



APPLICATION ACCEPTED: May 17, 2012  
APPLICATION AMENDED: December 5, 2012  
PLANNING COMMISSION: February 7, 2013  
BOARD OF SUPERVISORS: Not yet scheduled

# County of Fairfax, Virginia

---

January 24, 2013

## STAFF REPORT

### APPLICATIONS RZ 2012-PR-011/SE 2012-PR-010

#### PROVIDENCE DISTRICT

**APPLICANT:** Trustees of Emmanuel Lutheran Church

**PRESENT ZONING:** R-1 (Residential, 1 du/ac)

**REQUESTED ZONING:** R-3 (Residential, 3 du/ac)

**PARCEL(S):** 38-3 ((1)) 34, 35, 38A

**ACREAGE:** 5.06 acres

**FAR/DENSITY:** 0.25 FAR

**PLAN MAP:** Residential, 3-4 du/ac

**PROPOSAL:** To rezone property from the R-1 to R-3 District and approval of a special exception to permit the expansion of an existing church and child care center and to permit the establishment of a private school of general education.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-PR-011 and the General Development Plan/Special Exception Plat, subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of SE 2012-PR-010 subject to the proposed development conditions set forth in Appendix 2 and to the Board's approval of RZ 2012-PR-011 and the General Development Plan/Special Exception Plat.

---

Mary Ann Tsai

Staff recommends a modification of the transitional screening and barrier requirements in favor of that shown on the GDP/SE Plat.

Staff recommends approval of a waiver of Sect. 17-201 of the Zoning Ordinance and Sect. 7.0104 of the Public Facilities Manual for a service drive along Chain Bridge Road.

