



APPLICATION ACCEPTED: February 2, 2012
BOARD OF ZONING APPEALS: April 18, 2012
TIME: 9:00 a.m.

County of Fairfax, Virginia

April 11, 2012

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 82-V-059-03

MOUNT VERNON DISTRICT

APPLICANT & OWNER: The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Louis Church and School)

LOCATION: 2901 Popkins Lane, Alexandria, 22306

ZONING: R-2 and HC

ZONING ORDINANCE PROVISION: 3-203

TAX MAP: 93-1 ((1)) 6

LOT SIZE: 15.63 acres

FAR: 0.11

PLAN MAP: Residential, 3-4 dwelling units per acre (du/ac)

SPA PROPOSAL: Group 3 - To amend SP 82-V-059 previously approved for a place of worship and private school of general education to permit the addition of a nursery school.

STAFF RECOMMENDATION: Staff recommends approval of SPA 82-V-059-03 with adoption of the Proposed Development Conditions.

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

O:\dhedri\Special Permit Amendments\4-18) SPA 82-V-059-3 St Louis\SPA 82-V-059-03 St Louis staff report.doc
Deborah Hedrick

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



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 Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

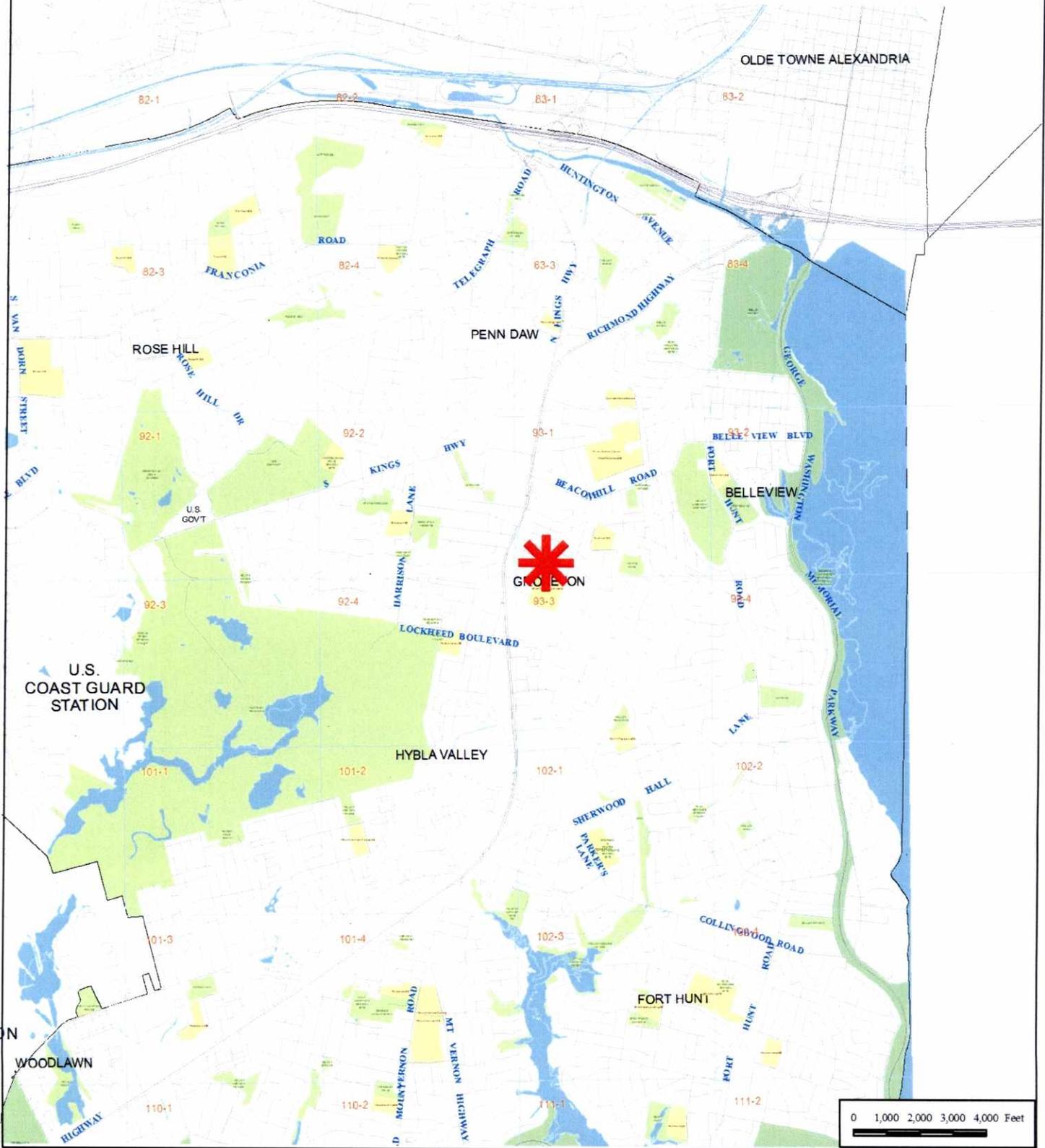
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



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

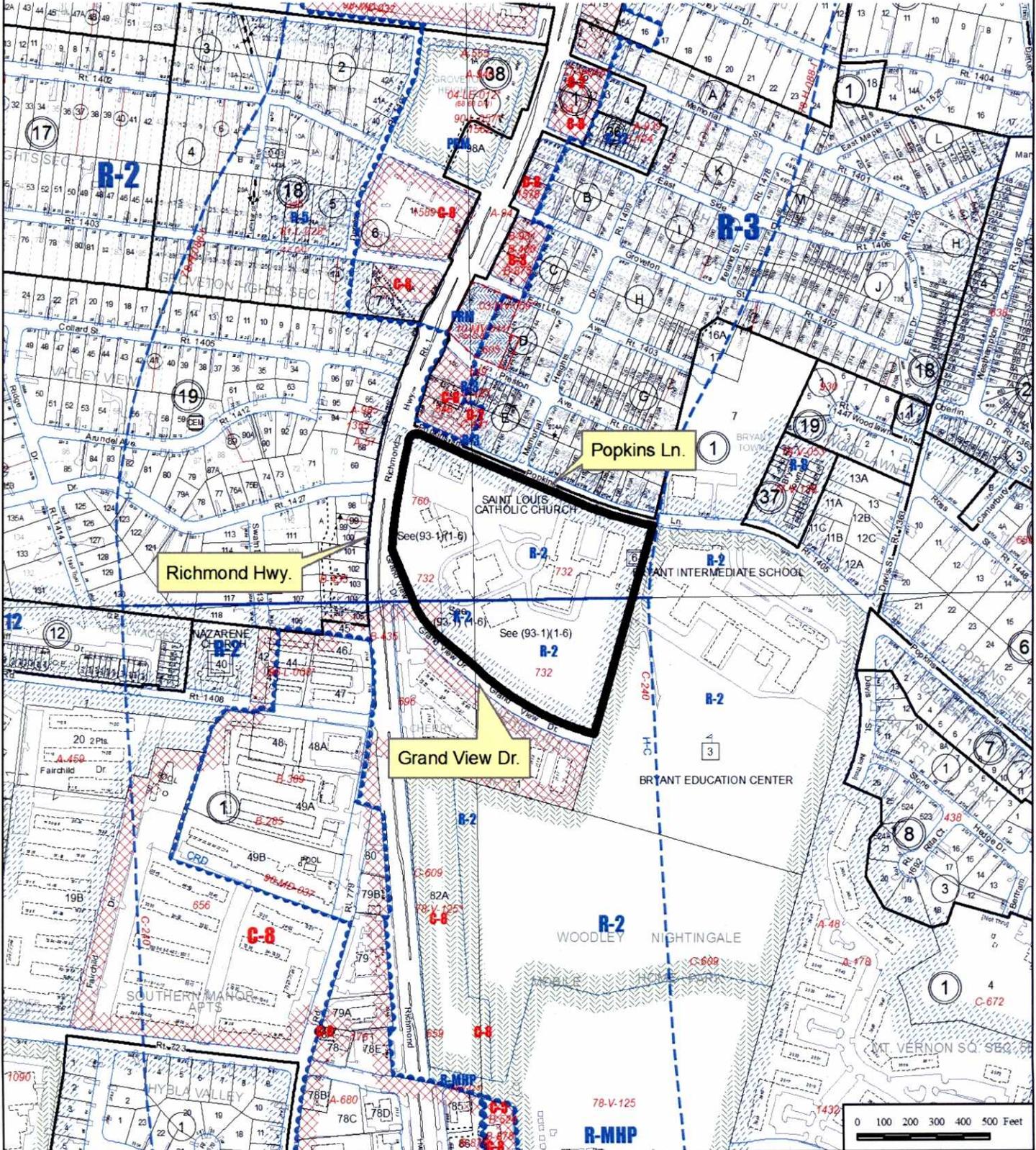
Special Permit Amendment
SPA 82-V-059-03
THE MOST REVEREND PAUL S. LOVERDE,
BISHOP OF THE CATHOLIC DIOCESE OF
ARLINGTON, VIRGINIA, AND HIS SUCCESSORS
IN OFFICE (ST. LOUIS CATHOLIC
CHURCH AND SCHOOL)



Special Permit Amendment

SPA 82-V-059-03

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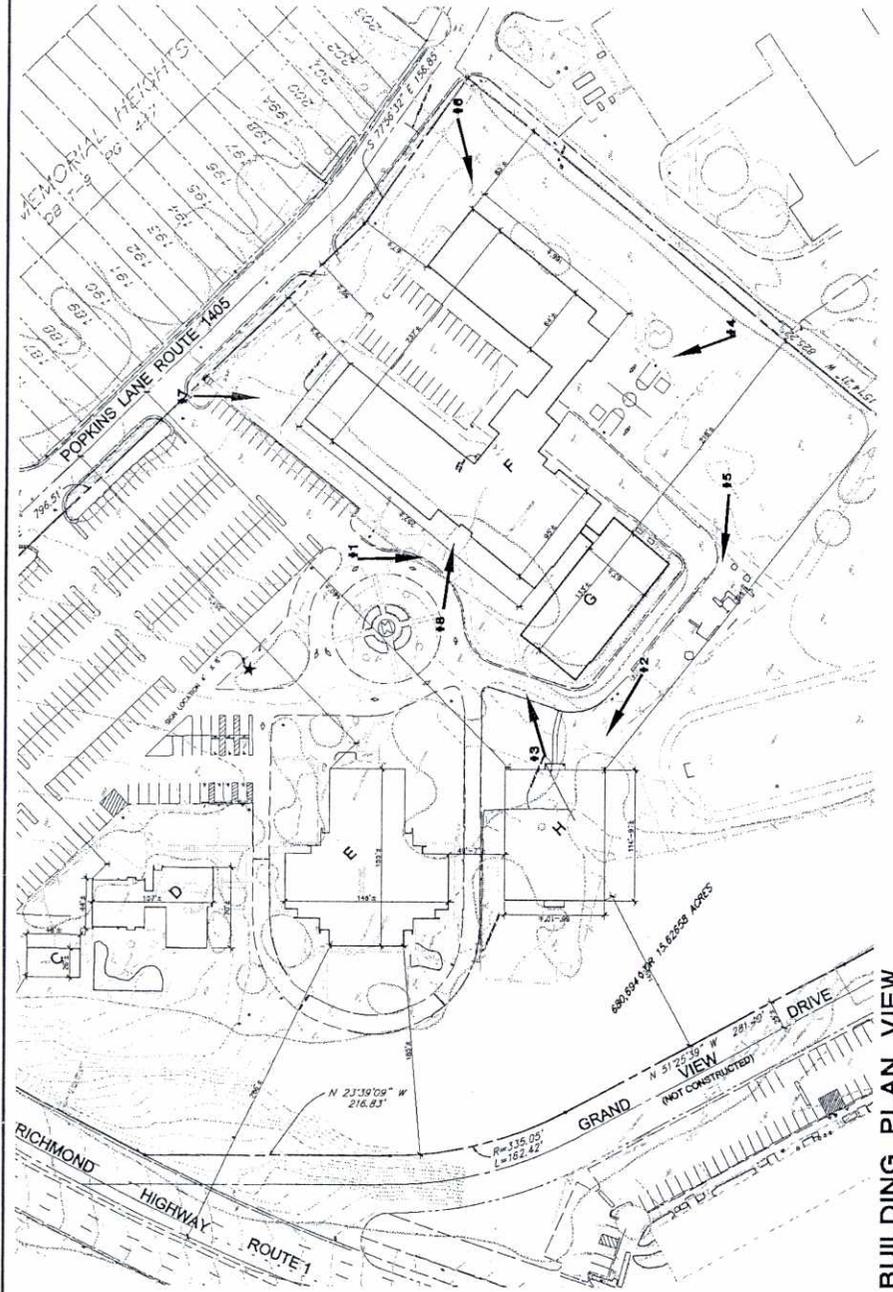


