

SPECIAL EXCEPTION APPLICATION

EA 82-D-101

FILED 02/01/84

TARA SCHOOL, INC.

PRIVATE SCHOOL OF GENERAL EDUCATION - ADDITION
OF BUILDINGS AND PARKING SPACES AND INCREASE
MAXIMUM ENROLLMENT TO 300

ZONING DIST SECTION: 03-0E04

ART 9 CATEGORY/USE: 03-11

5.00 ACRES OF LAND; DISTRICT - DRANESVILLE

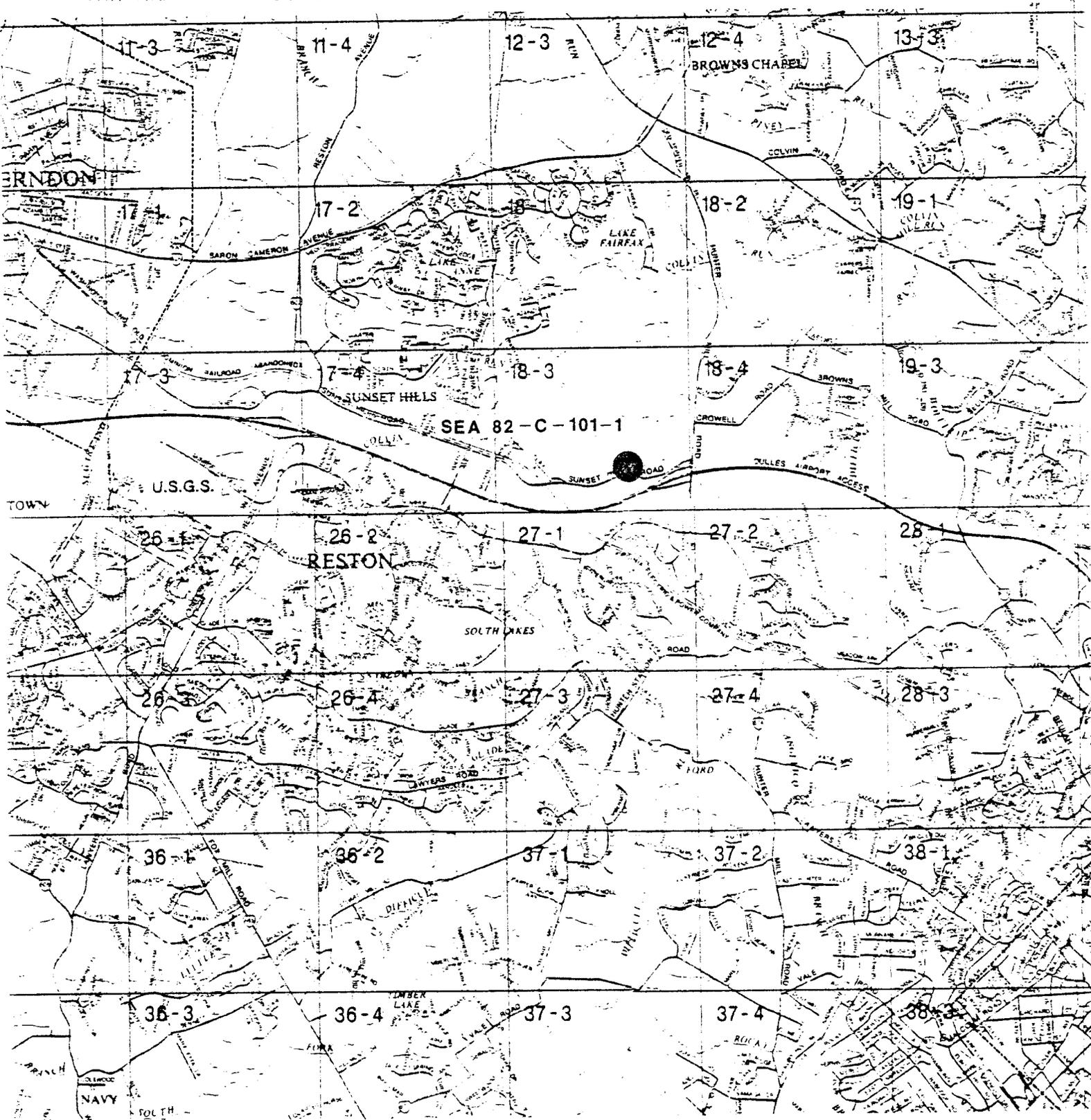
