



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

May 17, 1989
STAFF REPORT



APPLICATION NUMBER RZ 89-L-008

LEE DISTRICT

Applicant: School Board of Fairfax County

Present Zoning: R-1, HC

Requested Zoning: R-3, HC

Proposed Use: Addition for Day
Care Center to
Existing School
Facility

Acreage: 8.05 acres

Subject Parcels: 90-1 ((1)) 52

Application Filed: January 19, 1989

Planning Commission Public Hearing: May 31, 1989

Board of Supervisors Public Hearing: June 12, 1989

Staff Recommendation: Staff recommends that rezoning case RZ 89-L-008 be approved subject to the execution of proffers consistent with those contained in Appendix 1 of this report.

Staff recommends that the barrier and transitional screening requirement along the eastern lot line be waived in accordance with the provisions of Par. 9 of Section 13-111 of the Zoning Ordinance and that the transitional screening requirement along the southwestern lot lines be modified to permit the existing trees and vegetation to satisfy the requirement.

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

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

For Information Call Zoning Evaluation Division, OCP at 246-1290.

KS/19

REZONING APPLICATION

RZ 89-L-008

RZ 89-L-008

FILED 01/19/89

SCHOOL BOARD OF FAIRFAX COUNTY

TO REZONE: 8.05 ACRES OF LAND; DISTRICT - LEE

PROPOSED: PUBLIC SCHOOL

LOCATED: S.W. CORNER OLD KEENE MILL AND SPRING RDS.