BC Consultants
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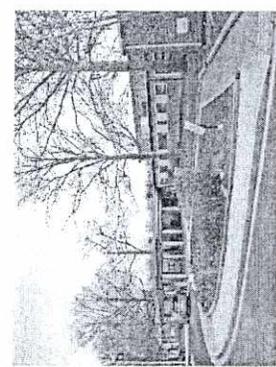
ST. LOUIS PARISH
 PHOTO EXHIBIT
 WOOD BRIDGE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO.	08102
DATE	12/15/11
DRAWN BY	JK
CHECKED BY	PLB
DATE	12/15/11
SCALE	1" = 50'
SHEET	1 OF 1
CD NO.	
CD NAME	SP-330500-EXHIBIT
CD NO.	08102
FILE NO.	08102.01



BUILDING PLAN VIEW

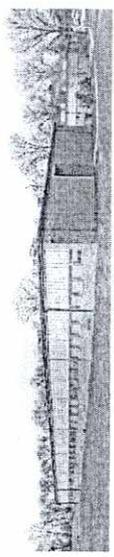
Scale 1" = 50'



PICTURE #8

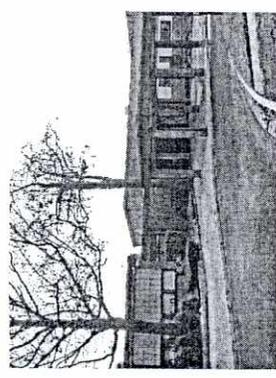


PICTURE #7



PICTURE #6

PICTURE #5



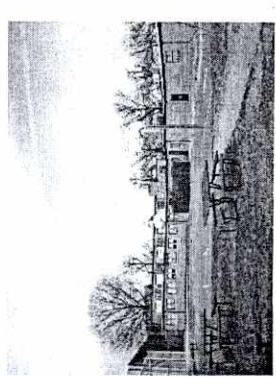
PICTURE #1



PICTURE #2



PICTURE #3



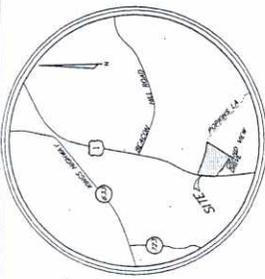
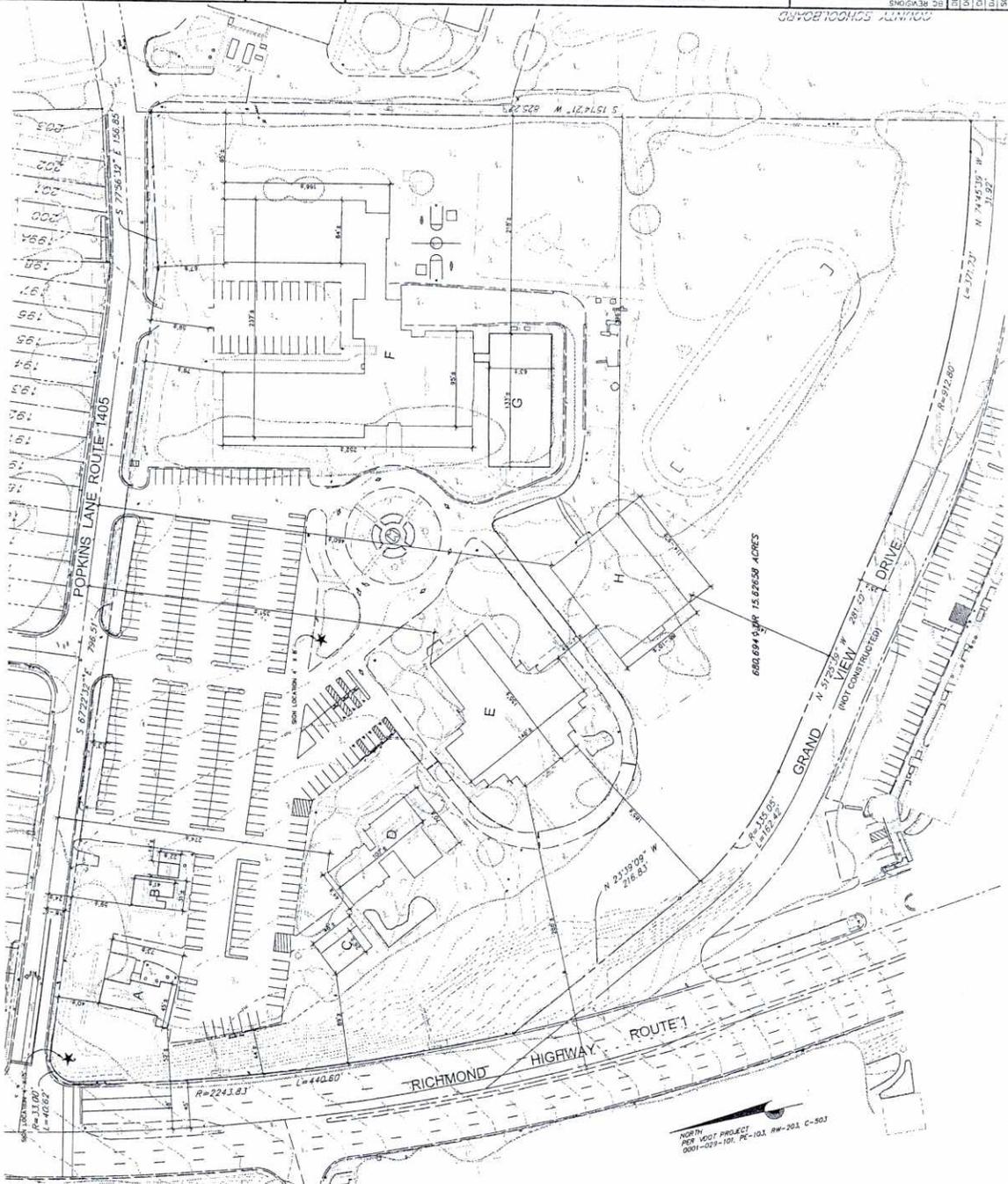
PICTURE #4

BC Consultants
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 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bccon.com



ST. LOUIS PARISH
 DEVELOPMENT PLAN
 SPECIAL PERMIT PLAT AMENDMENT

DESIGNED BY: P.L.R.
 DRAWN BY: CAU
 CHECKED BY: P.L.R.
 DATE: JANUARY 25, 2002
 SCALE: 1" = 30'
 SHEET 1 OF 2
 CDD NO. 03085.01
 CDD NAME: SPANDESIGN
 LAYOUT: DEV. PLAN



VICINITY MAP
 SCALE: 1" = 2,000'

SITE TABULATIONS:

ZONE:	APPROXIMATE YEAR BUILT	HEIGHT #	HEIGHT #
660804 41.E OF 15.6265 ACRES	BEFORE 1925	18'-5"	
R-2	1949	12'	
2,250 sq. ft. E	1992	13'-8"	
A - MEETING ROOM HALL	1948	18'	
B - RELIGIOUS EDUCATION BUILDING	1948	27'-26"	
C - GARAGE	1958-1958	10'-12"	
D - RECTORY	1982	25'	
E - PARISH CHURCH	2004	25'	
F - SCHOOL			
G - GYM/SOCIAL HALL			
H - EDUCATION BUILDING			
78,650 sq. ft. E			

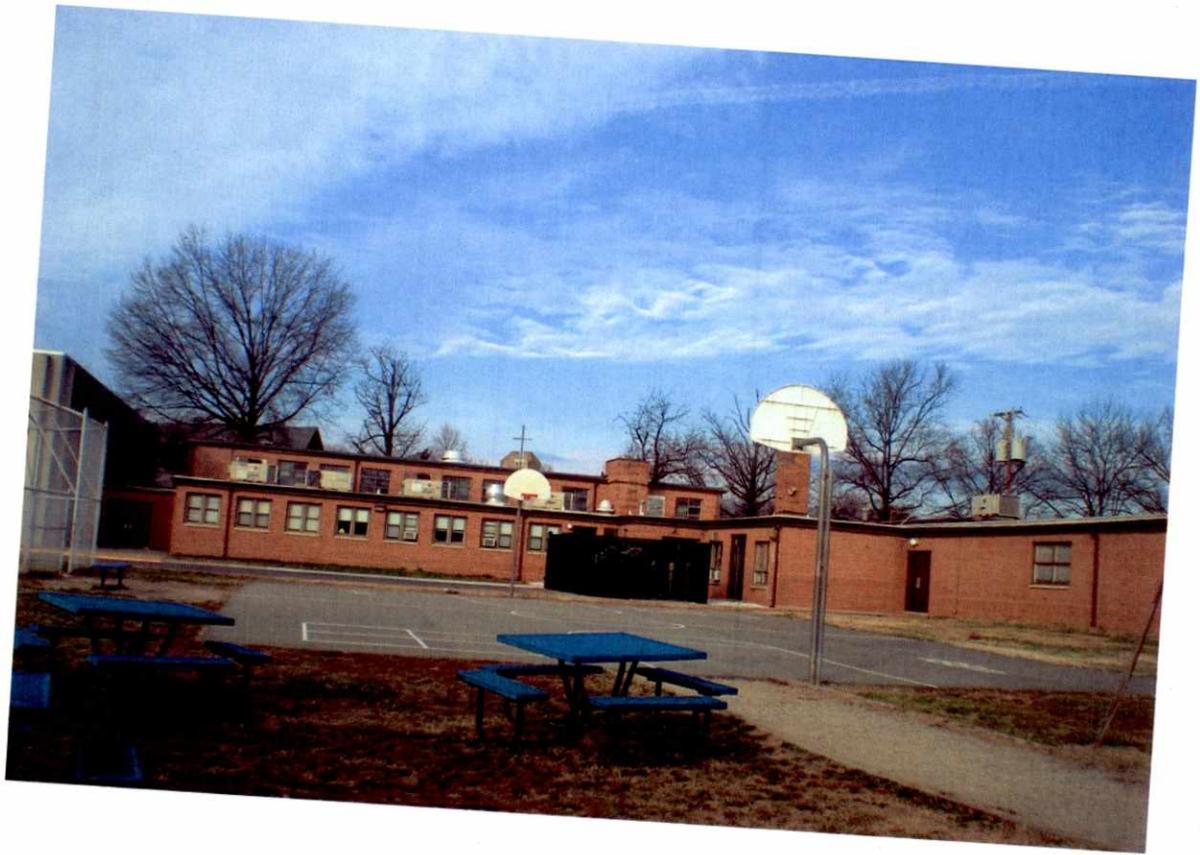
- 434 (PRIVATE ELEMENTARY SCHOOL)
- 40 (NURSERY SCHOOL)
- 3-4 YEARS
- 312 SPACES
- 305 SPACES
- 43 SPACES (1 SP/FACTORY)
- 4 SPACES (4 VISITING SPACES REQUIRED)
- 250 SPACES (1 SP/7.4 PEOPLE)
- 8 SPACES (19 SP/CHILD)

- CURRENT ENROLLMENT
- PREDICTED ADDITIONAL ENROLLMENT
- NEW ENROLLMENT
- NURSERY AGE GROUP
- PARKING PROVIDED
- PARKING REQUIRED
- SCHOOL FACILITY
- VISIONS
- SANCTUARY
- NURSERY SCHOOL
- 43 PEOPLE
- 4 PEOPLE
- 1,000 PEOPLE
- 40 CHILDREN