LOCATED: 10742 SUNSET HILLS ROAD

ZONED R-E

PLAN AREA 3

TAX MAP

018-3- /02/ /0005-



SPECIAL EXCEPTION APPLICATION

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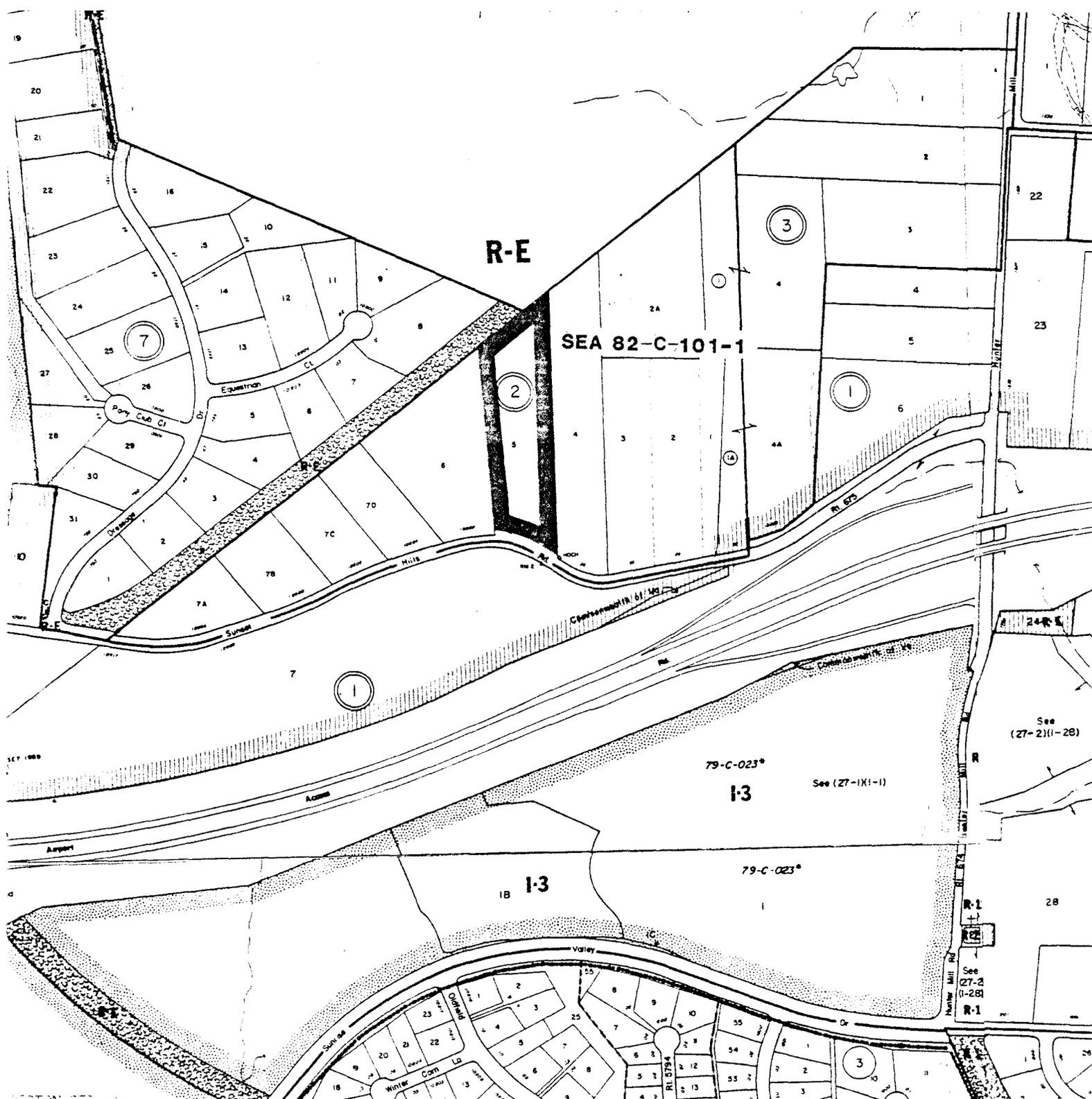
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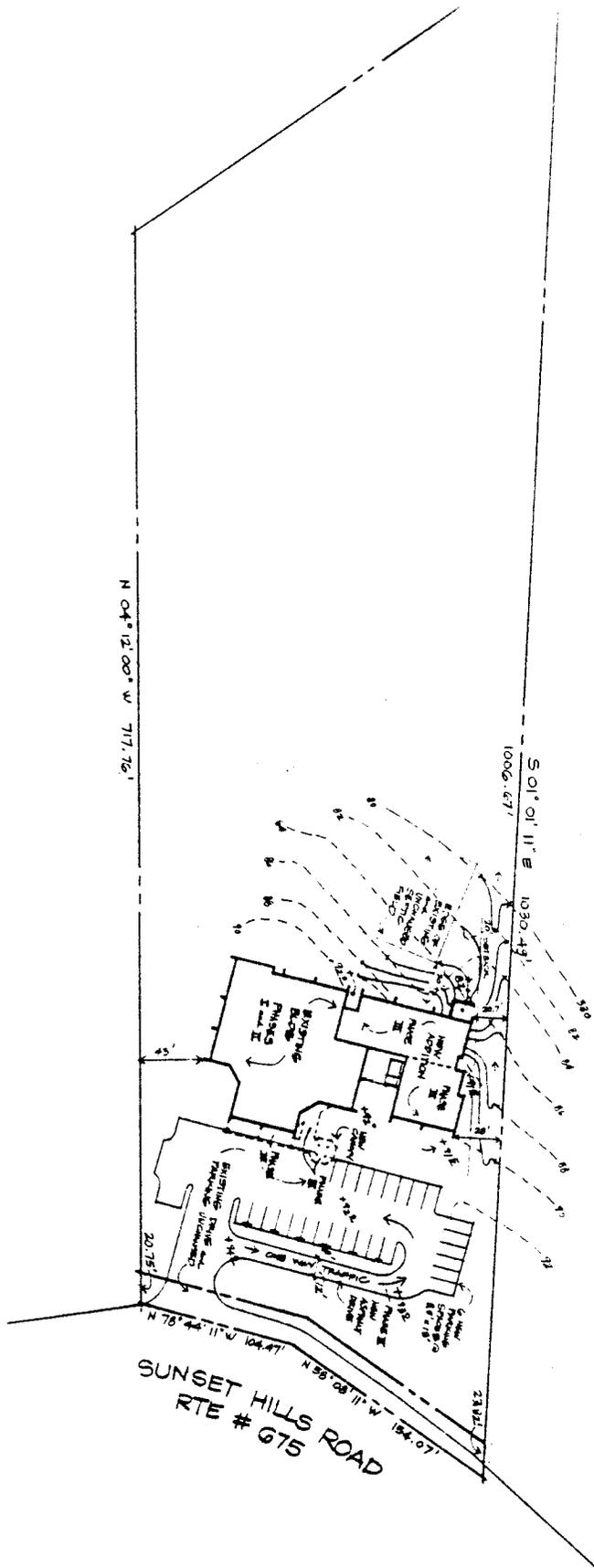
LOCATED: 10742 SUNSET HILLS ROAD

