:	Residential, 0.1 – 0.2 du/ac

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Pohick Planning District as amended through September 8, 2008, P1 Twins Lakes Community Planning Sector, page 18:

1. The entire P1 Planning Sector is located within the watershed of the Occoquan Reservoir. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Almost all of the land in the sector is planned for residential uses 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.
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 is 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.

There is no site specific Plan text for this property; see Appendix 5 for further text.

ANALYSIS

Special Exception Plan (Copy at front of staff report)

Title of SE Plat: Islamic Saudi Academy

Prepared By: Sheets 1-14: Vika, Inc.
Sheet 15: BeeryRio

Original and Revision Dates: Sheets 1-14: December 21, 2007 as revised through
February 24, 2009
Sheet 15: November 3, 2008

The SE Plat consists of fifteen sheets.

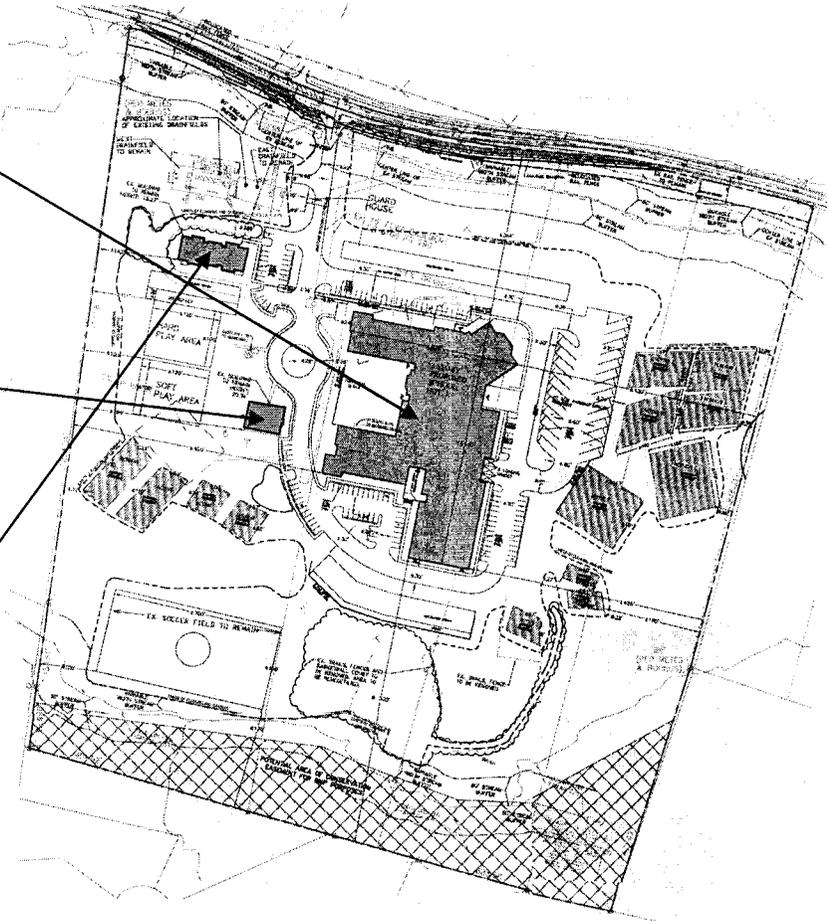
- **Sheet 1** is a title sheet, and includes vicinity and soils maps and a sheet index.
- **Sheet 2** shows the existing conditions.
- **Sheet 3** includes the zoning tabulations and notes, and illustrations of the angle of bulk plane, undisturbed open space, and floor area/average grade/cellar space.
- **Sheet 4** shows the proposed development (described below) for the entire site at a scale of 1"=80'.
- **Sheets 5 and 6** show the proposed layout (as shown on Sheet 4) of the northern and southern portions of the site, respectively, at a scale of 1"=50'.
- **Sheets 7 and 8** show the plan view and profile view of the road improvements proposed for Popes Head Road.
- **Sheet 9** shows the plan view and sight distance profile for the proposed entrance.
- **Sheet 10** shows the landscape plan for the site.
- **Sheet 11** is the existing vegetation map.
- **Sheets 12-14** are the stormwater management details for the site, including the computations and outfall description.
- **Sheet 15** shows elevations of the proposed new building and an aerial perspective of the campus.

Proposed Use

- Private school of general education
- Grades kindergarten through 12th grade
- Maximum daily enrollment of 500 students
- Hours of school operation: 7 am to 6 pm

Buildings

- Building #1 (proposed):
 - 103,000 square feet (+ 38,000 square feet cellar)
 - Three stories; 35' in height
 - located in the center of the site
- Building #2 (existing, to remain):
 - 3,219 square feet
 - One story; 20.34' in height
 - located to the west of proposed Building #1
- Building #3 (existing, to remain):
 - 5,212 square feet
 - One story; 16' in height
 - located in the northwest corner of the site
- Total gross floor area = 111,431 square feet
- 38,000 square feet of cellar space
- Total FAR = 0.076 (does not include cellar space)
- Exhibits in the SE Plat (Sheet 15) show Building #1 to have a mixture of flat roof (the main portion of the structure) and peaked roof with gabled windows. Materials shown in the exhibits are brick and pre-cast with a shingled roof. Staff has proposed a development condition requiring the final architecture to be in general conformance with that shown in the SE Plat.



Recreational areas

- A new, "hard play area" (paved court) 120 x 100 feet between existing Buildings 2 and 3
- A new, "soft play area" (natural surface) 120 x 100 feet between existing Buildings 2 and 3
- Existing soccer field in the southwestern corner of the site to remain

Access, Road Improvements & Parking

- Existing driveway to remain with access at the existing location

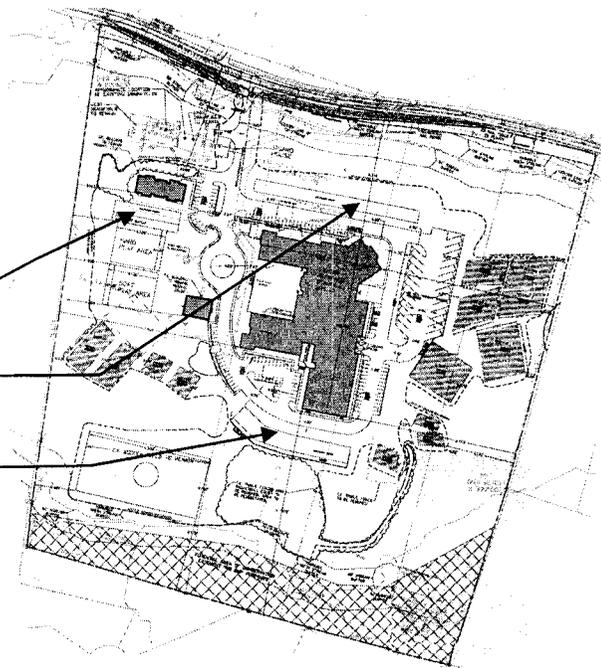
- Improvements to the entrance include:
 - Right turn taper into the entrance (east-bound)
 - Left turn lane into the entrance (west-bound)
 - Frontage improvements along site frontage including gravel shoulder (guard rail likely to be required at site plan)
- The majority of the parking is proposed to be located around the new building, (Building #1). Parking is dispersed around the building. One large parking lot for buses is located on the east side of the building. A small amount of additional parking is to be located adjacent to the two existing buildings to remain
 - 129 car spaces
 - 25 bus spaces