TOTAL FAR
 434 (PRIVATE ELEMENTARY SCHOOL)
 40 (NURSERY SCHOOL)
 3-4 YEARS
 312 SPACES
 305 SPACES
 43 SPACES (1 SP/FACTORY)
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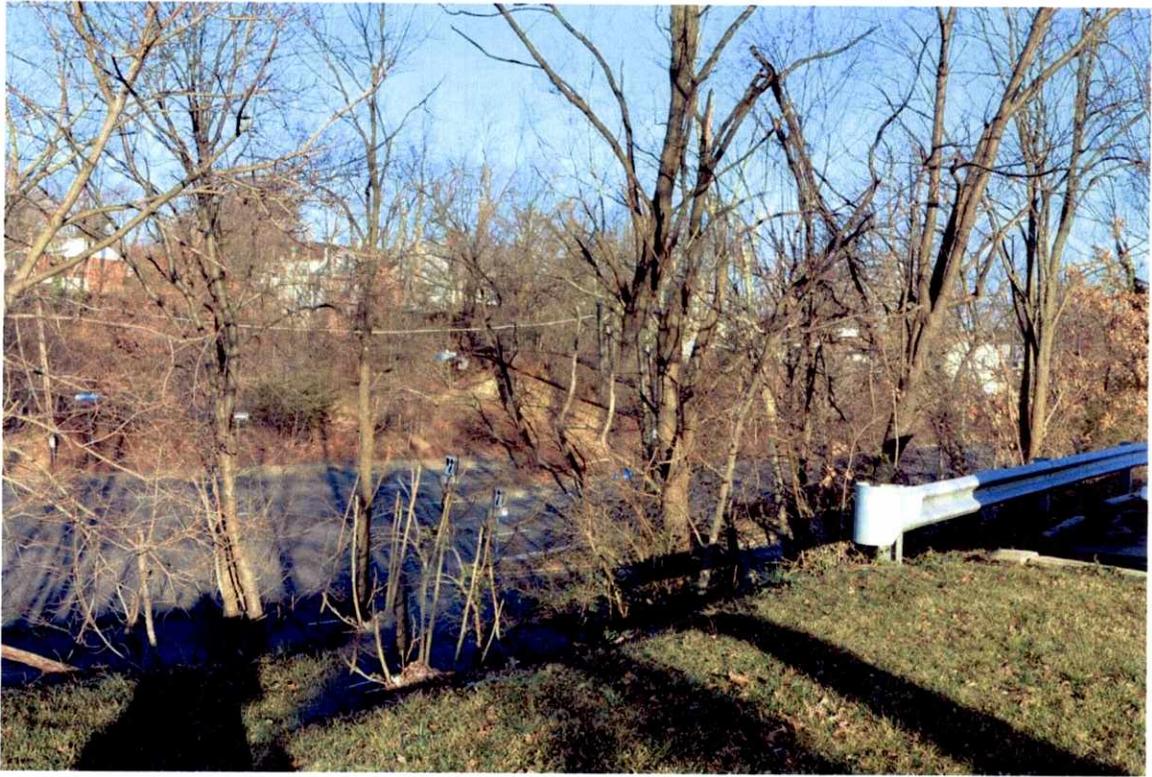


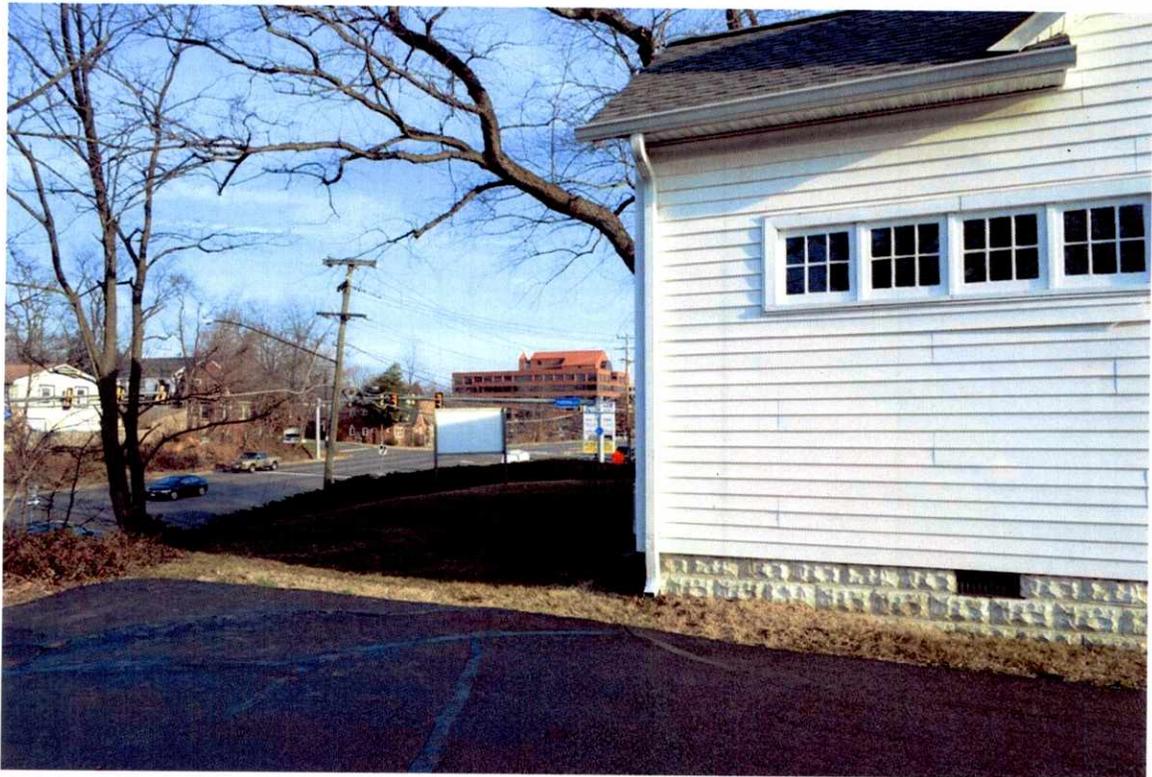
NORTH
 PER VDOT PROJECT
 0001-029-101, PE-101, RW-201, C-503





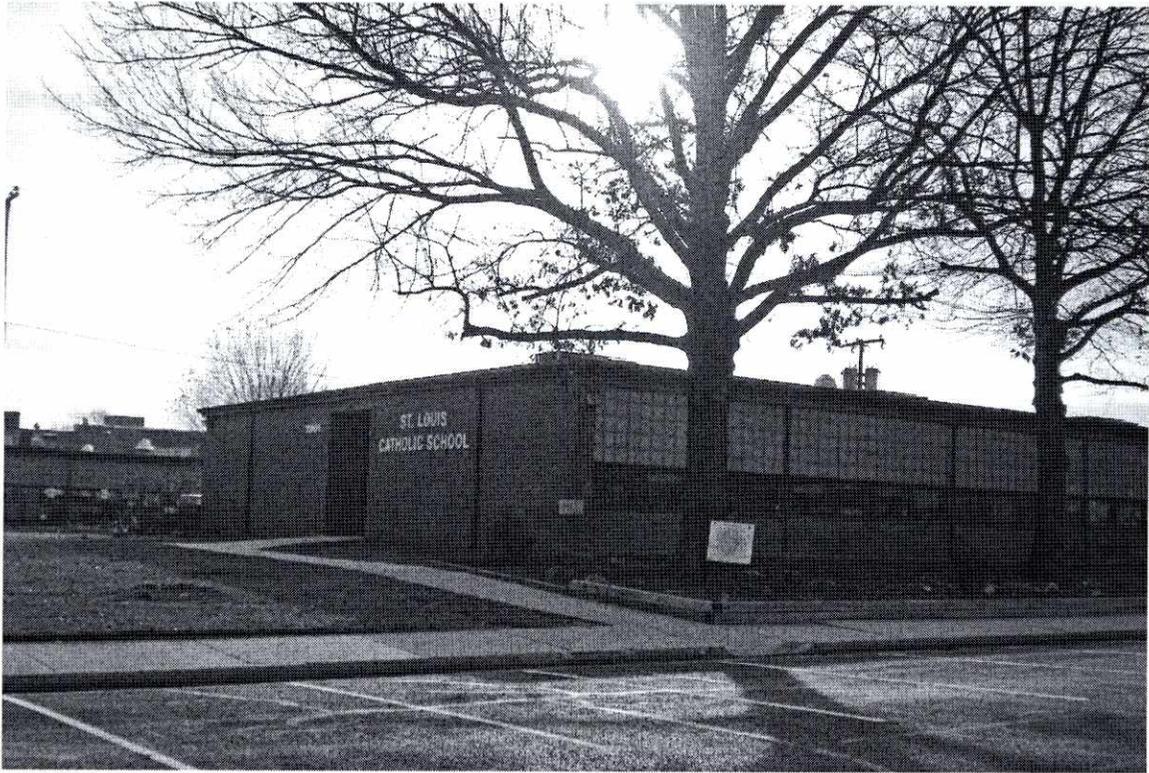












DESCRIPTION OF THE APPLICATION**Special Permit Request**

The applicant requests an amendment to SP 82-V-059 which was previously approved for a church with 1,000 seats and a private school of general education for a maximum of 434 students daily to permit the addition of a nursery school use with a maximum of 80 students daily. No exterior site modifications are proposed with this application.

	<u>Existing as of 2004</u>	<u>Proposed</u>
Lot Size:	15.63 acres	No Change
FAR	0.11	No Change
Parking Spaces:	312	No Change
Number of Seats:	1,000	No Change
Number of Students:		
<i>Private School</i>	Maximum of 434	No Change
<i>Nursery School</i>	n/a	Maximum of 80 students daily
<u>Total number of students onsite daily for both schools</u>		Maximum of 514 students daily
Hours of Operation:		
<i>Mass Schedule:</i>	<u>Monday-Friday</u> 6:30 am and 9:00 am <u>Saturday</u> 9:00 am and 5:30 pm <u>Sunday</u> 7:30 am, 8:45 am, 9:00 am, 10:30 am, 12:30 pm, 5:00 pm	No Change
<i>Private School:</i>	Maximum of Monday-Friday 8:00 am – 5:00 pm	No Change
<i>Nursery School:</i>	n/a	Maximum of Monday-Friday - 8:15 am – 11:15 am (morning session) Maximum of 12:00 pm – 3:00 pm (afternoon session)

Number of Employees:

<i>Church:</i>	Clergy, administrative and custodial full time and part time staff	No Change
<i>Private School:</i>	Maximum of 35	No Change
<i>Nursery School:</i>	n/a	Maximum of 8
<u>Total number of employees onsite daily for both schools</u>		Maximum of 43 employees daily

Waivers and Modifications

A waiver of all transitional screening requirements is requested. A waiver of all barrier requirements is requested.

Staff noted in the previous application SPA 82-V-059-02 that the applicant sought a waiver of the service drive requirement along Richmond Highway and the requirement to construct frontage improvements along Richmond Highway at the time of site plan review. At that time, staff supported the waiver requests since that application did not increase seats in the church or number of students in the private school of general education; the application was proposed to permit the construction of a school building consisting of 10,200 square feet and the addition of a trailer consisting of 750 square feet, to be used temporarily as classroom space and an existing trailer consisting of 200 square feet to remain on the site.

LOCATION AND CHARACTER**Existing Site Description:**

The property is located on the southeastern corner of the intersection of Richmond Highway (US Route 1) and Popkins Lane. It consists of 15.63 acres and is developed with multiple structures including a sanctuary (15,200 square feet), a school (31,800 square feet), an education building (10,200 square feet), a gym (8,600 square feet), a rectory (5,200 square feet) and several smaller buildings. The site is generally flat and sparsely vegetated. However, the perimeter of the site bordering Richmond Highway and the residential development to the south is heavily wooded and steeply sloped. The elevation change along Richmond Highway ranges from approximately 40 feet at the southwestern portion of the site to approximately 10 feet at the northwestern portion of the site. All access to the site is provided from Popkins Lane.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single family detached dwellings	R-3	Residential, 3-4 du/ac
East	School	R-2	Public Facility
South	Multi-family dwellings	C-8	Residential 16-20 du/ac
West	Single family detached dwellings	R-3	Residential, 2-3 du/ac

BACKGROUND

The church and school were constructed in approximately 1962 prior to the requirement that these uses operate under special permit approval.

On March 9, 1982, the Board of Zoning Appeals approved Special Permit S 82-V-005 to permit the addition of a gymnasium to the existing church and school of general education.

On July 27, 1982, the Board of Zoning Appeals approved Special Permit S 82-V-059 to permit the addition of a gymnasium larger than the one previously approved in conjunction with Special Permit S 82-V-005.

On February 11, 1992, the Board of Zoning Appeals approved Special Permit Amendment SPA 82-V-059 to permit the addition of a garage and a bell tower.

On April 6, 1992, the Board of Supervisors approved Special Exception SE 91-V-047 to permit an increase in enrollment for the existing school of general education.

On February 10, 2004, the Board of Zoning Appeals approved SPA 82-V-059-02 to amend SP 92-V-059 previously approved for a church and incorporated SE 91-V-047 to permit a private school of general education to permit site modifications and building additions. The conditions of the SPA approved in conjunction with this application incorporated the previous SE condition approvals and all uses are now under SP instead of SE. A copy of the plat and development conditions associated with SPA 82-V-059-02 is included in Appendix 4.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Mount Vernon Planning District; Area IV
Planning Sector: Groveton Community Planning Sector (MV5)
Plan Map: Residential use at 3-4 dwelling units per acre

ANALYSIS**Special Permit Plat** (Copy at front of staff report)

Title of SP Plat: Special Permit Plat Amendment Development Plan, St. Louis Parish
Prepared By: BC Consultants
Dated: December, 2011, as sealed on December 22, 2011

Proposed Use

The applicant seeks a special permit amendment to permit the addition of a nursery school within an existing private school of general education on site. The nursery school is proposed to serve three and four year olds in two sessions with a maximum of three hours of instructional time for each session. A maximum of 40 children is proposed for the nursery school on site at any one time in two sessions as follows:

Monday – Friday – 8:15 am to 11:15 am – morning session (40 maximum students)
Monday – Friday 12:00 pm to 3:00 pm – afternoon session (40 maximum students)

The site is currently developed with a church with 1,000 seats and has an approved private school of general education for students in kindergarten through 8th grade with 434 students; with the addition of the nursery school, the maximum number of students on-site at any one time is proposed to be 474. The maximum daily enrollment will be 514 students. The maximum number of employees combined with the private school of general education and nursery school will be 43.

