



APPLICATION ACCEPTED: July 2, 2008  
PLANNING COMMISSION: May 28, 2009  
BOARD OF SUPERVISORS: Not yet Scheduled

# County of Fairfax, Virginia

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May 14, 2009

## STAFF REPORT

APPLICATION SE 2008-HM-024  
(Concurrent with PRC A-502)

### HUNTER MILL DISTRICT

**APPLICANT:** Trustees of the United Christian Parish  
of Reston, Virginia

**ZONING:** PRC

**PARCEL(S):** 17-2 ((1)) 6 and 13

**ACREAGE:** 4.26 acres

**FAR:** 0.224

**OPEN SPACE:** 35%

**PLAN MAP:** Residential Planned Community

**SE PROPOSAL:** To permit an existing church with a  
child care center and nursery school  
with a maximum daily enrollment of 135  
children to permit a building expansion  
and increase in seats within the church  
from 192 to 350 seats.

**PRC PROPOSAL:** To approve the PRC Plan associated  
with RZ A-502.

### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2008-HM-024 subject to the proposed  
development conditions contained in Appendix 1 of the staff report.

Kelli Goddard-Sobers

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Staff recommends approval of PRC A-502.

Staff recommends that the transitional screening requirements along the northern, southern and eastern property lines be modified to that shown on the SE Plat and PRC Plan.

Staff recommends that the barrier requirements along the northern, southern and eastern property lines be waived to that shown on the SE Plat and PRC Plan.

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

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

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

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

O:\kgodda\SE\Trustees of the United Christian Parish of Reston SE 2008-HM-024\SE 2008-HM-024 PRC A-502 Trustees of the United Christian Parish of Reston\Cover.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).

# Planned Residential Community

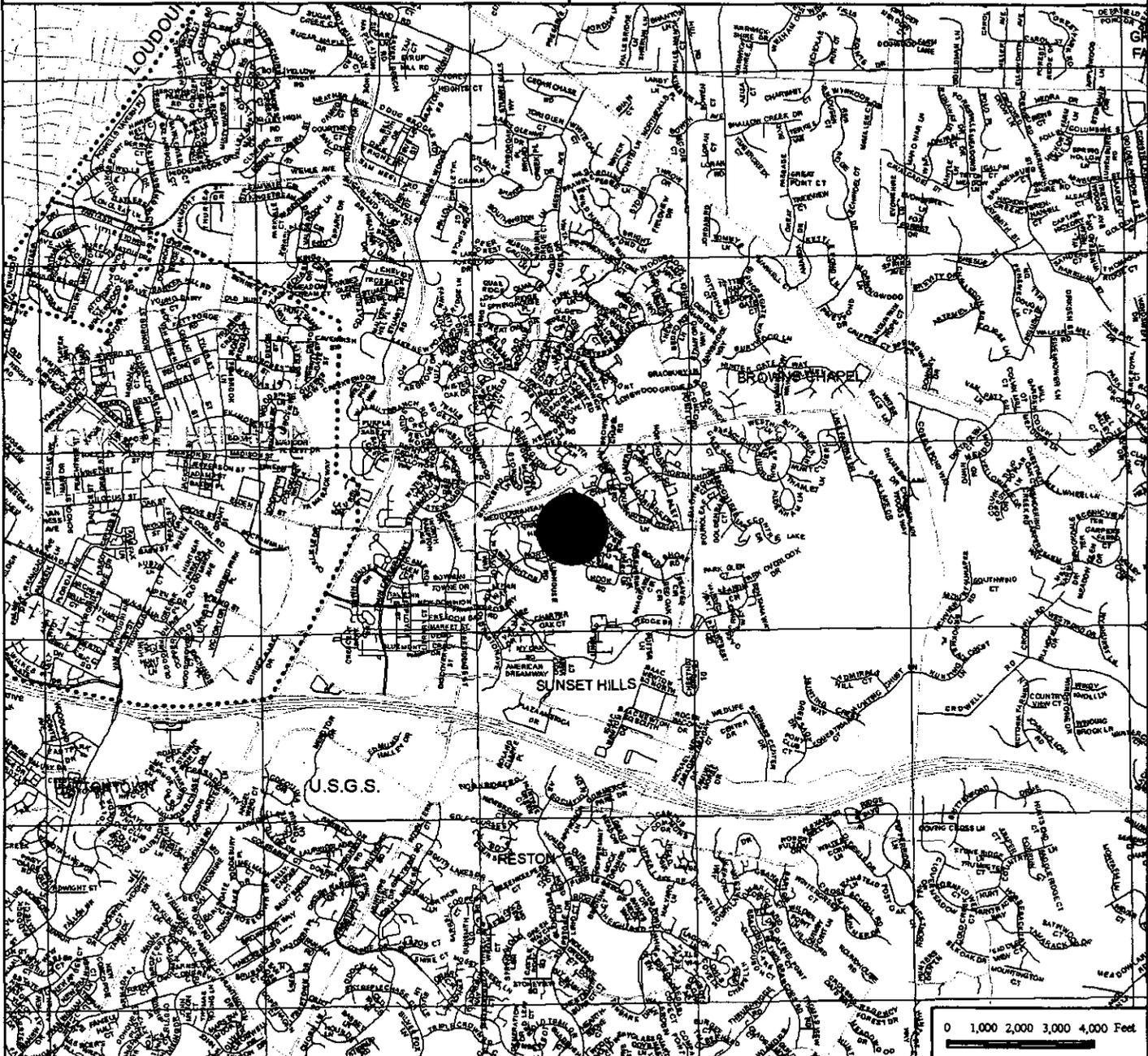
**PRC-A-502**

**Applicant:** TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA  
**Accepted:** 07/02/2008  
**Proposed:** CHURCH WITH CHILD CARE CENTER AND NURSERY SCHOOL  
**Area:** 4.26 AC OF LAND; DISTRICT - HUNTER MILL  
**Located:** 11506 AND 11508 NORTH SHORE DRIVE  
**Zoning:** PRC- C  
**Map Ref Num:** 017-2- /01/ /0006 /01/ /0013

# Special Exception

**SE 2008-HM-024**

**Applicant:** TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA  
**Accepted:** 07/02/2008  
**Proposed:** TO PERMIT AN EXISTING CHURCH WITH CHILD CARE CENTER AND NURSERY SCHOOL WITH A MAXIMUM DAILY ENROLLMENT OF 135 CHILDREN TO PERMIT A BUILDING EXPANSION AND INCREASE IN SEATS WITHIN THE CHURCH UP TO 350 SEATS  
**Area:** 4.26 AC OF LAND; DISTRICT - HUNTER MILL  
**Zoning Dist Sect:** 06-0304  
**Art 9 Group and Use:** 3-15  
**Located:** 11506 AND 11508 NORTH SHORE DRIVE  
**Zoning:** PRC- C  
**Plan Area:** 3,  
**Map Ref Num:** 017-2- /01/ /0006 /01/ /0013



# Planned Residential Community

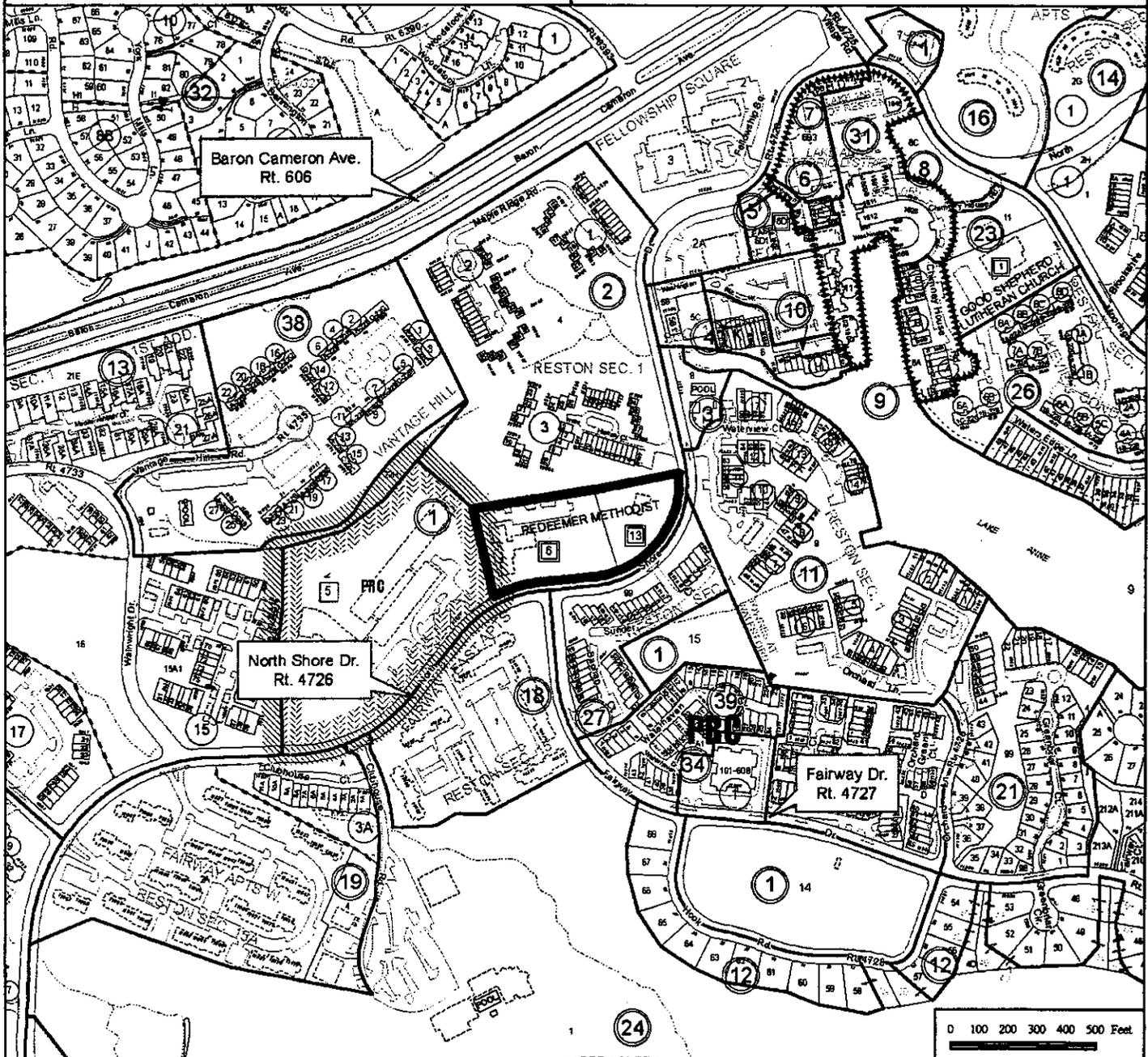
PRC-A-502

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# Special Exception

SE 2008-HM-024

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**Accepted:** 07/02/2008  
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**Art 9 Group and Use:** 3-15  
**Located:** 11506 AND 11508 NORTH SHORE DRIVE  
**Zoning:** PRC - C  
**Plan Area:** 3,  
**Map Ref Num:** 017-2- /01/ /0006 /01/ /0013



# SPECIAL EXCEPTION

SE 2008-HM-024

# UNITED CHRISTIAN PARISH OF RESTON

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

JUNE, 2008

REVISED AUGUST, 2008

REVISED OCTOBER, 2009

REVISED JANUARY, 2009

REVISED MARCH, 2009

REVISED: APRIL, 2009

REVISED: MAY, 2009

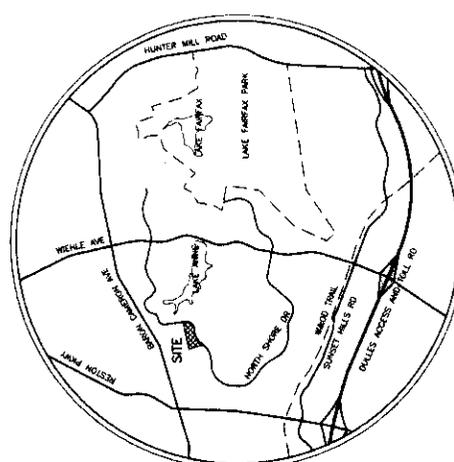
### ZONING REQUIREMENTS PRC DISTRICT:

- MINIMUM LOT SIZE: NO REQUIREMENT
- MINIMUM LOT WIDTH: NO REQUIREMENT
- MINIMUM BUILDING HEIGHT: NO REQUIREMENT
- MINIMUM FLOOR REQUIREMENTS: MINIMUM FLOOR AREA FOR THE PRC ZONING DISTRICT: NOT APPL. THESE ARE ASSOCIATED WITH THE APPROVED DEVELOPMENT PLAN.
- MINIMUM FLOOR AREA RATIO: NO REGULATION
- OPEN SPACE: NO REQUIREMENT

### TABULATION:

SITE AREA:	2.89 ACRES
PARCEL 1, SECTION 1, RESTON:	1.17 ACRES
PARCEL 2, SECTION 1, RESTON:	4.28 ACRES
TOTAL:	
BUILDING AREA:	11,000 S.F.
LESS: FORMER PARISHAGE:	2,800 S.F.
TOTAL PARISHAGE:	13,800 S.F.
PLUS: PROPOSED ADDITION (PHASE I):	2,600 S.F.
PLUS: PROPOSED ADDITION (PHASE II):	25,000 S.F.
PLUS: PROPOSED ADDITION (PHASE III):	18,000 S.F.
TOTAL:	44,000 S.F.
FLOOD AREA RATIO:	0.7%
ENCLOSED:	0.2%
OPEN SPACE:	41.50 ACRES (158%)
PARKING REQUIRED:	88 SPACES
ON-SITE PARKING:	100 SPACES
ON-SCHOOL/CHILD CARE:	
ON-CHILDREN 0-16 SPACE/CHILD:	
TOTAL:	88 SPACES MINIMUM (1 SPACE/0.8 SEATS IN SANCTUARY)

PARKING NOTE: THE PROPOSED ON-SCHOOL/CHILD CARE, ACCOMMODATING UP TO 100 CHILDREN, WILL OPERATE AND WILL SHARE THE PARKING SPACES AVAILABLE FOR THE CHURCH WITH THE CHURCH. AT A RATIO OF 0.8 SPACE PER CHILD, THE CHURCH WOULD BE REQUIRED TO PROVIDE THE TOTAL NUMBER OF PARKING SPACES REQUIRED TO BE PROVIDED TO AS TO BE BASED STREET ON THE PROPOSED DEVELOPMENT PLAN. THE PROPOSED DEVELOPMENT PLAN IS BASED ON THE PROPOSED LINES AND THE FACT THAT PARKING FOR THE SANCTUARY IS REQUIRED ONLY ON WEEKDAYS AND PARKING FOR THE CHILD CARE USE IS REQUIRED ONLY ON WEEKENDS.



VICINITY MAP  
SCALE: 1" = 200'

### NOTES:

- THE PROPERTY DEPICTED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP NO 017-2 (11) 6 AND 017-2 (11) 11, AND IS ZONED PRC.
- EXISTING USE: CHURCH, MINISTRY, SCHOOL/CHILD CARE AND CONVENT. PARISHAGE CURRENTLY USED FOR ADMINISTRATIVE AND MEETING SPACE.
- PROPOSED USE: CHURCH AND PRE-SCHOOL/CHILD CARE (UP TO 100 CHILDREN).
- OWNER/APPLICANT: MEMBERS OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA, 22090 LAKESIDE DRIVE, RESTON, VIRGINIA 20191.
- EXISTING (IMPROVEMENTS AND FEATURES SHOWN HEREIN BASED ON FIELD RUN TOPOGRAPHIC SURVEY BY BURGESS & WAPLE COURTESY INTERNAL - 2 FEET.
- THE EXISTING CHURCH WAS INITIALLY CONSTRUCTED IN 1966, AND IN 1982 AN ADDITION WAS BUILT, AND THE EXISTING BUILDING IS PROPOSED TO REMAIN. THE EXISTING PARISHAGE WAS CONSTRUCTED IN 1975, AND IS PROPOSED TO BE REMOVED.
- THERE ARE NO BURNING OR OTHER SITES KNOWN TO CURRENTLY EXIST ON THIS PROPERTY.
- THERE ARE NO 100-YEAR FLOOD PLANS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CONSIDERATION AREAS ON THIS PROPERTY.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
- THERE ARE NO KNOWN UTILITY EXPOSURES WITH A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES EXISTING, GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THIS SITE.
- THE COMPREHENSIVE PLAN/COUNTY-WIDE TRANSPORTATION PLAN DOES NOT PROHIBIT ANY TRAILS ON OR IN THE VICINITY OF THE PROPERTY.
- APPLICANT HEREBY REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE NORTHERN, EASTERN AND SOUTHERN PROPERTY LINES.
- APPLICANT HEREBY REQUESTS CONTINUATION OF THE PREVIOUSLY GRANTED MAKER OF THE SHARED REQUIREMENT ALONG THE NORTHERN, EASTERN AND SOUTHERN PROPERTY LINES.
- PROPOSED PRELIMINARY DEVELOPMENT TO CONFORM WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE ON THIS SITE. THE SITE WILL HAVE A HEIGHT OF 6 FEET AND A MAXIMUM OPEN AREA OF 50%. THE PROPOSED DEVELOPMENT WILL BE LIMITED TO THE EXISTING EXTERIOR OF THE BUILDING. THE EXISTING EXTERIOR WILL BE MAINTAINED TO BE A REPRESENTATIVE OF THE EXISTING ARCHITECTURAL CHARACTER OF THE PROPERTY. THE PROPOSED DEVELOPMENT OF PICK-UP LOCATION FOR USE BY OTHER TRAIL BUSSES.