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018-3- /02/ /0005-

PLAN AREA 3

TAX MAP



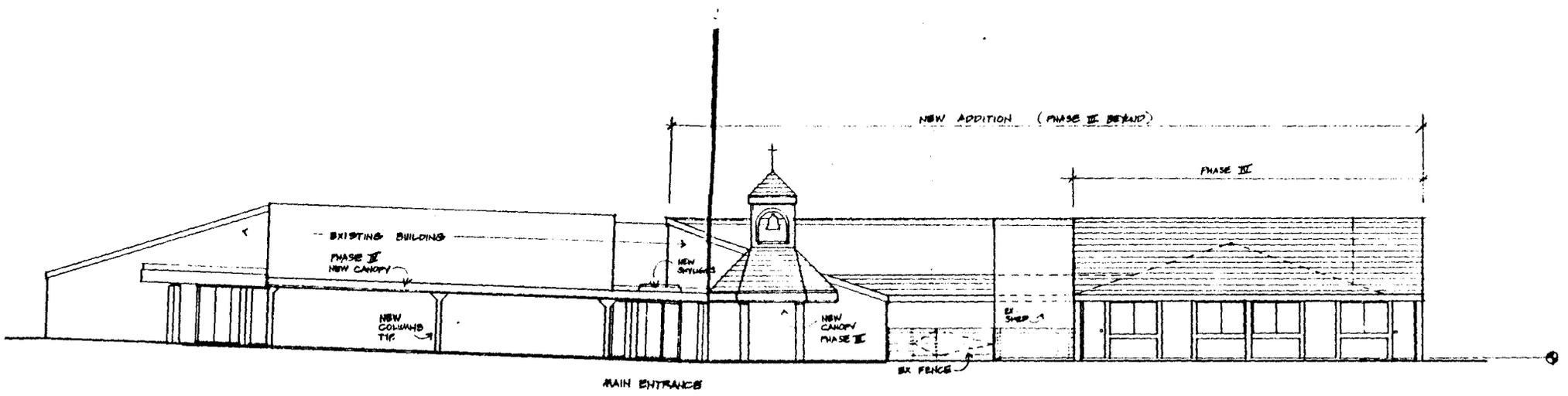


SITE PLAN 1" = 50'-0"