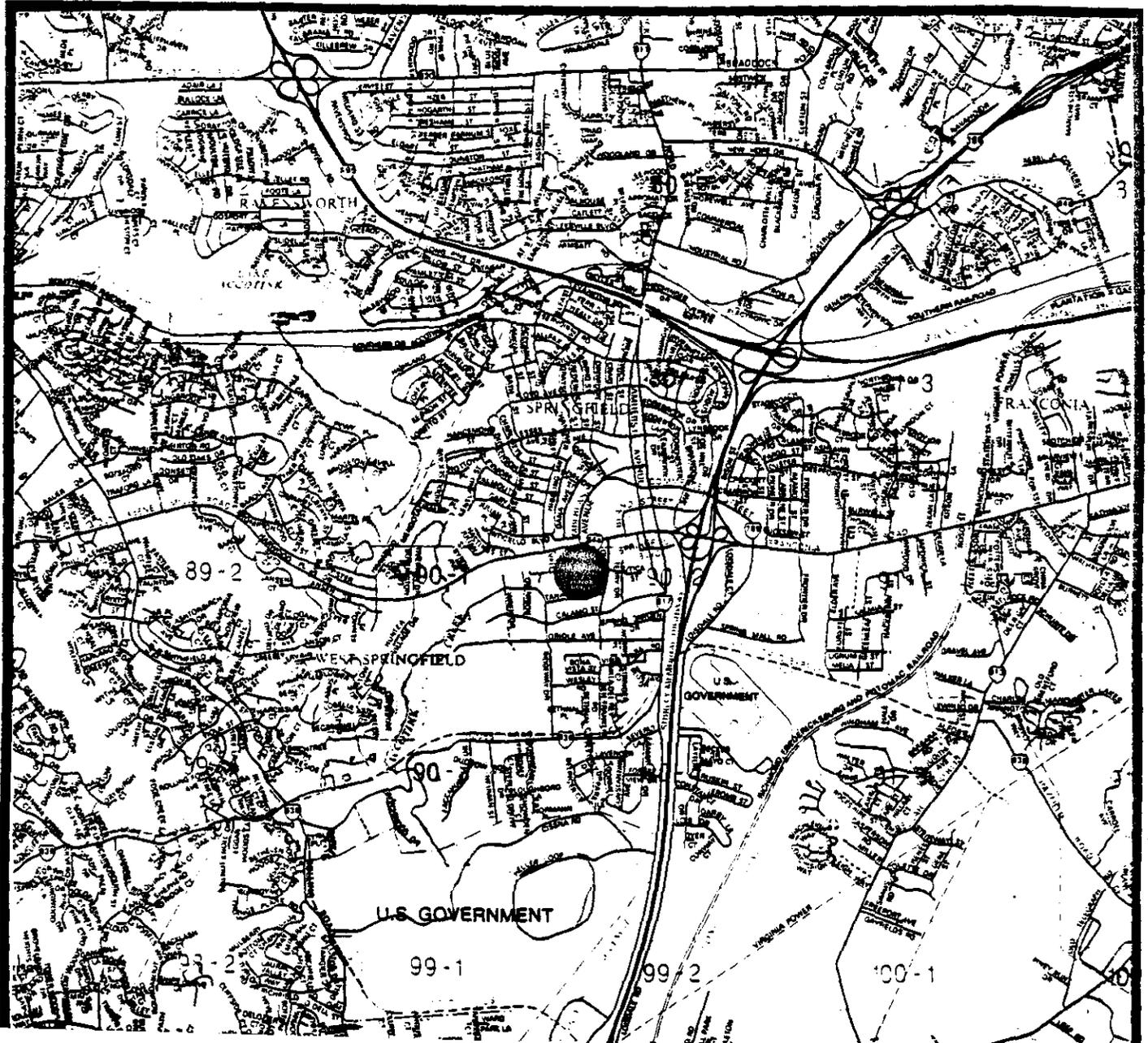
ZONING: R-1

TO: R-3

OVERLAY DISTRICT(S): HC

MAP REF

090-1- /01/ /0052-



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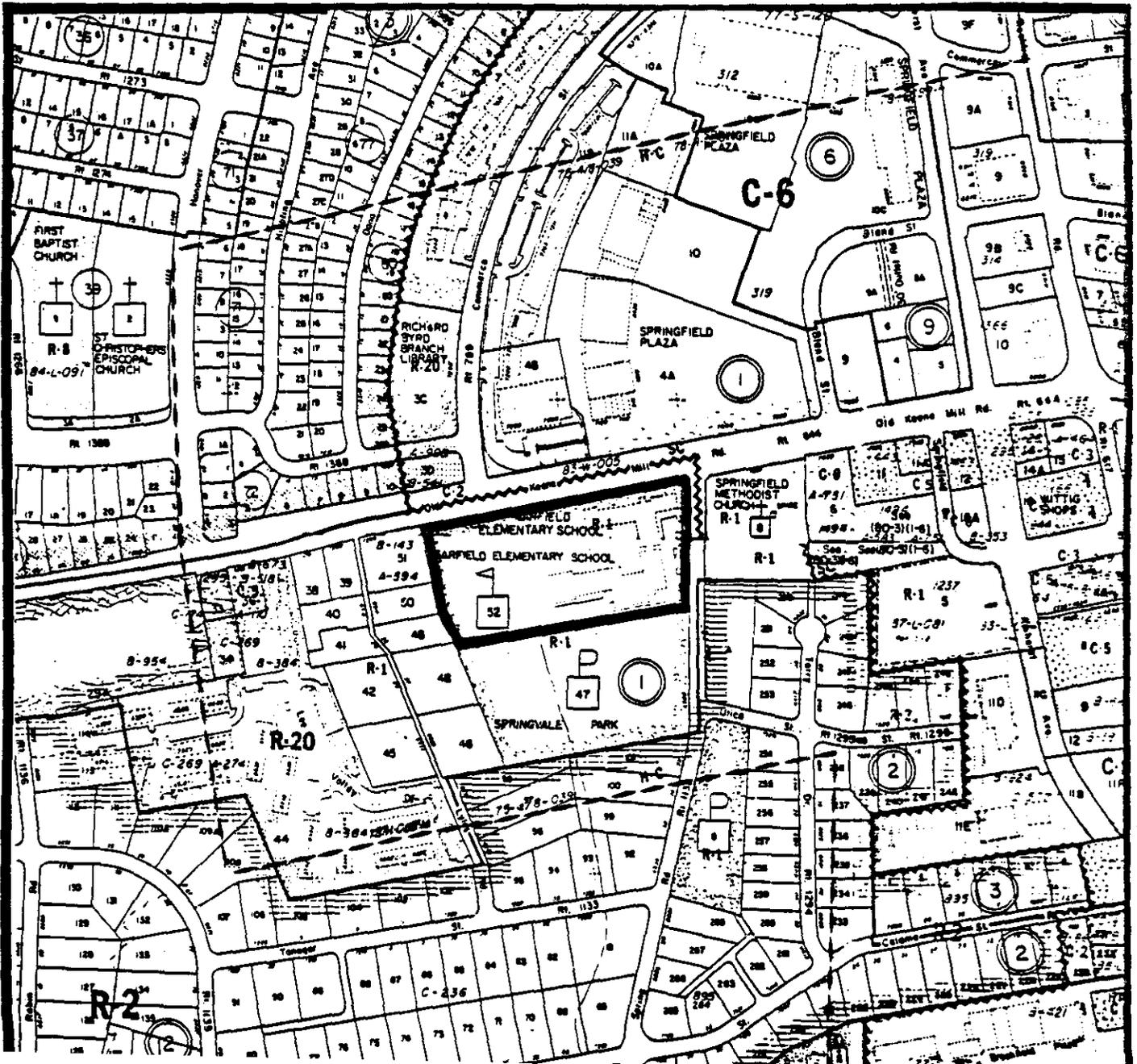
ZONING: R-1

TO: R-3

OVERLAY DISTRICT(S): HC

MAP REF

090-1- /01/ /0052-



- NOTES:**
1. THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON PARCELS 10 AND 11 (11) SHOWN ON MAP 10 COMPREHENSIVE ZONING ACT.
 2. THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS AND THE BOARD OF EDUCATION OF THE COUNTY OF FAIRFAX, VIRGINIA.
 3. THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS AND THE BOARD OF EDUCATION OF THE COUNTY OF FAIRFAX, VIRGINIA.
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 5. THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS AND THE BOARD OF EDUCATION OF THE COUNTY OF FAIRFAX, VIRGINIA.

SITE TRANSLATION

TOTAL SITE AREA	1,100 SQ. FT.
PROPOSED AREA	800 SQ. FT.
EXISTING BUILDING	1,100 SQ. FT.
PROPOSED ADDITION	1,100 SQ. FT.
TOTAL	2,200 SQ. FT.

PROPOSED ADDITION - 1,100 SQ. FT.
 PROPOSED TOTAL - 2,200 SQ. FT.

EXISTING BUILDING - 1,100 SQ. FT.
 PROPOSED TOTAL - 2,200 SQ. FT.