### SHEET INDEX:

- COVER SHEET
- SPECIAL EXCEPTION PLAN
- EXISTING CONDITIONS AND VEGETATION MAP
- STORMWATER INFORMATION, SOE DATA AND SIGHT DISTANCE PROFILE
- CONCEPTUAL UTILITIES



VICINITY MAP  
SCALE: 1" = 200'

**BURGESS & WAPLE**  
4400 FLEMING MILLETS CROSS CHURCH, VA 20151-3328  
PH: (703) 831-4630 FAX: (703) 831-4641

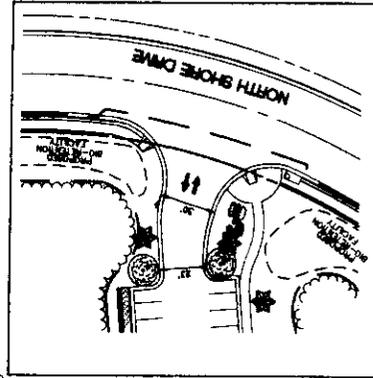
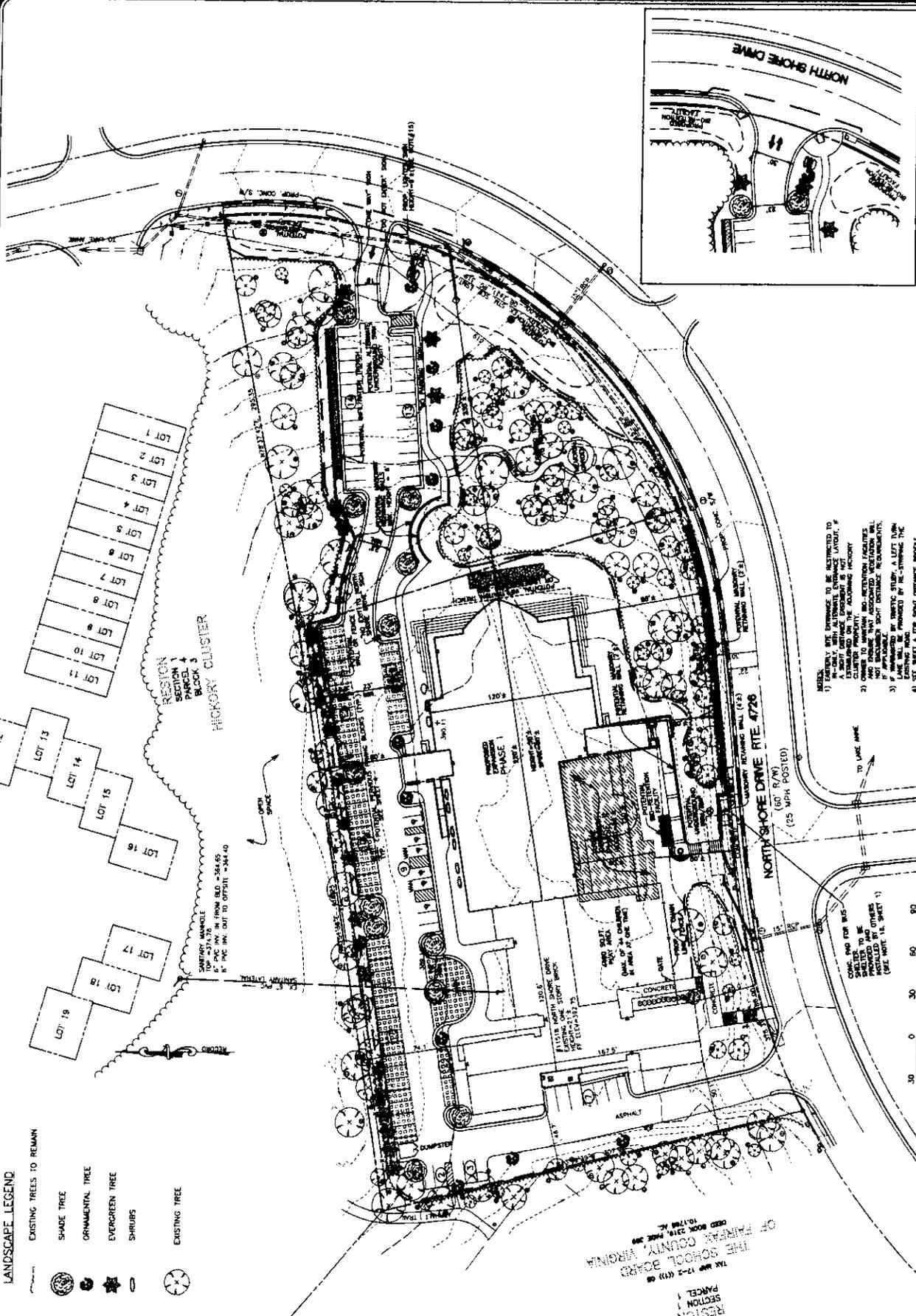
1600 REARVIEW WALK, SUITE 100, CHARLOTTE, NC 28203-1234  
 (704) 521-8800 FAX (704) 521-8800  
**MURPHY & HOFF**

DATE	REVISIONS
02/10/08	ADD PARK DIMENSIONS - H. SHAW (2)
02/12/08	ADJUST DRIVE AND LAWN LAYOUT
10/22/08	REVISE CONCEPTS
11/2/08	REVISE PARKING LAYOUT, ENTRANCES
3/2/09	ADJUST DRIVE LAYOUT & GREEN

**UNITED CHRISTIAN PARISH**  
 SPECIAL EXCEPTION PLAN  
 HARTER HILL DISTRICT  
 FAYETTE COUNTY, VIRGINIA



DATE: JUNE 2008  
 SCALE: 1" = 30'  
 DRAWN: JAY BROWN, L.P.C.  
 CHECKED: JAY BROWN, L.P.C.  
 P.L.A. NO. 08-0000  
 SHEET 2 OF 2  
 FILE NO. C-4708



ALTERNATE ENTRANCE LAYOUT  
 (SEE NOTE 1, THIS SHEET)

- NOTES:
- 1) EXISTING TREES TO BE REMOVED TO BE REPLACED WITH ALTERNATE SPECIES TO MAINTAIN VISUAL BARRIER AND PROVIDE A SHADY ENTRANCE. EXISTING TREES TO BE REPLACED WITH ALTERNATE SPECIES TO MAINTAIN VISUAL BARRIER AND PROVIDE A SHADY ENTRANCE.
  - 2) CONCEPTS TO BE REVIEWED BY THE CLUSTER PROPERTY, ADDRESSING PROPERTY TO BE REVIEWED BY THE CLUSTER PROPERTY, ADDRESSING PROPERTY TO BE REVIEWED BY THE CLUSTER PROPERTY, ADDRESSING PROPERTY.
  - 3) AS APPROVED BY THE STUDY, A LEFT TURN LANE WILL BE PROVIDED BY RE-STRIPING THE LANE.
  - 4) SEE SHEET 4 FOR SHOT DISTANCE PROFILE.

SCALE: 1" = 30'  
 0 30 60 90  
 TO LANE MARK

- LANDSCAPE LEGEND**
- EXISTING TREES TO REMAIN
  - SHADE TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - SHRUBS
  - EXISTING TREE

THE SCHOOL BOARD  
 OF FAYETTE COUNTY, VIRGINIA  
 DEED BOOK 2318, PAGE 288  
 THE MAP 12-2 (11) ON  
 PARCEL 1  
 SECTION 1

**BUSINESS & RETAIL**

4100 PLAZA WALTER WATTS CENTER, WY 82198-1208  
 PH: (703) 831-8820 FAX: (703) 421-8041

DATE	REVISIONS
8/17/08	OPEN SPACE TABULATION
8/17/08	ADJ. BLDG. HEIGHTS (EX. BLDGS)

**EXISTING CONDITIONS AND VEGETATION MAP OF RESTON CHRISTIAN CHURCH AND UNITED CHRISTIAN PARISH**

MARKET HILL DISTRICT  
 FAYETTE COUNTY, WEST VIRGINIA



DATE	JUNE 2008
SCALE	1" = 30'
DRAWN	JULY DORRIS, L.P.E.
CHECKED	ANDREW GARDNER, L.P.E.
DATE	APRIL 2008
PROJECT	RESTON CHURCH
P.A. NO.	1000007
SHEET	3 OF 3
FILE NO.	C-4708

**STORM SEWER TABULATION**

- ① STORM MANHOLE  
15" INV. OUT=374.40
- ② STORM MANHOLE  
TOP = 378.31  
15" INV. IN=373.13
- ③ STORM MANHOLE  
TOP = 373.71  
15" INV. OUT=369.37
- ④ STORM MANHOLE  
TOP = 371.75  
15" INV. IN FROM 362.14  
15" INV. IN FROM 362.48  
15" INV. OUT TO 364.71
- ⑤ STORM MANHOLE  
TOP = 371.12  
15" INV. OUT TO 367.76
- ⑥ STORM MANHOLE  
FULL OF DEBRIS  
UNABLE TO MEASURE INVERTS
- ⑦ STORM MANHOLE  
15" INV. IN FROM 362.04  
15" INV. IN FROM 370.11=363.96  
15" INV. OUT=351.84

EXISTING BUILDING AREA 11,000 S.F.  
 CHURCH: 1,800 S.F.  
 PARSONAGE: TOTAL = 12,800 S.F.

EXISTING OPEN SPACE: 3.3 AC (77% OF SITE AREA)

**VEGETATION MAP SUMMARY**

SITE AREA: 4.26 ACRES  
 EX. BLDGS AND PARKING: 1.26 ACRES  
 EX. TREES: 2.5 ACRES  
 EX. OPEN FIELD: 0.5 ACRES

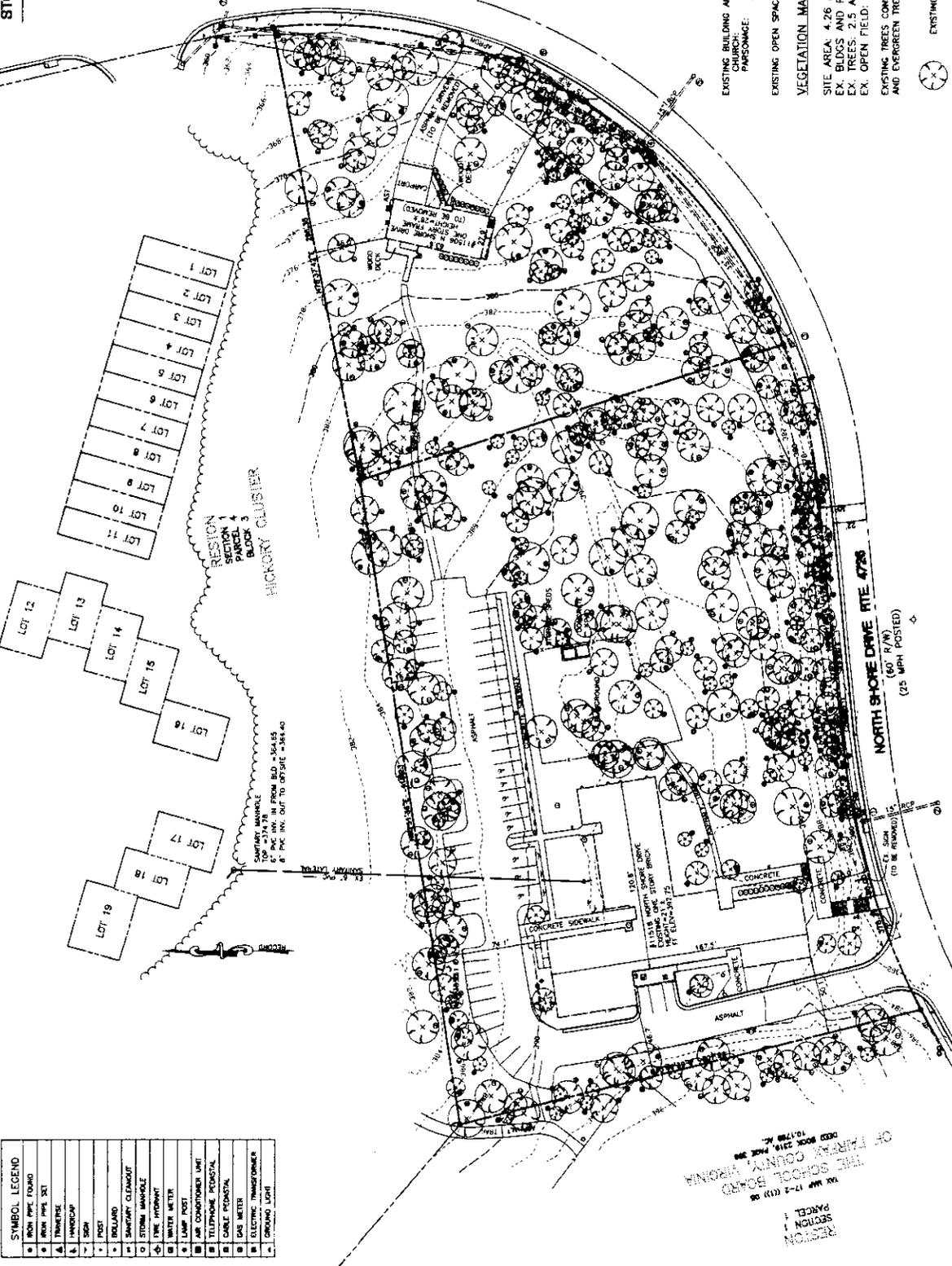
EXISTING TREES CONSIST OF MIXED HARDWOOD AND EVERGREEN TREES.

EXISTING TREE



**CURVE TABULATION**

CURVE	NO.	INCL.	DEG.	CHORD	CHORD BEARING
1	323.00	90.00	90.00	454.16	S89.174°E
2	1482.00	211.96	175.74	1772.80	S77.24°W



**SYMBOL LEGEND**

○	IRON PIPE FORARD
○	IRON PIPE SET
○	TRINERIE
○	MANHOLE
○	POST
○	BOLLARD
○	SANITARY CLEANOUT
○	STORM MANHOLE
○	PIPE HYDRANT
○	WATER METER
○	LAMP POST
○	AIR CONDITIONER UNIT
○	TELEPHONE PEDestal
○	CABLE PEDestal
○	GAS METER
○	ELECTRIC TRANSFORMER
○	GROUND LIGHT

RESTON CHURCH  
 SECTION 1  
 PLANNED  
 MAY 17-2 (11) 08  
 THE SCHOOL BOARD  
 OF FAYETTE COUNTY, WEST VIRGINIA  
 DEED BOOK NO. 2219, PAGE 398  
 10,778 A.C.