PROPOSED ADDITIONS TO
 TARA SCHOOL, INC.
 LOT 42, SUNSET HILLS ROAD
 VIRGINIA, VA 22180
 ROSS F. ROEBERS, PRESIDENT

SITE DATA FROM "AS BUILT" DATA
 7-30-81 FROM OFFICE OF S. S. G219
 WILLIAM HENRY GORDON, PE NO G219

TAX MAP REF NO. TM-18-2-(12) S
 CANTONVILLE DISTRICT, FAIRFAX CO, VA



MAIN ENTRANCE

FRONT ELEVATION 1/8" = 1'-0" SOUTH

DESCRIPTION OF APPLICATION

The applicant requests that an amendment to SE 82-C-101 be granted to allow the construction of two additions to the existing private school building for use as classrooms, a basement storage area, a teacher's lounge and library. Phases I and II of a four phase building program have been completed. Phases III and IV are included in this application. Phase III will add 2810 square feet of new classroom space divided into three classrooms to the existing structure. Under two of the classrooms will be basement storage area of 1450 square feet with an at-grade exterior access. The extra classrooms represent a 37% increase in the existing structure's footprint on the site. Phase IV will add approximately 1050 square feet to provide space for the library and a teacher's lounge. During each phase the main entrance to the school will be augmented by increasing the canopied area in the front. The parking area will be reconfigured and enlarged to accommodate the increased student body and staff.

The applicant is seeking to increase the maximum permitted enrollment to 300, a 50% increase. The school currently has an enrollment of 190 students. It serves the Reston area. Class instruction ranges from the elementary level through high school.

Expansion of a private school having an enrollment of 100 or more students is a Category 3 special exception use in an R-F district. Approval of this application must satisfy pertinent standards contained in the Zoning Ordinance excerpted in Appendix 4.

LOCATION AND CHARACTER OF THE AREA

The site is located on the north side of Sunset Hills Road approximately 1800 feet west of its intersection with Hunter Mill Road. All adjacent properties are zoned R-E.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The property is located in Community Planning Sector UP5 (Reston) of the Upper Potomac Planning District in Area III. There is no specific Plan text relevant to this application. The Area III Plan map indicates the property is planned for residential use at .2-.5 dwelling unit per acre.

STAFF ANALYSISEnvironmental Site Analysis

No major adverse environmental impacts have been identified as a result of this application. However, transitional screening inside the boundary of the site will be necessary to screen the R-E zoned parcels on either side of the school.

Transportation Analysis

There is one adverse off-site traffic affect associated with the intended use of this site. The parking area does not include sufficient parking for an all-school event. The applicant has indicated that these events occur away from the school. The comments of the Office of Transportation are in Appendix 5.

Site Plan Analysis

The proposed Phase III and IV additions to the Tara School have been reviewed by the Fairfax County Health Department. The letter noting no objections to the additions to the building or the student body is contained in Appendix 7.

Transitional screening and a barrier are required by Sect. 13-108. Transition Screen 1 consisting of a 25 foot landscaped strip of open space located at the edge of the use requiring the screening and Barrier D, E, or F are specified by the Ordinance. The site abuts to the east and west two undeveloped residential lots, each 5 acres in size. The eastern parcel is owned by the President of the Tara School. The other while not owned by the school is used by the school as a ballfield. While the use of these two parcels does not at this time warrant screening or a barrier, these will be necessary when either site is developed.

To provide a proper transition and barrier between a single-family residence and a private school the Ordinance requires a Transition Screen I and Barrier D, E, or F. The required transitional screening will have to be modified because one corner of the additions will be located within 20 feet of the property line at one corner. The other corner is located 28 feet from the property line. It is the opinion of staff that the intent of the Ordinance will be fulfilled if

this side yard is landscaped for its full width and a barrier erected to keep students going from the active recreation spaces in the back yard into the side yard.

The configuration of the parking lot as shown on the site plan submitted will serve to channelize traffic on the site. The number of spaces shown are more than sufficient for the daily needs of proposed increase in the student body and to fulfill the requirements of Section 11 of the Ordinance. It should be noted that carpooling and bus transportation are provided by the students' parents and the school.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The proposed amendment to SE 82-C-101 is in conformance with the Comprehensive Plan and the zoning of the site. It is compatible with the surrounding land uses. Development of Phases III and IV in accordance with the Development Conditions contained in Appendix 1 will, in the opinion of staff, fulfill the intent of the applicable Ordinance requirements.

Recommendations

The staff recommends that SEA 82-C-101-01 be approved subject to the Proposed Development Conditions contained in Appendix 1 of this report.

The staff further recommends that the required Transition Screen 1 be modified to fit the dimensions of the eastern side yard only where adjacent to the building.