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

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

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

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

*O:\mstai1\RZ\RZ 2012-PR-011 Emmanuel Lutheran Church\Staff report cover.docx*



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Rezoning Application

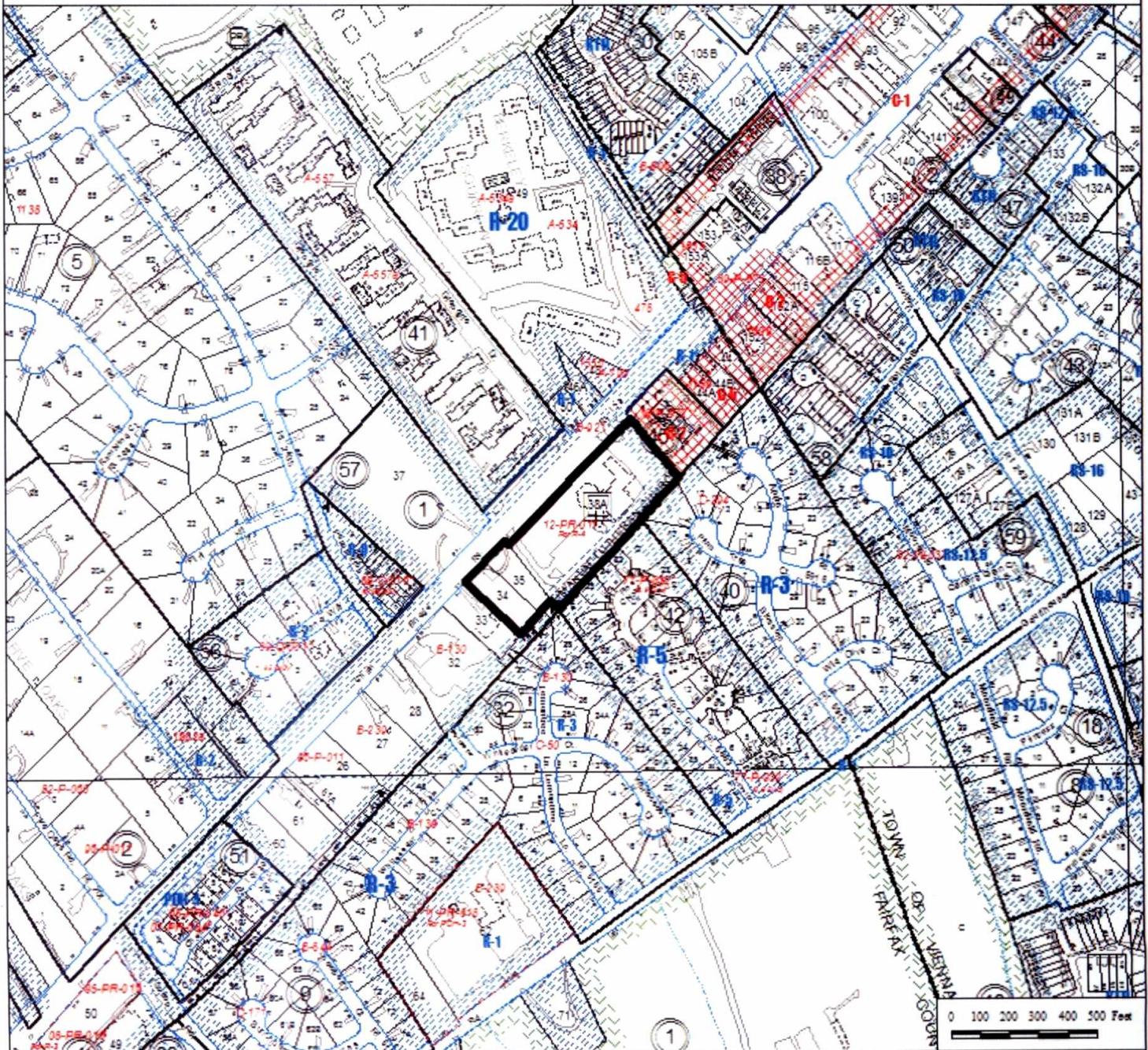
RZ 2012-PR-011

# Special Exception

SE 2012-PR-010

**Applicant:** THE TRUSTEES OF EMMANUEL LUTHERAN CHURCH  
**Accepted:** 05/17/2012- AMENDED 12/05/2012  
**Proposed:** CHURCH, CHILD CARE CENTER AND PRIVATE SCHOOL OF GENERAL EDUCATION  
**Area:** 5.06 AC OF LAND, DISTRICT - PROVIDENCE  
**Located:** SOUTHEAST SIDE OF CHAIN BRIDGE ROAD APPROXIMATELY 400 FEET S OUTH OF ITS INTERSECTION WITH JAMES MADISON DRIVE  
**Zoning:** FROM R- 1 TO R- 3  
**Map Ref Num:** 038-3- /01 /0034 /01/ /0035 /01/ /0038A

**Applicant:** TRUSTEES OF EMMANUEL LUTHERAN CHURCH  
**Accepted:** 05/17/2012- AMENDED 12/05/2012  
**Proposed:** CHURCH, CHILD CARE CENTER AND PRIVATE SCHOOL OF GENERAL EDUCATION  
**Area:** 5.06 AC OF LAND, DISTRICT - PROVIDENCE  
**Zoning Dist Sect:** 03-040403-0404  
**Art 9 Group and Use:** 3-10 3-15  
**Located:** SOUTHEAST SIDE OF CHAIN BRIDGE ROAD APPROXIMATELY 400 FEET S OUTH OF ITS INTERSECTION WITH JAMES MADISON DRIVE  
**Zoning:** R- 3  
**Plan Area:** 2,  
**Map Ref Num:** 038-3- /01/ /0034 /01/ /0035 /01/ /0038A



# EMMANUEL LUTHERAN CHURCH

## PROVIDENCE DISTRICT, FAIRFAX COUNTY

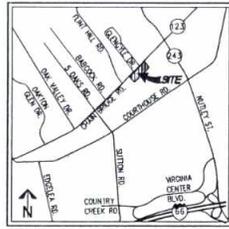
### GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