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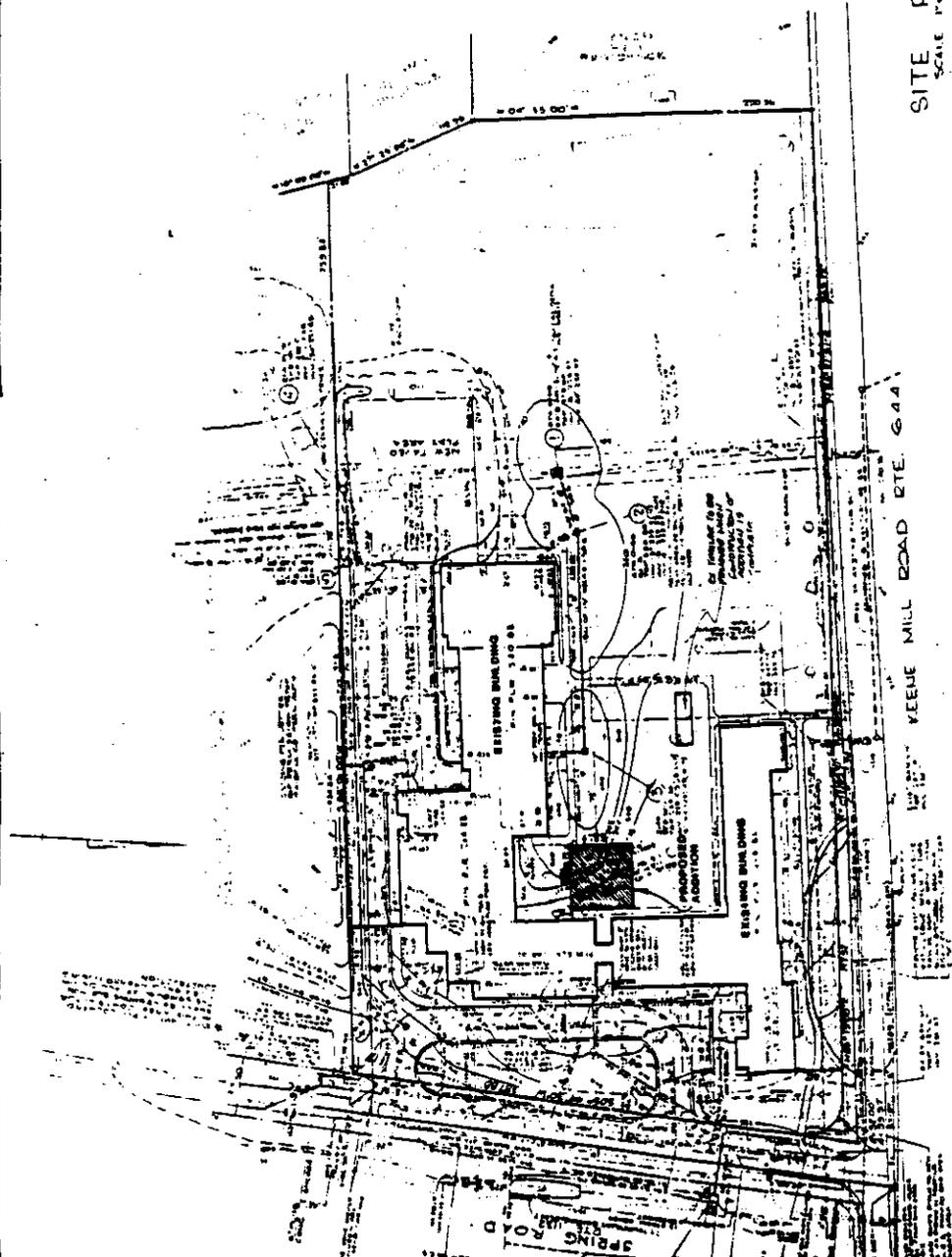
PROPOSED ADDITION - 1,100 SQ. FT.
 PROPOSED TOTAL - 2,200 SQ. FT.

EXISTING BUILDING - 1,100 SQ. FT.
 PROPOSED TOTAL - 2,200 SQ. FT.

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SITE PLAN
 SCALE 1"=20'

DATE: FEBRUARY 27, 1999 SCALE: 1"=20'

GENERALIZED DEVELOPMENT PLAN
GARFIELD ELEMENTARY SCHOOL

LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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

DESCRIPTION OF THE APPLICATION

The applicant, The School Board of Fairfax County, is requesting approval of an application to rezone 8.05 acres of land from the R-1 (Residential, One Dwelling Unit Per Acre) District to the R-3 (Residential, Three Dwelling Units Per Acre) District. The request is to increase the allowable floor area from 60,776 square feet to 73,776 square feet at a 0.21 FAR. At the present time, the School Board wishes to construct a 3,000 square foot addition to the Garfield Elementary School to house an existing School-Age Child Care (SACC) program (50 students) which is operated by the Fairfax County Office for Children. The proposed addition will not increase existing enrollment at the school. The program operates from 6:30 AM to 3:30 PM on school days.

The applicant requests a barrier and transitional screening requirements along the east and southwest sides.

The applicant's draft proffers are attached at Appendix 1 and the applicant's Affidavit and Statement of Justification are attached at Appendix 2 and 3, respectively.

LOCATION AND CHARACTER OF THE AREA

The application property is located in the southwest quadrant of the intersection of Old Keene Mill Road and Spring Road. It is bounded to the north by the Springfield Plaza shopping center, to the west by the Springfield Methodist Church, to the south by Springfield Park and to the southwest by vacant R-1 zoned land and to the northwest by ECHO, a Board of Supervisors Public Service facility.

BACKGROUND

The Garfield Elementary School building was built in 1952 on property zoned R-1. The 60,776 square foot building has a Floor Area Ratio (FAR) of 0.17. On June 12, 1978, the current Zoning Ordinance was adopted which limits the maximum FAR in the R-1 Zoning District to 0.15. Therefore, due to the limitation of FAR, no additions may be constructed on the property without rezoning the property to a Zoning District with a higher allowable FAR. The maximum FAR permitted in the requested R-3 Zoning District is 0.25.

DESCRIPTION OF THE SITE

The application property is currently developed with the Garfield Elementary School and associated ball fields, play area and parking. The topography is relatively flat and some vegetation exists near segments of the site boundaries.

COMPREHENSIVE PLAN PROVISIONS

The application property is located in Community Planning Sector S4 of the Springfield Planning District in Area IV. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

Page I/C 5 of the Introduction/Countywide section of the Plan, under subheading "Goals for Fairfax County", states the following:

"Education - Fairfax County should provide comprehensive education, training programs and facilities in order to ensure quality education by effectively meeting student and community needs."

On page IV-72, under the section entitled "Environment" in the S4 Springvale Community Planning Sector the Comprehensive Plan states the following:

"This area is located in the Accotink Creek watershed and, specifically, contains the main channel and lateral streams of Accotink Creek; . . .whereas the eastern half, because of its location in the Coastal Plain geologic province, is in a sensitive aquifer recharge zone and may contain slippage-prone swelling clays; . . ."

On page IV-73, under the section entitled "Old Keen Mill Road Corridor and Boundary with the Springfield" in the S4 Springvale Community Planning Sector, the Comprehensive Plan states the following:

"D. 6. Site development should provide for the reduction of site runoff into Calamo Run, as much as practical."

On October 24, 1988, the Fairfax County Board of Supervisors approved the following amended language to the section of the Comprehensive Plan entitled "Water Quality and Quantity" in the "Environmental Recommendations" of the Introductory/Countywide Volume to read:

- "3. Preserve or enhance surface water and groundwater quality throughout the County through the application of stormwater management best management practices (BMPs), point source pollution controls, and water quality sensitive land use planning."

On October 24, 1988, the Board of Supervisors approved the following amended language in the "Physical Hazards" section of the "Environmental Recommendations" found in the Introductory/Countywide volume of the Comprehensive Plan:

- "1. Ensure that land use planning is responsive to the constraints imposed by such factors as floodplains, wetlands, slippage soils, steep slopes, erodible soils, septic limitation areas, aquifer recharge zones, high water table soils, and poor drainage conditions.
7. Require a detailed drainage study of areas with natural drainage swales or intermittent streams and high water table soils prior to development to safeguard against wet foundation problems."