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Applicant's Statement
4. Excerpts from the Zoning Ordinance
5. Comments of the Office of Transportation
6. Environmental Site Analysis
7. September 15, 1983 letter from the Fairfax County Health Department

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SEA 82-C-101-01 located at Tax Map 18-3 ((2)) 5 for the expansion of a private school of general education pursuant to Sect. 3-E04 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purposes, structures and/or uses indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. All plans and permit applications submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.
4. The required transition screening and barrier shall be provided at the time the adjacent properties develop as required in Sect. 13-108 of the Ordinance except as modified below:
 - o The required transition screen shall be modified to fit the shape of the eastern side yard of Phase III addition and in no case be less than twenty (20) feet in width as shown on the site plan submitted with the application,
 - o A barrier shall be placed in the eastern side yard to prevent students from entering the side yard from the back yard;
5. This use is subject to the provisions of Chapter 108 of the Fairfax County Code, Noise. Upon development of the adjacent sites the school occupying the site shall take those measures necessary to fulfill the performance standards contained in Chapter 108.
6. If Phase IV construction is not begun or diligently pursued within 36 months of the date of the Board of Supervisors action on this application approval of that phase shall automatically expire without notice.

7. The enrollment of the Tara School will be limited to 300 students.
8. Grading easements will be provided as necessary for the re-alignment and construction of Sunset Hills Road along the northern edge of the site.

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

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

AFFIDAVIT

I, Paul F. Rogers, do hereby make oath or affirmation that to the best of my knowledge and belief the foregoing information contained in this application is true; and:

- 1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Table with 3 columns: Name, Address, Relationship. Row 1: TARA SCHOOL INC, 10742 SUNSET HILLS ROAD, RESTON VA 22090

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Table with 3 columns: Name, Address, Relationship. Row 1: NON-STOCK CORPORATION

- (c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Table with 3 columns: Name, Address, Relationship. Row 1: N/A

- 2. That no member of the Fairfax County Board of Supervisors, Planning Commission or Board of Zoning Appeals owns or has any interest in the subject land or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

Table with 2 columns: Name, Address. Row 1: N/A

- 3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or Board of Zoning Appeals or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (If none, so state)

Table with 2 columns: Name, Address. Row 1: NONE

WITNESS the following signature this _____ day of _____, 19 _____

Tara School, Inc. Paul F. Rogers Pres. Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 26th day of January 19 84, in the State of Virginia

Notary Public signature

My commission expires: April 29, 1984

APPLICANT'S STATEMENT

The PURPOSE of this Application is primarily to request County approval of a plan to construct additional classroom space for 100 students. This would be a 50% increase in total students authorized, since the school is now authorized 200 students under S-301-78. Approval of related construction is also requested:

- Phase I - This was authorized under S-301-78 as amended by S-80-052 and construction was completed in 1981.
- Phase II- This was authorized as a General Purpose Room under SE-82D-101 and the County is being asked for final inspection.
- Phase III-We are ready now to proceed with this construction of 3 classrooms, a small storage basement, a hard surface access drive, 6 more parking spaces, and, finally, added covered student outside waiting area.
- Phase IV- This is a smaller construction project, than Phase III, and would provide a larger Library plus a larger Teacher's Room. For economic reasons we are not now sure we can proceed with Phase IV but we would like Board approval in the event we can proceed (following final cost estimates, etc.) either now or in the near future. Incidentally, the addition of further covered outside waiting area under Phase IV is the only part of this plan which is not completely firm. As with our Phase II program there are no added students under Phase IV.

TARA SCHOOL, Inc. (more commonly referred to as Tara-Reston CHRISTIAN SCHOOL) is well-known in northern Virginia and has enjoyed an increasingly good reputation over the 12 years of its operation. It is a privately-operated, non-profit and tax-exempt school of general education. Tax exemption was granted 10 years ago on the basis, in part, that the school would continue on a benevolent basis, would maintain a low cost to families and otherwise provide a needed community service. We have done this. The school has a continuing waiting list, but our motivation for 100 more student authorization is to provide a place for younger students now enrolled; there is not enough classroom space for older students.

We receive modest financial gifts but the primary benevolences given to us are services from students mothers and fathers; they help in classrooms, on related classroom activities and in providing janitorial, maintenance, repair and construction work.

The AREA SERVED is primarily Reston, but our families are also located in Vienna, Falls Church, McLean, Great Falls and Herndon. Some families come from as far as Leesburg, Rockville, Centerville, etc.

The DESIGN AND ATMOSPHERE of the school has been an asset to the neighborhood. The students are well-behaved, and we feel they are reasonably quiet. In fact, we do not believe the neighbors notice us at all. The Phase III (and Phase IV) construction would maintain the same attractive appearance, same roof lines, wall textures, windows, height, etc.

SCREENING: The nearest house is about 300' to the East, through 200' of heavy woods (the School President and School Director own this contiguous 5 acre vacant lot). There is a heavy woods area to the North with about 200' of this woods on school property and North of our fenced play area. The roof of the second nearest house is visible, about 700'

to the Northwest, over cleared area and over a small hill. About 100' of the West property line bordering the fenced play area is heavily wooded, and the property line on the West continuing South to Sunset Hills Road has been planted with about 60 evergreens. We do not think there will be any detached housing built near us on Sunset Hills Road, eg, a new State Highway Maintenance Facility will soon be built across Sunset from the school.