#### NOTES

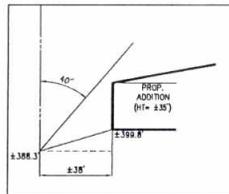
- OWNER/APPLICANT:  
TRUSTEES OF EMMANUEL LUTHERAN CHURCH  
2528 CHAM BRIDGE ROAD  
VIENNA, VA 22181
- PROPERTY IS DELINEATED ON ASSESSMENT MAP NUMBER 038-3-01-0034, 038-3-01-0035, AND 038-3-01-0036A. THE SITE CURRENTLY ZONED R-1 (RESIDENTIAL DISTRICT) AND IS PROPOSED TO BE ZONED TO R-3.
- THIS APPLICATION REQUESTS A ZONING MAP AMENDMENT/SPECIAL EXCEPTION (CATEGORY 3) FOR EXPANSION OF THE EXISTING PLACE OF WORSHIP, EXPANSION OF THE CHILD CARE CENTER, AND FOR THE ADDITION OF A PRIVATE SCHOOL OF GENERAL EDUCATION FOR KINDERGARTEN.
- THE TOTAL SITE AREA IS 4220,261 SF OR 4.06 ACRES.
- TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN OR NONE EXIST.
- THIS PLAT DOES NOT SHOW ALL COVENANTS, EASEMENTS, RESTRICTIONS, OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
- THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED IN THE WAIVERS/MODIFICATIONS REQUESTED SECTION.
- EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHY INFORMATION TAKEN FROM A FIELD SURVEY BY WALTER L. PHILLIPS DATED DECEMBER 16, 2011. CONTOUR INTERVAL IS 2 FEET.
- THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
- NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS ARE LOCATED ON THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES ARE FOUND ON THIS PROPERTY.
- THIS PLAN IS CONCEPTUAL AND IS NOT TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS UNLESS IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DIMENSIONS AND ADJUSTMENTS MAY BE REQUIRED.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 5203CH-04E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- NO TRANSITIONAL SCREENING OR BARRIER IS REQUIRED ALONG THE EAST PROPERTY LINE PER THE TRANSITIONAL SCREENING AND BARRIER MATRIX BECAUSE THE ADJACENT USE IS AN EXISTING OFFICE.
- FINAL LOCATION OF TREE SAVE AREAS SHALL BE DETERMINED AT TIME OF SITE PLAN, BUT SHALL BE NO LESS THAN THAT WHICH IS SHOWN ON THIS PLAT. LOCATION OF ANY PROPOSED PLANTING WITHIN TREE SAVE AREAS SHALL BE COORDINATED WITH THE URBAN FOREST MANAGEMENT (UFM) DIVISION AT TIME OF PLANTING.
- IT IS ANTICIPATED THAT DEVELOPMENT OF PHASE 1 OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL AND THAT COMPLETION OF ULTIMATE DEVELOPMENT WILL OCCUR AS DEEMED APPROPRIATE BY THE OWNER.
- EXISTING 85' x 3' x 3' GRAVEL FILLED DETENTION TRENCH B' PERFORATED PIPE TAKEN FROM THE AS-BUILT SITE PLAN BY COPELAND & KEPHART, DATED JAN 8, 1979.
- APPLICANT RESERVES THE RIGHT TO USE ANY SQUARE FOOTAGE PROPOSED IN PHASE 1 DURING ULTIMATE DEVELOPMENT.
- ALL SLOPES WILL CONFORM WITH ARTICLE 12 OF THE ZONING ORDINANCE.
- EXISTING ORIGINAL CHURCH BUILDING ON SITE WAS CONSTRUCTED AROUND 1957 WITH ADDITIONS MADE IN 1980 AND 1997. THE EXISTING SINGLE FAMILY DETACHED BUILDING WAS CONSTRUCTED AROUND 1949.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE. ASBESTOS IS KNOWN TO EXIST INSIDE THE EXISTING BUILDING.