Open Space & Landscaping

- 83% of the site will be open space (including passive and active spaces)
- 50% of the site will be undisturbed open space (including areas of existing pavement, the basketball court and around existing Building #3, that will be scarified and re-vegetated)
- Existing vegetation is shown to be preserved in conjunction with the undisturbed open space that has been delineated
- Revegetated areas (where pavement will be removed and natural conditions restored) include
 - existing parking and driveways on sides and rear of Building 2
 - basketball court in the southern portion of the site (to the east of the soccer field)
- Other areas which are currently maintained as open areas (such as along Popes Head Road) will be revegetated and maintained as part of the undisturbed open space
- Additional landscaping shown along the periphery of the parking areas and along the western edge of the two new play areas
- Stream buffers along both sides of both intermittent streams, 50 feet wide except along the existing soccer field and along the north side of the northern stream (where the northern boundary is less than 50 feet from the stream)

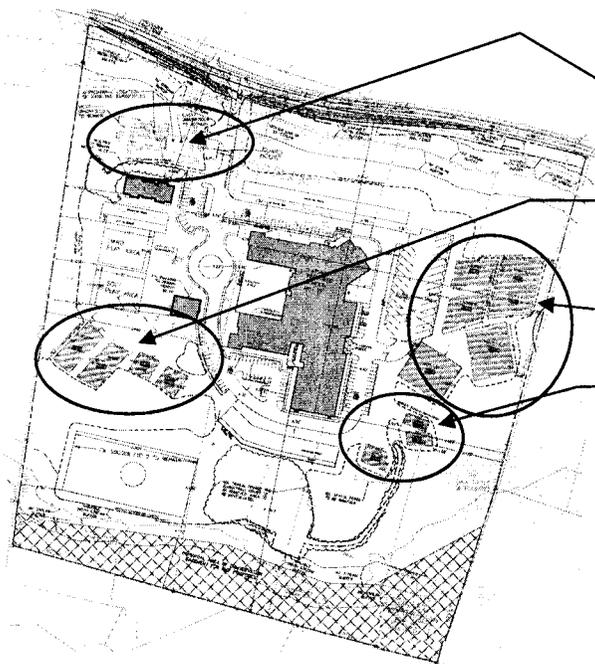
Stormwater Management

- Conservation easements across the southern portion of the site (*shown in hatch on the graphic*)
- Infiltration trenches in several locations:
 - south side of Building #3 (north of the proposed play areas)
 - north side of Building #1 (north of the parking lot)
 - south side of Building #1 (south of the travel aisle)
- No standard “dry ponds” are proposed for the site.



Septic System

- Drainfields to be located:
 - existing to remain: 2 in the northwest corner of the site (north of Building 2)
 - new: 2 active and 2 reserve between play areas/Building 3 and soccer field (western portion of site)
 - new: 3 active and 3 reserve east of bus parking (eastern portion of site)
 - new: 1 active and 2 reserve southeast of Building 1



- Generally, the more interior fields are designated as “active” while those fields closer to the property boundaries are designated as “reserve” (to be used only if active fields fail)
- Staff has proposed a development condition requiring reserve areas to be undisturbed unless and until they are needed, and (if reserve areas are used) any abandoned fields to be re-vegetated

Land Use Analysis (Appendix 5)

The applicant's request to construct a 114,431 square foot private school of general education and related facilities 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 is just over thirty-four acres and is located near an arterial road. The development of the site has been concentrated 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 applicant has provided commitments to preserve a minimum of fifty-percent undisturbed open space on the site, which will include restoration and reforestation of some existing paved areas and open fields. Landscaping and screening for the proposed school and related facilities are designed in a manner consistent with staff's recommendations and should limit visual impacts to the surrounding area. The main structure will be located centrally on the site in a manner that will be screened from direct line of site along much of the property frontage and from adjacent residential properties. The massing and height of the structure will be limited as shown on the SE Plat and in accordance with 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 by location, landscaping and the preservation of existing vegetation. Provisions for screening, buffers and barriers meet or exceed the requirements for this type of use in the R-C District. No lighting is proposed for the parking area or playing fields, and all other lighting will meet current Zoning Ordinance standards.

Building Layout & Site Design

The proposed development is composed of the main school building and several smaller associated structures located centrally within the site. The proposed height of the school and related structures will be limited to 35 feet, where 60 feet is permitted by the Zoning Ordinance. As a comparison, single family houses are limited to 35 feet in height. The proposed limits on the height of the structures, the location of the structures and the proposed tree preservation, landscaping, screening and barriers are anticipated to effectively screen the proposed school and related facilities from existing surrounding uses.

Open Space

In an effort to address the purpose and intent of the R-C District and water quality goals associated with development within the Occoquan Watershed, 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 a minimum of

50% undisturbed open space on the special exception plat, including areas to be reforested. Based on the proposed intensity requested, the applicant should achieve at least 50% open space, restoring trees where appropriate.

Location

The Comprehensive Plan additionally recommends that uses such as the proposed be "oriented to an arterial" street. While Popes Head Road is not an arterial street, the site is only approximately 1,100 feet west of Ox Road (the site entrance is approximately 2,000 feet from the intersection of Popes Head and Ox Roads). It is expected that the majority of the traffic entering the site will come from Ox Road. Additionally, this application represents a reduction of 105 students from that permitted on the site today. Staff therefore believes that the proposal meets the intent of this provision of the Comprehensive Plan text.

Land Use Conclusion

While the proposed use is not residential, and represents a physical intensification of the site, a layout has been provided that meets the Board's Policy concerning the preservation of a minimum of 50% undisturbed open space in the Occoquan Watershed, and significantly concentrates buildings and activities towards the center of the site, limiting additional impacts on the surrounding areas. Additionally, as noted, this application represents a reduction in the permitted enrollment, and, if approved, will include a number of use restrictions and environmental conditions (such as the provision of 50% undisturbed open space and the protection of the headwater streams) that are not currently imposed on the site. As such, staff concludes that the application is in harmony with the land use recommendations of the Comprehensive Plan.

Transportation Analysis (Appendix 7)

As noted, the applicant requests approval for a private school of general education with 500 students. This represents a decrease of 105 students from that permitted under the current special permit, but an increase of approximately 230 students over the current enrollment on the site. The applicant has committed that busing will be provided for all students. It is recognized that Popes Head Road is a narrow winding road, but County school buses already use the road. Also, student demographic information submitted by the applicant indicates that approximately 90% of students will arrive via Ox Road (Route 123), which is approximately 4/10ths of a mile east of the site. Based on data published by the Institute of Transportation Engineers, the additional students will result in approximately 215 and 120 additional trips during the a.m. and p.m. peak hour school traffic (above what is currently observed). Traffic counts at the intersections of Popes Head Road with the Fairfax County Parkway (to the west) and Route 123 (to the east) indicate that the majority of a.m. peak school trips will occur prior to the peak hour of commuter trips through these two intersections. The school p.m. peak will occur prior to the evening peak hour of traffic on adjacent streets.

In the initial review of the application, transportation staff identified various recommendations, including the addition of a left turn lane and a right turn taper on Popes Head Road at the site entrance, provision of functional drawings to ensure that the turn lanes could be added without severe impacts to the adjoining stream, provision of a turn around area at the gatehouse for those who inadvertently enter the site, and extension of the eastbound right turn lane at Route 123.