TRAFFIC IMPACT (300 students)			Arrivals	Departures
7:00 AM	to	8:15 AM	3	1
8:15 AM	to	9:00 AM	50	42
9:00 AM	to	2:30 PM	17	17
2:30 PM	to	3:30 PM	45	48
3:30 PM	to	7:00 PM	2	9

60-65% of our families "car pool" and the school has come to encourage this since it both saves money and, also, reduces overall transportation time. While we are handling our present car pool traffic without much difficulty, the Phase III hard surface access drive will result in improvements by providing a second/alternative "car pool turnaround." The access drive will actually provide more parking area. We emphasize that, except for about 10 minutes of peak traffic in the AM and for about 15 minutes of peak traffic in the PM the school has a decided excess of hard surface in front; management of the two short peak periods by 1-2 of our staff has and will continue to resolve any congestion.

The above traffic is Mon-Fri, from early Sept thru mid - June, for 180 school days. At all other times our traffic is very light.

STAFF: In addition to the School Director (who also teaches) and the School President, we will have 13 teachers plus one Administrative Asst. The School Director has been teaching children in school since 1950. We have 4 with graduate degrees and expect 1-2 more over the next 1-2 years. Our High School graduating classes are very small but we have had two National Merit Scholarship finalists since 1979. All of our students are tested periodically, for progress, and almost all stay 1-2 years ahead of the government school students. Over 80% of our Staff have their own children in the school.

HEALTH DEPARTMENT: Ref the attached letter of Sept 15, from the HD, which addresses the subject of added students. During original construction plumbing was "roughed in" for two basins and two toilets for our two Easterly classrooms (#7, #8) and we will complete these two toilet rooms thus providing a total of 14 toilets, 14 basins and 3 urinals.

COMPLIANCE: We feel that our 12 years of operation in compliance with County rules and Permits, up to and including this Application has been good and we further feel that the Board should, under this Application, approve both Phase III and Phase IV since all County requirements have been met.

9-006

General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304

Standards For All Category 3 Uses

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located.
5. Before establishment, all uses shall be subject to the approval of a site plan prepared in accordance with the provisions of Article 17.

9-310

Additional Standards for Private Schools of General Education and Private Schools of Special Education as Set Forth in Par. 11 and Par. 12 of Sect. 301 Above

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:
 - A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K—3 that may use the space at any one time, and
 - B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4—12 that may use the space at any one time.

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

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

- A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the required front yard.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) per cent of the combined total areas of the required rear and side yards.
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
 3. For each person enrolled, indoor recreation space shall be provided in accordance with the provisions of Chapter 30 of The Code.
 4. The provisions set forth in Par. 3 and 4 of Sect. 309 above shall also apply to private schools of general education and private schools of special education.

Additional Standards for Child Care Centers and Nursery Schools as Set Forth in Par. 10 of Sect. 301 Above

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 required front yard.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) per cent of the combined total areas of the required rear and side yards.
2. For each person enrolled, indoor recreation space shall be provided in accordance with the provisions of Chapter 30 of The Code.
 3. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
4- 75	Local
76-660	Collector
660 or more	Arterial

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

MEMORANDUM

TO: Peter T. Johnson, Division Director
Zoning Evaluation Division, OCP DATE March 13, 1984

FROM: Robert L. Moore, Chief *RLM*
Transportation Planning Branch

FILE NO: Office of Transportation
3-5

SUBJECT: Transportation Impact

REFERENCE: SEA 82-D-101-1, Tara School, TM 18-3
Traffic Zone 1194

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans/proffers made available to this Office dated 2/1/84.

This report consists of 3 sections. Sections I and II are presented for information purposes. Sections III and IV, if included, present the analysis of the various transportation issues relevant to this application. This Office could not support the approval of this application unless the issues in each area have been satisfactorily addressed. These issues are summarized below:

	<u>Report Section</u>	<u>Satisfactory</u>	<u>Unsatisfactory</u>
III	Trip Generation	X	
IV	Improvements Required to Accommodate Traffic Generated	X	
IV-A	Provision for Future Road Improvements		X
IV-B	Improvements Required to Adequately Relieve Congestion Resulting from Approval of Application	X	
IV-C	Site Access	X	
IV-D	Internal Circulation	X	

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March 13, 1984

Ia. Existing Roadway System - Description

The roads most likely to be affected by traffic from the proposed site, their functional classification, and their traffic count, are shown below:

<u>Street</u>	<u>Rt. No.</u>	<u>Funct. Class.¹</u>	<u>From</u>	<u>To</u>	<u>24-Hour Volume (Year Taken)</u>
Sunset Hills Rd.	675	MA	Hunter Mill Road (Rt. 674) so. int.	Clay Lane (Rt. 5331)	4,893 (1982)

¹Functional Classification

- PA Principal Arterial. Primary purpose to accommodate travel. Access to adjacent property undesirable
- MA Minor Arterial. Serves both through and local trips. Access to adjacent property undesirable
- C Collector. Links local streets and properties with arterial network.
- L Local. Provides access to adjacent properties.