No changes are proposed to the number of seats approved for the sanctuary. No exterior modifications (building additions) are proposed with this application. Interior space will be altered to accommodate two rooms for the nursery school: one for the three year olds and one for the four year olds. A small sidewalk is proposed to allow direct access through an existing side entrance into the proposed nursery school rooms (shown below).



Approximate area of proposed sidewalk to enter into proposed nursery school

Space within the site's existing play area and open fields will be used as dedicated outdoor play areas for the children in the nursery school.

All uses on the site require 305 parking spaces. The plat shows 312 parking spaces provided for all uses on the site.

Discussion

In the previous application, SPA 82-V-059-02, the applicant requested an amendment to the existing special permit for the church and incorporated the previously approved special exception for the private school of general education to permit the addition of a classroom building consisting of 10,200 square feet. The classroom building was proposed to be located on the site of an existing building formerly used as a convent. This building consisted of 3,200 square feet. The convent building was removed prior to the construction of the new building resulting in a net increase of 7,000 square feet on site. At the time, the applicant was not requesting any additional students or employees for the school.



The classroom building has now been constructed on the site, as shown above. The proposal resulted in a total gross floor area of 76,600 square feet and a Floor Area Ratio (FAR) of 0.11. No changes to parking or the number of seats in the sanctuary were proposed. The amendment also served to bring the private school of general education under special permit approval, combining the previous special exception, SE 91-V-097, with the special permit.

TRANSPORTATION ANALYSIS (Appendix 5)

During review of the current application, staff from the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) requested that the applicant provide a turn lane analysis for the intersection of Richmond Highway and Popkins Lane since the nursery school use would result in 80 additional students daily on the site and generate additional vehicle trips into the application property. The applicant obtained the analysis from Wells & Associates and provided information to VDOT for their review. A copy of the analysis is included as Appendix 6. The analysis shows that a right turn lane is not warranted with only the additional traffic generated by the proposed nursery school. However, a right turn lane is currently warranted with the current traffic volume generated by the existing private school of general education, and the impacts of an additional 80 students on site will add a.m. and p.m. peak trips from Richmond Highway onto Popkins Lane.

FCDOT, and originally VDOT staff, believed that given the analysis provided by Wells & Associates, a right turn lane should be constructed by the applicant with this application. The current use causes the need for the turn lane and the traffic generated by the proposed nursery school will only serve to exacerbate the existing substandard conditions. The applicant has incrementally increased both the gross floor area on site and the number of seats and children in the school, getting more intensity on site without causing the need for a site plan submission, and they now request the addition of a new use. The site now, in its totality, generates significant traffic and the need for a turn lane. With this request, the applicant again did not plan to submit a site plan based on interior improvements only and indicated their unwillingness to construct the turn lane.

Subsequent to the preparation of the memorandum from FCDOT, which is included in Appendix 5, staff from VDOT notified County staff that although the existing number of right turns onto Popkins Lane from Richmond Highway warrants the construction of a right turn lane, because of the existing steep slope along the Richmond Highway frontage of the property, a significant retaining wall would need to be constructed in addition to the turn lane. Given this new information, VDOT staff decided that they will not require the construction of the turn lane at this time. They did state however, that any future plans submitted in relation to this property should reflect, at a minimum, the required dedication of right-of-way to include ancillary easements of 15 feet in width, or to the top of the slope, whichever is greater. It is noted that FCDOT staff believes that the right turn lane is warranted and should be provided. Their memorandum as noted above remains in the report. This serves to put the applicant on notice that any future changes to the site will generate these same comments and that at this time, staff does not see a future scenario on site that staff will support without the turn lane being provided, including but not limited to, building additions, increase in seats or increase in number of students.

Additionally, given that the applicant will not be required to construct the right turn lane with this application, and because the Wells & Associates report refers to a "robust" carpooling program initiated by the church and school use on site, staff has included a development condition which requires a carpooling program be established in an effort to minimize the additional right turns into the application property.

ZONING ORDINANCE PROVISIONS

R-2 DISTRICT BULK REGULATIONS	REQUIRED	PROVIDED
Building Height	Maximum of 60 feet	26 feet (church building)
Front Yard	50° angle of bulk plane not less than 40 feet	40 feet (Popkins Lane) 52 feet (Richmond Highway)
Side Yard	45° angle of bulk plane not less than 20 feet	390 feet (north) 131.5 feet (south)
Rear Yard	45° angle of bulk plane not less than 25 feet	425 feet
Floor Area Ratio	0.15	0.11
Parking	291	312
STANDARD	REQUIRED	PROVIDED
Transitional Screening		
North (single family residential)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	None*
East (school)	None	None
South (multi-family residential)	None	70 feet in width of existing vegetation*
West (single family residential)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Approximately 40 feet to 100 feet in width of existing vegetation*
Barrier		
North (Single family residential)	Barrier D, E or F	None**
East (School)	None	None**
South (Multi-family residential)	H	None**
West (Single family residential)	Barrier D, E or F	None**

* Transitional Screening Requirement modified by SPA 82-V-059

** Barrier requirement waived by SPA 82-V-059

WAIVERS/MODIFICATIONS REQUESTED

The applicant requests waiver of all transitional screening requirements as previously approved under SPA 82-V-059 and carried forward with SPA 82-V-059-02. Transitional Screening 1 is required along the northern and western property lines. Staff continues to support this request since there are no site modifications proposed with this application. Due to the slope and extensive vegetation along the western lot line that obstruct views of the site from Richmond Highway staff supports a modification to permit existing vegetation to meet the transitional screening requirements in those areas.

The applicant also requests a reaffirmation of the previously approved waiver of barrier requirements along all lot lines as previously approved in SPA 82-V-059 and SE 91-V-047. Staff supports this request and has carried forward the previously approved development condition since the proposal to add the nursery school use does not include any additional construction to the site or exterior modifications.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 7)

- General Special Permit Standards (Sect. 8-006)
- Group 3 Standards (Sect. 8-303)
- Additional Standards for Churches, Chapels, Temples, Synagogues, or Other Such Places of Worship With a Child Care Center, Nursery School or Private School (Sect 8-308)

Summary of Zoning Ordinance Provisions

Staff believes that all applicable standards have been satisfied with adoption of the Proposed Development Conditions.

CONCLUSION AND RECOMMENDATION

Staff believes that the request for the addition of a nursery school is in conformance with the applicable Zoning Ordinance provisions.

Staff recommends approval of SPA 82-V-059-03 subject to the Proposed Development Conditions in Appendix 1.

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 Zoning Appeals.

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Development Conditions and Plat Associated with SPA 82-V-059-02
5. Transportation Analysis
6. Wells & Associates Site Analysis
7. Applicable Zoning Ordinance Provisions Checklist

REVISED PROPOSED DEVELOPMENT CONDITIONS**April 11, 2012****SPA 82-V-059-03**

If it is the intent of the Board of Zoning Appeals to approve SPA 82-V-059-03 located at Tax Map 93-1 ((1)) 6 to amend SP 82-V-059 previously approved for a place of worship and private school of general education to permit the addition of a nursery school pursuant to Sect. 3-203 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from previous special permits are marked with an asterisk. Minor edits have been made to these conditions to conform to current terminology. These edits have been underlined.

1. This approval is granted to the applicant only (The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Louis Catholic Church and School)) and is not transferable without further action of this Board, and is for the location indicated on the application, 2901 Popkins Lane, Alexandria, 22306 (15.63 acres) and is not transferable to other land.*
2. This special permit is granted only for the purposes, structures and/or uses indicated on the special permit plat prepared by BC Consulting, dated December, 2011, as signed and sealed on December 22, 2011 and approved with this application, as qualified by these development conditions.*
3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) 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. The maximum number of seats in the sanctuary shall be limited to one thousand (1,000).*
6. The maximum number of employees for the private school of general education and nursery school shall be limited to ~~35~~ 43.*

7. The maximum daily enrollment of the private school of general education shall be limited to 434 students.*
8. The maximum daily enrollment of the nursery school shall be limited to 80 students.
9. The maximum hours of operation of the private school of general education shall be limited to 8:00 a.m. until 5:00 p.m., Monday through Friday.*
10. The maximum hours of operation for the nursery school shall be limited to 8:15 a.m. to 3:00 p.m., Monday through Friday.
11. The applicant shall designate a carpool coordinator to administer and encourage participation in a carpool program designed to reduce the number of vehicle trips to and from the school during peak hours as a mechanism to minimize daily vehicular trips. The name of the carpool coordinator shall be provided to Fairfax County Department of Transportation (FCDOT) within 30 days after the approval of this application and at any such time as the coordinator changes. A carpool program shall be submitted to FCDOT within 90 days after the approval of this application. An annual report shall be submitted to FCDOT in October of each year that shows how the number of vehicle trips to and from the school have been reduced. After the first three years of annual reports, these reports may be provided every two or three years, or not at all if mutually agreed to by the applicant and FCDOT.
12. Ringing of the bell on site shall be limited to 9:00 a.m. Monday through Friday; 9:00 a.m. and 5:30 p.m. on Saturday; and 9:00 a.m., 10:30 a.m., 12:00 p.m., and 5:00 p.m. on Sunday.*
13. Parking shall be provided as shown on the special permit plat. All parking shall be on site.*
14. Any new lighting on the site shall be in accordance with the performance standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance except that the maximum height of the light poles shall be 12.0 feet.*
15. Transitional screening shall be modified as shown on the special permit plat. The barrier requirement shall be waived along all lot lines.*
16. All vegetation shall be maintained in good condition and any dead or dying vegetation shall be replaced as determined necessary by Urban Forest Management Division (UFMD), DPWES.

17. The applicant shall provide onsite storm water detention and best management practices in accordance with the requirements of the Public Facilities Manual unless waived or modified by DPWES. Notwithstanding what is shown on the plat, the applicant may meet the requirements through the provision of Low Impact Development (LID) techniques as determined appropriate by DPWES.*
18. Right-of-way of 68 feet from the centerline of Richmond Highway and ancillary easements of 15 feet in width, or to top of slope, whichever is greater, shall be dedicated to the Board of Supervisors, in fee simple, along the entire Richmond Highway frontage of the site within sixty (60) days upon demand by the Fairfax County and/or the Virginia Department of Transportation (VDOT), of the Department of Public Works and Environmental Services (DPWES) or the Virginia Department of Transportation (VDOT), whichever first occurs, at such time ~~as a project to widen this segment of Richmond Highway is funded.~~ Ancillary easements of fifteen feet in width along the Richmond Highway frontage of the site shall be conveyed to the Board of Supervisors within sixty (60) days upon demand of DPWES or VDOT, whichever first occurs, at such time as a project to widen this segment of Richmond Highway is funded.*

These conditions incorporate and supersede all previous conditions.

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.

Application No.(s): SPA 82-V-059-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 21, 2012
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

114501a

and that, to the best of my knowledge and belief, the following 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 must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office	200 North Glebe Road, Suite 704 Arlington, Virginia 22203	Applicant/Title Owner of Tax Map 93-1 ((1)) 6
Agents: Kathleen F. McNutt Mark J. Anthony Mark E. Herrmann Fr. Richard A. Mullins Daniel R. Baillargeon		

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance 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).

Application No.(s): SPA 82-V-059-03
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(a)

DATE: March 21, 2012
(enter date affidavit is notarized)

11450/a

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
The BC Consultants, Inc. Agents: Dennis D. Dixon Peter L. Rinek	12600 Fair Lakes Circle Suite 100 Fairfax, Virginia 22033	Engineers/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci William F. Johnson	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

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

Application No.(s):

SPA 82-V-059-03

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

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 21, 2012

(enter date affidavit is notarized)

11450/a

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, number, street, city, state, and zip code)

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance 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.

Application No.(s): SPA 82-V-059-03
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(b)

DATE: March 21, 2012
(enter date affidavit is notarized)

114501a

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

The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100
Fairfax, Virginia 22033

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 H. Scanlon
Daniel M. Collier

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns 10% or more of any class of
stock.

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

Application No.(s): SPA 82-V-059-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 21, 2012
(enter date affidavit is notarized)

114501a

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, 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 Permit/Variance 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.

Application No.(s): SPA 82-V-059-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 21, 2012
(enter date affidavit is notarized)

114501a

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

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

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

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

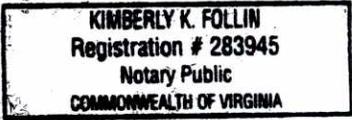
(check one) [] Applicant Lynne J. Strobel [x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21 day of March 2012, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



Application No.(s): SPA 82-V-059-03
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 21, 2012
(enter date affidavit is notarized)

114501a

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 Zoning Appeals, 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 Permit/Variance Attachment to Par. 2" form.