With the current plat revision, each of these concerns has been addressed except for the extension of the right turn lane on Popes Head Road at Route 123. Long cycle lengths are used on highways such as Route 123 to give preference to traffic on the primary highway. As such, the queue of side street vehicles waiting for the green interval can obstruct access to other travel lanes. In this case, staff feels there is a possibility that additional traffic at the school may impact the Popes Head Road/Route 123 intersection by extending the queue waiting to turn left, thus blocking access to the right turn lane. Because of the off-peak nature of the traffic generated by the school, as has been noted, it is not definite that the development will exacerbate the issue. If a problem is identified, the extension of the right turn lane would permit greater capacity at the existing signal by allowing more vehicles to utilize the right turn lane unobstructed by left turn traffic queued for the signal. Therefore, the Fairfax County Department of Transportation does not recommend any improvements at this time, but recommends that the applicant commit to extend the lane by 150 feet, if deemed appropriate, within one year of reaching an enrollment of 425 students. Any such improvements would be subject to Virginia Department of Transportation (VDOT) design approval. A field review of the area indicates that the right turn lane could be extended within the existing right-of-way along the frontage of the Regional Park Authority Headquarters. Staff has proposed such a development condition.

Environmental Analysis (Appendix 5)

Water Quality

The subject property is located within the Popes Head Creek Watershed and the Water Supply Protection Overlay District. 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 residential densities of 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 (that were not rezoned to the R-C District) structural water quality protection techniques (best management practices, or BMPs) would be needed in order to meet water quality objectives.

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. With respect to the area in which the subject property is located, 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 is 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.

The SE Plat notes that a minimum of 50% undisturbed open space will be provided with the completion 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.

Intermittent Streams

There are two small stream channels which bracket the subject property near the north and south boundaries of the property. These two stream channels have not been identified as Environmental Quality Corridor (EQC) areas or Resource Protection Areas (RPA). Both appear to be intermittent or ephemeral in character. As such, they fall under the classification as headwaters streams and are subject to protection under the guidance noted in the Comprehensive Plan. The applicant has revised the SE Plat to show a 50 foot wide buffer along either side of both streams. The buffer along the southern stream, as shown, recognizes that the existing soccer field intrudes into the 50 foot buffer. Staff does not object to this, as moving the soccer field would cause excessive disturbance. Additionally, the northern stream is, for the most part, less than 50 feet from the northern property boundary; therefore, the buffer along the northern side of that stream extends to the boundary or to 50 feet, whichever is less.

Re-vegetation of portions of the site

Undisturbed open space for the site has been adequately delineated on the most recent plats and provides the recommended 50% undisturbed area normally mandated for non-residential uses in the Occoquan watershed area. However, it should be noted that some of the areas shown as “undisturbed open space” contain little or no vegetation and should be restored with supplemental plantings.

In addition to restoration in the stream buffer areas (especially the channel which runs parallel to Popes Head Road) staff feels that the applicant should provide a commitment to restore understory and ground cover for any remaining areas of the site which are designated as part of the undisturbed open space area but are not

currently vegetated. In order to ensure that an appropriate mix of native species is provided, and plantings are done in a manner which ensures the greatest survivability for existing trees and plants, staff feels that the applicant should be required to coordinate such efforts with the Urban Forestry Management Division within the Department of Public Works and Environmental Services (DPWES).

Staff has proposed development conditions requiring re-vegetation of those areas noted in coordination with UFM. With the imposition of these conditions, this issue has been resolved.

Stormwater Management/Best Management Practices (SWM/BMP):

The applicant states that the SWM/BMP requirements will be met through the construction of several infiltration areas located over the site. Initial review of the proposed SWM/BMP does not raise any issues, although final design of such facilities is subject to additional review and approval by DPWES during the site plan process.

A note on the SE Plat does indicate that, if the proposed infiltration trenches are not approved, dry ponds could be used in the locations shown for the trenches. Because it is difficult to evaluate the impact of such a change on the layout of the site in the absence of an exhibit, staff has proposed a development condition clarifying that, if dry ponds are necessary, and such ponds would be either have to be located within the boundaries of the infiltration trenches shown, or a special exception amendment would be required.

Septic System & Drainfields

The proposed development will be served entirely by existing or expanded septic systems. Staff had raised initial concerns regarding septic capacity at this location to support such a large, intensive use. The applicants were asked to provide documentation demonstrating the adequacy of site to support the proposed septic systems and the required 100% reserve fields mandated by the Chesapeake Bay Preservation Ordinance.

Since the initial application, the applicant has reduced the proposed enrollment (from 700 to 500 students), and has continued to work with the Health Department to ensure the adequacy of proposed septic fields and reserve areas. The applicants have further indicated that showers and cooking facilities will not be provided on-site. Based on the most recent coordination, it appears that the drainfields shown on the SE Plat are adequate to support the proposed use. Both the active and reserve drainfields shown have been tested and are suitable for use. It should be noted that final approval of the capacity of the drainfields is up to the Health Department at the time of site plan approval. Staff has therefore proposed a development condition requiring the applicant to demonstrate Health Department approval of the septic system, and further limiting the number of students and staff allowed on-site to that approved by the Health Department, if that number is lower than that allowed by the SE.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-C)		
Standard	Required	Provided
Lot Size	5 acres	34.05 acres
Lot Width	200 feet	approximately 1,100 feet
Building Height	60 feet	35 feet
Front Yard	50° ABP, not less than 40 feet (42 feet)	314 feet
Side Yard	45° ABP, not less than 20 feet (20 feet, west / 35 feet, east)	143 ft (west) 430 ft (east)
Rear Yard	45° ABP, not less than 25 feet (35 feet)	500 feet
FAR	0.1	0.076
Open Space	No requirement	83%
Undisturbed Open Space	50%	50%
Parking Spaces	according to plat: 129 spaces	129 spaces + 25 bus spaces
Transitional Screening & Barrier		
All sides (R-C, residential use)	25 feet Screening Barrier D, E, or F	Existing vegetation and re-vegetated areas on all sides; no barrier

Waivers/Modifications

Transitional Screening Modification: The applicant has requested a modification of the transitional screening to allow existing vegetation to be utilized, and as shown on the SE Plat. The borders of the site are characterized by mature vegetation, which will be supplemented by re-vegetation of the more open areas along the north (Popes Head Road) to provide ground level screening. On the majority of the site, the proposal exceeds the required buffer width of 25 feet. Along the eastern and western property lines adjacent to the reserve septic fields the minimum buffer width of 25 feet is shown. To provide additional screening in these areas (beyond the minimum shown) staff has proposed a development condition requiring all reserve septic fields to remain undisturbed unless and until they are necessary. If an active field should fail and a reserve field be put into use, staff has proposed an additional condition requiring the abandoned septic field to be replanted. It is staff's opinion that these conditions will provide additional screening along all sides of the site, adequately buffering the surrounding area. With the imposition of proposed development conditions, staff supports the requested modification.

Barrier Waiver: The Zoning Ordinance requires the transitional screening to be supplemented by chain-link or wood fencing or masonry walls. The applicant has requested a waiver of the barrier requirements. Staff concurs that the site has been designed to concentrate uses away from property boundaries and provide for the preservation of mature vegetation. Staff does not object to the requested waiver.