Ib. Existing Roadway System -- Operation

The operation of the street system in the nearby area and/or likely to be affected by traffic from the proposed site is shown below. The operation of the street system may be measured by the level of service of nearby signalized intersections and/or by an examination of the geometric conditions of the roadway segment(s).

<u>Street</u>	<u>Rt. No.</u>	<u>From</u>	<u>To</u>	<u>LOS of Nearby Signalized Intersections</u> ¹	<u>Geometric Adequacy of Street Seg.</u> ²
Sunset Hills Road	675	Hunter Mill Rd. (Rt. 674)	Clay Lane (Rt. 5331)		U-5

Level of Service:

- A Free flow. No loaded cycles
- B Stable operation. Occasional loaded cycles
- C Stable operation. More frequent cycles, but acceptable delays
- D Approaching instability. Occasional delays of substantial duration.
- E Capacity. Long queues and many delays.
- F Jammed conditions.

Geometric Adequacy

- Satisfactory street geometry (width, alignment)
- Unsatisfactory segment due to:

- | | | |
|-----------------------------|---|---------|
| 1 narrow width | 4 poor vertical alignment | 7 other |
| 2 lack of shoulders | 5 all of the above | |
| 3 poor horizontal alignment | 6 existing traffic volumes exceed design capacity | |

II. Traffic Impact

The impact of the traffic to be generated by the subject application is anticipated to be:

- insignificant due to
 - low volume of traffic generation
 - location of site
 - within shopping center
 - on collector or local street
 - other (see below)
 - other (see below)

- significant due to
 - high volume of traffic generation (Section III)
 - inability of nearby street system to accommodate traffic generated by site
 - unsatisfactory physical condition of nearby streets (Section IV-A)
 - presence of existing congestion on nearby streets (Section IV-B)
 - unsatisfactory site design/access (Section IV-C and IV-D)

IV. Improvements Required to Accommodate Traffic Generated by the Application

The transportation improvements required to accommodate traffic generated by this application are unsatisfactory due to:

- failure to improve physical condition of nearby streets or to provide for future road improvements (Section IV-A)
- failure to adequately relieve congestion resulting from approval of application (Section IV-B)
- unsatisfactory site access (Section IV-C)
- unsatisfactory internal circulation (Section IV-D)
- other (see below)

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IV-A. Provision for Future Road Improvements

Development of the site will be affected by the need to provide for future transportation improvements. Table IV-1 presents a listing of those future road improvements which affect the site. The provisions which this application has made for future roadway improvements are unsatisfactory due to:

- failure to dedicate sufficient right-of-way
- failure to provide sufficient construction
- other (see below)¹

¹Grading easements should be provided for the realignment of Sunset Hills Road to the north of the site.

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March 13, 1984

TABLE IV-1

Future Road Improvements Affecting Development
of the Site

(see key on next page)

<u>Street</u>	<u>Improvement Code</u>	<u>Min. R-O-W</u>	<u>Plan Status</u>	<u>Implementation Status</u>	<u>Agency</u>
Sunset Hills Road	NL (4)	90	A	F	N/A

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KEY TO TABLE IV-1

Improvement Codes

I () Improve () lane
 W () Widen to () lanes)
 NL New Location () lanes)
 DEM Match similar improvements on nearby parcels as
 determined by DEM at time of subsequent plan review
 F Preserve right-of-way for future need
 SD Service Drive
 O Other (see below)

Plan Status

A Element of adopted Countywide Plan
 F Not included in adopted Countywide Plan but likely
 future need
 O Other (see below)

Implementation Status

ROW Final design completed; right-of-way acquisition
 imminent or underway
 D Final design underway
 PE Preliminary engineering underway
 F Project planning not yet initiated

Implementation Agency

V Project included in current VDH&T Six-Year Program
 F-1 Project included in County Bond Program for construction
 F-2 Project included in County Bond Program for design
 N/A Project not included in any current program
 O Other

Minimum Right-of-Way

90 Minimum right-of-way to accommodate need improvement
 45 (CL) Minimum right-of-way, measured from centerline of
 adjacent road, necessary to accommodate needed improvement
 DEM Final right-of-way determination to be made by DEM
 at time of subsequent plan review

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March 13, 1984

IV-D Internal Circulation

The internal circulation proposed for the subject application is unsatisfactory for the following reasons:

- travel lane and/or service drive connections to adjacent properties necessary
- additional channelization needed to reduce on-site vehicular conflicts
- parking appears to be insufficient¹
- stacking lane inadequate

- absence of street connections to adjacent properties
- excessive length of cul-de-sac(s)
- excessive number of units served with single access
- street layout may encourage through traffic on a local street
- other (see below)

¹ Adequate parking should be provided in the event of special activities on site.