The Comprehensive Plan map shows that the subject property is planned for public facility, institutional and governmental uses.

ANALYSIS

Land Use

An FAR of 0.25 is permitted under the R-3 zoning. At the proffered build out request, the FAR will be limited to 0.21. The School Board has proffered to limit development of this site to a maximum of 73,776 gross square feet yielding in a FAR of 0.21. This represents a potential expansion to a maximum of an additional 10,000 square feet beyond the requested 3,000 square feet under this application. Staff believes that this is an insignificant expansion that would not be expected to pose negative land use/transportation impacts.

Environmental Analysis

At present, the soils on the property are not mapped. Due to the presence of Beltsville soils on property surrounding the school site, it may be likely that Beltsville soil is also present there. This soil has poor subsurface drainage due to perched groundwater above restricted soil layers. These soil characteristics may create drainage problems on the property.

A sensitive aquifer recharge area exists just southwest of this property near the eastern boundary of the Hunter Tract Area. A tributary of Accotink Creek is present on the western

third of the elementary school site. As a result, any surface water runoff from the elementary school will flow into Accotink Creek. There is the possibility that water quality impacts may affect the downstream aquifer recharge and stream valley area. The applicant should abide by the Public Facilities Manual minimum requirement of 80 percent trapping during construction.

Transportation Analysis

The Transportation Analysis attached at Appendix 5 indicates that a right-of-way dedication to 26 feet from the centerline of Spring Street shall be provided along with ancillary easements to facilitate future construction. The applicant is proffering the requested right-of-way dedication and the appropriate ancillary easements.

Public Facilities Analysis

Information regarding sanitary sewer, water service, Fire and Rescue Department services and Fairfax County Park Authority comments are contained in Appendices 6 through 9 respectively. There appears to be no deficiencies in the availability of public facilities to the site.

ZONING DISTRICT ANALYSIS

The following chart indicates that the application complies with the provisions of R-3 District:

R-3 District

	<u>Required</u>	<u>Provided</u>
Max Bldg Height	60 feet	Appx. 12 feet
Min Front Yard	40°ABP, not less than 30 feet	50 feet
Min Side Yard	35°ABP, not less than 10 feet	40 feet
Min Rear Yard	35°ABP, not less than 25 feet	365+ feet
FAR	0.25	0.21

During the site plan review process, the transitional screening and barrier requirements will be reviewed in accordance with Item 4 of the Matrix contained in Article 13 of the Zoning Ordinance which recommends that Transitional Screening 2 and Barriers D, E or F

along the southwestern and Transitional Screening 1 and barrier A, B or c along the eastern lot lines be provided. Transitional Screening and barrier is not required along the northern, southern and northwestern lot lines. Because the proposed addition is insignificant and thus would not impact the adjacent residential developments, staff recommends that the existing trees and vegetation be permitted to satisfy the transitional screening requirement along the southwestern lot line. At the time of site plan approval, the applicant should provide Barrier D, E or F along the southwestern lot line to provide mitigation to two residentially zoned lots at this corner. Transitional screening and barrier requirements along the eastern side should be waived as permitted by Par. 9 of Section 13-111 of the Zoning Ordinance as the adjoining church is a use permitted by the Board of Zoning Appeals.

Under the provisions of Par. 17 of Sect. 11-106, DEM has determined that 52 parking spaces are required whereas a total of 50 parking spaces are provided. Remarking spaces to comply with this requirement can be addressed during the site plan review process.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The existing school consists of 60,776 square feet and the proposed addition will increase the total gross floor area to 63,776 square feet. The proposed addition is small enough that the current FAR of 0.17 will be increased only to 0.18. The applicant has committed to limit future expansion of the building to a maximum of 10,000 gross square feet, or a maximum building size to 73,776 square feet yielding a FAR of 0.21.

Recommendations

Staff recommends that rezoning case RZ 89-L-008 be approved subject to the execution of proffers consistent with those contained in Appendix 1 of this report.

Staff recommends that the barrier and transitional screening requirement along the eastern lot line be waived in accordance with the provisions of Par. 9 of Section 13-111 of the Zoning Ordinance and that the transitional screening requirements along the southwestern lot line be modified to permit the existing trees and vegetation to satisfy the requirement.

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

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

APPENDICES

1. Draft Proffers
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Comprehensive Plan Analysis and Environmental Analysis
5. Transportation Report
6. Sanitary Sewer Analysis
7. Water Service Analysis
8. Fire and Rescue Department Analysis
9. Park Authority Comments
10. Parking Tabulation
11. Glossary of Terms

APPENDIX 1

PROFFERS

REZONING APPLICATION NUMBER RZ 89-L-008

SCHOOL BOARD OF FAIRFAX COUNTY

_____, 1989

Pursuant to Section 15.1-491(a) of the 1950 Code of Virginia, as amended, the undersigned, as the applicant in Rezoning Application Number RZ 89-L-008 (the "Application") and the owner of the property (the "Property") that is the subject of the Application (together the "Applicant"), hereby proffer that if the Property is rezoned to the R-3 District, development of the Property will be subject to the following terms and conditions:

1. The applicant will dedicate, via a perpetual easement with the Virginia Department of Transportation, sufficient right of way to provide a width of 26 feet from centerline along the Spring Street frontage of the Property. All ancillary easements for future roadway construction will be granted by the School Board at no cost.

2. The applicant agrees to limit future gross floor area expansion to 10,000 square feet (versus the 23,889 square feet of gross floor area which would be allowed by right in the R-3 zoning district). The maximum gross floor area allowed will be 73,776 square feet which translates to a maximum floor area ratio of approximately 0.21.