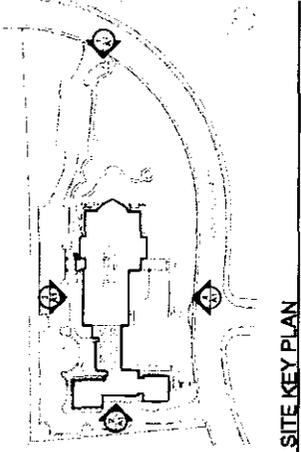
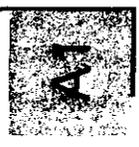


**WITTE ARCHITECTS**  
 11000 BERRY BLVD. SUITE 100  
 ALEXANDRIA, VIRGINIA 22304  
 TEL: 703.836.8888  
 FAX: 703.836.8889  
 (1508 NORTH SHORE DRIVE  
 RESTON, VA 20190

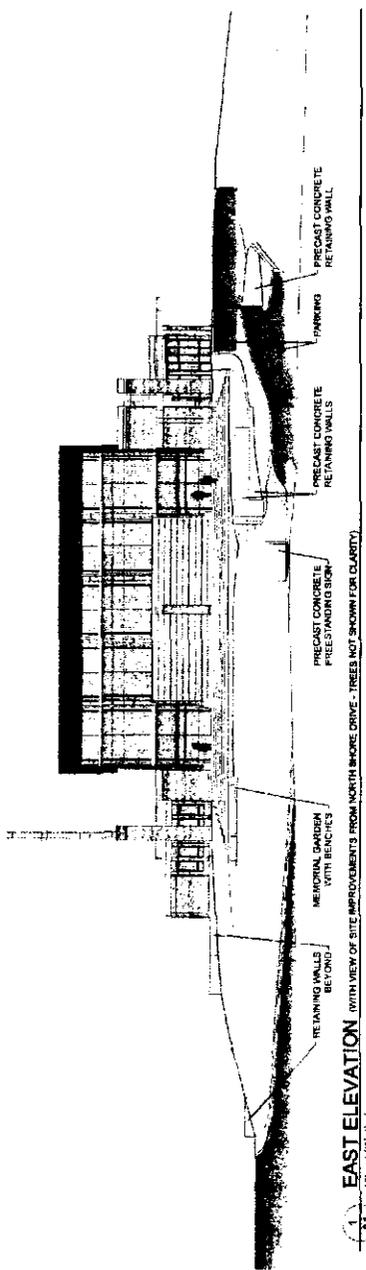
**EXPANSION AND RENOVATION**

SPECIAL USE PERMIT  
 IN THE COUNTY COMMUNITY  
 OF FREDERICK COUNTY, VIRGINIA  
 IN THE COUNTY COMMUNITY  
 OF FREDERICK COUNTY, VIRGINIA  
 REVISIONS  
 ON 07.07

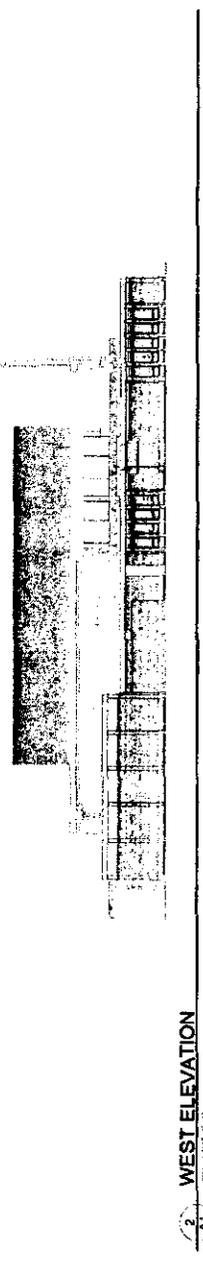
**CONCEPTUAL ELEVATIONS**



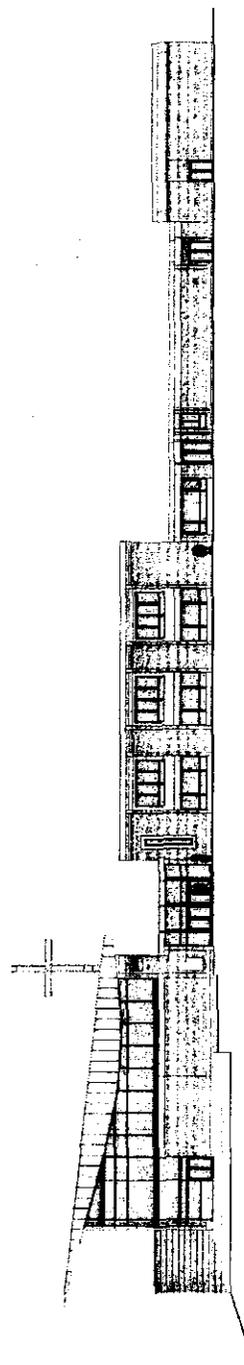
**SITE KEY PLAN**  
XAL 1' = 30'



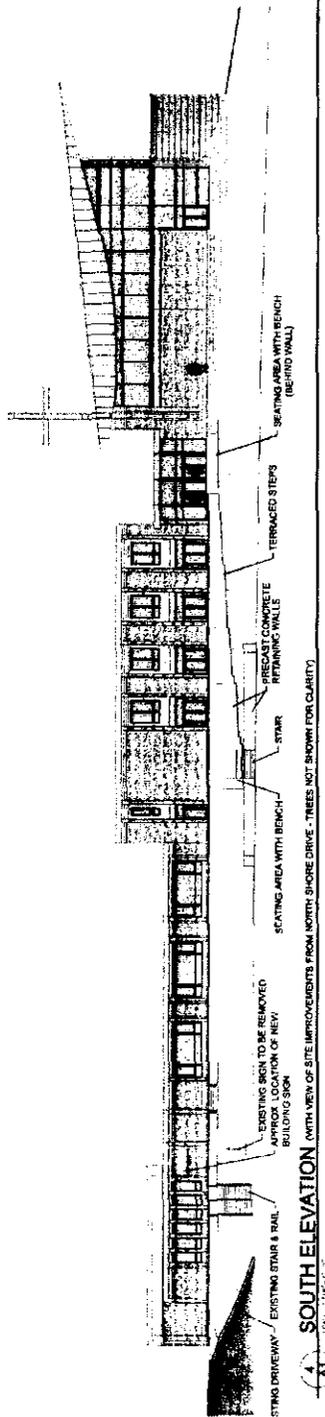
**1 EAST ELEVATION** WITH VIEW OF SITE IMPROVEMENTS FROM NORTH SHORE DRIVE - TREES NOT SHOWN FOR CLARITY  
XAL 1' = 30'



**2 WEST ELEVATION** WITH VIEW OF SITE IMPROVEMENTS FROM NORTH SHORE DRIVE - TREES NOT SHOWN FOR CLARITY  
XAL 1' = 30'



**3 NORTH ELEVATION** WITH VIEW OF SITE IMPROVEMENTS FROM NORTH SHORE DRIVE - TREES NOT SHOWN FOR CLARITY  
XAL 1' = 30'



**4 SOUTH ELEVATION** WITH VIEW OF SITE IMPROVEMENTS FROM NORTH SHORE DRIVE - TREES NOT SHOWN FOR CLARITY  
XAL 1' = 30'





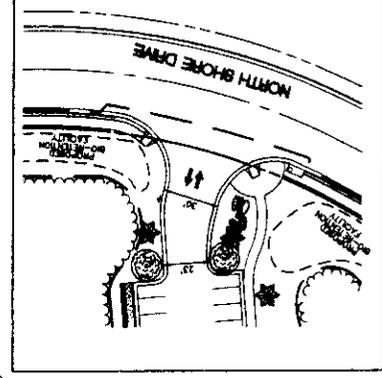
UNIVERSITY LANDSCAPE ARCHITECTURE  
 1000 MARKET STREET, SUITE 200, CHARLOTTE, NC 28202-4228  
 (704) 333-8833 FAX (704) 333-8041

REVISIONS	DATE
REVISION 1: ADJUST LAYOUT & GREEN	3/2/09
REVISION 2: FINISH LAYOUT & GREEN	1/2/09
REVISION 3: FINISH LAYOUT & GREEN	10/22/08
REVISION 4: FINISH LAYOUT & GREEN	8/12/08
BLOCK HEIGHT (SEE BLOCKS) ADDED	8/10/08

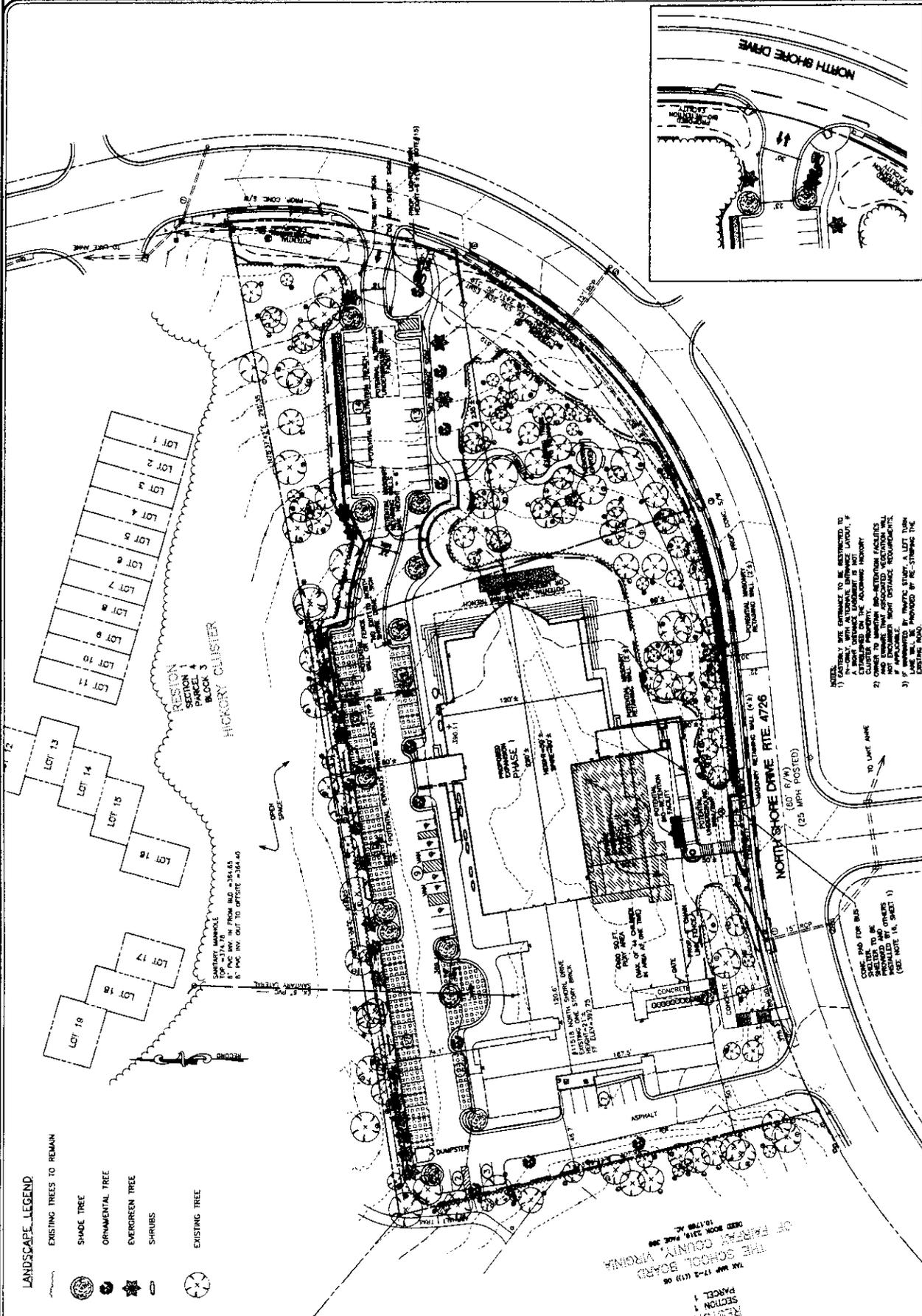
**PMC PLAN**  
**UNITED CHRISTIAN PARISH**  
 FAIRFAX COUNTY, VIRGINIA



DATE: MARCH 2009
SCALE: 1" = 30'
DRAWN BY: JEFFREY W. WOOD
CHECKED BY: JEFFREY W. WOOD
P.A. NO. 04007
SHEET 1 OF 4
FILE NO. 0-4888

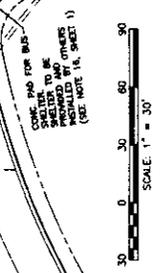


ALTERNATE ENTRANCE LAYOUT  
 (SEE NOTE 1, THIS SHEET)



- NOTES:
- 1) EXISTING SITE ENTRANCE TO BE RESTRICTED TO LOCAL TRAFFIC ONLY. ALTERNATE ENTRANCE LAYOUT IS PROPOSED ON THE ADJACENT HICKORY CLUSTER.
  - 2) OWNER TO REMOVE EXISTING FACILITIES AND PROVIDE ASSOCIATED VEGETATION WILL BE REMOVED. EXISTING VEGETATION WILL BE PRESERVED WHERE APPROPRIATE.
  - 3) ALL UTILITIES TO BE MAINTAINED AT THE EXISTING DEPTH AND TO BE MAINTAINED AT THE EXISTING DEPTH.
  - 4) SEE SHEET 2 FOR SHORT DISTANCE PROFILE.

- LANDSCAPE LEGEND**
- EXISTING TREES TO REMAIN
  - SHADE TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - SHRUBS
  - EXISTING TREE



THE SCHOOL BOARD  
 OF FAIRFAX COUNTY, VIRGINIA  
 DEED BOOK 2319, PAGE 286  
 10-17-98 AC.

1100 PLANTERS VALLEY ROAD, CHARLETTA, VA 22818-1228  
 (703) 831-8828 FAX (703) 831-8104  
**BUNNERS & HUFF**

DATE	REVISIONS
8/12/28	CONTRACT TABULATION ADDED
8/12/28	BLDG HEIGHT (ON BLDG) ADDED

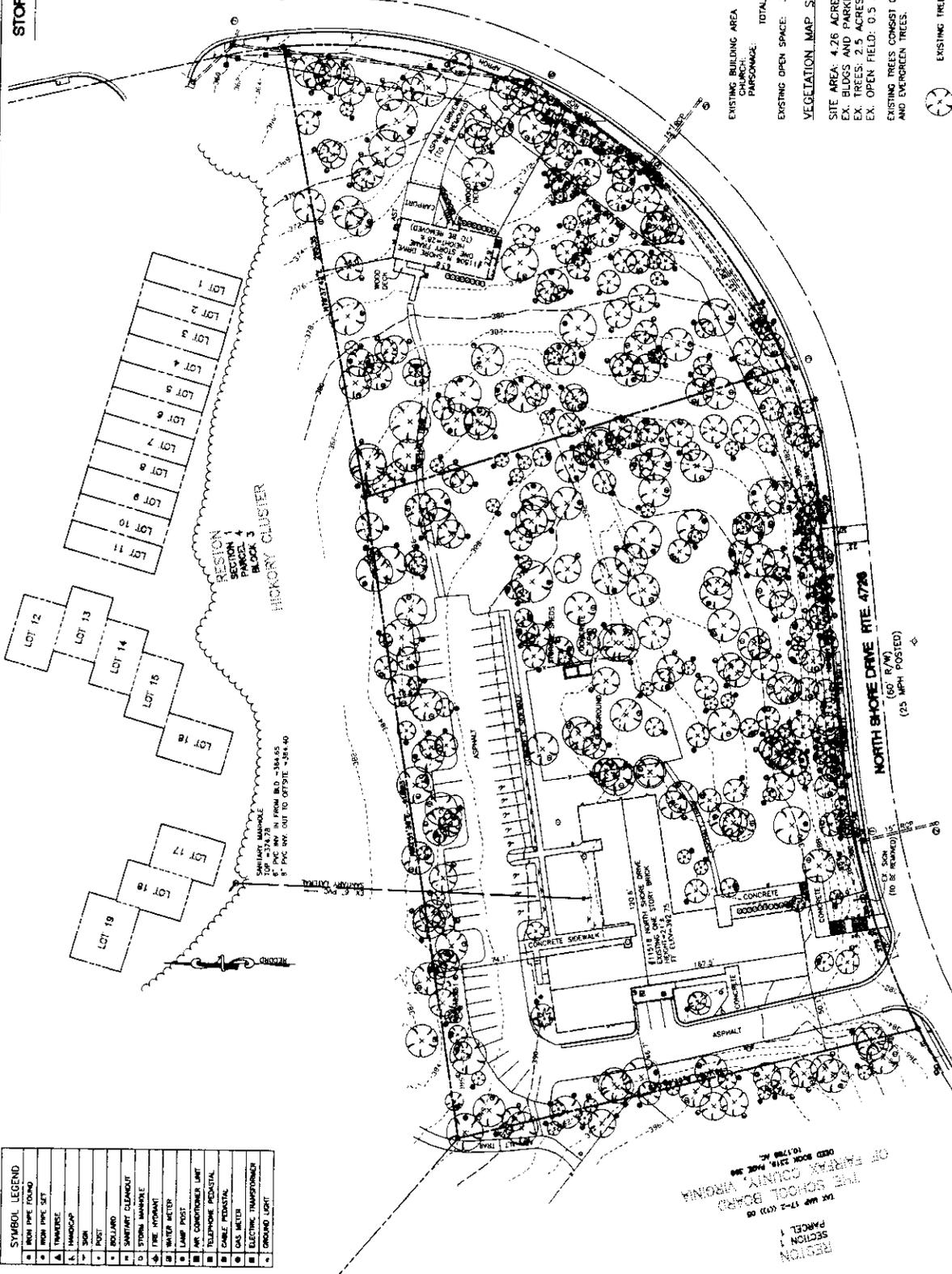
**EXISTING CONDITIONS AND VEGETATION MAP**  
**UNITED CHRISTIAN PARISH**  
 FARMVALE COUNTY, VIRGINIA



DATE: MARCH 2008	SCALE: 1" = 30'
DRAWN BY: J. H. HUFF	CHECKED BY: J. H. HUFF
APP. NO. 10000	EXP. DATE 10/1/2010
P.A. NO. 10000	
SHEET 1 OF 1	FILE NO. 0-10000

**STORM SEWER TABULATION**

- ① STORM MANHOLE  
TOP = 377.88  
15" INV. OUT = 374.40
- ② STORM MANHOLE  
TOP = 377.88  
15" INV. IN = 373.13
- ③ STORM MANHOLE  
TOP = 377.87  
15" INV. OUT = 369.37
- ④ STORM MANHOLE  
TOP = 377.87  
15" INV. IN FROM 369.14  
15" INV. IN FROM 369.14  
15" INV. IN FROM 369.14  
15" INV. OUT TO 369.14
- ⑤ STORM MANHOLE  
TOP = 377.87  
15" INV. OUT TO 4-367.76
- ⑥ STORM MANHOLE  
TOP = 368.10  
15" INV. IN FROM 368.10  
15" INV. IN FROM 368.10  
15" INV. IN FROM 368.10
- ⑦ STORM MANHOLE  
TOP = 368.35  
15" INV. IN FROM 368.35  
15" INV. IN FROM 368.35  
15" INV. OUT TO 368.35



EXISTING BUILDING AREA  
 CHURCH PARSONAGE  
 11,000 S.F.  
 2,800 S.F.  
 TOTAL = 13,800 S.F.