ENVIRONMENTAL CHECKLIST

Project Number: SEA 82-D-101-1 Location: 18-3 ((2)) 5

Existing Zoning: R-E Proposed Zoning and/or Use: R-E Acreage: 5.0
 (School Addition)

Relevant Comprehensive Plan Language: _____

Site Features	Presence		Comments
	Yes	No	
A. Geology: Coastal Plain, Piedmont, Triassic			
1. shallow bedrock	_____	<u>X</u>	
2. groundwater resource	_____	<u>X</u>	
3. geologic hazards	_____	<u>X</u>	
B. Topography: (steep slopes 15%+)	_____	<u>X</u>	
C. Hydrology:			
1. water features	_____	<u>X</u>	
2. critical location in watershed	_____	<u>X</u>	
3. water supply watershed	_____	<u>X</u>	
D. Soils:			
1. marine clays	_____	<u>X</u>	
2. shrink-swell clays	_____	<u>X</u>	
3. highly erodible soils	_____	<u>X</u>	
4. high water table soils	_____	<u>X</u>	
5. soils with low bearing strength	_____	<u>X</u>	
6. poor infiltration soils	_____	<u>X</u>	
E. Vegetation, Wildlife and Open Space			
1. quality vegetation	_____	<u>X</u>	
2. wildlife habitat	_____	<u>X</u>	
3. EQC	_____	<u>X</u>	

Concerns

Environmental Quality	Yes	No	Comments
F. Noise 1. airport noise 2. highway noise 3. railroad noise 4. other types of noise	_____ _____ _____ _____	_____ _____ _____ _____	F. NOISE 2) A "softsite analysis" indicates that the proposed project will be beyond the noise impact zone of the Dulles Airport Access Road.
G. Water 1. point source pollution 2. nonpoint source pollution	_____ _____	_____ _____	
H. Air: (mobile or stationary source)	_____	_____	
I. Toxic or Hazardous Substances	_____	_____	
J. Aesthetics: (internal views, views from site, views of site from adjacent development, landscaping)	_____	_____	J. AESTHETICS Transitional screening as described by Sections 13-108 and 13-109 of the County Zoning Ordinance should be provided on the eastern border of the site to screen the school from the RE zoned parcel to the east
K. Nonmotorized Circulation 1. access and internal circulation 2. pedestrian/vehicular conflicts 3. trails plan requirement	_____ _____ _____	_____ _____ _____	K. NONMOTORIZED CIRCULATION 3) In the original Special Exception application (SE 82-D-101) it was noted that a right-of-way for a trail was necessary. This was erroneous. The adopted Countywide Trails Plan designates a trail bordering the southern side of Sunset Hills Road, not the northern side.
L. Energy Conservation	_____	_____	
M. Pipeline and Utility Line Hazards	_____	_____	
N. Site Design Quality (layout, site facilities)	_____	_____	
O. Nuisances (glare, odor)	_____	_____	
P. Agricultural and Forest Land Preservation	_____	_____	
Q. Other	_____	_____	

FAIRFAX COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTHIN COOPERATION WITH THE
STATE DEPARTMENT OF HEALTH4080 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

PHONE: 691-2201

September 15, 1983

Mrs. Jane A. Rogers
Tara-Reston Christian School
10742 Sunset Hills Road
Reston, VA 22090

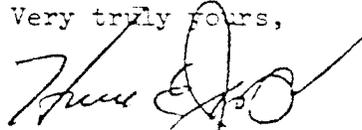
RE: Proposed addition to Tara-Reston Christian School, TM: 18-3-002-5

Dear Mrs. Rogers:

We have reviewed the water usage data submitted by the Fairfax County Water Authority on the above named facility. Based on this information, we have no objections to a proposed addition that would increase the enrollment to a maximum of 300 students (an increase of 100). The approval does not authorize the installation of a food service facility.

If we can be of further service, please feel free to call on us.

Very truly yours,



Horace E. Jones, Jr., R.S.
Sanitarian Supervisor
Special Services Section

HEJ:kpn

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IN COOPERATION WITH THE
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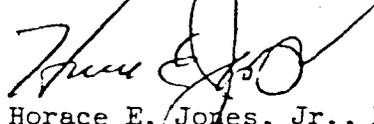
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