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

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

Revised

January 23, 2012

Via Hand Delivery

Barbara Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Special Permit Amendment Application
Applicant: The Most Reverend Paul S. Loverde, Bishop of the Catholic
Diocese of Arlington, Virginia and his successors in office
St. Louis Catholic Church and School

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special permit amendment application to add a nursery school to St. Louis Catholic Church (the "Church") and School (the "School").

The Applicant is the owner of approximately 15.63 acres identified among the Fairfax County tax assessment records as 93-1 ((1)) 6 (the "Subject Property"). The Subject Property is bordered by Popkins Lane on the north, Richmond Highway on the west, unimproved Grand View Drive on the south and Bryant Intermediate School on the east. Surrounding development consists primarily of established residential developments. The Subject Property is zoned to the R-2 District, and is located in the Mount Vernon Magisterial District.

The Church and School have been located on the Subject Property for many years and have served the community with the provision of religious and educational services. Existing improvements on the Subject Property consist of a place of worship, with related facilities, and a school building with typical supporting improvements including play fields and a gymnasium. A number of land use approvals have previously been granted for the Subject Property. Most recently, the Board of Zoning Appeals approved SPA 82-V-059-2 on February 10, 2004. The approval permits the continued operation of a place of worship and private school of general education subject to 17 development conditions. The Applicant is proposing to add a pre-school program to the School to serve three (3) and four (4) year olds. The pre-school will meet the definition of nursery school as defined by the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), and is intended to complement the Applicant's existing education curriculum. The Applicant proposes to increase the total number of children that may be enrolled in the School, but does not propose any improvements to the existing facilities. The size of the existing

facilities is sufficient to accommodate a nursery school in accordance with building code and state licensing requirements. Further, there are no changes proposed to the operation of the existing place of worship or the existing private school of general education.

The Subject Property is located within the Groveton Community Planning Sector of the Mount Vernon Planning District in Area IV of the Fairfax County Comprehensive Plan (the "Plan"). There are no specific land use recommendations for the development of the Subject Property, however, the Plan generally encourages development of compatible uses and intensities to existing development. The Plan map identifies the Subject Property as appropriate for residential development at a density of three (3) to four (4) dwelling units per acre. Places of worship and schools are generally accepted as compatible uses within residential areas. As the Applicant does not propose any changes to its existing facilities, and existing setbacks and buffers will be retained, there are no impacts on the adjacent residentially developed properties. Therefore, the proposed improvements are in harmony with the recommendations of the Plan and compatible with surrounding development.

In accordance with the Zoning Ordinance requirements of Section 8-011, please accept the following information regarding the special permit amendment application:

- The type of operation will continue to be a place of worship and a private school of general education offering instruction from kindergarten to 8th grade. The existing operation of the Church will not be altered, and the Church sanctuary, which has a maximum of 1,000 seats, will remain. In addition to religious services and classes, the Church offers programs typically found in association with a place of worship including religious education, community outreach, and other activities. The Applicant proposes a nursery school for three (3) and (4) years olds in two sessions. The existing operation of the private school will not be altered with the exception of adding a nursery school.
- The hours of operation, existing and proposed, are as follows:
 - Mass Schedule: Monday through Friday - 6:00 a.m. and 9:00 a.m.
Saturday - 9:00 a.m. and 5:30 p.m.
Sunday - 7:00 a.m., 8:45 a.m., 10:30 a.m., 12:30 p.m.,
and 5:00 p.m.

The Church may also hold funeral masses, receptions, weddings, baptisms and other special religious services as needed to serve its members.

- Private School of General Education: Monday through Friday - 8:00 a.m. to 5:00 p.m.
Some students participate in before and/or after school programs that are offered in addition to the standard school day.

- Nursery School: Monday through Friday –
8:15 a.m. - 11:15 a.m. – morning session
12:00 p.m. - 3:00 p.m. – afternoon session

- Approximately 2,500 families are currently registered as parishioners at the Church. Attendance varies for each service or event. The total daily enrollment for the private school of general education will remain as currently approved, or 434 students. The nursery school is proposed to have a maximum of 40 children in two (2) sessions. Therefore, the maximum number of children on-site at any one time is proposed to be 474. The maximum daily enrollment will be 514 children.
- The Church is currently served by three (3) priests, a religious education director, a choir director, an administrative assistant, a plant manager, an office manager, two (2) custodians and a number of part-time office staff. The School employs a principal, an assistant principal, a school secretary, a librarian, a nurse, teachers and assistant teachers. The maximum number of employees for the private school of general education and nursery school combined is 43.
- The proposed improvements will have no adverse impacts on traffic patterns. There are no changes proposed to the number of sanctuary seats or masses held at the Church. Daily morning masses are not typically heavily attended and are primarily attended by individuals. The number of attendees range from 20 to 50 persons depending on the service and the time of year. The maximum number of vehicle trips for the daily masses is approximately 100 at the 9:00 a.m. service. The masses held on Saturday night and throughout the day on Sunday are well attended and include many couples and families. The peak traffic associated with these services is on Sunday morning prior to and after the 10:30 a.m. mass. Between 10:15 a.m. and 10:30 a.m., approximately 260 vehicles enter the Subject Property. A majority of these vehicles leave the Subject Property between 11:30 a.m. and 11:45 a.m., resulting in approximately 520 vehicle trips during the peak hour. The vehicle trips to the School and nursery school will be at different times than the peak hours of operation for the Church. All trips to the School and nursery school will be by private vehicle. The School currently operates a robust carpool program that minimizes the number of daily vehicle trips. In addition, the arrival and departure of vehicles is staggered as some students participate in before and after school activities. An increase in enrollment of 80 children in two (2) sessions will generate approximately 34 new vehicle trips in the a.m. peak and 20 new vehicle trips in the p.m. peak. The a.m. peak for vehicular traffic arriving at the School is approximately 7:30 a.m. to 8:15 a.m. when approximately 200 vehicles enter and leave the Subject Property. The p.m. peak is from approximately 2:45 p.m. to 3:30 p.m. when approximately 150 cars enter and leave the Subject Property. Therefore, the maximum number of trips to the Subject Property during its peak hour of operation is approximately 400.

- The Church serves an area roughly from the Potomac River on the east to Telegraph Road on the west, and from the Beltway to Lorton on the west side of Richmond Highway and from Belleview Boulevard to Waynewood on the east side of Richmond Highway.
- All existing buildings will remain and there are no proposed physical improvements to the Subject Property.
- The Applicant is not aware of any hazardous or toxic substances located on the Subject Property.
- The proposed development complies with all adopted standards, ordinances and regulations except as may have been previously approved and as noted on the special permit plat.

The Applicant's proposal for a nursery school is a logical extension of its existing education program. A nursery school creates an opportunity for children who plan to attend the private school of general education to assimilate to the established daily curriculum. In addition, the Applicant's proposal will provide a much needed and valued service to the surrounding community. A convenient and quality pre-school education is increasingly important to Fairfax County residents. As the nursery school will be a state licensed preschool program, it will appeal to a wide range of families. St. Louis Catholic Church and School is an asset to the surrounding community and the Applicant's proposal will complement existing operations.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Board of Zoning Appeals at your earliest convenience. As always, I appreciate your assistance and cooperation.

Very truly yours,

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



Lynne J. Strobel

LJS/kae

cc: Kathleen McNutt
Mark Anthony
Mark Herrmann
Peter Rinek
Martin D. Walsh



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
Special Permit and Variance Branch
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5510

(703) 324-1280

Fax (703) 324-3924

V I R G I N I A

February 18, 2004

Lynne J. Strobel, Esquire
Walsh, Colucci, Lubeley,
Emrich & Terpak, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

Re: Special Permit Amendment Application SPA 82-V-059-2
The Most Rev. Paul S. Loverde, Bishop of The Catholic Diocese of
Arlington, Virginia, & His Successors in Office

Dear Ms. Strobel:

At its February 10, 2004 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. The final approval date is February 18, 2004. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals

Enclosure: As stated



COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. LOUIS CHURCH AND SCHOOL), SPA 82-V-059-2 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 82-V-059 previously approved for a church and private school of general education to permit site modifications and building additions. Located at 2901 Popkins La. on approx. 15.65 ac. of land zoned R-2 and HC. Mt. Vernon District. Tax Map 93-1 ((1)) 6. Mr. Pammel 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 February 10, 2004; and

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

1. The applicant is the owner of the land.
2. The applicant has made its case to warrant the modifications.
3. The County is in need of school facilities and the applicant, the Catholic Church, is helping to meet that need by providing private schools.
4. It is a quality application.
5. The application has staff's recommendation of approval.

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 Sect(s). 8-303 and 8-308 of 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, 2901 Popkins Lane (15.53 acres) and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by BC Consulting, dated September 5, 2003, revised through January 2, 2004, 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. The maximum number of seats in the sanctuary shall be limited to one thousand (1,000).
6. The maximum number of employees for the school of general education shall be limited to 35.
7. The maximum daily enrollment of the school of general education shall be limited to 434 students.
8. The maximum hours of operation of the school of general education shall be limited to 8:00 a.m. until 5:00 p.m., Monday through Friday.
9. Ringing of the bell on site shall be limited to 9:00 a.m. Monday through Friday; 9:00 a.m. and 5:30 p.m. on Saturday; and 9:00 a.m., 10:30 a.m., 12:00 p.m., and 5:00 p.m. on Sunday.
10. Parking shall be provided as shown on the Special Permit Plat. All parking shall be on site.
11. Any new lighting on the site shall be in accordance with the performance standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance except that the maximum height of the light poles shall be 12.0 feet.
12. Transitional screening shall be modified as shown on the Special Permit Plat. The barrier requirement shall be waived along all lot lines.
13. The limits of clearing and grading shall be no greater than as shown on the Special Permit Plat.
14. The Applicant shall provide onsite storm water detention and best management practices in accordance with the requirements of the Public Facilities Manual unless waived or modified by DPWES. Notwithstanding what is shown on the plat, the applicant may meet the requirements through the provision of Low Impact Development (LID) techniques as determined appropriate by DPWES.
15. Right of Way of up 68 feet from the centerline of Richmond Highway shall be dedicated to the Board of Supervisors, in fee simple, along the entire Richmond Highway frontage of the site within sixty (60) days upon demand of the Department of Public Works and Environmental Services (DPWES) or the Virginia Department of Transportation (VDOT), whichever first occurs, at such time as a project to widen this segment of Richmond Highway is funded. Ancillary easements of fifteen feet in width along the Richmond Highway frontage of the site

shall be conveyed to the Board of Supervisors within sixty (60) days upon demand of DPWES or VDOT, whichever first occurs, at such time as a project to widen this segment of Richmond Highway is funded.

16. The proposed classroom building shall be constructed of materials sufficient to reduce noise impacts inside the building to 45 dBA L_{dn} or less.
17. Notwithstanding what is shown on the plat, the trailer currently existing on site (Structure I) may remain. The proposed trailer (Structure K) shall be removed within 60 days of the issuance of a Non-Residential Use permit for the proposed classroom building (Structure J).