#### WAIVERS/MODIFICATIONS REQUESTED

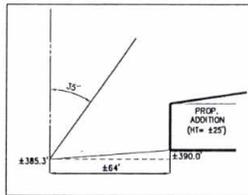
- A REAFFIRMATION OF THE PREVIOUSLY APPROVED TRANSITIONAL SCREENING MODIFICATION IS REQUESTED ALONG THE EASTERN PORTION OF THE SOUTHERN PROPERTY LINE DUE TO EXISTING SPACE CONSTRAINTS WHERE THE 25' WIDTH IS NOT ACHIEVABLE WHILE STILL MAINTAINING MINIMUM REQUIRED PARKING AND DRIVE ADJACENT DIMENSIONS. WE REQUEST THAT THE 25' TRANSITIONAL SCREEN DIMENSION BE REDUCED BY 1/2 TO 12' AND A 4" X 7" HT BLOCK WALL HAS BEEN ADDED PER SECTION 13-305 OF THE ZONING ORDINANCE TO SUPPORT THIS REDUCTION.
- WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 123 IS REQUESTED.
- WAIVER OF BARRIER REQUIREMENT ALONG THE NORTH LOT LINE IS REQUESTED, CONSISTENT WITH SPA-78-P-072 CONDITION NUMBER 16, DATED SEPTEMBER 6, 1995.



VICINITY MAP SCALE: 1"=2000'



FRONT YARD (ROUTE 123) - ANGLE OF BULK PLANE SCALE: 1"=30'



REAR YARD - ANGLE OF BULK PLANE SCALE: 1"=30'

#### PARKING TABULATION:

EXISTING PARKING: 169 SPACES (INCL. 5 HC)

USE: PLACE OF WORSHIP/SCHOOL OF GENERAL EDUCATION/CHILD CARE CENTER

RATE: PLACE OF WORSHIP  
1 SPACE PER EVERY 4 SEATS  
PHASE I: 368 SEATS/4 = 92 SPACES  
ULTIMATE: 576 SEATS/4 = 144 SPACES

RATE: SCHOOL OF GENERAL EDUCATION  
1 SPACE PER STAFF MEMBER PLUS 4 VISITOR SPACES;  
PHASE I: 4 STAFF MEMBERS + 4 = 8 SPACES  
ULTIMATE: 4 STAFF MEMBERS + 4 = 8 SPACES

RATE: CHILD CARE CENTER  
0.16 SPACE PER CHILD (MAX. DAILY ENROLLMENT 100 OR MORE)

PHASE I: 184 CHILDREN (TOTAL) x 0.16 = 30 SPACES  
ULTIMATE: 220 CHILDREN (TOTAL) x 0.16 = 36 SPACES

PARKING REQUIRED PHASE I = 92+8+30 = 130 SPACES  
PARKING PROVIDED PHASE I = 149 SPACES (INCL. 8 HC)

PARKING REQUIRED ULTIMATE = 144+8+36 = 188 SPACES  
PARKING PROVIDED ULTIMATE = 209 SPACES (INCL. 8 HC)

- NOTE:
- 1) SHARED PARKING WILL BE UTILIZED FOR THE CHILDCARE CENTER/SCHOOL AND CHURCH USES BUT IS NOT REQUIRED TO MEET MINIMUM PARKING REQUIREMENTS.
  - 2) APPLICANT IS SEEKING AN AGREEMENT WITH THE COMMERCIAL PROPERTY EAST OF THE SITE TO USE APPROXIMATELY 60 PARKING SPACES TO BE ACCESSIBLE TO THE CHURCH FOR USE ON SUNDAYS.