Waiver of Trail Requirement: The applicant has requested a waiver of the trail required by the Comprehensive Plan along Popes Head Road. The applicant's justification noted adverse impacts to the stream closely paralleling Popes Head Road as well as the low likelihood of such a trail being extended to either side because of the existing uses and development pattern. The applicant has agreed to provide an escrow for the trail, should it be constructed in the future, or for use for other trail needs in the area. With the provision of such as escrow, staff does not object to the requested waiver.

Waiver of Interparcel Access: The applicant has requested a waiver of the requirement for interparcel access. Staff does not object to this request as the properties to either side of the site are developed with existing residential uses with little pressure to redevelop with non-residential uses.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 9)

General Special Exception Standards (Sect. 9-006)

Category 3 Standards (Sect. 9-304)

Additional Standards for Private Schools of General Education and Private Schools of Special Education (Sect. 9-310)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The applicant has proposed a development that preserves existing vegetation around the periphery of the site, concentrates uses to the interior, and generally meets the requirements for transitional screening. Access to the site will be improved over that existing today by the provision of turn lanes, with a reduction in the total number of children permitted over what is permitted under the existing special permit approvals. As noted in the land use and transportation sections, with the imposition of the proposed development conditions, staff believes that the proposal does not unduly impact the surrounding neighborhood, especially when compared to the existing approved use on the site. Therefore, staff believes that, as conditioned, the proposal satisfies all of the General Special Exception Standards.

Category 3 Standards (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.

Additional Standards for Private Schools of General Education and Private Schools of Special Education (Sect. 9-310)

The additional standards require that, in addition to meeting the lot size requirements for the Zoning District, the required lot size shall be determined by the Board, and shall provide for 200 square feet of useable outdoor open space for each child that may be outside at any one time. The SE Plat shows a new "hard surface" play area and a new "soft surface" play area in addition to the existing soccer field. Staff believes there is clearly sufficient outdoor recreation space on the site.

The additional standards further require the use to be located with 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, and recommends, as a general guideline, that schools of between 76 and 660 students (500 students are proposed) be located on collector streets. Popes Head Road is deemed to be a collector street, and with the proposed entrance and frontage improvements, staff believes that the street is sufficient to accommodate traffic to the site.

The additional standards require that the site be designed to accommodate all pick-up and drop-off of students on-site. The site has been designed with a long driveway and a circulation system circling the proposed main building, accommodating pick-up and drop-off on site without concern that any off-site queuing will occur. In fact, the applicant has noted that busing will be utilized for all students (though it is recognized that a small number of students, on any day, may arrive by car).

Finally, the additional standards require that the use be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

With the imposition of the proposed development conditions, staff believes that these standards have been addressed.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a special exception for a facility similar to that currently approved under special permit on the site. The application proposes a decrease in the total number of students from that previously approved, with no change to the permitted age range. The proposal does represent a significant modification to the facilities on the site, but the SE Plat shows improvements to be clustered in the center of the site to the extent practical, as well as the provision of 50% undisturbed open space in accordance with the Board's policy for non-residential uses in the R-C District. Staff finds that the proposed use is of a design and intensity that is in conformance with the Comprehensive Plan, and with the imposition of development conditions, staff believes that the request is in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SE 2008-SP-025 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening to allow the use of existing vegetation.

Staff recommends approval of a waiver of the barrier requirement.

Staff recommends approval of a waiver of the Comprehensive Plan trail requirement, as conditioned.

Staff recommends approval of a waiver of interparcel access requirements.

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 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. Previous special permit approvals
5. Plan Citations, Land Use and Environmental Analysis
6. Trails Committee Memo

APPENDICES (Cont.)

7. Transportation Analysis
8. Health Department Memo
9. Applicable Zoning Ordinance Provisions Checklist
10. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-SP-025

March 4, 2009

If it is the intent of the Board of Supervisors to approve SE 2008-SP-025, located at 11101, 11115, 11121, 11123 Popes Head Road, Tax Map 68-3 ((1)) 61-64, for a private school of general education, pursuant to Sect. 3-C04 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 "Islamic Saudi Academy" (Sheets 1-14 prepared by Vika, Inc., and dated December 21, 2007, as revised through February 24, 2009, Sheet 15 prepared by BeeryRio and dated November 3, 2008) 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. Architecture shall be in general conformance with that shown on Sheet 15 of the SE Plat.
5. Any retaining walls provided which are not shown on the SE Plat shall not exceed four feet in height.

Operational

6. The maximum daily enrollment shall be limited to 500 students, Kindergarten through 12th grade. At the issuance of the Non-residential Use Permit, Health Department approval of a septic system to support the requested number of students shall be provided. If the Health Department has approved the septic system for a lesser intensity than 500 students, maximum enrollment shall be so limited.
7. The maximum number of staff on-site at any one time shall be 80.

8. The primary hours of operation shall be limited to 7 am to 6 pm, Monday – Friday, year-round. No before or after school child care shall be permitted; however, before and after school enrichment activities shall be permitted, provided that such is provided within the hours of operation. School related evening activities shall be permitted from 6 pm to 10 pm Monday – Thursday and 6 pm to 11 pm Friday. Student activities sponsored by the school shall be permitted two weekends per month between the hours of 9 am to 11 pm Saturday and noon to 6 pm on Sunday. Evening and weekend outdoor activities shall not extend beyond 7:30 pm. The school buildings and outdoor playing fields shall not be leased, rented, or otherwise made available to groups not affiliated with the school.
9. No lighting shall be provided for the outdoor playing fields, and the use of outdoor public address speaker systems or bull horns shall be prohibited. However, this shall not preclude the use of a temporary public address speaker system to be used for outdoor graduation/baccalaureate ceremonies.
10. Indoor recreation space shall be provided for each student enrolled in accordance with the provisions of Chapter 30 of the Code.
11. All lighting, including security lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

Transportation

12. Prior to the issuance of a Non-RUP, the applicant shall contribute to the Sully District Walkway Fund an amount equal to the cost of constructing a paved trail along its Popes Head Road frontage, as determined by DPWES, in lieu of construction of such a trail.
13. Bus service shall be provided for all students.
14. At such time as enrollment reaches 425 students, a determination shall be requested from the Fairfax County Department of Transportation to determine if the right turn lane on east bound Popes Head Road at the intersection of Popes Head Road and Ox Road needs to be lengthened to alleviate congestion. If the determination is made that such lengthening is appropriate, the applicant shall extend the right turn lane by 150 feet, subject to VDOT approval.

Septic System

15. The primary septic fields to be utilized shall be those designated on the SE Plat as “active,” subject to review and approval of the Health Department.
16. Those septic fields designated on the SE Plat as “reserve” fields shall not be cleared or graded unless and until they are required for use as determined by the Health Department.

17. If use of a "reserve" septic field is deemed necessary by the Health Department, the corresponding "active" field which has been abandoned shall be re-vegetated in coordination with UFM, so long as such re-vegetation is in conformance with Health Department standards.