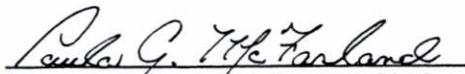
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, 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. Hammack seconded the motion which carried by a vote of 4-0. Chairman DiGiulian, Mr. Beard, and Mr. Hart were absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on February 18, 2004. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:


Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals



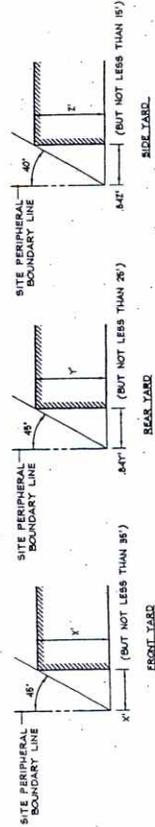
DESIGNED BY: DDD
DRAWN BY: CAD
CHECKED BY: DDD
DATE: SEPTEMBER 5, 2003
SCALE: 1/8" = 1'-0"
SHEET 2 OF 4
CAD NAME: A385030101
PROJECT NO. 02-07-004
PROJECT NAME: ST. LOUIS PARISH
PROJECT ADDRESS: ALEXANDRIA, VIRGINIA

ZONING ORDINANCE - ARTICLE 8-011 COMMENTS:

1. APPLICATION TO BE SUBMITTED WITH THIS PLAN.
2. A. SHOWN ON PLAN. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD RUN SURVEY.
3. B. THE TOTAL AREA OF THE PROPERTY DELINEATED ON THIS PLAN IS 11,526 SQ. (40,644 S.F.) BASED ON A FIELD RUN SURVEY.
4. C. SHOWN ON PLAN.
5. D. DIMENSIONS OF THE EXISTING BUILDINGS ARE SHOWN ON THE PLAN. REFER TO SHEET 1 FOR HEIGHTS OF STRUCTURES.
6. E. SHOWN ON PLAN.
7. SHOWN ON PLAN.
8. SHOWN ON PLAN.
9. SHOWN ON PLAN. REFER TO THE SITE TABULATIONS FOR PARKING REQUIREMENTS.
10. SHOWN ON PLAN. REFER TO PUBLIC SEWER AND WATER.
11. SHOWN ON PLAN.
12. REFER TO SITE TABULATIONS.
13. SHOWN ON PLAN. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF 5 FT (1.524M) FROM AN AERIAL SURVEY SUPPLIED BY PDS. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.
14. T. SHOWN ON PLAN.
15. THERE ARE NO FLOOD PLAINS (AS DESIGNATED BY THE FEDERAL AGENCY FOR THE PROTECTION OF THE ENVIRONMENT) OR ENVIRONMENTAL QUALITY CORRIDORS.
16. SHOWN ON PLAN.
17. SHOWN ON PLAN.
18. THERE ARE NO KNOWN CEMETERIES OR PLACES OF BURIAL ON SITE.
19. TO BE SUBMITTED WITH THIS PLAN.
20. TO BE SUBMITTED WITH THIS PLAN.
21. TO BE SUBMITTED WITH THIS PLAN.
22. TO BE SUBMITTED WITH THIS PLAN.
23. THE PROPERTY DELINEATED ON THIS SPECIAL PERMIT PLAN IS LOCATED IN THE MT. VERNON DISTRICT AND IS WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
24. TO BE SUBMITTED WITH THIS PLAN.

OWNER/APPLICANT'S INFORMATION:

OWNER: THE CHURCH
 THE MOST REV. PAUL S. LOVERDE
 BISHOP OF ARLINGTON AND HIS SUCCESSORS IN OFFICE
 10000 GLEBE RD
 SUITE 600
 ARLINGTON VA 22203



ANGLE OF BULK PLANE
 NOT TO SCALE

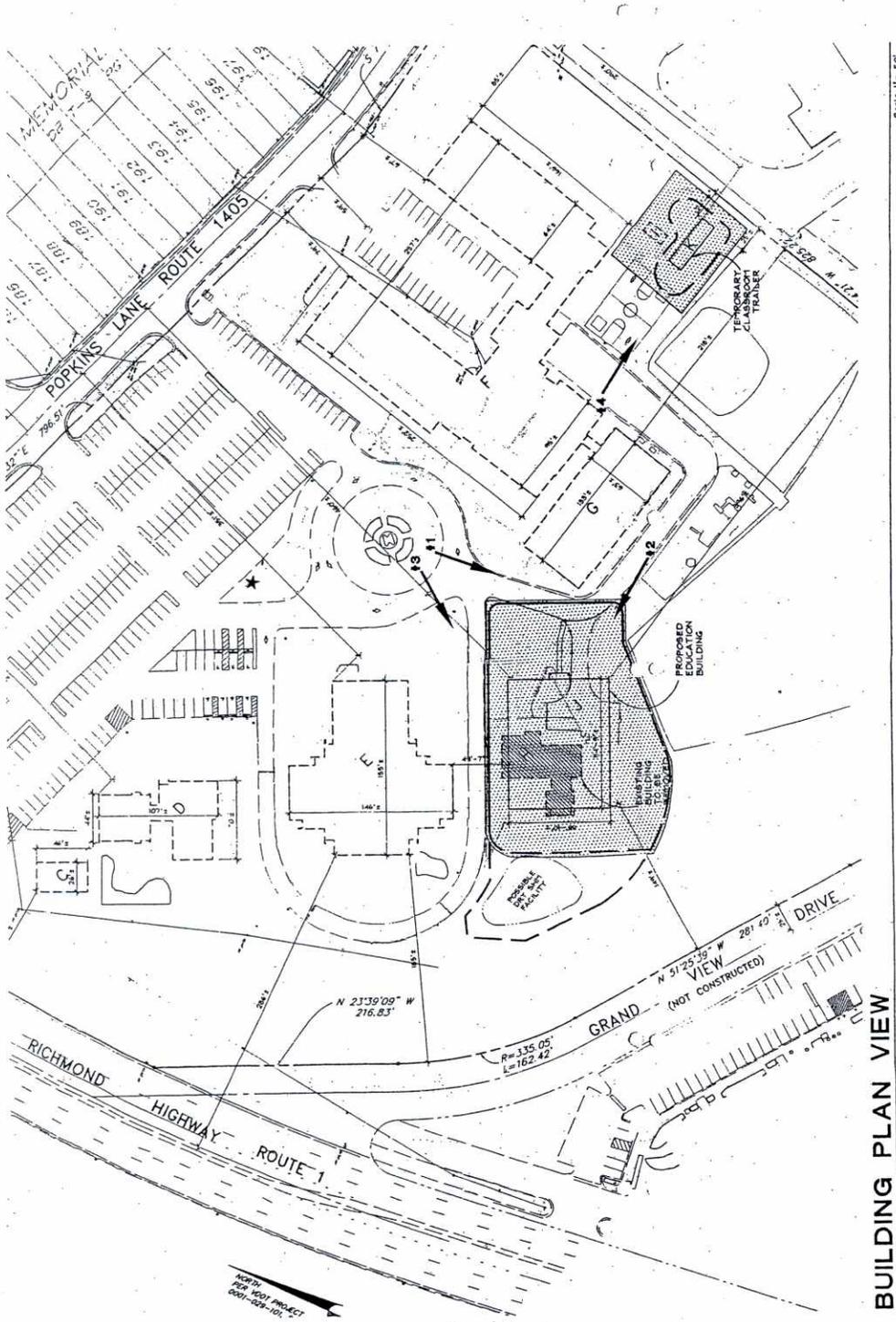
- NOTE:
 X = BLDG. HEIGHT MAX. 1'-4"
 Y = BLDG. HEIGHT MAX. 1'-4"
 Z = BLDG. HEIGHT MAX. 1'-4"

GENERAL NOTES:

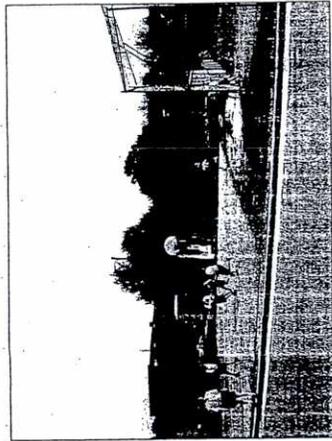
1. THE PROPERTY DELINEATED ON THIS SPECIAL PERMIT PLAN (SPP) IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 40B-1 (11), PARCEL 4 AND IS ZONED R-2.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A CURRENT FIELD RUN BOUNDARY SURVEY CONDUCTED BY BC CONSULTANTS DATED SEPTEMBER, 2003. NO TITLE REPORT WAS FURNISHED.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM LOW ALTITUDE AERIAL SURVEYS. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.
4. THE PROPERTY DELINEATED ON THIS SPP IS IN THE MOUNT VERNON MAGISTERIAL HUNTING CREEK J-3 MATTERSIDES.
5. TO THE BEST OF OUR KNOWLEDGE, THE DEVELOPMENT IS IN CONFORMANCE WITH THE APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS.
6. ACCORDING TO THE FAIRFAX COUNTY - COUNTY WIDE TRAILS PLAN DATED 2003, THERE ARE NO TRAILS REQUIREMENTS FOR THE PROPERTY'S FRONTAGE WITH RICHMOND HIGHWAY-RT-1, POPKINS LANE OR (UNIMPROVED) GRAND VIEW DRIVE.
7. THIS DEVELOPMENT WILL BE IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THESE PLAN WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
 - * MAIVER OF ALL TRANSITIONAL SCREENING REQUIREMENTS AND MAIVER OF ALL BARRIER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 18-304.
 - * MAIVER OF THE REQUIREMENT OF PARAGRAPH 4 OF SECTION 17-201 TO CONSTRUCT FRONTAGE IMPROVEMENTS.
8. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT. INCREASE IN THE INTERVENSIVE AREA PROPOSED WITH THE SPP, THEREFORE SHOWN ON THIS SPP, A MAIVER OF STORM WATER MANAGEMENT AND SWP REQUIREMENTS WILL BE REQUIRED. IN THE EVENT THAT THE MAIVER IS DENIED, A POSSIBLE SWP/FIP FACILITY LOCATION HAS BEEN SHOWN ON THE PLAN.
9. THIS PLAN SHOWS THE APPROXIMATE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE MAIVER OF ANY EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. RECORDS AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.
10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
11. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THIS SITE AND WILL BE EXTENDED BY THE DEVELOPER FOR UTILITY COMPANIES.
12. THERE ARE NO KNOWN CEMETERIES OR PLACES OF BURIAL ON SITE.
13. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE SUBJECT TO THE ADJUSTMENT AT THE TIME OF FINAL CLEARING AND GRADING. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSURED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
14. ANY AND ALL OFF-SITE GRADING, R.O.M., PARKING ACCESS AND UTILITY CROSSINGS SHALL BE ALLOWED WITH PERMISSION OF THE ADJACENT OWNER.
15. PRIVATE STREETS, DRIVE AISLES AND PARKING SPACES SHALL CONFORM TO THE STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED SHALL BE ADJUSTED BASED ON THE NUMBER OF FLOOR AREAS PROVIDED. THE APPROXIMATE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONAL REQUIREMENTS ARE MAINTAINED. THE MAIVER OF THE PERIPHERAL LOT LINE DIMENSIONAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS. (SEE GENERAL NOTE 14 ABOVE).
17. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 14-403 OF THE ZONING ORDINANCE, MAJOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, DRIVEWAYS, DRIVEWAYS AND DRIVEWAYS SHALL BE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONAL REQUIREMENTS ARE MAINTAINED. THE MAIVER OF THE PERIPHERAL LOT LINE DIMENSIONAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS. (SEE GENERAL NOTE 14 ABOVE).
18. THE DISTANCE FROM THE BUILDING(S) TO AN INDIVIDUAL PROPERTY LINE HAS BEEN SHOWN ON THE BULK PLANE UNLESS NOTED OTHERWISE ON THE PLAN (SEE ANGLE OF BULK PLANE DETAIL THIS SHEET).
19. ADEQUATE CLEAR SIGHT DISTANCE TO BE PROVIDED INCLUDING NECESSARY TRIMMING OF EXISTING TREES THAT ARE LOCATED IN THE SIGHT DISTANCE EASTWEST ARE SUBJECT TO APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND MAY BE REPOSED BASED ON FINAL SITE PLAN APPROVAL.
20. ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON ARE SUBJECT TO APPROVAL OF THE BOARD OF SUPERVISORS. THOSE SHOWN HEREON OR WITH A COMPARABLE EQUIVALENT.
21. PROPOSED LANDSCAPING SHALL MEET OR EXCEED (UNLESS MAIVER OR MODIFIED) FAIRFAX COUNTY REQUIREMENTS INCLUDING INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING.
22. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EASEMENTS GREATER THAN 25'.



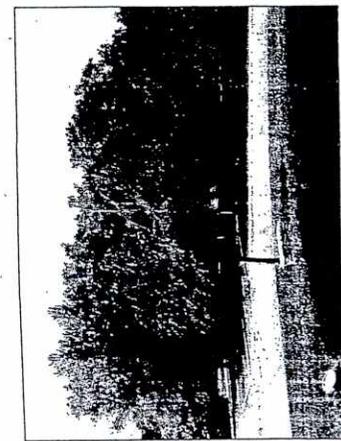
DESIGNED BY	BC CONSULTANTS
DRAWN BY	BC CONSULTANTS
CHECKED BY	BC CONSULTANTS
DATE SEPT	2004
SCALE:	AS SHOWN
SHEET	1 OF 1
CD. NO.	
LD. NO.	
LD. NO.	
LD. NO.	