FAIRFAX COUNTY SCHOOL BOARD
A Body Corporate

By: _____
Robert R. Spillane
Division Superintendent

REZONING AFFIDAVIT

APPENDIX 2
89-20c

We, The School Board of Fairfax County VA, do hereby make oath or affirmation that I am an applicant in Rezoning Application Number RZ-89-26-008 and that to the best of my knowledge and belief, the following information is true:

1. (a) That the following constitutes a listing of names and last known addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
The School Board of Fairfax County, Virginia	10700 Page Avenue Fairfax, Va. 22030	Owner/Applicant
Thomas F. Hanton, Director		/Agent
Wayne Ridgeway, Project Manager		/Agent
Patton Harris Rust & Associates, Don Popovich	See Appendix #1	/Engineer

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

Name	Address	Relationship
Patton Harris Rust & Associates has more than 10 shareholders		
Thomas D. Rust	3998 Fair Ridge Drive, Fairfax, Va. 22030	Shareholder
Charles R. Weber	"	"
Eugene J. Fournier	"	"

The above listed names are all shareholders who own 10% or more of any class of stock

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

Name	Address	Relationship

2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision.
EXCEPT AS FOLLOWS: (if none, so state)

None

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney, or holds outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50); has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of fifty dollars (\$50) or more with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (if none, so state)

The School Board of Fairfax County is appointed by the Board of Supervisors.

Handwritten signature or initials

89-20C



Department of Facilities Services

10700 Page Avenue
Fairfax, Virginia 22030

REZONING AFFIDAVIT

RZ-89-L-008-APPENDIX #1

NAME	ADDRESS	RELATIONSHIP
Robert R. Spillane	10700 Page Avenue Fairfax, VA 22030	Division Superintendent
Thomas Cawley	Hunton & Williams 3050 Chain Bridge Road Suite 600 Fairfax, VA 22030	*School Board Attorney See Attached
Thomas Williamson	10700 Page Avenue Fairfax, VA 22030	Coordinator Site Acquisition & Development FCPS

3/31/89

89-200

Hunton & Williams is a Virginia partnership. Following is a list of all partners.

Benjamin C. Ackerly

John J. Adams

John B. Ashton

A. Neal Barkus

Michael B. Barr

Philip M. Battles, III

John J. Beardsworth, Jr.

Lewis T. Booker

Evans B. Brasfield

Robert F. Brooks

Jeffery P. Brown

F. William Brownell

Robert H. Brumley, II

Robert P. Buford

Matthew J. Calvert

Grady K. Carlson

Daniel A. Carrell

Joseph C. Carter, Jr.

Thomas J. Cawley

James N. Christman

Randolph W. Church, Jr.

R. Noel Clinard

Myron D. Cohen

Joseph P. Congleton

David Rees Davies

Douglas W. Davis

Mark S. Dray

Kathleen DuVal

James W. Dyke, Jr.

W. Jeffery Edwards

L. Neal Ellis, Jr.

Lathan M. Ewers, Jr.

E. Milton Farley, III

James E. Farnham

James W. Featherstone, III

Andrea Bear Field

Edward S. Finley, Jr.

Thomas J. Flaherty

Anthony L. Fletcher

William M. Flynn

Harry Frazier, III

George C. Freeman, Jr.

Richard D. Gary

Manning Gasch, Jr.

C. Christopher Giragosian

Richard W. Goldman

Allen C. Goolsby, III

L. Raul Grable

J. William Gray, Jr.

Anne Gordon Greever

G. H. Gromel, Jr.

Virginia H. Hackney

Ray V. Hartwell, III

George H. Hettrick

Waller H. Horsley

George C. Howell, III

Donald P. Irwin

James A. Jones, III

Walton K. Joyner

Richard G. Joynt

E. Peter Kane

Joseph C. Kearfott

Douglas W. Kenyon

John T. Konther

George P. Kramer

John A. Lucas

Harrison D. Maas

Charles King Mallory, III

Thomas J. Manley

Jerry R. Marlatt

Jeffrey N. Martin

Kent E. Mast

Michael W. Maupin

Gregory E. May

Richard E. May

John R. McArthur

William H. McBride

Jack E. McClard

Kathy E. B. McCleskey

Francis A. McDermott

Thomas McN. Millhiser

Patrick J. Milmoe

Jack A. Molenkamp

Thurston R. Moore

Dewey B. Morris

Henry V. Nickel

Charles D. Ossola

Christine H. Perdue

89-20C

R. Dean Pope
Lewis F. Powell, III
Virginia W. Powell
J. Waverly Pulley, III
William A. Pusey
Arnold H. Quint
Gordon F. Rainey, Jr.
John Jay Range
Robert S. Rausch
W. Taylor Reveley, III
William M. Richardson
James M. Rinaca
Jennings G. Ritter, II
Edgar M. Roach, Jr.
Gregory B. Robertson
Richard T. Robol
Robert M. Rolfe
William L. Rosbe
William L.S. Rowe
D. Alan Rudlin
Norman A. Scher
Pauline A. Schneider
Patricia M. Schwarzschild
Axel P. Seyler
James W. Shea
K. Dennis Sisk

Thomas G. Slater, Jr.
Turner T. Smith, Jr.
Jack H. Spain, Jr.
Joseph M. Spivey, III
Gregory N. Stillman
Franklin H. Stone
Odes L. Stroupe, Jr.
Michael L. Teague
Paul M. Thompson
James T. Tilton
A. Jackson Timms
B. Cary Tolley, III
Randolph F. Totten
Guy T. Tripp, III
Abram W. VanderMeer, Jr.
C. Porter Vaughan, III
C. L. Wagner, Jr.
William A. Walsh, Jr.
Harry J. Warthen, III
Mark G. Weisshaar
Hill B. Wellford, Jr.
Hugh V. White, Jr.
Jerry E. Whitson
Walter F. Witt, Jr.
William F. Young
Lee B. Zeugin



APPENDIX 3

Department of Facilities Services

10700 Page Avenue
Fairfax, Virginia 22030

MEMORANDUM

December 21, 1988

TO: Jane W. Gwinn, Zoning Administrator
Zoning Administration Division, OCP

FROM: Wayne Ridgeway, Project Manager *WR*
Design and Construction Services

REF: Request For Rezoning - Garfield Elementary Elementary School
7101 Old Keene Mill Road/ 90-1 (1) Par. 52

This memo concerning referenced project is to request site be rezoned from R-1 to R-3 due to the following:

- (1) Rezoning of this particular parcel is consistent with current and proposed zoning of adjacent properties.
- (2) Existing structure(s) of 60,776 [±] square feet on 8.6 acre site exceeds current allowable F.A.R. of 0.15.
- (3) Proposed addition of ~~2200~~³⁰⁰⁰ square feet G.F.A. is designed to accomodate Board of Supervisors mandated SACC program.
- (4) Students utilizing SACC program are currently enrolled at Garfield which will not increase student population.
- (5) Additional VPD trips added will come at "non peak" school traffic hours.
- (6) Proposed addition will not adversely impact existing public facilites; while providing additional services to the citizens.