Environmental

18. The applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas within the limits of clearing and grading that must be disturbed
19. A minimum of 50% of the site shall be maintained as undisturbed open space.
20. Understory and ground cover plantings shall be restored in those areas designated as undisturbed open space on the SE Plat where no vegetation currently exists, including in the buffer areas along the two streams. Such restoration areas shall be coordinated with the Urban Forestry Management Division (UFM) of the Department of Public Works and Environmental Services, in order to ensure that an appropriate mix of native species is provided and plantings are done in a manner which ensures the greatest survivability for existing trees and plants on-site.
21. Dead, dying, or invasive vegetation may be removed from the undisturbed open space area if approved by UFM.
22. A staggered row of evergreen trees shall be provided along the eastern side of the bus parking lot to provide additional screening, so long as such plantings meet the distance requirements from the septic fields as established by the Health Department.
23. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number, sizes and locations of trees and plantings consistent with that shown on the SE plat and the additional requirements of these conditions. The landscape plan shall be subject to the review and approval of Urban Forest Management (UFM). Minor modifications may be permitted by UFM to the extent that these do not change the designations of individual trees, or result in significant physical impacts to the areas designated to be left undisturbed.
24. At the time of site plan submission, a tree survey shall be submitted that identifies the trunk location, species, size, crown spread and condition analysis rating for all individual and groups of trees shown on the Special Exception Plat to be preserved, as well as all on and off-site trees, living or dead with trunks

6 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the 9th or latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the approved limits of clearing and grading for review by the Urban Forest Management Division. This tree survey shall be prepared by a Certified Arborist with experience in the preparation of tree preservation plans.

25. The applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated on the SE Plat to be preserved. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFM) at or prior to, the final release of the project bond, and that such was not the result of unapproved construction practices, the applicant shall provide for restoration and remuneration by:
- a) providing for the removal of the above ground portions of trees
 - b) restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM)
 - c) provide for the restoration of the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual
26. The applicant shall: a) root prune the roots of trees to be preserved that may be damaged during clearing, demolition, grade changes, utility installation and/or the installation of retaining walls; b) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion; and c) then provide tree protection fencing approved by the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services (“DPWES”), where deemed necessary by UFM. The areas that will be root pruned and mulched shall be clearly identified on the Tree Designation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets and demolition plan (if provided) sheets of the site plan submission. The details for these treatments shall be included in the Tree Designation Plan and shall be subject to the review and approved of UFM.

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading and/or demolition of structures.

- Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- Root pruning shall be conducted with the on-site supervision of a certified arborist.
- 14 gauge welded wire tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment
- Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- UFM, DPWES shall be informed in writing when all root pruning and tree protection fence installation is complete.

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, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVITDATE: February 10, 2009
(enter date affidavit is notarized)I, Sara V. Mariska, attorney/agent, 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

100636 c

in Application No.(s): SE 2008-SP-025
(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)
Islamic Saudi Academy Agents: Samy A. Musa Abdalla I. Al-Shabnan Samiah Al Hamdan	8333 Richmond Highway Alexandria, VA 22309	Applicant/Agent for Title Owner
Embassy of The Royal Saudi Arabia Agents: Samy A. Musa Abdalla I. Al-Shabnan (former) Samiah Al Hamdan Khaled Al-Angari Abdulrahman Al-Ghofili	c/o Islamic Saudi Academy 8333 Richmond Highway Alexandria, VA 22309	Title Owner of Tax Map 68-3 ((1)) 61, 62, 63, 64

(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: February 10, 2009
 (enter date affidavit is notarized)

100636c

for Application No. (s): SE 2008-SP-025
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran Robert J. Bosco Nelson P. Kirchner Ryan P. O'Gara (former)	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	Engineers/Agent
BeeryRio, Inc. f/k/a BeeryRio Architecture+ Interiors Agents: William T. Brown, II Leslie R. Sluger (former)	8001 Braddock Road, 4th Floor Springfield, Virginia 22151	Architect/Agent
M.J. Wells & Associates, Inc. f/k/a M.J. Wells & Associates, LLC Agents: Lawrence E. Sefcik Robin L. Antonucci Brian J. Leljedal	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
ECS Mid-Atlantic, LLC Agents: Joseph A. Meiburger Paul D. Agutter R. Kent Kendall Brian C. Layman	14026 Thunderbolt Place, Suite 100 Chantilly, Virginia 20151	Geotechnical Consultant/Agent

(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 Attachment to Par. 1(a)

DATE: February 10, 2009
(enter date affidavit is notarized)

100636c

for Application No. (s): SE 2008-SP-025
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Abby C. Denham (former) Tara E. Wiedeman (former) Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

(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: February 10, 2009
(enter date affidavit is notarized)

100636c

for Application No. (s): SE 2008-SP-025
(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)
Islamic Saudi Academy
8333 Richmond Highway
Alexandria, VA 22309

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)
A not-for-profit, non-shareholder entity.

(check if applicable) [x] 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: February 10, 2009
(enter date affidavit is notarized)

1006360c

for Application No. (s): SE 2008-SP-025
(enter County-assigned application number (s))

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

Embassy of The Royal Saudi Arabia
8333 Richmond Highway
Alexandria, VA 22309

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)

A not-for-profit, non-shareholder entity.

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, Virginia 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)

Charles A. Irish, Jr., John F. Amatetti,
Harry L. Jenkins, Robert R. Cochran,
Mark G. Morelock, Jeffrey B. Amateau,
Kyle U. Oliver

(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: February 10, 2009
(enter date affidavit is notarized)

100636c

for Application No. (s): SE 2008-SP-025
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc. f/k/a M.J. Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 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., Former Sole Member	M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 1% of any class of stock.
---	---

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 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. All employees are eligible plan participants; however, no one employee owns more than ~~10~~ 1% of any class of stock.

(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: February 10, 2009
(enter date affidavit is notarized)

100636e

for Application No. (s): SE 2008-SP-025
(enter County-assigned application number (s))

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

ECS Mid-Atlantic, LLC
14026 Thunderbolt Place, Suite 100
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Engineering Consulting Services, Ltd.,
Managing Member

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

Engineering Consulting Services, Ltd.
14026 Thunderbolt Place, Suite 100
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Henry L. Lucas

(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: February 10, 2009
(enter date affidavit is notarized)

100636c

for Application No. (s): SE 2008-SP-025
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher,	J. Randall Minchew,
Thomas J. Colucci, Peter M. Dolan, Jr.,	M. Catharine Puskar, John E. Rinaldi,
Jay du Von, Jerry K. Emrich, William A.	Lynne J. Strobel, Garth M. Wainman, Nan
Fogarty, John H. Foote, H. Mark Goetzman,	E. Walsh, Martin D. Walsh
Bryan H. Guidash, Michael D. Lubeley,	

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

BeeryRio, Inc. f/k/a BeeryRio Architecture+ Interiors
8001 Braddock Road, 4th Floor
Springfield, Virginia 22151

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)

William T. Brown
Steven H. Ruiz
John I. Mills
Timothy L. Danforth
Eka S. Rahardjo

(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: February 10, 2009
(enter date affidavit is notarized)

100636c

for Application No. (s): SE 2008-SP-025
(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)
BeeryRio Architecture + Interiors (a partnership) [ENTITY NO LONGER EXISTS]
8001 Braddock Road
Springfield, Virginia 22151

(check if applicable) [X] 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)

- General Partners:
William T. Brown
Steven H. Ruiz
John I. Mills
Timothy L. Danforth
Eka S. Rahardjo
Scott P. Forstell

(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 AFFIDAVIT

DATE: February 10, 2009
(enter date affidavit is notarized)

100636 e

for Application No. (s): SE 2008-SP-025
(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:

[x] 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 10, 2009
(enter date affidavit is notarized)

100636c

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

None

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

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

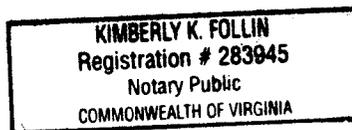
(check one) Sara V. Mariska
[] Applicant [x] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10 day of February, 2009, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011





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

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

RECEIVED
 Department of Planning & Zoning

December 26, 2007

DEC 28 2007

Via Hand Delivery

Zoning Evaluation Division

Regina C. Coyle, Director
 Fairfax County Department of Planning & Zoning
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Proposed Special Exception Application
 Applicant: Islamic Saudi Academy

Dear Ms. Coyle:

Please accept the following as a statement of justification for a special exception application on property identified among the Fairfax County tax map records as 68-3 ((1)) 61, 62, 63 and 64 (the "Subject Property").