EXISTING OPEN SPACE: 3.3 AC (77% OF SITE AREA)

**VEGETATION MAP SUMMARY**

SITE AREA: 4.26 ACRES  
 EX. BLDGS AND PARKING: 1.26 ACRES  
 EX. TREES: 2.5 ACRES  
 EX. OPEN FIELD: 0.5 ACRES

EXISTING TREES CONSIST OF MIXED HARDWOOD AND EMERSON TREES.



**CURVE TABULATION**

| CHORD BEARS |
|-------------|-------------|-------------|-------------|-------------|
| 148.00      | 148.00      | 148.00      | 148.00      | 148.00      |
| 148.00      | 148.00      | 148.00      | 148.00      | 148.00      |
| 148.00      | 148.00      | 148.00      | 148.00      | 148.00      |
| 148.00      | 148.00      | 148.00      | 148.00      | 148.00      |

**SYMBOL LEGEND**

●	IRON PIPE FOUND
○	IRON PIPE SET
▲	TRANSVERSE
△	MANHOLE
□	SOIL
○	POST
○	ROLLAWAY
○	SAFETY CLEAROUT
○	STORM MANHOLE
○	WATER METER
○	LAMP POST
○	AIR CONDITIONER UNIT
○	TELEPHONE PEDASTAL
○	CABLE PEDASTAL
○	OVAS METER
○	ELECTRIC TRANSFORMER
○	GROUND LIGHT

SECTION 1  
 PARCEL 1  
 THE SCHOOL BOARD  
 OF FARMVALE COUNTY, VIRGINIA  
 DEED BOOK 2318, PAGE 348  
 10/17/88 AC.





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

**DESCRIPTION OF THE APPLICATION**

**Proposal:** The applicant seeks approval to permit an existing church with a child care center and nursery school with a maximum daily enrollment of 135 children to permit a building expansion and increase in seats within the church from 192 to 350 seats.

**Existing Church Building Size:** 11,000 square feet (sq. ft.)  
**Parsonage Building Size:** 2,600 sq. ft. (to be demolished)  
**Proposed Building Size:** 44,000 sq. ft. (Phases 1 and 2)

	<b>Existing</b>	<b>Proposed</b>
<b>FAR</b>	0.07	0.24
<b>Parking Spaces</b>	47	98 (88 for church and 10 for nursery school and child care)
<b>Number of Seats</b>	Maximum of 192 approved	350
<b>Hours of Operation</b>	<b>Existing</b>	<b>Proposed</b>
Nursery School/Child Care Center:	8:45 am. – 4:00 pm. Monday through Friday	No Change
Church Programs	No limitation on hours	7:45 a.m. to 8:00 p.m., Sunday (church & educational programs)  2:30 p.m. to 8:00 p.m., Monday through Friday (for children and youth)  6:00 p.m. to 10:00 p.m., Monday through Friday (church programs for adults)
Summer Camp	No previous approval	9:30am. – 12:30pm (one week program in June)
Vacation Bible School	No previous approval	9:30am. – 3:00pm (one week program in July)
<b>Enrollment</b>	<b>Existing</b>	<b>Proposed</b>
Nursery School	Total maximum daily enrollment of 135 children with no more than 105 on site at any one time	No Change
Summer Camp	No previous approval	60 Maximum
Vacation Bible School	No previous approval	250 Maximum
<b>Number of Employees</b>	<b>Existing</b>	<b>Proposed</b>
Nursery School	17 educational and 3 administrative staff members	No Change
Church	4	5

**Waivers/Modifications**

The applicant seeks reaffirmation of the previously approved waiver of barrier requirements and modification of the transitional screening requirements along the northern, eastern and southern lot lines in favor of the vegetation as shown on the Special Exception (SE) Plat and PRC Plan.

**LOCATION AND CHARACTER**

**Existing Site Description**

The property is located on the north side of North Shore Drive. The property slopes downwards towards North Shore Drive and is developed with a church with 188 seats, a nursery school, child care center, a parsonage and 47 surface parking spaces at the rear of the site. The gross floor area for the site is 13,600 square feet. The floor area ratio for the site is 0.07. The church building is located on the western portion of the site, adjacent to the access point onto North Shore Drive. The existing parsonage building is located in the southeastern portion of the site which is heavily wooded. Access is provided by an asphalt driveway from North Shore Drive. A playground is located on the east side of the church building and there are two (2) storage sheds located within the playground area.

**Surrounding Area Description**

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Single family attached dwellings	PRC	Residential Planned Community
<b>South</b>	Single family attached & multi-family dwellings	PRC	Residential Planned Community
<b>East</b>	Single family attached dwellings	PRC	Residential Planned Community
<b>West</b>	Lake Anne Elementary School	PRC	Residential Planned Community

**BACKGROUND**

**Site History:**

On May 19, 1987, the Board of Zoning Appeals (BZA) approved Special Permit SP 87-C-018 to permit a child care center with a maximum daily enrollment of 12 children within an existing church. In the staff report for SP 87-C-018, it was acknowledged that a pre-school program also existed on the site. However, it appears that no special permit approval was obtained for the pre-school.

On November 18, 2003, the Board of Zoning Appeals (BZA) approved Special Permit Amendment SPA 87-C-018 to amend SP 87-C-018 for an existing church and previously approved child care center to permit a church and nursery school and an increase in land area. The child care center use was deleted.

On April 1, 2008, the BZA approved SPA 87-C-018-02 to amend SPA 87-C-018 to permit a church with a maximum of 192 seats, nursery school and child care center and to permit an increase in enrollment and hours for the nursery school/child care center from 68 to a maximum daily enrollment of 135 students, but no more than 105 children on-site at any one time.

### **COMPREHENSIVE PLAN PROVISIONS (Appendix 5)**

<b>Plan Area:</b>	Area III
<b>Planning District:</b>	Upper Potomac
<b>Planning Sector:</b>	Reston Community Planning Sector (UP5)
<b>Plan Map:</b>	Residential Planned Community

#### **Plan Text:**

Fairfax County Comprehensive Plan, 2007 Edition Area III, Upper Potomac Planning District, Amended through 3-30-2009, UP5-Reston Community Planning Sector, Page 126 and 127 states:

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

#### **Land Within the Planned Community of Reston**

*1. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)\*, adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map. (See Figures 39, 40 and 41)...*

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

According to the Reston Master Plan, Land Use Plan the area in which the church is located is planned for medium density residential which allows 14 persons per gross residential area, single family detached and attached, and multiple family dwellings.

**ANALYSIS**

**Special Exception (SE) Plat (Copy at front of staff report)**

**Title of SE Plat:** Special Exception, United Christian Parish of Reston

**Prepared By:** Burgess & Niple

**Original and Revision Dates:** June 2008 as revised through May 2009

**Plat Description:**

United Christian Parish of Reston	
Sheet 1	Cover Sheet, Zoning Requirements Table, Tabulations, Notes, Sheet Index
Sheet 2	Special Exception Plat, Landscape Legend, Notes, Site Layout, Alternate Entrance Layout
Sheet 3	Existing Conditions and Vegetation Map, Symbol Legend, Storm Sewer Tabulation, Curve Table Tabulation
Sheet 4	Stormwater Information, Soil Data and Sight Distance Profile

**PRC Plan (Copy at front of staff report)**

**Title of PRC Plan:** PRC Plan, United Christian Parish of Reston

**Prepared By:** Burgess & Niple

**Original and Revision Dates:** June 2008 as revised through May 2009

**Plat Description:**

United Christian Parish of Reston	
Sheet 1	Cover Sheet, Zoning Requirements Table, Tabulations, Notes, Sheet Index
Sheet 2	PRC Plan, Landscape Legend, Notes, Site Layout, Alternate Entrance Layout
Sheet 3	Existing Conditions and Vegetation Map, Symbol Legend, Storm Sewer Tabulation, Curve Table Tabulation
Sheet 4	Stormwater Information, Soil Data and Sight Distance Profile

The following features are depicted on the SE Plat and PRC Plan:

- *Site Layout:* The existing church is located on the western portion of the site, adjacent to the existing access point onto North Shore Drive. The applicant is proposing to expand the church towards the eastern portion of the site. The applicant states that the church will be expanded in two phases increasing the floor area ratio from 0.07 to 0.24 at full build-out. The first phase will increase the church by 25,000 square feet and the second phase

will expand the church by an additional 8,000 square feet. The height of the church will increase from 21 feet to 50 feet with an 80-foot tall spire. (It should be noted that the height limitation of the Zoning Ordinance does not apply to spires per Par. 1 of Sect. 2-506 of the Ordinance.) The existing 2,600 square foot parsonage will be demolished to accommodate the new surface parking area. The existing surface parking lot at the rear of the site will be increased. The applicant is proposing to use pervious pavers for the parking (except for the handicap parking spaces) located behind the proposed church building. A turnaround space will be provided at the eastern end of the site so that vehicles can turnaround to exit the site. The applicant is proposing to provide a few parking spaces on the western side of the site and a dumpster will be located in the northwestern corner of the site adjacent to the parking. Access to the site will be provided by two entrances along North Shore Drive; one to the east and one to the west.

- *Signage:* The applicant is proposing one free-standing sign which will be located alongside the eastern entrance to the site and one building-mounted sign which will be mounted on the southern façade of the building facing North Shore Drive. The applicant will be required to obtain a sign permit prior to installation.
- *Access:* As noted above, access to the site will be provided by two entrances along North Shore Drive. The existing western entrance will provide access in and out of the site. The proposed eastern entrance will be one-way, providing access into the site. If the applicant is able to acquire an off-site sight distance easement from the adjacent property owner to the east, then the eastern entrance will be two-way as shown in the insert on Sheet 2 of the SE Plat and PRC Plan.
- *Parking:* The applicant is proposing to provide 98 parking spaces on the site. This does not meet the parking requirement of 105 parking spaces which includes parking for the child care center/nursery school and the additional parking generated by the proposed expansion of the church from 192 to 350 seats. The applicant has stated that there is enough parking on-site to accommodate all of the uses as they occur at different times of the day and on different days of the week. The applicant also stated that they have a shared parking agreement with the Lake Anne Elementary School to the west.
- *Sidewalks and Pedestrian Access:* A concrete sidewalk will be provided across the site's frontage on North Shore Drive. There will be three walkways from the sidewalk providing access to the church building. There is also an existing asphalt trail providing access to the site from the adjacent Lake Anne Elementary School's parking lot.

- *Landscaping:* With previous Special Permit (SP) approvals, a modification of the transitional screening requirements and a waiver of the barrier requirements were approved along the northern, eastern and southern property lines. The applicant is requesting a continuation of the modification of the screening and waiver of the barrier requirements along the northern, eastern and southern boundaries in favor of the vegetation shown on the SE Plat and PRC Plan. There is no screening or barrier required along the western property boundary between the church and the elementary school. The proposed transitional screening and landscaping that will be provided on site will consist of a mixture of evergreen trees, shade trees, ornamental trees, and shrubs. A large number of existing trees will be removed for the physical expansion of the building and parking. The majority of the existing vegetation that will remain is in the front of the site and will consist of a variety of overstory and understory tree species. The applicant is also proposing to build a memorial garden in the front yard at the eastern end of the site with a gravel path leading to it from the rear of the site.
- *Retaining Walls:* The applicant is proposing five retaining walls on site. There will be a four (4) foot high, partially curved, masonry retaining wall behind the area designated for the proposed bus shelter pad located at the front of the site. The wall is also on either side of the main walkway to the church. On the right side of this retaining wall, another masonry retaining wall is shown attached to it. This wall will be two (2) feet high and runs along a portion of the site's North Shore Drive frontage. The third masonry retaining wall is three (3) feet high and is located along a portion of the main walkway. The last two masonry retaining walls are curved, six (6) feet in height and are located towards the rear of the site alongside a portion of the parking drive aisle.
- *Bus Shelter:* The proposed bus shelter will be located alongside the main walkway at the front of the site. The Plat shows that the applicant will install the concrete bus pad and the shelter will be installed by others. A development conditions has been proposed to address the installation of the concrete bus pad by the applicant and the bus shelter by others.
- *Stormwater Management/ Best Management Practices (SWM/BMPs):* Stormwater Management is provided for the property via either one or two underground detention and Best Management Practice vaults, two bio-retention facilities, one or two infiltration trenches and pervious paving blocks. There are two proposed locations for the underground detention and Best Management Practice vaults. One is located at the front of the site under the entrance to the main walkway and the other at the eastern end of the site under the parking drive aisle. There are also three proposed locations for the bio-retention facilities; one in between the main walkway and the area designated for the Phase 2 expansion of the church, and the other two are located on either side of the eastern entrance to the site.

There are two areas designated for the infiltration trenches; one is in front of the steps on the eastern side of the church and the other is behind the parking area located at the eastern end of the site. As mentioned above, the applicant is also proposing to use pervious pavers for some of the parking at the rear of the church.

- *Play Area:* A 4,400 SF play area will be located between the existing building and the area proposed for the Phase 2 expansion of the church building.

### **Land Use Analysis**

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

***Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.***

*Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.*

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

***Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.***

*Policy a. Locate land uses in accordance with the adopted guidelines contained in the Land Use Appendix.*

*Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.*

*Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.*

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

*Policy g. Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses.*

*Policy h. Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways.*

*Policy i. Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.*

*Policy l: Regulate the amount of noise and light produced by non-residential land uses to minimize impacts on nearby residential properties.*

The applicant proposes to expand the building, to increase the number of seats within the church from 192 to 350 seats. Staff finds that the use continues to be in harmony with the land use recommendations of the Comprehensive Plan.

#### **Environmental Analysis (Appendix 6)**

##### **Issue: SWM/BMP**

Staff noted to the applicant that it had not provided computations to show that the proposed SWM/BMP facilities would meet County's requirements nor had it shown that the soil conditions would permit the use of the infiltration techniques which the applicant has proposed. The applicant has stated that this information will be provided at site plan and has acknowledged that it will be subject to the review and approval by the Department of Public Works and Environmental Services (DPWES).

Development conditions have been included to ensure that at the time of site plan, the applicant provides this SWM information for the review and approval of DPWES.

If the SWM is not approved, then the applicant will have to file for a Special Exception Amendment.

##### **Issue: Energy Conservation**

Staff recommended that the applicant commit to providing appliances, fixtures, systems and building components that are ENERGY STAR qualified. The applicant has agreed to implement ENERGY STAR mechanisms and this commitment is reflected with the proposed development conditions.

**Stormwater Management (SWM) Analysis (Appendix 7)****Issue: SWM and Site Outfall**

To meet SWM requirements, the applicant proposes to provide underground detention and Best Management Practice vaults, two infiltration trenches and pervious paving blocks. DPWES notes that the infiltration rate of the trenches and bio-retentions must be verified at site plan submission by soil tests in accordance with the Letter to Industry #07-04. In addition, staff noted the infiltration trenches must not be located less than 20 feet from the basement walls. Finally, DPWES requested that the applicant provide computational analysis to support the outfall narrative.

**Resolution:**

As stated above under the Environmental Analysis, development conditions have been included to ensure the applicant provides the SWM information at site plan subject to the review and approval of DPWES. If the proposed SWM measures are not approved, then the applicant will have to file for a Special Exception Amendment.

**Urban Forest Management (UFM) Analysis (Appendix 8)****Issue: Memorial Garden**

A gravel path is depicted passing through an existing wooded area to a proposed memorial garden in the middle of the area of existing trees to remain in the front yard of the property. UFM staff has recommended that the proposed memorial garden and gravel path be field-located in coordination with UFM to minimize impacts to the existing trees. With the implementation of the staff-proposed development condition, this issue is resolved.

**Issue: Limits of Clearing and Grading**

Under the proposed site layout, a significant area of existing forest is proposed to be cleared and a new tree line created, which, staff believes, will result in root loss and potential impacts to trees adjacent to the proposed limits of clearing and grading (LCG). For that reason, UFM staff has recommended that the LCG on the site plan conform to the limits of clearing and grading shown on the SE Plat and PRC Plan, as determined by UFM. Minor modifications may be permitted by UFM if these adjustments do not change the overall quality or quantity of areas designated to be left undisturbed. At site plan, UFM also recommended that the applicant submit a tree preservation plan for review and approval by UFM. The tree preservation plan should be prepared by a certified arborist or other qualified professional with experience in the preservation of trees during construction. The plan should also include information for trees located on or off-site within 20 feet of the approved LCG as shown on the SE Plat/PRC Plan. Also, the tree preservation plan should include recommendations for the preservation or removal of trees on or

adjacent to the proposed LCG. Finally, the tree preservation plan should also include activities recommended to improve the health, condition, and survival potential of tree designated for preservation.