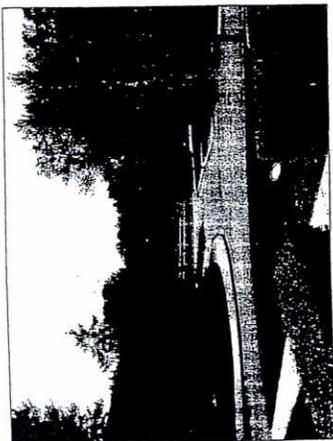
BUILDING PLAN VIEW



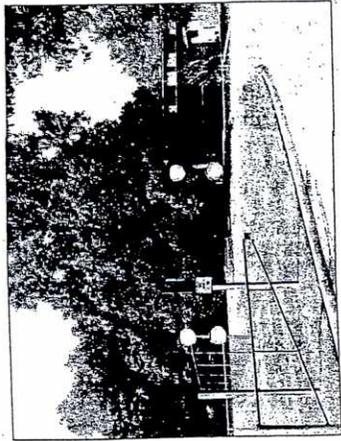
PICTURE #4



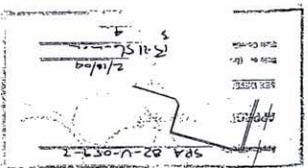
PICTURE #3



PICTURE #1



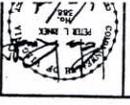
PICTURE #2



TRAILER PLAN VIEW

Scale 1" = 80'

Scale 1" = 30'



DESIGNED BY: DOD	ST. LOUIS PARISH
DRAWN BY: CAD	
CHECKED BY: PJB	
DATE: SEPTEMBER 1, 2004	
SCALE: 1" = 40'	
SHEET 4 OF	
CO. NO.	
CAD NAME: ADDRESS	
LAYOUT: EVI	
FILE NO.: 03095.D	



NORTH
 PER VDOT PROJECT
 0001-027-101, PE-101, RW-201, C-503

LEGEND:
 COVER TYPES AREAS
 COVER TYPES

EVI1 SUPPLEMENTARY TABLE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	DEVELOPED	OAK	N/A	FAIR	0.53 AC.± SEE DESCRIPTION
B	OPEN FIELD	N/A	N/A	N/A	9.25 AC.± SEE DESCRIPTION
C	UPLAND FOREST	OAK, POPLAR	SUB CLimax	FAIR	3.56 AC.± SEE DESCRIPTION

TOTAL ACREAGE: 13.42 AC.±

* CONDITION DESCRIPTIONS:
 COVER TYPE 'A': OAK TREES ARE THE PREDOMINANT SPECIES. SIZE RANGES UP TO 10" DBH. SEVERAL TREES ARE SHOWING SIGNS OF DECLINE OR DAMAGE. SEVERAL OF THE LARGER TREES ARE VERY CLOSE TO EXISTING STRUCTURES. UNDERSTORY CONSISTS OF OVERGROWN LAMN AREAS AND FENCE ROWS.
 COVER TYPE 'B': OVERGROWN OPEN FIELD CLEARED OF ALL TREES.
 COVER TYPE 'C': OAKS AND POPLARS ARE THE PREDOMINANT SPECIES WITH HAWK LOCUST AND MAPLES. MOST OF THE TREES ARE IN THE 20"-30" DBH SIZE RANGE WITH SOME BETWEEN 30"-40" DBH. MANY TREES ARE SHOWING SIGNS OF DECLINE OR DAMAGE. SOME TREES IN THE LOWER END OF THE SITE ARE OVERGROWN. THE UNDERSTORY IN THE UPPER PORTION OF THIS AREA IS MORE OPEN WITH SOME SMALL AMERICAN HOLLY AND BLACK CHERRY. THE UNDERSTORY IN THE LOWER PORTION OF THE SITE IS OVERGROWN WITH GREENBRIER.



County of Fairfax, Virginia

MEMORANDUM

DATE: March 28, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

FILE: 3-6 (SP 82-V-059)

SUBJECT: Transportation Impact

REFERENCE: SPA 82-V-059-03; The Most Reverend Paul S. Loverde, Bishop of the Catholic diocese of Arlington, VA, St. Louis Catholic Church and School
Traffic Zone: 1474
Land Identification May: 93-1 ((1)) 6

RECEIVED
DEPARTMENT OF PLANNING
AND ZONING

MAR 29 2012

SPECIAL PERMIT &
VARIANCE BRANCH

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plats made available to this office dated December 12, 2011. The applicant proposes to add a pre-school for three and four year olds in two daily sessions with 40 students in each session. The total daily enrollment of the existing private school of general education will remain 434 students. The addition of a nursery school would increase the total number of children enrolled in the school from 434 to 514, and the maximum number on site at any one time to 474. The number of employees would increase from 35 to 43. An increase in enrollment of 80 children in two sessions would generate approximately 34 new vehicle trips in the a.m. and 20 in the p.m. peak hours. All trips to the school are by private vehicle although the school does have a carpool program. There are no proposed improvements to the existing facilities.

- The Comprehensive Plan calls for three northbound lanes (existing), a future transit way, and bike lanes. The previously approved condition which provides for right-of-way dedication and ancillary easements should be carried forward.
- A carpool program for the school should be a condition for any additions to school enrollment. Although the school currently has a carpool program, there is no condition requiring one.
- A Turn Lane Warrant Analysis Memorandum by Wells and Associates for the right turn lane from northbound Route 1 to Popkins Lane has been submitted on behalf of the application.

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot



Staff has the following comments on the Warrant Analysis Memorandum:

- No actual counts were taken to determine the existing number of right (and left) turns. VDOT Synchro files from this segment of Route 1 were used but no actual data was included and no date for those counts. Since no "raw" data was given, there is no way to ensure the correct data was used.
- A 50/50 distribution split was assumed for the proposed nursery school trips. This may be correct but with no information given about the existing school distribution there is no way to confirm this assumption.
- The Analysis concludes that a right turn lane is not warranted with just the trips associated with the proposed use; however, a right turn lane is currently warranted with the existing traffic volume alone.

It is this Department's position that since a right turn lane is currently warranted and the applicant is not willing to construct one, that no additional traffic/use should be allowed/approved until such time as a turn lane is constructed. Using only "their traffic" to determine if a right turn lane is warranted is an inappropriate way to determine if the lane is warranted. That would be appropriate only if the right turn lane was to be into a "new" access point with no one else currently making turns.

Additionally, the Analysis did not include information about the storage capacity of the left turn lane from southbound Route 1 into Popkins Lane. That turn lane is constrained by crossing the intersection with Collard Street and by the back to back left turn lane for northbound Route 1 to Clayborne Avenue. Since this turn lane cannot be lengthened, if there is a current problem there with storage/stacking, then it would be inappropriate to approve any use which would aggravate the situation.

Therefore, until such time as the currently warranted right turn lane is constructed to northbound Route 1 at the intersection with Popkins Lane and adequate storage capacity exists for the left turn lane (southbound Route 1 to Popkins Lane), no new uses on this site should be approved which would add additional vehicle trips to this intersection.

A Trip Generation Table follows.

TRIP GENERATION

Land Use	Weekday			AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Existing									
Church 1000 seats or 43, 850 GFA (75,650 total gfa – 31,800 school gfa)	305	305	610	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
	199	199	399	15	9	24	12	12	24
Private School of General Education K-8 434 students or 31,800 sq ft gfa	n.a.	n.a.	n.a.	215	175	390	122	138	260
				202	166	368	101	106	207
Proposed									
Nursery School with 80 students – 40 am & 40 pm	179	179	358	17	15	32	15	17	33
Total									
				247 or 234	199 or 190	446 or 424	149 or 128	167 or 135	317 or 264

The private school of general education is the biggest generator of peak hour trips. The addition of the nursery school adds about 7% more trips in the a.m. peak hour and about 10% to the p.m. peak hour.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

April 10, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Paul J. Kraucunas
Virginia Department of Transportation – Land Development Program Manager

Subject: SPA 82-V-059-03

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

- VDOT feels that a right turn lane for Popkins Lane is required along Route 1, but due to the very high cost for construction of a retaining wall for the entire length of the turn lane, making the church do so at this time seems excessive for such a modest increase in traffic.

**WELLS + ASSOCIATES****MEMORANDUM**

TO: Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

FROM: William F. Johnson, P.E.
Andrew C. Buntua, E.I.T.

SUBJECT: SPA 82-V-059-2; St. Louis Catholic Church

RE: Turn Lane Warrant Analysis

DATE: March 22, 2012

Introduction

This memorandum serves to address VDOT's request for a turn lane warrant analysis associated with above referenced Special Permit Amendment (SPA) application. St. Louis Catholic Church is an existing church and private school located at 2907 Popkins Lane (Route 1405) in Fairfax County, Virginia as shown on Figure 1. Under the proposed SPA, St. Louis Catholic Church would add a nursery school program with a total on-site enrollment of up to 40 students. The nursery school would be accommodated within the existing building. No modification to the site is proposed with this application.

The subject site is currently accessed via two full-movement entry/exits, both located on Popkins Lane. Regional access to the site is provided via Richmond Highway (Route 1). As requested by VDOT, the following sections document a turn lane warrant analysis for the right-turn movement at the northbound approach of the Richmond Highway/Popkins Lane intersection.

Existing Field Conditions

Richmond Highway is constructed as a six-lane, median divided roadway and carries a posted speed limit of 45 miles per hour (mph) (an assumed design speed of 50 mph). The Roadway is classified as

R:\PROJECTS\54XX ST. LOUIS PARISH\GRAPHICS\54XX RPT GRAPHICS.DWG



Figure 1
Site Location



ACB

St. Louis Catholic Church
Fairfax County, Virginia



an "Urban Other Principal Arterial" by VDOT and a Principal Arterial according to the Fairfax County Comprehensive Plan.

The Richmond Highway/Popkins Lane intersection operates under signal control and allows for all turning movements. Presently, there is no northbound right turn lane on Richmond Highway to Popkins Lane.

Existing Traffic Counts

In order to perform the turn lane warrant analysis as requested, existing peak period traffic counts were obtained from VDOT Synchro files containing this segment of Richmond Highway. The counts show 2,990 vehicles per hour during the AM peak and 2,010 vehicles per hour during the PM peak on the northbound approach. The right turn volumes during the AM and PM peak hours are 110 and 156, respectively. The existing peak hour traffic volumes are shown on Figure 2.

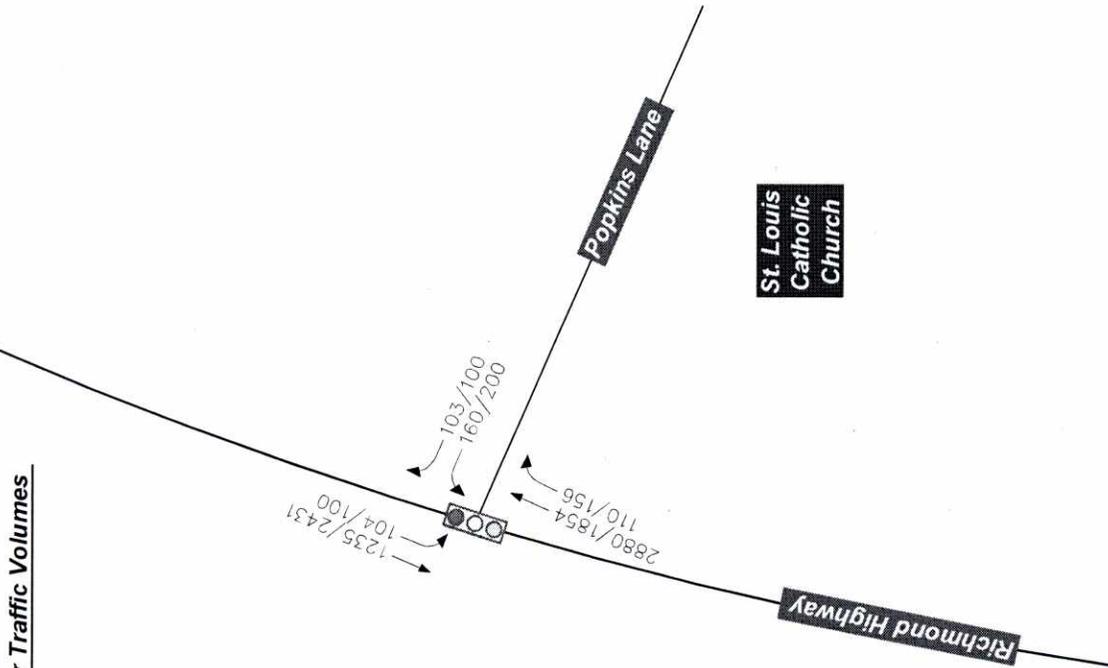
Site Trip Generation

In order to forecast new vehicle trips associated with the proposed expansion of the subject site, the Institute of Transportation Engineers (ITE) Trip Generation, 8th Edition manual was consulted. Based on the description of the site characteristics, it was assumed that the nursery school would operate similar to a "Day Care Center" as defined in the manual (Land Use Code 565). Table I summarizes the results of the trip generation analysis. As shown in the Table, the 40-student nursery school would generate approximately 34 AM peak hour trips, 34 PM peak hour trips, and 176 daily trips upon completion and occupancy.

Site Trip Distribution and Assignment

The net new trips forecasted for the proposed nursery school use summarized in Table I were assigned to the site access points based on a trip distribution assuming 50 percent of trips to/from the south and 50 percent of trips to/from the north along Richmond Highway. The trip assignments are depicted on Figure 2. As shown, the trip assignments result in nine (9) new northbound right turn trips at the subject intersection during the AM peak hour.