The Subject Property is located on the south side of Popes Head Road near the intersection of Popes Head Road and Ox Road (Route 123) in the Springfield Magisterial District. The Subject Property contains approximately 34.05 acres and is zoned to the R-C District. The Subject Property is currently developed as a school campus with three academic buildings, associated roadways, parking areas, as well as some additional vacant land. The Applicant proposes a number of improvements to the existing facility.

A special permit was originally approved by the Board of Zoning Appeals on April 14, 1964 for the Subject Property. The original approval permitted a private school for 400 children, kindergarten through 12th grade, to be operated on the Subject Property. Subsequent approvals were granted on the Subject Property in 1965, 1967 and 1969. The most recent approval permits a maximum of 605 students to be in the school located on the Subject Property. This is evidenced by the issuance of a Non-residential Use Permit (Non-RUP), or occupancy permit, to the Applicant on June 27, 1984. A copy of the Non-RUP is attached for your convenient reference.

The Applicant proposes to renovate the existing buildings on the Subject Property and construct new facilities. The Applicant proposes to construct approximately 127,000 square feet of additional square footage to include a media center, gymnasium, classrooms, athletic fields, and outdoor recreation areas for 700 students. The Applicant currently operates a private school on the Subject Property for students in pre-kindergarten through first grade in addition to operating a campus for grades two through twelve (2-12) on Richmond Highway in Alexandria. The purpose of this application is to consolidate the two campuses on the Subject Property to provide a more convenient and full service educational opportunity.

The Islamic Saudi Academy ("ISA") was founded in 1984 as a bilingual English-Arabic school with a dual American and Middle Eastern curriculum. The school primarily prepares students for entry into American and international universities and colleges. After graduation, over ninety percent (90%) of students go on to attend American universities. ISA offers students a well-rounded education and

valuable extracurricular activities. Academic classes range from the standard core curriculum – English, science, math, and social studies -- to electives including computer graphics, psychology, economics, and fine arts. The school's extracurricular activities include National Honor Society, an annual science fair competition, athletics, Model United Nations, drama program, and community service opportunities. ISA views its relationship with the community as vital to the school's mission. ISA promotes respect and mutual understanding between Muslims and non-Muslims, Arabs and Americans. The school serves a respected and vital need for the Arab-American community in Fairfax County.

The Subject Property is located in Area III of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located in the Twin Lakes Community Planning Sector within the Pohick Planning District. The Plan provides, in relevant part, 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 is minimal. These uses should be granted only if the following conditions are met:

- Access for the use is oriented to an arterial;
- The use of a size and scale that will not 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 Subject Property is located on the boundary of low density residential areas in proximity to Ox Road (Route 123), Fairfax County Parkway, and Braddock Road. These three arterial roadways will effectively serve a use that has been in this location since 1964. The improvements have been carefully designed to maintain a low scale campus setting with buffers around the perimeter of the Subject Property. This design will allow the school to blend in with the character of the area. Finally, the Applicant's proposal has been carefully reviewed to mitigate traffic impacts as well as any impacts on the water quality of the Occoquan Reservoir. The Applicant will maintain a bus program for its students that will minimize impacts on traffic. Further, stormwater management techniques will be implemented in accordance with Fairfax County requirements. Lastly, a large portion of the Subject Property will remain in undisturbed open space consistent with the policies for development in R-C District.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Ordinance") please accept the following information:

- The type of operation proposed is a private school of general education that will serve students from pre-kindergarten to 12th grade.
- The hours of operation will be from 8:00 a.m. to 3:00 p.m. There will be typical after school activities available to students.
- The estimated number of students is 700.
- The estimated number of teachers and staff is approximately 90.
- The proposed use will generate an additional 378 a.m. peak hour and 263 p.m. peak hour trips. The number of vehicular trips will be minimized with the use of buses. Additional

December 26, 2007

Page 3

information regarding traffic is provided in the attached traffic impact study prepared by Wells & Associates, Inc.

- The general area to be served by the school is primarily Fairfax County. A majority of the students enrolled at the school live in Springfield, Burke, Fairfax, McLean, and Alexandria.
- The private school will total approximately 148,000 GSF in existing and proposed building improvements. The proposed buildings will maintain the existing campus setting. Buildings will be one and two stories and will be compatible with existing improvements. Masonry construction will be utilized and pitched roofs to enforce the low density character of the area.
- No known hazardous or toxic substances, as defined in Title 40, Code of Federal Regulations, will be utilized or stored on the Subject Property.
- The proposed use conforms to all applicable ordinances, regulations, adopted standards and any applicable conditions except as may be noted on the special exception plat.

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

Very truly yours,

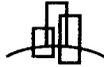
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel

Enclosures

cc: Abdalla Al-Shabnan
Samiah Hamdan
Samy A. Musa
William Brown
Leslie Sluger
Bob Cochran
Ryan O'Gara
William Brown
Larry Sefcik
Martin D. Walsh



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

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

November 5, 2008

Via Hand Delivery

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

Re: SE 2008-SP-025
Applicant: Islamic Saudi Academy

Dear Ms. Coyle:

Please accept this letter to provide supplemental information to the previously submitted statement of justification for the referenced application. The Applicant proposes improvements to an existing private school of general education located on Popes Head Road. In consideration of Fairfax County staff and community concerns, the Applicant has made the following modifications to its proposal:

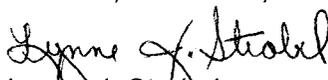
- The number of proposed students is 500.
- The number of staff and teachers is 80.

Due to the reduction in the number of students and staff, the proposed improvements have been redesigned. The improvements total 102,431 square feet, or an FAR of .07. In addition, further information regarding the locations of the proposed septic fields has become available. As a result of these factors, the Applicant's proposal now meets the Fairfax County policy of providing fifty percent (50%) undisturbed open space in the R-C District.

The Applicant looks forward to consolidating its two (2) campuses on the application property to provide a more convenient and full service educational opportunity. Should you have any questions regarding this proposal, or require additional information, please do not hesitate to give contact me. I would appreciate your review and acceptance of this supplemental information at your earliest convenience.