Finally, UFM staff has also stated that the applicant should take the necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated to be preserved on the tree preservation plan. UFM staff has stated that if any of the trees are found to be dead, dying, diseased or hazardous (as determined by UFM at or prior to, the final release of the project bond), as a result of unapproved construction activities (also as determined by UFM), the applicant should provide for restoration and remuneration by:

- Providing for the removal of the above ground portions of trees
- Restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM)
- Restoring the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual

**Resolution:**

With the implementation of the proposed development conditions, these issues are resolved.

**Issue: Provision of Mulching along Limits of Clearing and Grading**

UFM staff has stated that the existing trees will more readily recover from the impacts of construction if the area on the development side of the LCG is mulched rather than put into turf grass. Specifically, UFM staff has advised that a mulched area at least eight feet wide should be provided on the construction side of the proposed LCG and a variety of Category II and III native deciduous and evergreen trees should be planted in this area.

**Resolution:**

The applicant has agreed to mulch along the LCG as wide as the area would allow and to plant a mixture of trees to supplement existing vegetation. A development condition has been proposed to address the mulching.

**Transportation Analysis (Appendix 9)**

There were several issues and concerns initially raised by Fairfax County Department of Transportation (FCDOT) staff regarding the eastern entrance, the need for an off-site sight distance easement for a two-way eastern entrance, turn lane warrants, extension of the existing sidewalk and the installation and improvement of the bus stop. These issues have now been resolved.

Specifically, the applicant is now proposing a one-way eastern entrance which will provide access into the site. Previously, the applicant had proposed to make the eastern entrance two-way which generated the need for an off-site sight distance easement from the adjacent property to the east and the relocation of the proposed bio-retention facility along North Shore Drive out of the sight distance line. This two-way design is now shown as an alternate only if the applicant is able to obtain the off-site sight distance easement agreement from the adjacent eastern property. A development condition has been proposed for the two-way entrance to be built if the off-site sight distance easement is obtained.

The applicant also conducted a turn lane warrant study to determine if turn lanes would be required for the eastern entrance. It was determined by the Virginia Department of Transportation (VDOT) that no turn lane warrants were necessary. FCDOT also requested that the existing sidewalk be extended across the site's frontage along North Shore Drive to the eastern adjacent property. The applicant has agreed to extend the existing sidewalk only along the subject site's frontage on North Shore Drive.

Finally, FCDOT also requested that the applicant provide a bus pad along North Shore Drive. The applicant has agreed to provide a bus pad which will be located alongside the proposed main walkway and the bus shelter will be installed by others. A development condition has been proposed for the installation of the bus pad by the applicant and the bus pad by others.

#### **Issue: Parking along North Shore Drive**

FCDOT staff noted that the church is required to provide all necessary parking on-site. The applicant has stated that they would have enough parking on-site as the church uses and the nursery school/child care center programs will take place at different times of the day during the week and that only the church uses would occur on a Sunday. The applicant also stated that they have a parking agreement with the Lake Anne Elementary School for overflow parking on Sundays. Staff requested written documentation of the parking agreement and was provided with what appeared to be an application form, and was told that this document was the agreement. Staff is not satisfied that this written document is the actual parking agreement. For that reason, staff has advised the applicant to apply to DPWES for a parking reduction request and the applicant has agreed to do so. A development condition has been included to ensure that the applicant addresses this issue at site plan.

Fairfax County Department of Transportation (FCDOT) also stated that there shall be no parking along the site's frontage on North Shore Drive and that the site plan shall be signed as such. However, VDOT has stated that they will not be prohibiting anyone from parking on the street.

**Fairfax County Park Authority Analysis (Appendix 10)**

There are no adverse impacts of this proposal on land or resources of the Park Authority.

**Sanitary Sewer Analysis (Appendix 12)**

The property is located in the Colvin Run (D2) Watershed and would be sewered into the Blue Plains Treatment Plant. The Office of Waste Management states that, based upon current and committed flow, there is excess capacity in the Blue Plains Treatment Plant at this time, and an existing 8-inch line on the property is adequate for the proposed use at the present time.

**Fire and Rescue Department Analysis (Appendix 13)**

The subject application currently meets fire protection guidelines.

**Fairfax Water Authority Analysis (Appendix 14)**

Adequate domestic water service is available at the site from existing 12-inch and 14-inch water mains located at the property. Depending on the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

**ZONING ORDINANCE PROVISIONS (Appendix 15)**

Standard	Required	Existing	Proposed
Minimum Lot Size	N/A	4.26 ac	4.26 ac
Max. Building Height	N/A	21.0 ft.	50ft. Spire- 80 ft.
Front Yard	N/A	45 ft.	45 ft.
Side Yard	N/A	West - 46.7 ft. East - 94.1 ft.	West - 46.7 ft. East - 235 ft.
Rear Yard	N/A	74.1 ft	74.1 ft.
Maximum FAR	N/A	0.07	0.24
Open Space	N/A	77%	35%
Parking Spaces	Church: 88 Nursery School & Child Care: 17 *Total: 105	47	Church: 88 Nursery School & Child Care:10 Total: 98

\* Church seats increasing from 188 to 350; required to have 1 space per 4 seats. Child Care center/ Nursery school has a maximum of 105 students permitted on site at any one time; required to have 0.16 spaces per child.

In the PRC District, there are no minimum lot size requirements, maximum building height requirements, maximum floor area ratio, maximum percentage of lot coverage

or minimum yard requirements for structures except that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or to the existing or prospective development of the neighborhood. The proposed development is not detrimental to any of the above.

**Waivers/Modifications**

Transitional Screening and Barrier Requirements

Transitional Screening and Barriers	Required	Provided
<b>North (single family attached residential)</b>	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees Barrier D, E, or F	Previously modified, seeking modification to allow the existing vegetation supplemented by evergreen and ornamental trees as shown on the SE Plat and PRC Plan  Barrier previously waived, seeking waiver
<b>South (single family and multi family attached residential)</b>	T/S 1 Barrier D, E, F or H	Previously modified, seeking modification to allow the existing vegetation supplemented by evergreen, ornamental and shade trees, varying width as shown on the SE Plat and PRC Plan.  Barrier previously waived, seeking waiver
<b>East (multi family residential)</b>	Barrier H	Previously modified, seeking modification to allow the existing vegetation as shown on the SE Plat and PRC Plan.  Barrier previously waived, seeking waiver.
<b>West (Lake Anne Elementary School)</b>	None Required	Existing vegetation as shown on the SE Plan and PRC Plat

The applicant seeks reaffirmation of the previously approved waiver of barrier requirements and modification of the transitional screening requirements along the northern, eastern and southern lot lines in favor of the vegetation as shown on the SE Plat/PRC Plan.

The applicant has committed to preserve a minimum of thirty-five percent (35%) undisturbed open space for the proposed use towards the front of the property. Landscaping and screening consisting of shade trees, ornamental trees, mixed hardwood and evergreen trees for the proposed church and related facilities are designed to limit any visual impacts to the surrounding area. The structure itself is located centrally on the site in a manner that it will be screened from direct line of sight of the adjacent residential properties to the north south and east. It will also be partially screened from the properties across from the site's frontage by existing and supplemental vegetation. For these reasons, staff supports the request for a modification of the transitional screening yard requirements and a waiver of the barrier requirements along portions of the northern, eastern and southern property boundaries.

## **OTHER ZONING ORDINANCE REQUIREMENTS**

### **Special Exception Requirements (See Appendix 15)**

General Special Exception Standards (9-006)

Category 3 Standards (Sect. 9-304)

Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship with a Child care Center, Nursery School or Private School (Sect 9-314).

### **General Special Exception Standards (Sect. 9-006)**

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan. According to the Comprehensive Plan, "The Reston Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity..." Development of the land within the Reston community is also guided by The Reston Master Plan which has its own program of time-phased development. According to the Reston Master Plan, Land Use Plan the area in which the church is located is planned for medium density residential which allows 14 persons per gross residential area, single family detached and attached, and multiple family dwellings. Staff believes the proposal is in harmony with the Plan.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The PRC district permits the church use with a nursery school and child care center as a Special Exception use. Therefore, this standard has been met.

General Standard 3 requires that 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. Staff believes that the proposed use is harmonious and will not discourage or hinder the development of adjacent properties. In staff's opinion, the proposed location, size and height of the buildings, retaining walls, the memorial garden and the proposed screening, buffering and landscaping will not hinder or discourage appropriate development and use of adjacent or nearby land and/or buildings or impact the value of adjacent properties as the overall development has been designed to be compatible with the adjacent uses. The proposed screening and existing vegetation to be preserved on site will also adequately screen the church building from adjacent properties.

General Standard 4 requires that 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. A note has been added to the plat which states that the bus shelter area is not to be used as a drop-off area for the children attending the nursery school/child care center and/or members of the congregation. All drop-off activities must occur on-site at the rear of the church building. In addition, the eastern entrance has been designated as a one-way providing access into the site. In order to reduce the potential of accidents occurring from vehicular traffic going in and out of the site. The entrance will only be two-way if an off-site sight distance easement can be obtained from the adjacent property owner. This standard has been met.

General Standard 5 requires that 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. The applicant has requested a continuation of the modification of the screening requirements in favor of the vegetation shown on the SE Plat/PRC Plan. Staff supports the modification of the transitional screening and the proposed landscaping as shown on the SE Plat/PRC Plan as they provide an adequate buffer between the proposed use and the adjacent properties.

General Standard 6 requires that open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The PRC district does not specify an open space amount; however, 355 open space is proposed.

General Standard 7 requires that 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. As stated previously, there are adequate utilities located on-site to facilitate the needs of the proposed use. Regarding the loading space requirement, it is not applicable

as no loading is required. However, there is not enough parking provided on site for all of the proposed uses to occur on-site at one time and as a result, the development conditions have been proposed requiring the applicant to apply for a parking reduction agreement at site plan. Regarding drainage, it cannot be determined at this stage whether the proposed drainage is adequate for the site, as the applicant has not provided all of the supporting SWM calculations and information regarding the soil conditions. Development conditions have been proposed requiring the applicant to provide this SWM information at site plan.

General Standard 8 requires that signs shall be regulated by the provisions of Article 12; however, the Board may impose stricter requirements for a given use than those set forth in this Ordinance. The applicant is proposing one free standing sign on the site. A development condition has been proposed requiring that the sign meets the regulations of Article 12. Therefore, staff believes this standard has been satisfied.

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

Standard 1 requires that 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. This standard is not applicable to the proposal.

Standard 2 states that 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. The PRC District does not have minimum lot size requirements. However, this lot is 4.26 acres, and provides a front yard setback of 45 feet, side yard setbacks of 46.7 feet and 235 feet, and a rear yard setback of 74.1 feet, and includes 35% open space.

Standard 3 states that 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. Again, the PRC District does not have any bulk regulations; therefore, this standard is not applicable.

Standard 4 requires that all uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14. The applicant has not shown any new lighting on the SE Plat/PRC Plan. Staff has proposed a development condition stating that any new lighting provided on the subject site must be in conformance with Part 9 of Article 14 of the Zoning Ordinance. Therefore, staff believes this standard has been met.

Standard 5 requires that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. The applicant will be required to submit a site plan which is subject to the review and approval by DPWES.

Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship with a Child Care Center, Nursery School or Private School (Sect 9-314)

This section states that:

*Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special exception use in accordance with the provisions of this Part or as a special permit use in accordance with the provisions of Part 3 of Article 8. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 309 and 310 above.*

Par. 1 addresses providing adequate useable outdoor recreation space for the students at a rate of 100 sq. ft. per child. This paragraph also includes specifications for useable outdoor recreation space: that the area not be covered by buildings or required off-street parking areas; that the area is located outside the required front yard; that the area be developable for active outdoor recreation purposes; and that the area comprise no more than eighty (80) percent of the combined total areas of the required rear and side yards. The applicant is proposing 4,400 SF for the play area. As such, no more than 44 children are permitted to use the play area at any one time. Therefore, staff has concluded that the child care/nursery school meets this standard.

Par. 2 requires the use to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use. The proposed use has direct access to North Shore Drive which staff has determined is large enough to accommodate the pedestrian and vehicular traffic generated by the proposed use to and from the site.

Par. 3 requires the provision of adequate pick up and delivery of all persons on the site. The applicant is proposing to provide a pick-up area directly behind the existing building at the rear of the site which staff has been deemed adequate for that purpose.

Par. 4 notes that schools are subject to the provisions of Chapter 30 of the County Code or Title 63.1, Chapter 10 of the Code of Virginia. It has been determined that North Shore Drive is adequate to accommodate the number of students at the child care center and nursery school.

### **P-District Standards**

The requested PRC Plan must comply with Section 16-102, Design Standards.

Section 16-102 Design Standards (PRC Plan)

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. Staff believes that the subject property most closely conforms to the Residential R-20 District. As depicted in the following chart, the applicant meets or exceeds all of the bulk regulations related to the R-20 District. Development under the PRC zoning district permits a greater level of flexibility for development with increased building heights, density, and reduced building setbacks, as is characterized by development on neighboring properties. Staff believes that this standard has been met.

<b>Standard</b>	<b>Required (R-20)</b>	<b>Proposed</b>
Minimum Lot Size	4 acres	4.26 ac
Max. Building Height	90 ft.	50ft. Spire- 80 ft.
Front Yard	Controlled by a 25° angle of bulk plane, but not less than 20 feet	45 ft.
Side Yard	Controlled by a 25° angle of bulk plane, but not less than 10 feet	West - 46.7 ft. East – 235 ft.
Rear Yard	Controlled by a 25° angle of bulk plane, but not less than 25 feet	74.1 ft.
Maximum FAR	0.70	0.24
Open Space	30%	35%

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. The applicant is providing 1.5 acres (35%) of open space, 98 off-street parking spaces and has conditioned that the proposed signage shall be provided in accordance with Article 12 of the Zoning Ordinance (ZO). Each of these components of the proposal meets the minimum PRC standards and ZO requirements except for the parking requirements. Therefore, this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems

shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. Access to the property will be provided via an existing public street network that has been in place for many decades.

The subject property will have two (2) access points along North Shore Drive, one of which will be ingress only that meets FCDOT and VDOT radii and sight distance requirements. The applicant is also extending the existing sidewalk along the site's frontage on North Shore Drive, and will be providing at the front of the site a concrete bus pad for a bus shelter which will be installed by others. A development condition has been proposed for the installation of the bus pad by the applicant and the bus pad by others. As a result of the existing and proposed sidewalk improvements, the subject property will have sufficient access to public facilities. Staff believes this standard has been met.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the subject application is in harmony with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions with implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

### **Staff Recommendations**

Staff recommends approval of SE 2008-HM-024 subject to the Proposed Development Conditions in Appendix 1 and PRC A-502.

Staff recommends approval of PRC A-502.

Staff recommends approval that the transitional screening be modified along the northern southern and eastern property lines in favor of the vegetation depicted on the SE Plat and PRC Plan and as addressed in the development conditions.

Staff recommends a waiver of the barrier requirement along the northern southern and eastern property lines.

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

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

## **APPENDICES**

1. Proposed SE Development Conditions
2. Proposed PRC Development Conditions
3. Affidavit
4. Statement of Justification
5. Resolution for SPA 87-C-018-02
6. Comprehensive Plan Provisions
7. Environmental Analysis
8. Stormwater Management Analysis
9. Forest Conservation Branch Analysis
10. Transportation Analysis
11. Fairfax County Park Authority Analysis
12. Fairfax County Public Schools Analysis
13. Sanitary Sewer Analysis
14. Fire and Rescue Department Analysis
15. Fairfax Water Authority Analysis
16. Applicable Zoning Ordinance Provisions
17. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**

**SE 2008-HM-024**

**May 14, 2009**

If it is the intent of the Board of the Board of Supervisors to approve SE 2008-HM-024 located at 11506 and 11508 North Shore Drive [Tax Map 17-1 ((1)) 6 and 13] to permit an existing church with a child care center and nursery school with a maximum daily enrollment of 135 children, a building expansion and an increase in the number of seats within the church from 188 to a maximum of 350 seats pursuant to Sect. 6-304, 9-309 and 9-314 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval are marked with an asterisk\*).

1. This Special Exception is granted for and runs with the land indicated in this application and is no transferable to other land.
2. This Special Exception is granted only for the purpose(s), structures 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. Any plan submitted pursuant to the special exception shall be in substantial conformance with Special Exception (SE) Plat entitled "United Christian Parish of Reston"; prepared by Burgess & Niple dated June, 2008 as revised through March 2009. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. There shall be a maximum of 350 seats in the sanctuary.
6. The total maximum daily enrollment in the nursery school and child care center programs combined shall be 135, with no more than 105 children on site at any one time.
7. The maximum number of children using the play area at any one time shall be 44.
8. The maximum hours of operation of the nursery school/child care center programs shall be 8:45 am to 4:00 pm, Monday through Friday.