Existing Peak Hour Traffic Volumes



Site Trip Assignments

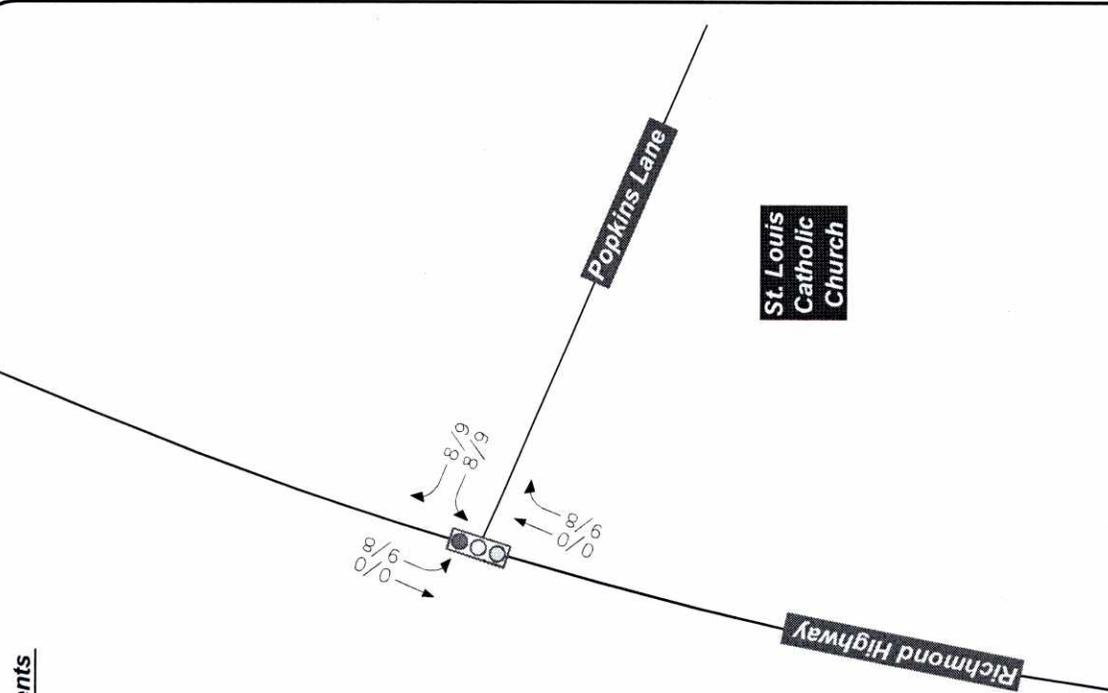


Figure 2
Existing Peak Hour Traffic Volumes and Site Trip Assignments



Table I
 St. Louis Parish
 Trip Generation Analysis - Peak Hour of the Adjacent Street (1)(2)

Land Use	Land Use Code	Amount	Unit	AM Peak Hour		PM Peak Hour		Average Daily Trips	
				In	Out	In	Out		
Day Care Center Inbound right turns from Richmond Highway	565	40 50%	students	18 9	16	18	16 8	34 34	176 r

Note(s):

- (1) Trip generation based on the Institute of Transportation Engineers' Trip Generation, Eighth Edition.
- (2) e = equations were used to calculate trip generation. r = rates were used to calculate trip generation.

Turn Lane Warrant Analysis

Existing Conditions

The existing traffic volumes (obtained from VDOT) at the Richmond Highway/Popkins Lane intersection were applied to the Roadway Design Manual Figure 3-27 "Guidelines for Right Turn Treatment (4-Lane Highway)." As shown in Attachment I, a right-turn lane is warranted under existing traffic conditions.

SPA Site Trip Analysis

In order to analyze the incremental impact associated with the proposed nursery school use, the turn lane warrant procedure according to the VDOT Roadway Design Manual Figure 3-27 "Guidelines for Right Turn Treatment (4-Lane Highway)" was applied using only the new site generated trips turning on to Popkins Lane from Richmond Highway. As shown in Attachment I, when only new site trips are considered no new turn lane treatment would be required for the northbound approach of Richmond Highway. Therefore, trips associated with the proposed SPA would not justify the need for a right turn lane.

Conclusions

Although a right turn lane is warranted under the existing conditions, the need for the construction of a turn lane is not justified by the proposed new use. The addition of the nursery use would generate only a small number of right-turn trips from northbound Richmond Highway onto Popkins Lane which would result in very little impact to the surrounding roadway network. These results, in conjunction with the fact that the St. Louis campus currently has a robust carpooling program along with the knowledge that a number of proposed nursery school attendees would be generated from existing clients, would further lessen any traffic impact potentially generated by approval of the subject SPA application. Therefore, it is not appropriate to require the applicant to construct a northbound right turn lane at the Richmond Highway/Popkins Lane intersection in conjunction with this SPA application.

We trust that the analysis and information provided herein addresses your questions on turn lane warrants related to the St. Louis Catholic Church. Please do not hesitate to contact Will Johnson at 703.365.9262 should you have any questions or require additional information.

Attachments: a/s

Attachment I

Roadway Design Manual Figure 3-27

EXISTING CONDITIONS

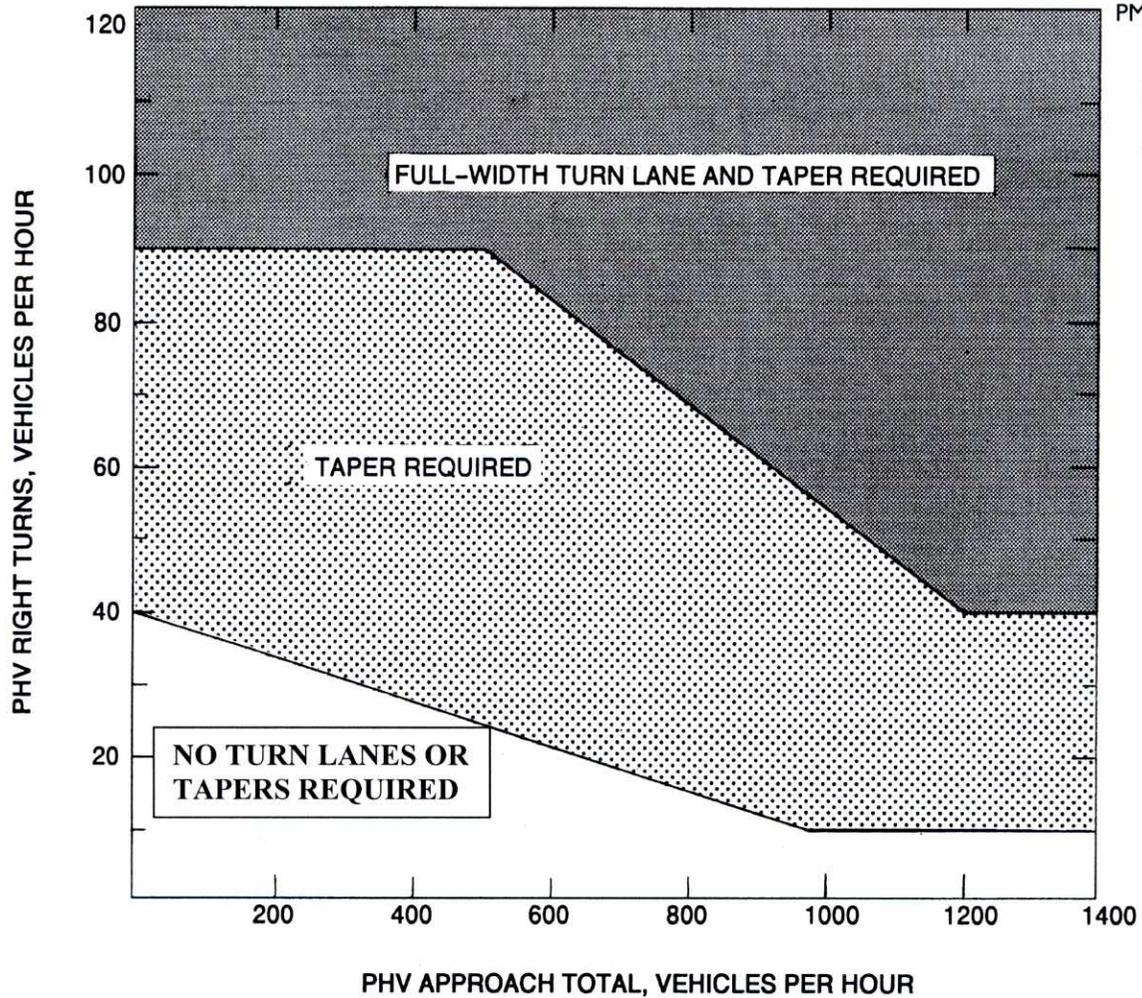
F-72



PM: 2010, 156



AM: 2990, 110



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

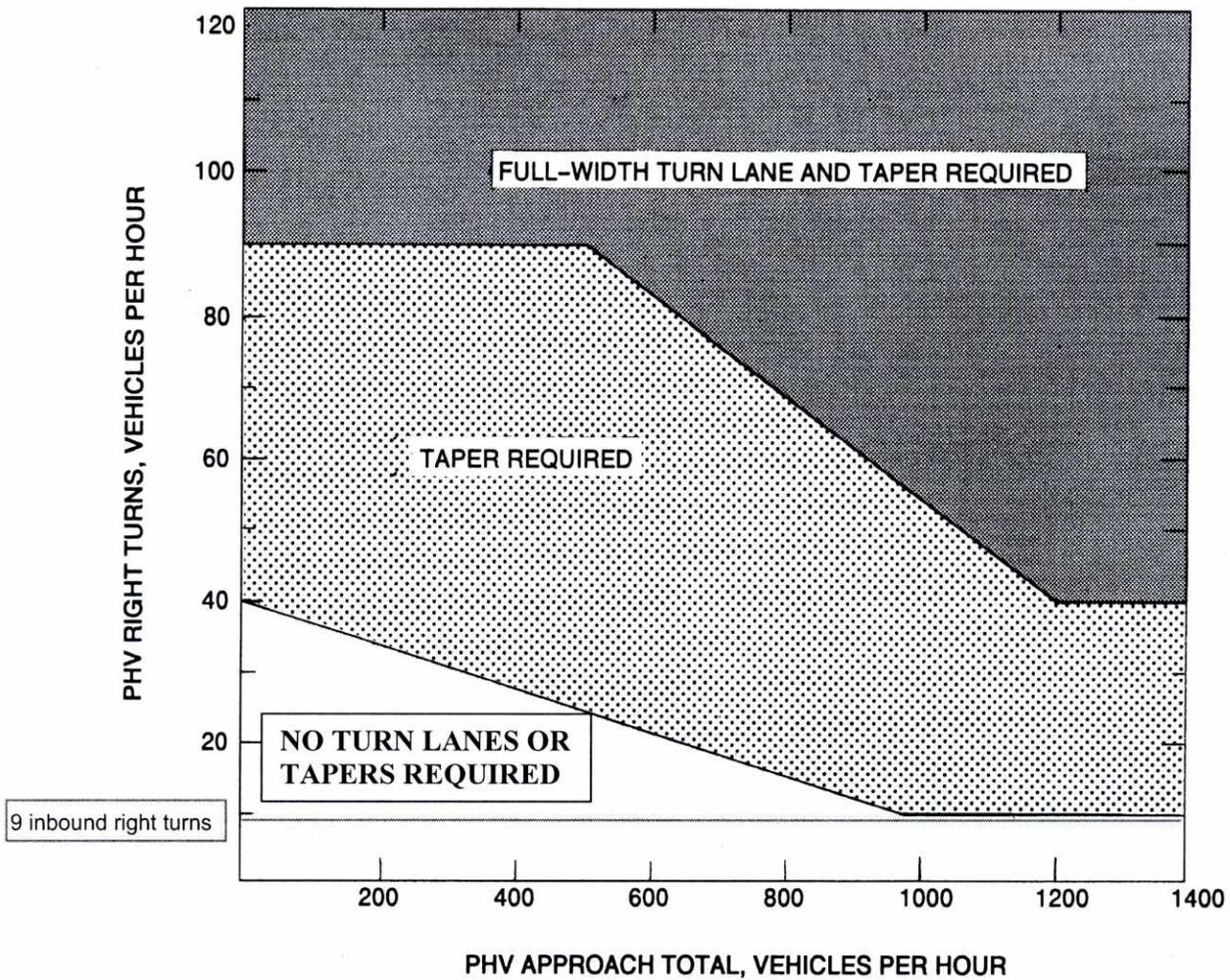
If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

FIGURE 3-27 GUIDELINES FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

FIGURE 3-27 GUIDELINES FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit 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 group or use, the BZA 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 BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

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

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-308 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 permit use in accordance with the provisions of this Part or as a special exception use in accordance with the provisions of Part 3 of Article 9. 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 9-309 and 9-310.