Very truly yours,

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


Lynne J. Strobel

LJS/kae

cc: Samy Musa William Brown Kent Kendall Martin D. Walsh
 Ryan O'Gara Tim Fennell Brian Layman

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA | 2200 CLARENDON BLVD., THIRTEENTH FLOOR | ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 | PRINCE WILLIAM OFFICE 703 680 4664



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

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

January 28, 2009

Via E-mail and U.S. Mail

Tracy D. Strunk
Fairfax County Department Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SE 2008-SP-025
Applicant: Islamic Saudi Academy

Dear Ms. Strunk:

Please accept this letter as an additional statement of justification for a waiver of the requirement to install a trail along Popes Head Road in conjunction with the referenced application.

The Applicant proposes to construct improvements to its existing facility on Popes Head Road. A waiver of the trail requirement is justified based on the following:

- The installation of a trail will require clearing and grading further into the application property. An existing stream is located in proximity to Popes Head Road, and the clearing and grading necessary to install the trail will have an adverse impact on the stream. Disturbance of this environmentally sensitive area should not be permitted.
- The trail, if installed, will not connect to a trail on either side of the application property. Therefore, it is unlikely that the trail will be used by pedestrians. In addition, if the trail is used by bicyclists, bicyclists traveling in the roadway will transition onto the trail but be forced back into the roadway at the end of the Applicant's property. Bicyclists re-entering Popes Head Road is a safety concern as Popes Head Road has varied topography and curves.

PHONE 703 528 4700 ■ FAX 703 525 3197 ■ WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA ■ 2200 CLARENDON BLVD., THIRTEENTH FLOOR ■ ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 ■ PRINCE WILLIAM OFFICE 703 680 4664

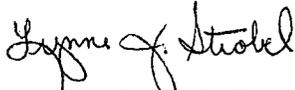
ATTORNEYS AT LAW

Page 2

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. Due to the safety and environmental concerns described above, it is appropriate to grant a waiver of the trail requirement along Popes Head Road.

Very truly yours,

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



Lynne J. Strobel

LJS/kae

cc: Marlae Schnare
Samy Musa
Samiah Al Hamdan
Bob Bosco
Bob Cochran
William Brown
Tim Fennell
Kent Kendall
Brian Layman
Larry Sefcik
Martin D. Walsh

{A0159394.DOC / 1 Additional Statement of Justification 005954 000002}

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
FAIRFAX, VIRGINIA 22030

APPENDIX 4

May 5, 1969

OFFICE OF
BOARD OF ZONING APPEALS

Mr. Robert L. Thoburn
11121 Popes Head Rd.
Fairfax, Virginia 22030

Dear Mr. Thoburn:

This letter will confirm the decision of the Fairfax County Board of Zoning Appeals on Tuesday, April 29, 1969, granting your application.

In the application of The Fairfax Christian School, app. under Sec. 30-7.2.6.1.3 of the Ordinance, to permit operation of private school, 200 students, 11121 Popes Head Rd., Centreville District, Mr. Smith moved that this be considered an amendment to the original application granted to Mr. Thoburn April 14, 1964. The addition of this parcel of land is going to accommodate, including the existing building, a total of 330 students at any one time. This is a change in the original plan for 400 students in this school complex. Mr. Thoburn states that the existing building now houses 135 and this application is for 200 students, making a total of 335 rather than the 400 as originally discussed. This building is to be constructed in conformity with site plan submitted with the application. To clear up the stipulation on the buffer strip of 30 ft. of woods, it is understood that the statement "natural growth" should mean those trees of any size, being trees of 8' - 10' high, be left in their natural state. This is not to discourage the clearing of the underbrush or brambles and supplementing this with additional evergreens or trees that would make more desirable situation than the growth of brambles. All other provisions of the Ordinance shall be met. Seconded, Mr. Baker. Carried 3-0, Mr. Barnes and Mr. Yeatman not yet present.

Betty Haines
Betty Haines, Clerk

If your application is granted, construction or operation must start within 12 months from the date of this hearing, otherwise the approval is no longer valid. Permit shall be issued if you fill out the necessary papers in this office. NO USE PERMIT SHALL BE VALID UNTIL AN OCCUPANCY PERMIT HAS BEEN OBTAINED. If your application is denied, an application for substantially the same subject cannot be filed for a period of 12 months.

COUNTY OF FAIRFAX
Fairfax, Virginia

March 6, 1967

Office of the Zoning
Administrator

Mr. Robert L. Thoburn
11121 Popes Head Road
Fairfax, Virginia

Dear Mr. Thoburn:

This letter will confirm the decision of the Fairfax County Board
of Zoning Appeals on Tuesday, February 28, 1967 ~~(denying)~~ (granting).

~~(denying) (deferring) your application to~~

FAIRFAX CHRISTIAN SCHOOL- Mr. Smith moved that the request to erect
a smaller building be approved with the provision that the applicant
submit a revised copy of the plans and building location to the
Zoning Administrator and indicate the number of students in this
building for the records. Property on south side of Popes Head Road
Route 654, approx. 1000 feet west of Route 123.

200 children at a time

* Construction (operation) must start within twelve (12) months
from the date of this hearing, otherwise this approval is no
longer valid. Permit will be issued if you fill out the
necessary papers in this office.

Yours truly,

J. O. Woodson

J. O. Woodson
Zoning Administrator

* If your application is denied, this does not apply, and as
application for substantially the same subject cannot be filed
for a period of twelve (12) months.



County of Fairfax, Virginia

MEMORANDUM

DATE: February 12, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis & Environmental Assessment:** SE 2008-SP-025
Islamic Saudi Academy

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 December 21, 2007 revised through January 15, 2009. 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, Islamic Saudi Academy, is requesting special exception approval to permit the expansion of an existing school of general education in order to permit the consolidation of two smaller facilities into a single school. The subject property contains approximately 34 acres. The property is currently developed as a school campus with several academic buildings, road network, parking areas and wooded or grassy undeveloped areas. The proposed school expansion and development would result in a site with a gross floor area of approximately 114,000 square feet at an FAR of 0.076. The R-C District permits development up to an FAR of 0.10. The proposed maximum building height would not exceed 35 feet. The applicant is proposing to provide 129 conventional parking spaces, as required by the Zoning Ordinance. The applicant will also provide 25 spaces for the parking of buses on-site. The site will have 83% open space with 50% of this area being designated as undisturbed open space. The new school is being designed to accommodate up to 500 students. There are two small intermittent/ephemeral streams noted on the subject property. One stream runs parallel to Popes Head Road. The second stream runs along roughly parallel to the southern boundary of the subject property. While neither of these streams is designated as a Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) they are deemed to be headwaters streams subject to protection under the Comprehensive Plan. 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 Popes Head Road.

Department of Planning and Zoning

Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



LOCATION AND CHARACTER OF THE AREA

The property is located on the south side of Popes Head Road (Route 654), just west of Ox Road (Route 123) and east of the Fairfax County Parkway (Route 7100). Properties located immediately north, west and south of the subject property are predominantly zoned R-C and developed with single-family dwellings.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Pohick Planning District as amended through September 8, 2008, P1 Twins Lakes Community Planning Sector, page 18:

- “1. The entire P1 Planning Sector is located within the watershed of the Occoquan Reservoir. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Almost all of the land in the sector is planned for residential uses 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.
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 is 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...
- Policy l. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas.

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 114,000 square foot private school of general education and related facilities 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 thirty-four acres is located near 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 which will include restoration and reforestation for some areas of the property. Landscaping and screening for the proposed school 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 Popes Head 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 the main school building and several smaller associated structures located centrally within the site. The proposed height of the school and related structures will 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 school 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 the proposed development. 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 Popes Head Creek Watershed and the Water Supply Protection Overlay District.