9. All appliances, fixtures, systems and building components used in the project, as applicable, shall be ENERGY STAR qualified: heating and cooling systems, vending machines, ceiling fans, ventilation fans (including kitchen and bathroom fans), light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and televisions and other home electronic equipment such as videocassette recorders and DVD players . Prior to issuance of the Non-RUP, certification of compliance with this commitment shall be submitted to the Environment and Development Review Branch of DPZ. Records of compliance shall be maintained for review and inspection by County Staff.
10. A parking reduction request shall be submitted to DPWES for review and approval as required by Sect. 11-106.3 of the Zoning Ordinance prior to issuance of a new Non-RUP for the church and nursery school/child care center to permit the shared use of the church parking lot for both the church use and the nursery school/child care center uses. If approval of a parking reduction is not obtained, the number of seats in the worship area and/or the number of children in the nursery school/child care center shall be reduced to meet the parking requirements as determined by DPWES.
11. All drop-off and pick-up activities for the church and nursery school/child care uses shall occur on-site. The bus shelter area along North Shore Drive shall only be used by Fairfax County or WMATA bus services.
12. Prior to the issuance of the first Non-RUP for the proposed development, a 14' x 15' concrete bus pad shall be installed in the location as shown on the Special Exception Plat for future use by Fairfax County or WMATA. Easements shall be provided for the installation of the bus shelter by others.
13. The existing free-standing sign shall be removed and the proposed free-standing entrance sign shall be located as shown on the SE Plat/PRC Plan. All signs including the building mounted sign shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.
14. The parsonage building on Tax Map 17-2 ((1)) 13 shall be demolished.
15. A tree preservation plan shall be submitted as part of the first and all subsequent site plan submissions. The tree preservation plan shall be prepared by a professional, such as a certified arborist or landscape architect, with experience in the preparation of tree preservation plans and shall be subject to the review and approval of Urban Forest Management Division (UFMD). The Applicant shall provide a copy of the Tree Preservation Plan to FCPA for review and comment, upon submission of such plan to DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition analysis rating for all trees living or dead with trunks 10 inches in diameter or greater (measured at 4.5 above existing grade or as otherwise allowed

in the 9<sup>th</sup> edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located on the Application Property or off-site within 20 feet of the approved limits of clearing and grading shown on the SE Plat. At a minimum, the tree preservation plan shall provide for the preservation of those areas shown for tree preservation on the SE Plat. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities designed to enhance the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and installation of cables to reinforce any structural defects and others as necessary, shall be included in the plan.

The necessary steps and actions shall be taken to ensure the long-term survival, and continuing structural integrity and health of trees designated to be preserved on the tree preservation plan. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFMD, at or prior to, the final release of the project bond), as a result of unapproved construction activities (also as determined by UFMD), the applicant shall provide for restoration and remuneration by:

- a. providing for the removal of the above ground portions of trees
  - b. restoring under story plants and/or soil conditions damaged during tree removal activities (as determined by UFMD)
  - c. Restoring the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual.
- ii. Limits of Clearing and Grading. The site plan shall conform strictly to the limits of clearing and grading as shown on the SE, subject to allowances specified in these development conditions and for the installation of utilities as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the SE, they shall be located and installed in the least disruptive manner possible as determined by the UFMD, DPWES, to minimize impacts to existing vegetation to be preserved. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- c. Tree Preservation Walk-Through. The services of a certified arborist or landscape architect shall be retained and the limits of clearing and grading shall be marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying, or trees located on or immediately adjacent to limits of clearing and grading for which adjusts can not be made as determined UFMD, may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain

saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. Stumps may be cut as close to the ground as practical and left in place. If a stump must be removed, this shall be done using a stump-grinding machine to minimize disturbance to the root zones of other trees and vegetation designated for preservation.

- d. **Root Pruning.** Root pruning shall be done as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation 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 eighteen inches (18”).
  - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
  - Root pruning shall be conducted under the direct supervision of a certified arborist.
  - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
16. **Tree Preservation Fencing:** All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” development condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed with the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

17. The proposed memorial garden and gravel path accessing the garden shall be field located in coordination with the Urban Forest Management Division to minimize impacts to the existing trees to be preserved.
18. At the time of landscape implementation, a contiguous mulched area at least six (6) feet in width shall be created on the construction side of the limits of clearing and grading adjacent to areas of tree preservation to increase the potential for root development to re-establish in these areas. Mulch material may be wood chips generated during clearing operations on the site, shredded bark. Trees and shrubs planted with implementation of the landscape plan approved with the site plant may be planted in this mulched area as an extension of the existing woodland area.
19. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The services of a certified arborist or landscape architect shall be retained to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
20. Supplemental landscaping shall be provided to ensure that there are no voids in any portion of the proposed transitional screening.
21. Plantings in the bio-retention facilities shall be maintained at a height which will not impede the sight distance from the eastern entrance as determined by FCDOT.
22. Existing lighting, including parking lot, security, and/or other incidental lighting, may remain. All new and replacement lighting and lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
23. The eastern entrance shall be built as a two-way entrance only if an off-site sight distance easement from the owner of the adjacent eastern property located at Tax Map Parcel 17-2 ((2)) 4 is obtained.
24. On-site stormwater management (SWM) and Best Management Practices (BMPs) facilities shall be provided as shown on the SE Plat/PRC Plan to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual and Chapter 118 of the Fairfax County Code as determined by DPWES. If SWM/BMP facilities cannot be provided in substantial conformance with the SE Plat/PRC Plan, then approval of a Special Exception Amendment (SEA) must be obtained to provide water quantity and/or quality control measures in accordance with the Public Facilities Manual (PFM) as determined by DPWES.

25. The SWM/BMP facilities shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES. The maintenance responsibilities shall be incorporated in an agreement to be reviewed and approved as to form by the Fairfax County Attorney's Office and recorded among the Fairfax County land records.

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 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 Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or the construction of Phase I of the church expansion shown on the SE Plat/PRC Plan 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.

**PROPOSED DEVELOPMENT CONDITIONS**

**PRC A-502**

May 14, 2009

If it is the intent of the Board of Supervisors to approve PRC A-502, located at Tax Map 17-2 ((1)) 6 and 13, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "*PRC Plan, United Christian Parish of Reston*", prepared by Burgess & Niple, consisting of 4 sheets, and dated June 2008 as revised through May 2009. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

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.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: May 5, 2009  
 (enter date affidavit is notarized)

I, Frederick R. Taylor, 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      1007476

in Application No.(s): SE 2008-HM-024  
 (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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Trustees of the United Christian Parish of Reston, Virginia Denise M. Kelley Melissa S. FitzGerald Robert T. Packard Robert D. Dain, Esq.	2222 Colts Neck Road Reston, VA 20190	Applicant/Title Owner  Trustee Trustee Trustee Agent
Bean, Kinney & Korman, P.C. Frederick R. Taylor, Esq. Lori K. Murphy, Esq.	2300 Wilson Blvd., 7th Floor Arlington, VA 22201	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent
Burgess & Niple, Inc. John P. Gaston, P.E. James L. McCormack	4160 Pleasant Valley Road Chantilly, VA 20151	Agent/Civil Engineer Agent Agent

(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: May 5, 2009  
(enter date affidavit is notarized)

100747e

for Application No. (s): SE 2008-HM-024  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Ritter Architects, PLLC Derek M. Nortan, AIA	814 King Street, 3rd Floor Alexandria, VA 22314	<b>Agent/Architect</b> <b>Agent</b>

(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: May 5, 2009  
(enter date affidavit is notarized)

1007476

for Application No. (s): SE 2008-HM-024  
(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) Bean, Kinney & Korman, P.C.  
2300 Wilson Blvd., 7th Floor  
Arlington, VA 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 SHAREHOLDERS: (enter first name, middle initial and last name)

Jonathan C. Kinney  
James W. Korman

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

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

Special Exception Attachment to Par. 1(b)

DATE: May 5, 2009  
(enter date affidavit is notarized)

for Application No. (s): SE 2008-HM-024 and PRC A-502  
(enter County-assigned application number (s))

1007476

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Burgess & Niple, Inc.  
4160 Pleasant Valley Road  
Chantilly, VA 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)  
James D. Edwards  
Mark R. Rowland  
Estate of Terrence A. Sack (former)  
Kenneth R. Davis

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Ritter Architects, PLLC  
814 King Street, 3rd Floor  
Alexandria, VA 22314

**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)  
Derek M. Norton  
James W. Ritter

=====

(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: May 5, 2009  
(enter date affidavit is notarized)

1007476

for Application No. (s): SE 2008-HM-024  
(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)  
None

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

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

(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: May 5, 2009  
(enter date affidavit is notarized)

1007476

for Application No. (s): SE 2008-HM-024  
(enter County-assigned application number(s))

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

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

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

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

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

None

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

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: May 5, 2009  
(enter date affidavit is notarized)

1007476

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.)  
Frederick R. Taylor made contributions exceeding \$100 to Sharon Bulova on January 24, 2009 and to Catherine E. Hudgins on May 5, 2009. Burgess & Niple made contributions exceeding \$100 to Friends of Pat Herrity in January, 2009 and to Michael R. Frey on September 8, 2009.

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

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

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

WITNESS the following signature:

(check one)  Applicant  Applicant's Authorized Agent

Frederick R. Taylor, Esq.  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 5th day of May 2009, in the State/Comm. of Virginia, County/City of Arlington.

Lesly C. Lopez  
Notary Public

My commission expires: 11/30/2011



**REVISED STATEMENT OF JUSTIFICATION**  
**March 5, 2009**

Special Exception Application/Proffer Condition Amendment  
Application of United Christian Parish of Reston  
Case Name: United Christian Parish of Reston  
PRC-A-502/SE 2008-HM-024  
GPIN# 0172 01 0013; and  
GPIN# 0172 01 0006

---

The United Christian Parish of Reston, Virginia (“UCP”) owns two contiguous parcels of land located at 11506 and 11508 North Shore Drive in Reston. Those properties are more particularly described as follows:

- The parcel located at 11508 North Shore Drive includes 2.891 acres of land and an approximately 11,000 square foot church building. This land is subject to a prior special permit with SP87-C-018.
- The second parcel is located at 11506 North Shore Drive and includes 1.3698 acres of land and an approximately 2,600 square foot parsonage. This parcel has been added to SP87-C-018.

These two parcels of land comprise UCP’s “Redeemer Site”, which has been continuously used and occupied for religious purposes since their initial development. This request is to expand the church building and expand the physical size of the nursery school as “Phase I”. Phase I construction is anticipated to occur in May 2009. (A special Use permit (“Permit”) application has already been approved, increasing the present enrollment to 135 children, in order to accommodate the children formerly attending the Hunter Woods branch of United Christian Church. At the time of application for the Permit, Fairfax County determined that even though no more than 105 children would attend the facility at one time, an enrollment of 135 children over the course of a day would require an approval of that amount. The applicant requests that the conditions reflect that the further expansion of the church will be a second phase, “Phase II,” which will take place thirty months (30 mos.) after construction of Phase I.

*1. Zoning*

This is an application for PRC review and a Special Exception under Zoning Ordinance Sections 9-009(9-301-10 and 15) to allow for the expansion of an existing church and the expansion of an existing nursery school facility and child care facility with an enrollment of more than 100 students . This application is made for both nursery school and child care because some of the children accommodated by the facility may be as young as 18 months old and a nursery school does not allow for the care of children younger than 2 years of age.

The subject property is located on the western side of North Shore Drive, west of its intersection with Wiehle Drive.

The United Christian Parish of Reston sits on two parcels referenced above. The parcels are zoned PRC (General Combination Development). Under the zoning code for the planned development district, those uses that are permitted include Group 3 institutional uses. A Group 3 institutional use includes places of worship with a child care center, nursery school, or private school of general or special education. Sites located within a PRC zone allow this Group 3 institutional use when it is represented on an approved development. *See e.g.*, Section 6-302(B)(8)(b) and 8-302(1).

Because this site is originally approved under a prior special permit, SP87-C-018, the applicant sought, by separate application, a special permit amendment to expand the enrollment of the nursery school to allow for the consolidation of the nursery school services provided at the Redeemer site and a site formerly owned by the church. That matter was approved by the Board of Zoning Appeals on June 3, 2008.

## *2. Proposed Operation*

The existing UCP will be expanded to include primarily a sanctuary, multipurpose space and a larger child care center and related play area as is depicted on the plans. This expansion will be Phase I. The further expansion of the church is also depicted on the plans and will be Phase II.

### *Educational use of the Redeemer site:*

Weekday use of the multipurpose building will include a part day Nursery School and Child Care Center, classes and other educational activities for children, youth and adults, , afternoon programs for school aged children and youth, and evening classes for adults. Summer programming also includes part day Preschool Summer Camp and Vacation Bible School.

### Summer Programs

Every July, the church will operate a weeklong Vacation Bible School. The summer Vacation Bible School will enroll up to 250 children, ages birth to 17 years. Children, ages birth to 10 years will attend a half-day session from 9:30 a.m. to 12:30 p.m. and children, ages 11 to 17 will attend a full-day session from 9:30 a.m. to 3:00 p.m.

Additionally, each June the Church will offer a weeklong Preschool Summer Camp

which will enroll approximately 60 children, ages 3 to 5 for a half-day program from 9:30 a.m. to 12:30 p.m.

### The Child Care Center/Nursery School

The Child Care Center/Nursery School operates Monday through Friday, from 8:45 a.m. to 4 p.m. and will have a maximum daily enrollment of 135 children, ages 18 months to 5 years. However, no more than 105 children onsite at any given time, pursuant to the Special Permit approved on June 3, 2008.

The Child Care Center will employ 17 educational and 3 administrative staff members.

The playground area will be used by groups of no more than 45 existing students, at a time, during the day.

The applicant has applied for an expansion of both a Child Care Center and Nursery School to allow, under the zoning ordinance, the center to be both a place operated primarily for educational instruction for six (6) or more children from two (2) to five (5) years of age, as well as where children ages 18 months to 2 years can receive care, protection and supervision.

### Church Educational Activities

On Sunday, church worship services and educational programs for children, youth and adults are held from 7:45 a.m. to 8:00 p.m. in various rooms throughout the building. These activities include:

- 7:45a.m. – Bible Study and Communion
- 8:45 a.m. – Worship
- 10:00 a.m. – Sunday School for All Ages
- 11:00 a.m. – Worship and Weekly Communion
- 6:00 p.m. – Youth Group with supper
- 7:30 p.m. – Lay Led Informal Worship

During the week, after-school activities will occur at various times, primarily from 2:30 p.m. to 8:00 p.m. for children and youth ages 8-17. Programs are being developed to give children the opportunity to participate in after school activities, including, but not limited to, computer classes, homework study groups, bible classes and music classes. Evening classes and activities, including bible classes, music classes, choir practice and various other activities for adults will also occur throughout the week. These classes will primarily be held from 6:00 pm to 10:00 pm. The church has 5 employees, not including the employees of the child care center.

### ***Church Expansion:***

The proposed expansion of the Church represents the fulfillment of plans dating back to the time of the original construction of the existing facilities. What is the present Church was

intended to have been were church offices and classrooms. The expansion has been a long time in coming, but the expansion is consistent with original visions. An architect was engaged who understood the Church's vision but also understood the relationship of the new building to the property and to the area.

The existing parsonage will be removed. Additions to the Church will be done in two phases, one of 25,000 square feet and one of 8,000 square feet. The expanded Church will have a capacity of 350 seats and 98 parking spaces. For additional information regarding the number of parking spaces, please refer to the engineer's notes on page one of the Special Exception Plat. It should be noted that the Child Care Center and Nursery School will not be operating at the time of any Sunday activities.

The proposed building, utility locations, landscaping and parking lot configurations are subject to final engineering, but will remain in substantial conformance as depicted on the Special Exception Plat. The Special Exception Plat includes four sheets:

- Sheet One: Cover Sheet
- Sheet Two: Special Exception Plat
- Sheet Three: Existing Conditions and Vegetation Map
- Sheet Four: Stormwater Information, Soil Data and Sight Distance Profile

### *3. Description of Building Façade and Architecture*

The existing single-story, brick and precast concrete building will remain, and the addition will be constructed of like materials. The addition will consist of a two-story, brick and precast concrete building which will maintain the scale and architectural detailing of the existing building. The Sanctuary portion will introduce a metal roof in a natural color compatible with the setting. New aluminum storefront will be consistent with the existing storefront. The conceptual design of the building footprint and elevations has been reviewed and approved by the Reston Design Review Board. Architectural renderings are submitted on Sheet A1, "Conceptual Elevations."

### *4. Vicinity or General Area to be Served by the Use*

The Church and associated Child Care Center are utilized by citizens of the surrounding Reston and Herndon communities.

### *5. Conformity to Comprehensive Plan Provisions, Applicable Ordinances and Waivers*

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions.

### *6. Hazardous Conditions and Recycling*

There are no known hazardous or toxic substances under Federal, State or Local regulation to be generated, utilized, stored, treated, and/or disposed of on this site or otherwise associated with this application.

*7. Environment and Stormwater Management Facilities*

There are no significant environmental features (wetlands, streams, and habitat) on this site. The proposed site is currently improved with the church and child care center and parsonage.

*8. Ownership*

The applicant is the owner of the subject property.

*9. Transportation*

A traffic trip generation has been prepared, submitted and reviewed by the Fairfax County Office of Transportation.