#### ZONING TABULATION

EXISTING ZONE: R-1, RESIDENTIAL DISTRICT	PROPOSED ZONE: R-3, RESIDENTIAL DISTRICT	REQUIRED	PROVIDED - PHASE 1	PROVIDED - ULTIMATE
LOT AREA:	10,500 SF	\$220,261 SF OR ±5.06 AC*	\$220,261 SF OR ±5.06 AC*	\$220,261 SF OR ±5.06 AC*
LOT WIDTH:	80 FT	80 FT	80 FT	80 FT
MAX BLDG HGT:	80 FT	80 FT	80 FT	80 FT
YARD REQUIREMENTS:				
FRONT:	40' ABP; 30'	43.8 FT	43.8 FT	43.8 FT
SIDE:	35' ABP; 10'	\$100 FT ± 4460 FT	\$100 FT ± 4460 FT	\$100 FT ± 4460 FT
REAR:	35' ABP; 25'	488 FT	488 FT	488 FT
MAX FAR:	0.25	±0.19*	±0.25*	±0.25*
OPEN SPACE:	NONE	N/A	N/A	N/A
INTERIOR PARKING:				
LOT LANDSCAPING:	5X	SEE SHEETS P-0401 & P-0403	SEE SHEETS P-0401 & P-0403	SEE SHEETS P-0402 & P-0403
TREE COVER:	25X	SEE SHEETS P-0401 & P-0403	SEE SHEETS P-0401 & P-0403	SEE SHEETS P-0402 & P-0403

#### BLDG. AREA/FAR TABULATION

PHASE I	AREA	FAR
EX. BUILDING	= 431,050 CSF	
PROP. CHILD CARE ADDITION	= 47,250 CSF	
PROP. FELLOWSHIP HALL	= 44,300 CSF	
TOTAL BLDG. AREA PHASE I	= 442,600 CSF	= ±0.19
EXISTING BLDG. AREA FROM PHASE I	= 442,600 CSF	
PROP. CHILD CARE ADDITION	= 47,250 CSF	
PROP. ATRIUM	= 24,400 CSF	
PROP. SANCTUARY ADDITION	= 21,500 CSF	
TOTAL BLDG. AREA	= 454,000 CSF	= ±0.25



#### SOILS DATA TABLE

SOIL ID NUMBER	SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	DETECT TECH RECD	REPORT CLASS	PROBLEM CLASS
85	URBAN LAND	N/A	N/A	N/A	N/A	N/A	N/A	11B
105B	WEATH.-GENERIC COMPLEX	GOOD	GOOD	N/A	HIGH	YES	11B	11B

SOIL INFORMATION WAS TAKEN FROM FAIRFAX COUNTY SOILS MAP AND DESCRIPTION AND INTERPRETIVE GUIDE TO SOILS IN FAIRFAX COUNTY, REVISED 2011.

#### SHEET INDEX

- P-0101 COVER SHEET
- P-0201 EXISTING CONDITIONS PLAN
- P-0202 EXISTING VEGETATION MAP
- P-0301 GDP/SPECIAL EXCEPTION PLAT - PHASE 1
- P-0302 GDP/SPECIAL EXCEPTION PLAT - ULTIMATE
- P-0303 SECTIONS
- P-0304 PERSPECTIVES
- P-0401 CONCEPTUAL LANDSCAPE PLAN - PHASE 1
- P-0402 CONCEPTUAL LANDSCAPE PLAN - ULTIMATE
- P-0403 ADDITIONAL LANDSCAPE NOTES & CALCULATIONS
- P-0501 PRELIM. STORMWATER MANAGEMENT PLAN - PHASE 1
- P-0502 PRELIM. STORMWATER OUTFALL ANALYSIS - PHASE 1
- P-0503 PRELIM. STORMWATER MANAGEMENT PLAN - ULTIMATE
- P-0504 PRELIM. STORMWATER OUTFALL ANALYSIS - ULTIMATE