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 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:

There are two small stream channels which bracket the subject property near both the north and south boundaries of the property. These two stream channels appear to be intermittent or ephemeral in character. As such, they fall under the classification as headwaters streams and are subject to protection under the guidance noted in the Comprehensive Plan. While the applicants have agreed in principal to ensure that these streams are protected no specific buffers have been noted on the development plans as requested by staff.

Resolution:

The plat should be revised to depict a buffer along each of the streams consistent with the guidance noted for the EQC Policy. Staff has recognized the needs of a school to maintain the existing soccer field on the southern portion of the property and the boundary may be modified there as noted. It is also recognized that, given the existing right-of-way for Popes Head Road on the northern portion of the site, this buffer will not meet the typical standard for EQC's immediately adjacent to Popes Head Road. However, staff feels that the buffer in this area should be a minimum of 50-feet. A proposed infiltration area near the entrance to the site appears to encroach into this 50-foot buffer and should be realigned or relocated in order to accommodate the stream buffer.

Issue:

Undisturbed open space for the site has been adequately delineated on the most recent plats and appears to provide the recommended 50% undisturbed area normally expected for non-residential uses in the Occoquan watershed area. However, it should be noted that some of these areas contain little or no vegetation and should be noted for restoration or supplemental plantings.

Resolution:

In addition to the restoration of the buffer of the areas immediately adjacent to the stream channel which runs parallel to Popes Head Road, staff feels that the applicant should provide a commitment to restore understory and ground cover for the remaining areas of the site which are to be designated as part of the undisturbed open space area. In order to ensure that an appropriate mix of native species is provided and plantings are done in a manner which ensures the greatest survivability for existing trees and plants on-site, the applicant should coordinate such efforts with the Urban Forestry Management Division within the Department of Public Works and Environmental Services (DPWES).

Stormwater Management/Best Management Practices (SWM/BMP) The applicant states that the SWM/BMP requirements will be met through the construction of several infiltration areas located over the site. Any proposed stormwater management/best management practice

facility will be subject to review and approval by the Department of Public Works and Environmental Services.

Issue:

The proposed development will be served entirely by existing or expanded septic systems. Staff had raised some initial concerns regarding septic capacity at this location to support such a large, intensive use. The applicants were asked to provide documentation demonstrating the adequacy of site to support such widespread septic systems and the required 100% reserve fields mandated by the Chesapeake Bay Preservation Ordinance.

Resolution:

The applicants have worked with the Health Department to ensure the adequacy of proposed septic fields and reserve areas. Based on the most recent coordination on this effort it now appears that the proposed septic fields and reserve areas will satisfy staff's concerns on this matter.

COUNTYWIDE TRAILS

In accordance with the Countywide Trails Plan Map and the Public Facilities Manual an eight-foot wide major trail is planned along the subject property's Popes Head Road frontage. The applicants are proposing to provide an escrow for the future construction of this trail section should it be built at some time in the future.

PGN: JRB

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Sheng Leu 
Facilities Planning Branch, DPZ

FILE: 09.01 (ZTW)

SUBJECT: Trail Waiver
SE 2008-SP-025

DATE: February 9, 2009

This office has consulted with Lisa S. Willey, the Springfield District representative of the Trails and Sidewalks Committee to review the request to waive the construction of a major paved trail along the frontage of Popes Head Road. We recommend that the request be approved with the condition that the applicant provides contribution to the Springfield District Walkway Fund for its future construction.

If you have any questions, please call me at extension 41272.

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ
Lisa S. Willey, Trails and Sidewalks Committee



County of Fairfax, Virginia

MEMORANDUM

DATE: February 12, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAA*
Site Analysis Section
Department of Transportation

SUBJECT: Transportation Impact

FILE: 3-5 (SE 2008-SP-025)

REFERENCE: SE 2008-SP-025; Islamic Saudi Academy
Traffic Zone: 1657
Land Identification: 68-3 ((1)) 61, 62, 63 and 64

The following comments reflect the position of the Department of Transportation and are based on the Special Exception Plat revised to January 15, 2009. The applicant is seeking approval to modify the prior approved private school of general education. Specifically, the applicant is seeking add new facilities at the site, and to reduce the number of students from 605 as now approved to a maximum of 500 students. Because approximately 220 students are already attending classes at the site, the net increase will be approximately 280 students.

The applicant has committed that busing will be provided for all students. It is recognized that Popes Head Road is a narrow winding road, but County school buses already use the road. Also, student demographic information submitted by the applicant indicates that approximately 90% of students will arrive via Route 123, which is approximately 4/10ths of a mile east of the site. Based on data published by the Institute of Transportation Engineers, the additional students will result in approximately 215 and 120 additional trips during the a.m. and p.m. peak hour school traffic. Traffic counts at the intersections of Popes Head Road with the Fairfax County Parkway and Route 123 indicate that the majority of a.m. peak school trips will occur prior to the peak hour of commuter trips through these two intersections. The school p.m. peak will occur prior to the evening peak hour of traffic on adjacent streets.

In the initial review of the application, this department identified various transportation recommendations. These included the addition of a left turn lane and a right turn taper on

Regina Coyle, Director
SE 2008-SP-025
February 12, 2009
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Popes Head Road at the site entrance, provision of functional drawings to ensure that the turn lanes could be added without severe impacts to the adjoining stream, provision of a turn around area at the gatehouse for those who inadvertently enter the site, and extension of the eastbound right turn lane at Route 123.

The applicant has addressed each of these concerns except for the extension of the right turn lane on Popes Head Road at Route 123. This department recommends that the applicant commit to extend the lane by 150 feet, if deemed appropriate by this department within one year of reaching 425 students. The improvements would be subject to VDOT design approval. A field review of the area indicates that the right turn lane can be extended within the existing right-of-way along the frontage of the Regional Park Authority Headquarters.

VDOT Traffic Engineering uses long cycle lengths on highways such as the Fairfax County Parkway and Route 123. As such, the queue of side street vehicles waiting for the green interval can obstruct access to other travel lanes. The extension of the right turn lane will permit greater capacity at the existing signal and permit a greater number of vehicles to utilize the turn lane unobstructed by left turn traffic queued for the signal.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, DPW&ES



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Tracy D. Strunk
Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035-5505

RE: Preliminary Profile Plat Approval for the Expansion of the Islamic Saudi Academy located at 11121 Popes Head Road, Fairfax, Virginia.
TM #: 68-3-001-63.

Dear Ms. Strunk,

This office has reviewed the soil evaluation reports and percolation test results for the proposed expansion of the Islamic Saudi Academy located on the referenced property. Preliminary approval has been given to the proposed sewage disposal system sites that should be able to dispose of a maximum of 6800 gallons of treated domestic strength effluent per day. Health Department approval of the project will depend on the final number of students and faculty proposed, the planned use of the expanded facilities, and the approved designs for the water supply and sewage disposal systems.

If you require any further information concerning the matter, please contact me at (703) 246-8407.

Respectfully,

Lynn Jones, MSCE, REHS
Senior Environmental Health Specialist

ENCL: Copy of Plat

Fairfax County Health Department
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8157
www.fairfaxcounty.gov/hd



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.

9-304 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.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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 63.2, Chapter 17 of the Code of Virginia.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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