*10. Continuation of waiver of barrier requirements and transitional screening requirements*

Established native and indigenous vegetation already exists that serves as screening. It will be only be supplemented if a noticeable void exists. A berm will be established along the northern property line shared with the Hickory Cluster subdivision..

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Frederick R. Taylor  
Attorney and Agent for the Applicant  
October 10, 2008

## COUNTY OF FAIRFAX, VIRGINIA

## SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA, SPA 87-C-018-02 Appl. under Sect. 6-303 of the Zoning Ordinance to amend SP 87-C-018 previously approved for church and nursery school to permit an increase in enrollment and hours of operation. Located at 11506 North Shore Dr. on approx. 4.26 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((1)) 6 and 13. (Admin. moved from 3/4/08 at appl. req.) (Deferred from 4/1/08 at appl. req.) Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 3, 2008; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 11506 and 11508 North Shore Drive (4.26 acres) and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Burgess & Niple dated May, 2007, revised February, 2008, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit 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 permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. There shall be a maximum of 192 seats in the main place of worship.
6. The total maximum daily enrollment in the nursery school programs combined shall be 135, with no more than 105 children on site at any one time.
7. The maximum number of children using the tot area at any one time shall be 48.
8. The hours of operation of the nursery school programs shall be a maximum of 8:45 am – 4:00 pm, Monday through Friday.
9. All parking shall be on site as shown on the Special Permit Plat.
10. The structure labeled "Old Parsonage" on the Special Permit Plat on Tax Map 17-2 ((1)) 13 shall be used only as administrative, classroom or meeting space.
11. Transitional screening shall be modified as shown on the Special Permit Plat.
12. The barrier requirement shall be waived as shown on the Special Permit Plat.
13. The wood chip trail depicted on the Special Permit Plat shall be paved and lighted with bollard style lighting and shall be in accordance with the performance standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
14. A device such as a gate or a chain shall be provided to block access to the driveway on parcel 17-1 ((1)) 13. The device shall be used to bar entrance to the driveway during times when more than 10 people will be using the building. Signs compliant with the standard End of Road signs described in the Manual of Uniform Traffic Control Devices (OM4-3) shall be affixed to and maintained on this device.

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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.

Mr. Smith seconded the motion, which carried by a vote of 6-0. Mr. Beard was absent from the meeting.

A Copy Teste:

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Suzanne L. Frazier, Deputy Clerk  
Board of Zoning Appeals

## UP5 RESTON COMMUNITY PLANNING SECTOR

### CHARACTER

Reston has its own Master Plan because the community was planned and developed as one of the nation's landmark new towns, beginning in the 1960s. It is located between Tysons Corner and the Washington Dulles International Airport along the Dulles Airport Access Road and extends as far north as Route 7 and as far south as Stuart Mill Road. With its planned development almost complete, Reston is comprised of 7,100 acres and may ultimately be the home of more than 60,000 people. This new town is designed around the concept of clustering the community into five "villages," each with its own village center. These centers provide for neighborhood-serving retail, office, and social needs.

The community is focused around the Town Center, an urban concentration of high-density housing, offices and cultural facilities. Substantial office development has occurred in recent years along the Dulles Airport Access Road, increasing development pressure both within and adjacent to the community. (This area is further addressed in the Reston-Herndon Suburban Center.) An integral part of the Reston Plan is the lower density residential development located on Reston's periphery, buffering adjacent areas from the higher density development in Reston.

Reston offers a wide range of housing, including high-rise apartments, garden apartments, townhouses, and single-family detached and semi-detached homes. The majority of dwellings in this sector were built after 1975. There are approximately 1,300 low- and moderate-income units in Reston. This housing includes units for the elderly which are found mostly in the village centers. There is scattered new and older residential development outside Reston. Generally these areas are planned to maintain a low density residential character, including areas along Route 7.

Lake Anne Village and Bowman Distillery are significant heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the inventory. Bowman Distillery is also listed in the Virginia Landmarks Register and the National Register of Historic Places. Lake Anne Village is protected by a County Historic Overlay District.

### CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends that the Reston Community Planning Sector be designated as primarily Suburban Neighborhoods. A portion of the Reston-Herndon Suburban Center is located in the sector and is discussed in a separate section of the Upper Potomac Planning District portion of the Area III Plan.

### RECOMMENDATIONS

#### Land Use

The Reston Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type

and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-defined, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 38 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

#### **Land Within the Planned Community of Reston**

1. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)\*, adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map. (See Figures 39, 40 and 41). On the periphery where development is not committed by zoning, land should be developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston). [Not shown]

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

2. In the northern section of Reston the following policies should apply:
  - a. The land located between the planned EQC [Environmental Quality Corridor], Reston Parkway, Wiehle Avenue and the Reston boundary is planned for medium density residential use, as shown on the Reston Master Plan Land Use Plan, with the condition that a vegetated buffer be provided adjacent to low density single family detached residential uses along Reston Avenue.
  - b. It may be appropriate for Tax Map 11-2((1))46, in the northeast quadrant of Wiehle Avenue and Reston Avenue, to be incorporated into the residential planned community of Reston if the following conditions are met:
    - development on this parcel should be limited to single family detached units at a density range of three to four units per acre;
    - existing mature trees on the site should be preserved to the maximum extent possible;
    - the vegetated buffer called for in (a.) above should remain between the development located on parcel 46 and the medium density residential development to the east; and
    - the utility easement that abuts parcel 46 to the north should serve as the line of demarcation between Reston and the adjacent low density development.

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

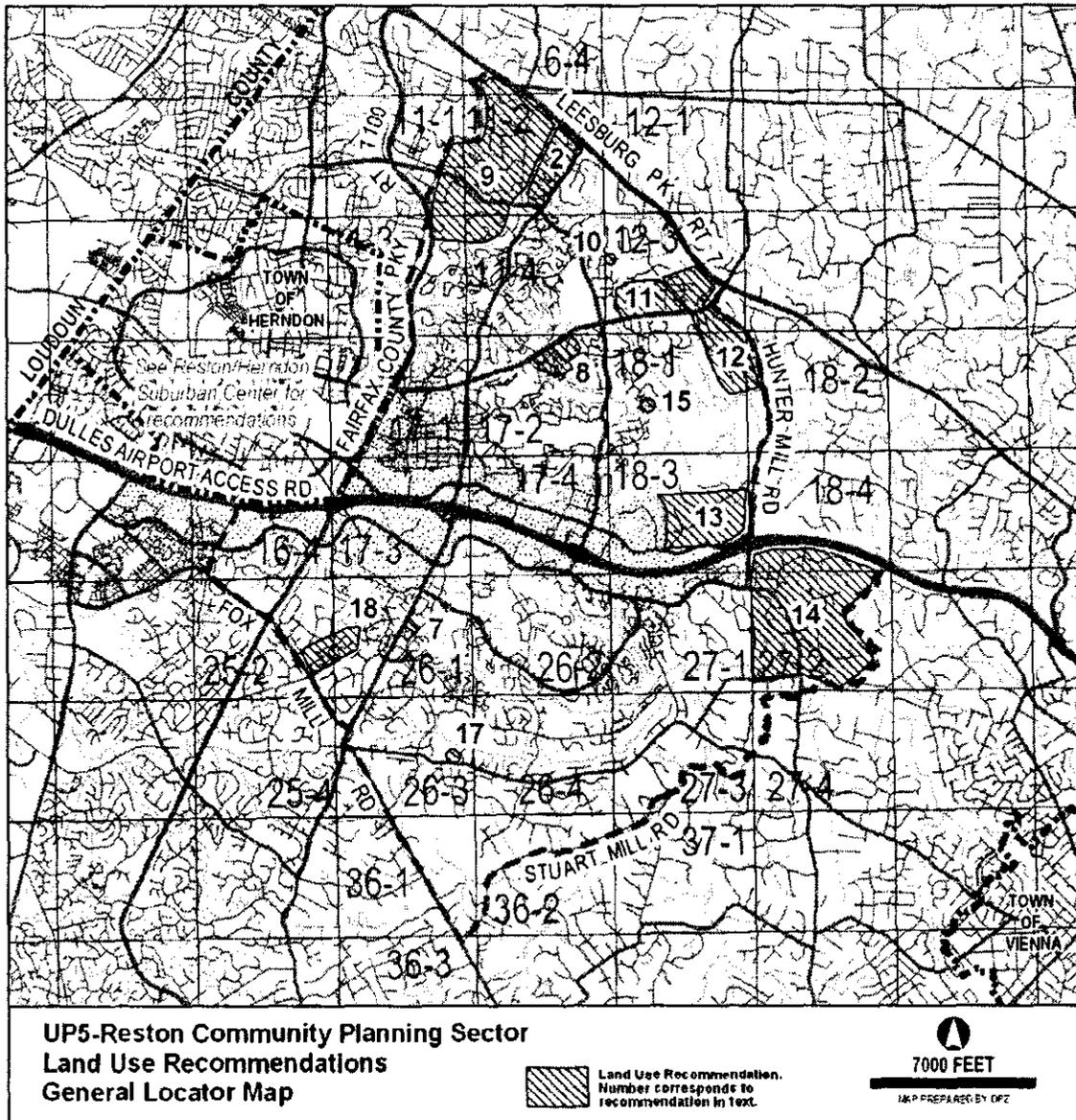


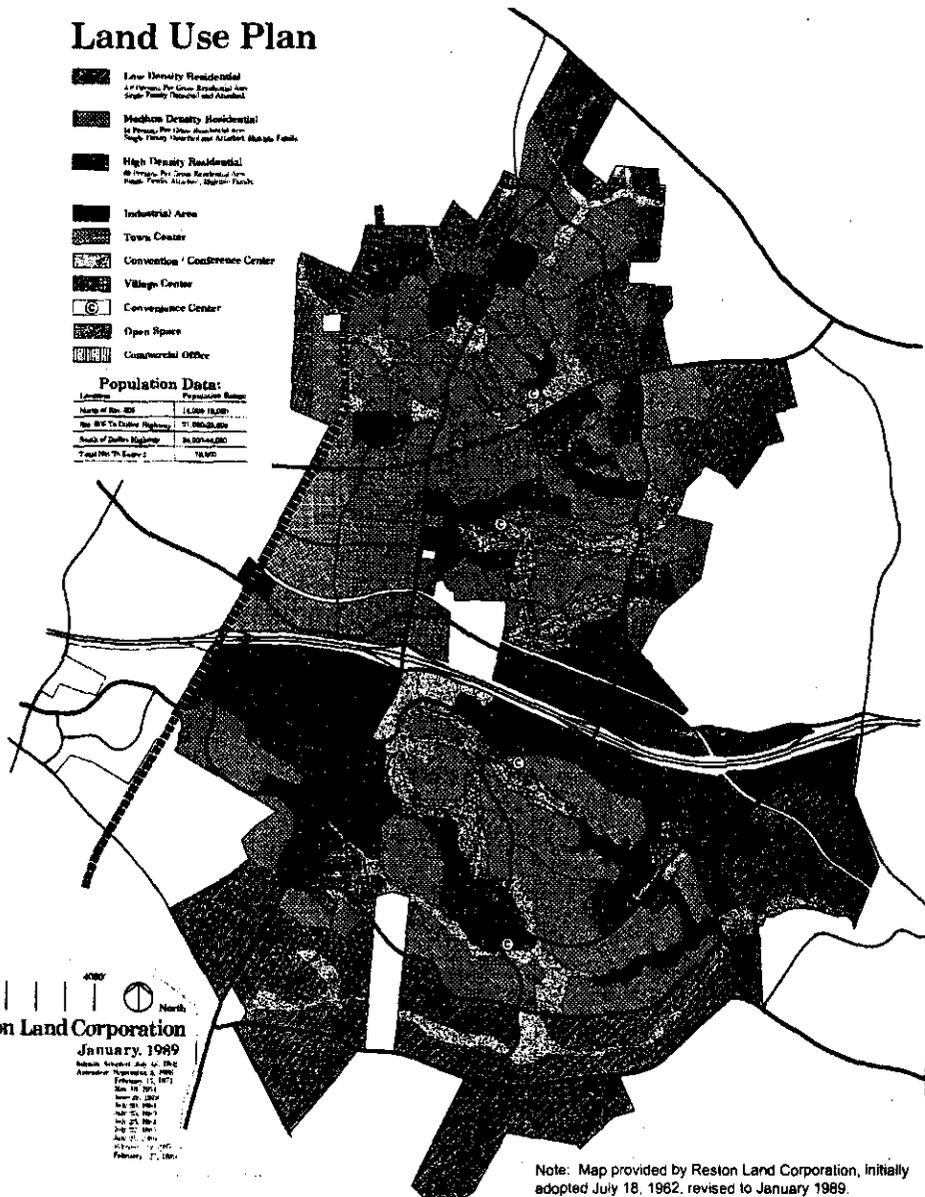
FIGURE 38

### Land Use Plan

-  **Low Density Residential**  
 4-8 Units Per Acre (Detached Homes, Single Family Townhomes and Attached)
-  **Medium Density Residential**  
 14 Units Per Acre (Other Attached Homes, Single Family Attached and Attached Multiple Family)
-  **High Density Residential**  
 20 Units Per Acre (Residential Townhomes, Townhouses, Single-Family Attached)
-  **Industrial Area**
-  **Town Center**
-  **Convention / Conference Center**
-  **Village Center**
-  **Convergence Center**
-  **Open Space**
-  **Commercial Office**

**Population Data:**

Location	Population Range
North of the 400	14,000 - 15,000
Mid 400 To Eastern Highway	17,000 - 20,000
South of Eastern Highway	20,000 - 25,000
Total 1987 (7th Survey)	51,000



Reston Land Corporation  
 January, 1989  
 Initial Survey of July 12, 1962  
 Amendment No. 1000-1, 1962  
 February 15, 1967  
 May 19, 1967  
 June 20, 1967  
 July 18, 1967  
 July 24, 1967  
 July 27, 1967  
 Aug 1, 1967  
 Aug 15, 1967  
 Sept 1, 1967  
 February 7, 1968

Note: Map provided by Reston Land Corporation, initially adopted July 18, 1962, revised to January 1989.

Note: The boundary of the Lake Anne Village Center was revised as a result of the Lake Anne Village Center Study, Amendment No. 2007-13, adopted on March 30, 2009.

**RESTON MASTER PLAN LAND USE PLAN** **FIGURE 39**

Policy a.       Reevaluate the County's Comprehensive Plan at least once every five year period with cognizance of regional growth and development trends and implications.

Policy b.       Support regional and local government efforts to enhance opportunities for residents to live in proximity to their workplace.

**Objective 6:       Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency.**

Policy a.       Link existing and future residential development with employment and services, emphasizing ridesharing, transit service and non-motorized access facilities.

Policy b.       Concentrate most future development in mixed-use Centers and Transit Station Areas to a degree which enhances opportunities for employees to live close to their workplace.

Preservation and Revitalization of Neighborhood and Community Serving Uses

The quality and character of many older neighborhoods and commercial areas should be improved. For these older areas, revitalization and community improvement and preservation efforts may include renovations, marketing and promotional activities, changes in transportation modes, and urban design measures of beautification, buffering, lighting and traffic improvements. Publicly-funded capital programs should be discrete, finite and prioritized. Incentive-based strategies which facilitate comprehensive community reinvestment should be encouraged.

**Objective 7:       Fairfax County should reserve and/or conserve areas which provide primarily community-serving retail and service uses.**

Policy a.       Preserve or establish areas of the County which provide necessary commercial and professional services to the community.

Policy b.       Implement programs to improve older commercial areas of the County to enhance their ability to provide necessary community services.

Policy c.       Encourage redevelopment projects in commercial areas that would preserve or increase desirable community services.

As the County matures, there will be an increasing need to preserve and revitalize older residential communities. It will be important to protect existing residential areas from the encroachment of commercial development and the impacts of institutional holdings and uses. The compatibility of infill development will also be of increasing concern.

**Objective 8:       Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.**

Policy a.       Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public

facility and transportation systems, the environment and the surrounding community will not occur.

- Policy b. Discourage commercial development within residential communities unless the commercial uses are of a local serving nature and the intensity and scale is compatible with surrounding residential uses.
- Policy c. Discourage the consolidation of residential neighborhoods for redevelopment that is incompatible with the Comprehensive Plan.
- Policy d. Implement programs to improve older residential areas of the County to enhance the quality of life in these areas.
- Policy e. Encourage land owners within residential conservation and revitalization areas to contribute to the funding of these efforts.

### Redevelopment

The County's system of public facilities, services and infrastructure is based on accommodating demand generated by existing and planned land uses. Unanticipated redevelopment can pose a substantial potential problem for the continued provision of these public necessities if land uses of a higher intensity than envisioned by the Comprehensive Plan are developed. Consequently, it is critical that redevelopment be in conformance with the Comprehensive Plan to assist the County in maintaining its high level of commitment to providing public facilities, services and infrastructure.