In addition to the justification as outlined above, we would also request waiver of fees and submission of development plan due to nature of this request.

WR/cms

cc: Alton C. Hlavin
Eugene J. Kelly
Thomas Williamson



May 1, 1989

TO: Kul Sandhu, Staff Coordinator

FROM: Wayne Ridgeway, Design and Construction *WR*

REFERENCE: Garfield Elementary School RZ-89-L-008

As per your request of 4/28/89 please find the additional information as requested:

- 1) Occupancy load of all permanent classrooms
427
- 2) # of classrooms
22
- 3) Occupancy load of auditorium & stadium (if applicable)
N/A
- 4) Occupancy load of Special Education
8 classrooms (55 students)
- 5) Student/teacher ratio
25 to 1 / Spec. Ed. 7 to 1
- 6) Area(s) on-site available for auxillary parking - Bus loop,
paved play areas = 57 spaces
- 7) #- of on-site spaces
40
- 8) # of students
504 *
- 9) Total # of faculty, staff, full time employees
48

* A boundary study is in progress to bring student enrollment more into line with design capacity.

FAIRFAX COUNTY, VIRGINIA

Yesman
APPENDIX 4

MEMORANDUM

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

DATE: APR 03 1989

FROM: Lynda L. Stanley, Chief *LS*
Plan Development Branch, OCP

FILE NO: 112 (ZONING)

SUBJECT: Planning Analysis for: RZ 89-L-008

This memorandum provides guidance from the Comprehensive Plan and a planning analysis of application RZ 89-L-008 which requests approval to rezone a public school site from R1 to R3 in order to expand existing facilities. The issues identified in this analysis should be satisfactorily addressed before this application is considered favorably.

COMPREHENSIVE PLAN CITATIONS:

The 8.05-acre property is located in Community Planning Sector S4 of the Springfield Planning District in Area IV. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

Page I/C 5 of the Introduction/Countywide section of the Plan, under subheading "Goals for Fairfax County", states the following:

"Education - Fairfax County should provide comprehensive education, training programs and facilities in order to ensure quality education by effectively meeting student and community needs."

The Comprehensive Plan map shows that the property is planned for public facility, governmental and institutional uses.

PLANNING ANALYSIS:

The following analysis identifies and discusses pertinent planning issues that relate to the proposed use on the application property.

Character of the Surrounding Area:

The application property is located to the south and west of a large, commercial core known as the Springfield Community

Barbara A. Byron
RZ 89-L-008
Page Two

Business District. Springfield Plaza which is part of this core, is located opposite the subject site on the north side of Old Keene Mill Road. Surrounding uses on the remaining three sides of the property include Springvale Park to the south, a church to the east and an office building and vacant land to the west. Existing and planned land uses adjacent to the church on the south side of Old Keene Mill Road are predominantly low-density residential.

Planning Issues:

The Fairfax County School Board proposes to expand existing facilities at Garfield Elementary School from about 60,000 gross square feet (GSF) to 63,776 GSF. This would result in a small increase in the floor area ratio from .17 to .18. Under the requested R3 zoning category, an additional development capacity of 23,888 GSF would be permitted by right. An increase of this magnitude, or any significant portion thereof, could result in undesirable land use, transportation and other development impacts on the surrounding area. As with other by right development, staff may not have an opportunity to review any additional proposed development or to recommend appropriate measures for mitigating additional impacts.

Suggested Measures to Address Planning Issues:

The County School Board should revise the application to request R-2 zoning instead of R-3. The R-2 zoning category would facilitate the proposed expansion while allowing a more modest amount (6,355 GSF) of further expansion by right.

Supplemental transitional screening should be provided on the southeast and southwest corners of the site to reduce visual impact and noise on the adjacent residential uses.

LLS:YRA:stn

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director DATE: MAR. 27 1989
Zoning Evaluation Division, OCP

THRU: James H. Collins, Senior Environmental Planner
Environmental and Cultural Resources Branch, OCP

FROM: Connie Chitwood Crawford, Environmental Planner II *ccw*
Environmental and Cultural Resources Branch, OCP

FILE NO.: CRAWFORD (76)

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 89-L-008
Fairfax County School Board
90-1 (1) 52

This memorandum is an environmental assessment of the application property listed above. The assessment consists of the following elements:

- citations from the Comprehensive Plan that constitute environmental policy for this property;
- a discussion of the environmental constraints and opportunities inherent to the property;
- a discussion of environmental impacts that may result from the proposed development;
- a judgment concerning the acceptability of the proposal from the perspective of adopted environmental policy; and
- a description of potential solutions that could remedy identified environmental issues.

COMPREHENSIVE PLAN CITATIONS:

Comprehensive Plan guidance is the basis for the evaluation of this application. The following citations have been determined to have relevance to the application property and the development proposal.

On page IV-72, under the section entitled "Environment" in the S4 Springvale Community Planning Sector the Comprehensive Plan states the following:

"This area is located in the Accotink Creek watershed and, specifically, contains the main channel and lateral streams of Accotink Creek; . . . whereas the eastern half, because of its location in the Coastal Plain geologic province, is in a sensitive aquifer recharge zone and may contain

On page IV-73, under the section entitled "Old Keene Mill Road Corridor and Boundary with the Springfield CBD" in the S4 Springvale Community Planning Sector, the Comprehensive Plan states the following:

"D.

6. Site development should provide for the reduction of site runoff into Calamo Run, as much as practical."

On October 24, 1988, the Fairfax County Board of Supervisors approved the following amended language to the section of the Comprehensive Plan entitled "Water Quality and Quantity" in the "Environmental Recommendations" of the Introductory/ Countywide Volume to read:

"3. Preserve or enhance surface water and groundwater quality throughout the County through the application of stormwater management best management practices (BMPs), point source pollution controls, and water quality sensitive land use planning."