#### **Objective 9: Non-residential redevelopment should be in accord with the recommendations of the Comprehensive Plan.**

- Policy a. Ensure that the general use(s) and density/intensity approved during the zoning process are in accordance with those identified in the Comprehensive Plan.
- Policy b. Allow interim improvements to existing uses in areas where an eventual change in land use is directed by the Plan should these improvements be beneficial in the short run, as indicated by the "Guidelines for Interim Improvements" in the Land Use Appendix.
- Policy c. Ensure that the redevelopment of existing uses is consistent with the provision of adequate transportation and public facilities.
- Policy d. Optimize stormwater management and water quality controls and practices for non-residential redevelopment consistent with revitalization goals.
- Policy e. Ensure that previously contaminated redevelopment sites are remediated to the extent that they will not present unacceptable health or environmental risks for the specific uses proposed for these sites.

### Neighborhood Consolidation and Redevelopment

In response to the rising value and demand for land in the County, entire neighborhoods have attempted to consolidate their properties and sell as a unit to developers or others desiring to

planned development intensities may be appropriate for a given area at some point in the future, certain intensities are only appropriate if timed with the provision of adequate transportation and public facility systems.

**Objective 13: The pace of development in the County should be in general accord with the Comprehensive Plan and sustainable by the provision of transportation and public facilities.**

- Policy a. Influence the timing of development to coincide with the provision of transportation and other necessary public improvements.
- Policy b. Make provisions for new residential and non-residential development to meet the projected demand for public facilities on-site and/or contribute to the acquisition of nearby property to meet this demand.
- Policy c. Commit through the Capital Improvement Program, funding for facilities in general accord with the County's Comprehensive Plan.
- Policy d. Require the proportionate participation of all development in fully mitigating impacts to public facility and transportation capacity.

#### LAND USE COMPATIBILITY

Recommendations for land use are depicted on the map entitled "Fairfax County Comprehensive Land Use Plan." This guidance, in conjunction with specific recommendations in the Area Plans, assists in determining the property's appropriate use and intensity. However, every parcel is not necessarily entitled to the use or intensity indicated. Implementation of the recommendations of the Plan will occur through the zoning process which requires the satisfactory resolution of basic development-related issues such as access and circulation, buffering and screening of adjacent uses, parcel consolidation and protection of sensitive environmental areas.

For developments subject to the Affordable Dwelling Unit (ADU) Program, notwithstanding specific Plan text or map provisions regarding unit type and/or density, the density range provisions of the Affordable Dwelling Unit Adjuster and the unit types permitted by the zoning district regulations in affordable dwelling unit developments shall apply. The Affordable Dwelling Unit Adjuster provisions state that the lower and upper end of the density ranges shall be increased by twenty (20) percent for single-family detached and attached dwelling units and by ten (10) percent for non-elevator multiple family dwelling unit structures or elevator multiple family dwelling unit structures which are three (3) stories or less. The Zoning Ordinance provisions for affordable dwelling unit developments which include alternative unit types and reduced minimum yard and lot size requirements shall not necessarily be considered incompatible with adjacent development, provided that the flexibilities allowed in the Ordinance are accomplished on the subject parcel in a fashion that creates compatible transitions to adjacent developments.

**Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.**

- Policy a. Locate land uses in accordance with the adopted guidelines contained in the Land Use Appendix.
- Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.
- Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.
- Policy d. Employ a density transfer mechanism to assist in establishing distinct and compatible edges between areas of higher and areas of lower intensity development, to create open space within areas of higher intensity, and to help increase use of public transportation at Transit Station Areas.
- Policy e. Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.
- Policy f. Utilize urban design principles to increase compatibility among adjoining uses.
- Policy g. Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses.
- Policy h. Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways.
- Policy i. Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.
- Policy j. Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would compliment surrounding development.
- Policy k: Provide incentive for the preservation of EQCs by allowing a transfer of some density potential on the EQC area to less sensitive portions of a site. The development allowed by the increase in effective density on the non-EQC portion of the site should be compatible with surrounding area's existing and/or planned land use. It is expressly intended that in instances of severely impacted sites (i.e. sites with a very high proportion of EQC), density/intensity even at the low end of a range may not be achievable.
- Policy l: Regulate the amount of noise and light produced by non-residential land uses to minimize impacts on nearby residential properties.

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



# County of Fairfax, Virginia

## MEMORANDUM

DATE: April 20, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT: ENVIRONMENTAL ANALYSIS: PRC A-502 & SE 2008-HM-024**  
United Christian Parish of Reston

This memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the PRC Plan dated March 2008 revised through March 5, 2009. 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.

### COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 7 to 19, 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...

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/](http://www.fairfaxcounty.gov/dpz/)



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. . . .

**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 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. . . .

**Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED<sup>®</sup>) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . .

- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

## ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. The applicant seeks approval to expand an existing 11,000 square foot church in two phases on a 4.26 acre site. A 2,600 square foot parsonage will be removed. Phase I will expand the church by 25,000 square feet which will increase the size of the sanctuary from 188 to 350 seats and provide additional space for a nursery school and child care facility. Phase II will expand the church further by 8,000 square feet. The floor area ratio will increase from 0.07 to 0.22.

**Stormwater Management/Best Management Practices (SWM/BMPs)** The subject property is located in the Difficult Run Watershed. The applicant is proposing to incorporate a variety of measures with redevelopment to address SWM/BMPs including an underground SWM/BMP facility, three potential bioretention facilities, two potential infiltration trenches or alternate underground SWM facilities, and/or potential pervious pavers, all of which are depicted on the PRC Plan. The applicant has provided details for the proposed pervious pavers

and bioretention facilities, as had been requested by staff. However, the applicant has not provided computations demonstrating that the proposed SWM/BMP facilities will meet the County's requirements nor shown that the soil conditions will permit the use of the infiltration techniques proposed. The applicant has indicated that this information would be provided at site plan, however, staff asks for this increased level of information at the time of development review in order to ensure that the proposed SWM/BMP measures will meet the County's environmental policies and will not require changes to the application at the time of site plan. The adequacy of the submission materials as well as any proposed SWM/BMP measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

**Vegetation** The majority of subject property is covered with trees currently. With the proposed redevelopment of the site, about half of the existing tree cover will be removed. The applicant has indicated on the PRC Plan areas of existing trees that will remain. Additional trees will be planted, particularly along the northern and western boundaries, to replace some of the trees that will be removed due to changes to the parking areas.

**Energy Conservation** The applicant is encouraged to optimize the project's energy performance. It is recommended that the applicant commit to providing appliances, fixtures, systems and building components that are ENERGY STAR qualified. These items could include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and televisions and other home electronic equipment that may be part of the proposed development.

## **COUNTYWIDE TRAILS PLAN**

No trails are depicted on the Countywide Trails Plan Map adjacent to subject property.

PGN: JRB



# County of Fairfax, Virginia

## MEMORANDUM

FEB 17 2009

**DATE:**

**TO:** Kelli-Mae Goddard-Sobers, Staff Coordinators  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Qayyum Khan, Senior Stormwater Engineer *QK*  
Stormwater and Geotechnical Section  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Planned Residential Community and Special Exception Amendments  
Application, PRCA-502 concurrent with SE 2008-HM-024, United Christian  
Parish of Reston, Plat Dated February 4, 2009, LDS Project #5823-ZONA-002-  
3, Tax Map #017-2-01-0006 and 0013, Difficult Run Watershed, Hunter Mill  
District

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

Chesapeake Bay Preservation Ordinance

There is no resource Protection Area on the site. Phosphorus removal efficiency of 40% is required.

Floodplain

There is no floodplain on the site.

Downstream Drainage Complaints

There is a record of erosion complaint at 11532 Sunder Court, Reston.

SWM

The applicant proposes to provide an underground detention and Best Management Practice vault, two infiltration trenches, two bio-retention facilities and pervious paving blocks to meet the SWM requirements. The infiltration rate of the trenches and bio-retentions must be verified at site plan submission by soil tests in accordance with the Letter to Industry #07-04. The trenches must not be located less than 20 feet from the basement walls.

Site Outfall

Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Kelli-Mae Goddard-Sobers, Staff Coordinator  
PRCA-502 concurrent with SE 2008-HM-024  
Project #5823-ZONA-002-3  
Page 2 of 2

The applicant needs to provide computational analysis to support the narrative for the outfall.

If further assistance is desired, please contact me at 703-324-1720.

QK//dah

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES  
Zoning Application File



**MEMORANDUM**

April 20, 2009

**TO:** Kelli-Mae Goddard-Sobers, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *Huw*  
Forest Conservation Branch, DPWES

**SUBJECT:** United Christian Parish of Reston, PRC-A-502, SE 2008-HM-024

**RE:** Request received April 17, 2009 for comments and recommendations

At your request, I have review the draft development conditions that you sent to me by email on April 17, 2009. I have provided an edited copy of the conditions below incorporating recommended revisions and additions. Also, a copy is attached with tracked changes so you can more clearly see the changes I am recommended.

If you have any questions, please contact me at (703)324-1770.

1. The Applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The tree preservation plan shall be prepared by a professional, such as a certified arborist or landscape architect, with experience in the preparation of tree preservation plans and shall be subject to the review and approval of Urban Forest Management Division (UFMD). The Applicant shall provide a copy of the Tree Preservation Plan to FCPA for review and comment, upon submission of such plan to DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition analysis rating for all trees living or dead with trunks 10 inches in diameter or greater (measured at 4.5 above existing grade or as otherwise allowed in the 9<sup>th</sup> edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located on the Application Property or off-site within 20 feet of the approved limits of clearing and grading shown on the SE Plat. At a minimum, the tree preservation plan shall provide for the preservation of those areas shown for tree preservation on the SE Plat. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities designed to enhance the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and installation of cables to reinforce any structural defects and others as necessary, shall be included in the plan.



The Applicant shall take the necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated to be preserved on the tree preservation plan. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFMD, at or prior to, the final release of the project bond), as a result of unapproved construction activities (also as determined by UFMD), the applicant shall provide for restoration and remuneration by:

- a. providing for the removal of the above ground portions of trees
  - b. restoring under story plants and/or soil conditions damaged during tree removal activities (as determined by UFMD)
  - c. Restoring the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual.
2. Limits of Clearing and Grading. The site plan shall conform strictly to the limits of clearing and grading as shown on the SE, subject to allowances specified in these development conditions and for the installation of utilities as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the SE, they shall be located and installed in the least disruptive manner possible as determined by the UFMD, DPWES, to minimize impacts to existing vegetation to be preserved. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
3. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying, or trees located on or immediately adjacent to limits of clearing and grading for which adjusts can not be made as determined UFMD, may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. Stumps may be cut as close to the ground as practical and left in place. If a stump must be removed, this shall be done using a stump-grinding



machine to minimize disturbance to the root zones of other trees and vegetation designated for preservation.

4. **Root Pruning.** The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
  - a. Root pruning shall be done with a trencher or vibratory plow to a depth of eighteen inches (18”).
  - b. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
  - c. Root pruning shall be conducted under the direct supervision of a certified arborist.
  - d. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
  
5. **Tree Preservation Fencing:** All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” development condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed with the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.



6. The proposed memorial garden and gravel path accessing the garden shall be field located in coordination with the Urban Forest Management Division to minimize impacts to the existing trees to be preserved.
7. At the time of landscape implementation, a contiguous mulched area at least six (6) feet wide shall be created on the construction side of the limits of clearing and grading adjacent to areas of tree preservation to increase the potential for root development to re-establish in these areas. Mulch material may be wood chips generated during clearing operations on the site, shredded bark. Trees and shrubs planted with implementation of the landscape plan approved with the site plan may be planted in this mulched area as an extension of the existing woodland area.
8. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

HCW/  
UFMID #: 138900

Attachment (as stated)

cc: RA File  
DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

March 30, 2009

**TO:** Kelli-Mae Goddard-Sobers, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *HCW*  
Forest Conservation Branch, DPWES

**SUBJECT:** Forest Conservation Branch comments and recommendations

**RE:** United Christian Parish of Reston, PRC-A-502/SE 2008-HM-024

The following comment is in response to a memorandum from Frederick R. Taylor, Agent for the Applicant, dated October 10, 2008. This recommendation is based on review of the proposed PRC/SE plats stamped as received by Zoning Evaluation Division on March 5, 2009.

**Comment:** Item #10 on the above referenced memorandum concerns continuation of a waiver of the barrier requirements and a modification of transitional screening requirements. The memorandum incorrectly refers to a waiver of both of these requirements.

**Recommendation:** As previously stated in my memorandum dated February 23, 2009, the barrier requirement can be waived. The transitional screening requirement can be modified to the existing vegetation and proposed landscaping shown on the proposed PRC plan submitted with the PRC application. Waiver of the barrier requirement is justified by paragraph 12 and modification of transitional screening is justified by paragraph 1 of Section 13-304 of the Zoning Ordinance.

If there are further concerns or any questions regarding this application, please contact me at 703-324-1770.

HCW/  
UFMID #: 138900

cc: RA File  
DPZ File

---

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



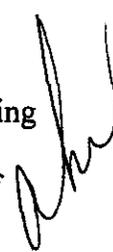


## County of Fairfax, Virginia

## MEMORANDUM

DATE: March 5, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

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

**FILE:** 3-5 (SE 2008-HM-024)  
3-4 (PRC A-502)

**SUBJECT:** Transportation Impact, Addendum

**REFERENCE:** SE 2008-DR-004/PRC A-502; United Christian Parish of Reston  
Traffic Zone: 1717  
Land Identification Map: 17-2 ((1)) 13, 6

Transmitted herewith are additional comments from the Department of Transportation with respect to the referenced application. These comments are based on plats and plans made available to this office dated June 2008, and revised through January 2009.

- The alternate configuration for the turnaround space in the eastern parking lot is acceptable.
- There shall be no parking along the site frontage on North Shore Drive and it shall be signed as such. The church is required to provide all necessary parking on site or by means of a parking agreement with a neighboring site.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, DPW&amp;ES



**FAIRFAX COUNTY PARK AUTHORITY**  
.....  
**M E M O R A N D U M**

**APPENDIX 11**



**TO:** Regina M. Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Branch Manager.  
Planning and Development Division.

**DATE:** July 23, 2008

**SUBJECT:** PRC-A-502 concurrent w/SE 2008-HM-024, United Christian Church of Reston  
Tax Map Number(s): 17-2((1)) 6,13

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: Patricia Rosend  
DPZ Coordinator: Kellie Mae Goddard-Sobers

Copy: Cindy Walsh, Acting Director, Resource Management Division  
Chron Binder  
File Copy



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services  
Office of Design and Construction Services  
City Square Building, Suite 400  
10640 Page Avenue  
Fairfax, Virginia 22030

July 28, 2008

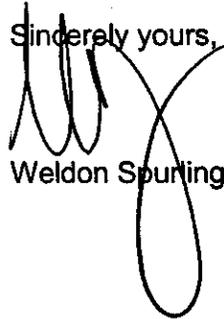
Regina Coyle, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 800  
Fairfax, Virginia 22035

Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

PRC-A-502 concurrent with SE 2008-HM-024

This office has reviewed the subject Proffered Condition Amendment and Special Exception Application, and has no comments with respect to school acquisition.

Sincerely yours,  
  
Weldon Spurling, II, PE

WS/vm

cc: Facilities Planning Services, FCPS, (w/attach.)  
File



County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** August 14, 2008

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Lana Tran (Tel: 703 324-5008)  
Wastewater Planning & Monitoring Division  
Department of Public Works & Environmental Services

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. PRC-A-502  
  
Tax Map No. 017-2-/01/ /0013, 0006

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Colvin Run (D2) watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application Previous Rezoning</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	---	<u>X</u>	---	<u>X</u>	
Submain	<u>X</u>	---	<u>X</u>	---	<u>X</u>	
Main/Trunk	<u>X</u>	---	<u>X</u>	---	<u>X</u>	
Interceptor	---	---	---	---		
Outfall	---	---	---	---		

5. Other pertinent information or comments:

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035-0052  
Phone: 703-324-5030, Fax: 703-324-3946





## County of Fairfax, Virginia

## MEMORANDUM

DATE: July 30, 2008

**TO:** Regina Coyle, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

**FROM:** Eric Fisher (246-3501)  
Information Technology Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Planned Residential  
Community and Special Exception Amendment  
PRC-A-502 concurrent with SE 2008-HM-024

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston
2. After construction programmed \_\_\_\_\_ this property will be serviced by the fire station \_\_\_\_\_
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility. The application property is \_\_\_\_\_ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and  
Serving Our Community

Fire and Rescue Department  
4100 Chain Bridge Road  
Fairfax, VA 22030  
703-246-2126  
www.fairfaxcounty.gov





FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

July 28, 2008

Ms. Regina Coyle, Director  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

Re: PCA A-502  
SE 2008-HM-024  
United Christian Parish of Reston

Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 12-inch and 14-inch water mains located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm, with comments pertaining to the proposed water system layout.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosure

**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, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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

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

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

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

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

<b>Number of Persons</b>	<b>Street Type</b>
1-75	Local
76-660	Collector
660 or more	Arterial

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

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

**9-314 Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship With a Child Care Center, Nursery School or Private School**

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special exception use in accordance with the provisions of this Part or as a special permit use in accordance with the provisions of Part 3 of Article 8. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 309 and 310 above

## **16-102 Design Standards**

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

## 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 in the zoning district if the site were developed as a conventional subdivision. See 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		