On October 24, 1988, the Board of Supervisors approved the following amended language in the "Physical Hazards" section of the "Environmental Recommendations" found in the Introductory/Countywide volume of the Comprehensive Plan:

"1. Ensure that land use planning is responsive to the constraints imposed by such factors as floodplains, wetlands, slippage soils, steep slopes, erodible soils, septic limitation areas, aquifer recharge zones, high water table soils, and poor drainage conditions.

7. Require a detailed drainage study of areas with natural drainage swales or intermittent streams and high water table soils prior to development to safeguard against wet foundation problems."

ENVIRONMENTAL CONSTRAINTS AND OPPORTUNITIES:

The environmental concerns described here are conditions of, or constraints upon the site that exist notwithstanding this development proposal. These conditions are limitations which would impact, or opportunities available to, any significant development proposal.

At present, the soils on the property are not mapped. Due to the presence of Beltsville soils on property surrounding the school site, it may be likely that Beltsville is also present there. This soil has poor subsurface drainage due to perched groundwater above restricted soil layers. These soil characteristics may create drainage problems on the property.

ENVIRONMENTAL IMPACTS:

The following comments pertain to the development plan dated February 27, 1989. The issues discussed in this section are potentially harmful environmental impacts of the proposed development.

There is a sensitive aquifer recharge area just southwest of this property near the eastern boundary of the Hunter Tract Area. A tributary of Accotink Creek (although ditched) is present on the western third of the elementary school site. As a result, any surface water runoff from the elementary school will flow into Accotink Creek. There is the possibility that water quality impacts may affect the downstream aquifer recharge and stream valley area.

CONCLUSION:

The environmental impacts and/or constraints noted earlier should be addressed by the applicant. Possible mitigation measures are described in the recommendations section. The Planning Division of OCP can find this application to be in conformance with the environmental policies of the Comprehensive Plan if suitable mitigation measures are identified, adopted, and implemented.

RECOMMENDATIONS:

This section contains descriptions of potential remedies for the environmental impacts and/or constraints identified above. Each recommendation constitutes an acceptable remedy to the problems that have been identified; however, there may be other solutions that have not been proposed by staff.

Stormwater

The Comprehensive Plan language addresses the issue of site designs focused on reducing surface water runoff. Thus, the applicant will need to ensure that any increase in impervious surfaces resulting from this development proposal will not increase peak runoff volume over and above what the current drainage system has been designed to accommodate. Including reduced runoff volumes in the design of the renovation/addition will ensure that the water quality downstream of the site will not be impacted.

Soils

Due to the poor subsurface drainage problems associated with this site, the applicant should implement a drainage study to address any drainage problems that may occur near the foundation and or crawl space of this facility.

The Planning Division of OCP recommends that the applicant accept each of these recommendations or propose alternatives that are agreed to by staff prior to the anticipated date of the publication of the staff report.

JHC:CCC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

APPENDIX 5

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

DATE: April 4, 1989

FROM: John C. Herrington, Chief
Site Analysis Section, OT *JCH*

FILE: 3-4 (RZ 89-L-008)/SITE 93

SUBJECT: Transportation Impact

REFERENCE: RZ 89-L-008; School Board of Fairfax County
Traffic Zone: 1051
Land Identification Map: 90-1 ((1)) 52

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans made available to this Office dated February 27, 1989.

The latest VDOT count for this segment of Spring Street was taken in 1985 and shows 9,710 vpd. This volume exceeds the maximum Public Facilities Manual standard of 5500 vpd for a two lane roadway. Although the proposed addition to the school would not create an increase in volumes, continued redevelopment in the area could result in an unacceptable increase in volumes on an already inadequate street system.

Therefore, it would be desirable for the applicant to dedicate right-of-way to 26 feet from centerline along the site's frontage on Spring Street and provide all ancillary easement needed to facilitate future construction. A 52-foot wide right-of-way would provide sufficient width for a roadway with one lane in each direction plus left turn lanes at intersections. Although this right-of-way would not accommodate a road adequate to handle the existing traffic, a road requiring a greater right-of-way dedication would significantly impact the residential properties along Spring Street.

JCH/AKR:sb

APPENDIX 7

Date: 03/07/89

TO: Staff Coordinator (Tel.: 246-3387)
Zoning Evaluation Branch
3rd Floor, City Square Office Building

FROM: Planning Branch (Tel.: 698-5600 ext. 384)
Engineering and Construction Division
Fairfax County Water Authority

Subject: Water Service Analysis, Rezoning Application RZ 89-L-008

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

1. The application property is located within the franchise area of the Fairfax County Water Authority
2. Adequate water service is available at the site.
3. Offsite water main extension is not required.
4. The nearest adequate water main available to provide service is a 24 inch main located at the property. See enclosed property map.
5. Other pertinent information or comments:

REZONING APPLICATION

RZ 89-L-008

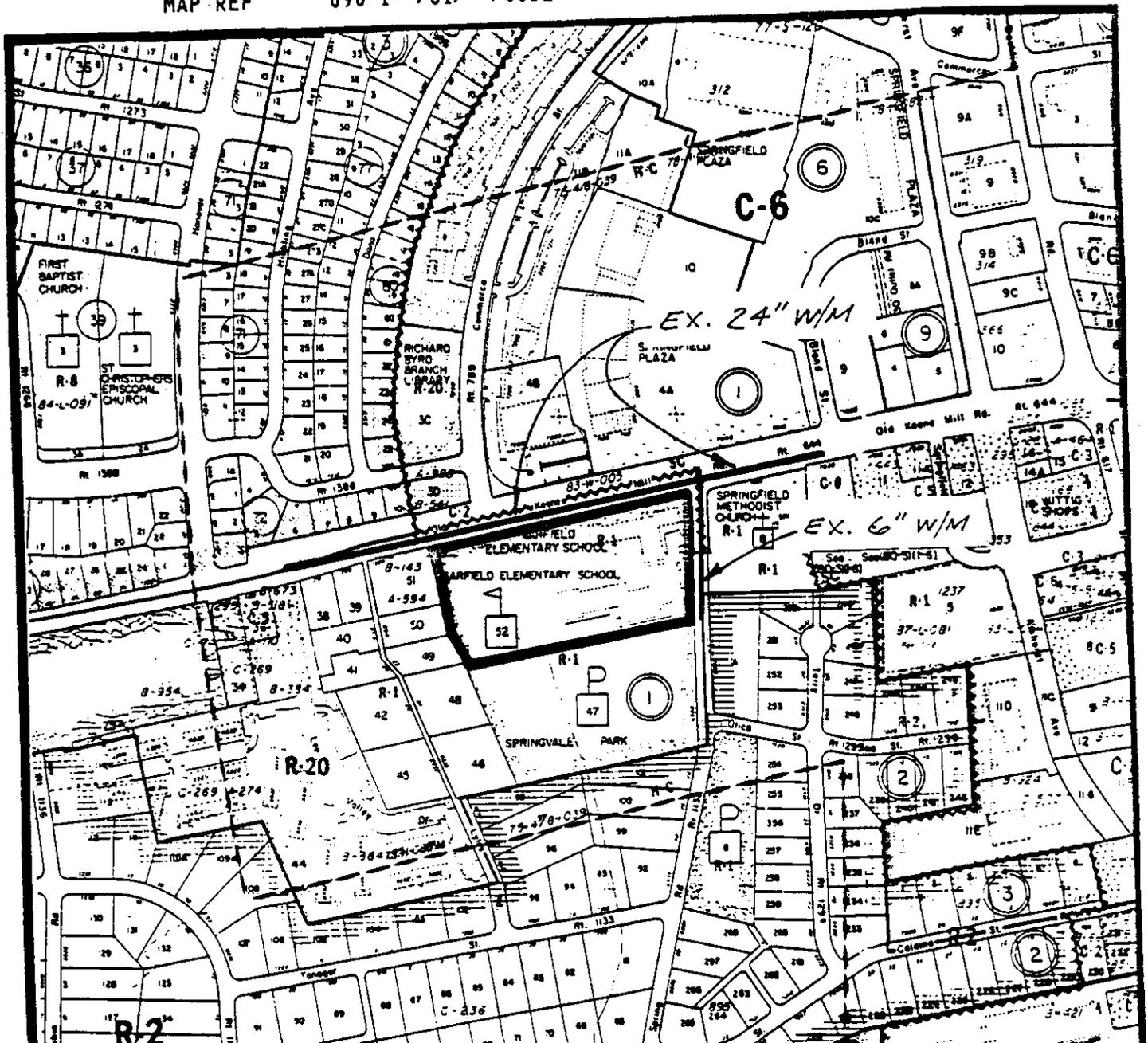
RZ 89-L-008
FILED 01/19/89

SCHOOL BOARD OF FAIRFAX COUNTY
TO REZONE: 8.05 ACRES OF LAND; DISTRICT - LEE
PROPOSED: PUBLIC SCHOOL
LOCATED: S.W. CORNER OLD KEENE MILL AND SPRING RDS.

ZONING: R-1
TO: R-3
OVERLAY DISTRICT(S): HC

MAP REF

090-1- /01/ /0052-



March 3, 1989

APPENDIX 8

TO: STAFF COORDINATOR (246-3387)
ZONING EVALUATION BRANCH, OCP
CITY SQUARE BUILDING
10640 PAGE AVENUE, 3RD FLOOR

FROM: JEANNE DARGUSCH, (246-3981) *JD*
RESEARCH AND PLANNING SECTION
FIRE AND RESCUE DEPARTMENT

SUBJECT: FIRE AND RESCUE DEPARTMENT PRELIMINARY ANALYSIS,
REZONING APPLICATION RZ 89-L-008 (R-3)

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station Garfield Elementary
2. After construction programmed for FY _____, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility, however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

Fairfax

County



APPENDIX 9

Memorandum

March 6, 1989

TO: Barbara A. Byron, Director
Zoning Evaluation Division - OCP
for Staff Coordinators

FROM: Dorothea L. Stéfen, Plans Review ^{PLS}
Planning & Land Acquisition - FCPA

SUBJECT: RZ 89-L-008
Loc: 90-1-((1))-52

The Fairfax County Park Authority staff has reviewed the above referenced application and has determined it would have no adverse effects on the Fairfax County Park Authority.

APPENDIX 7 (1)

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Kul Sandhu, Staff Coordinator DATE: May 5, 1989
OCP

FROM: *RBH* Richard B. Hayes, Engineer II
DEM

SUBJECT: Garfield Elementary School

REF: R2-89-L-008

The following parking tabulation was prepared per your request of May 2, 1989:

48 Staff and Employees (1 space/each)	=	48 spaces
Plus 4 Visitor	=	<u>4</u> spaces
Total	=	52 spaces
Required Parking	=	52 spaces
Existing Parking	=	<u>50</u> spaces
<u>SHORTAGE</u>	=	2 spaces

RBH/sj

cc: Arthur L. Rose, Acting Deputy Director
Design Review, DEM

Central Files

GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports;
It should not be construed as representing legal definitions.

BUFFER - A strip established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

CLUSTER - The "alternate density" provisions of the Zoning Ordinance, which permit small lots and cluster lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

CONVENANT - A private legal restriction on the use of land, recorded in the land records of the County.

DEVELOPMENT PLAN - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDH or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDH or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDH or PDC.

DEDICATE - Transfer of property from private to public ownership.

DENSITY - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

DESIGN REVIEW - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

EASEMENT - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property etc.

OPEN SPACE - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use enjoyment of the open area.

COMMON - All open space designed and set aside for use by all or designated portions of residents of development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

DEDICATED - Open space which is conveyed to a public body for public use.

DEVELOPED RECREATION - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

OFFERED - A Development plan and/or written condition, which, when offered by an owner and accepted by

PUBLIC FACILITIES MANUAL - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

SERVICE LEVEL - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

SETBACK, REQUIRED - The distance from a lot line or other reference point, within which no structure may be located.

SITE PLAN - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

SUBDIVISION ORDINANCE - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

SUBDIVISION PLAT - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

USE - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

Permitted - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

Non-Conforming - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulations(s) now governing.

Special Permit - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

Transitional - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

VARIANCE - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

VPD - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

ENVIRONMENTAL TERMS

ACOUSTICAL BERM - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

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