COVER SHEET

EMMANUEL LUTHERAN CHURCH  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

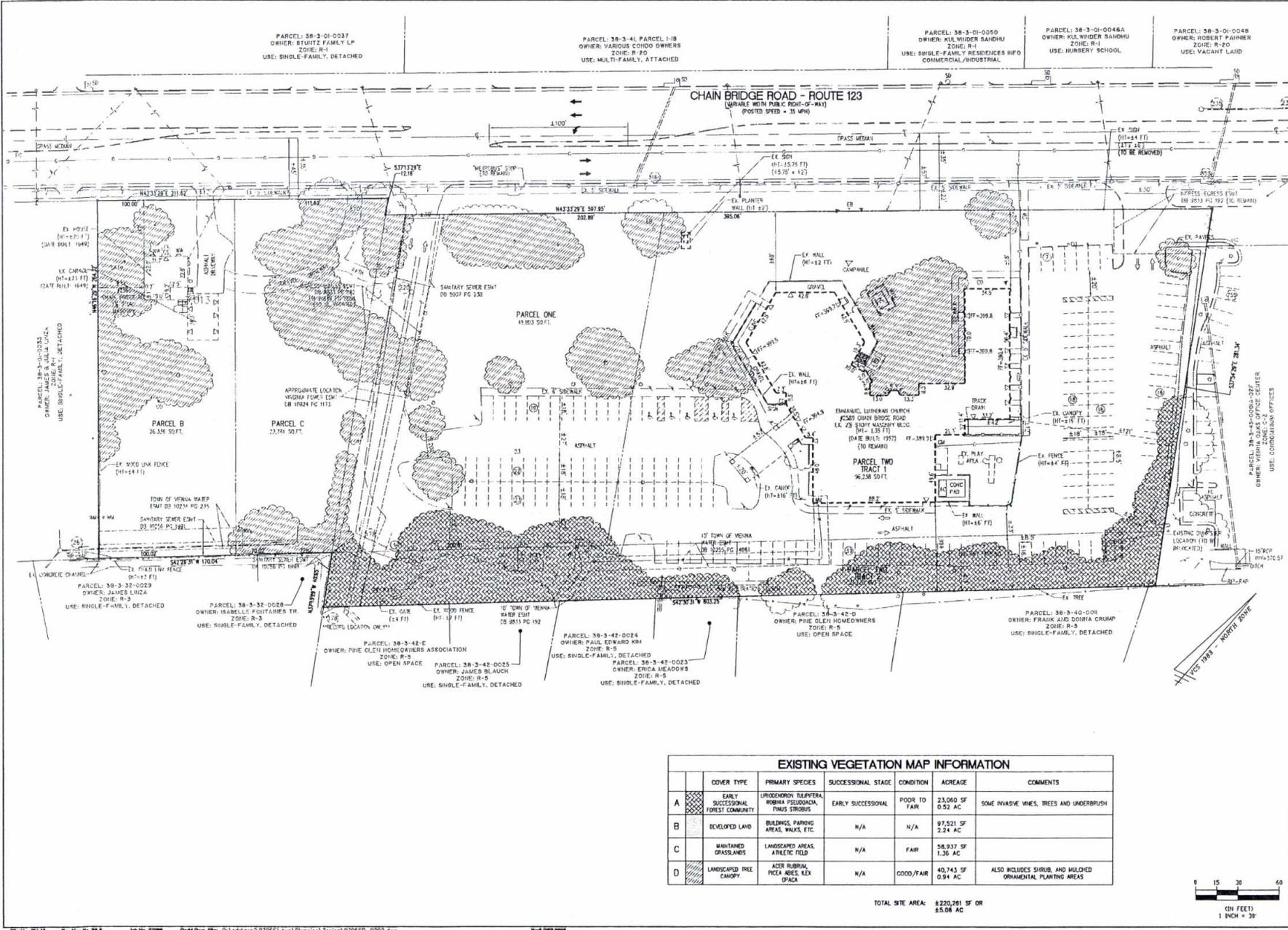
SHEET: P-0101

WALTER L. PHILLIPS  
INCORPORATED  
ENGINEERS - SURVEYORS - PLANNERS  
LANDSCAPE ARCHITECTS - ARBORISTS  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-9183 Fax (703) 533-1307  
www.WLPHINC.com



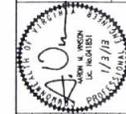
NO.	DESCRIPTION	DATE	APPROVED BY	DATE	REVISION





File No. PU-18 Tax Map No. 38-5 Job No. 07088 Cadd Desc. File: G:\yaddproj\07066\veg\Planning\Zoning\07066P-0202.dwg Xref: D:\R\000

Planners - Surveyors - Architects  
**WALTER L. PHILLIPS**  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax: (703) 532-1907  
 WWW.WLPHILLIPS.COM



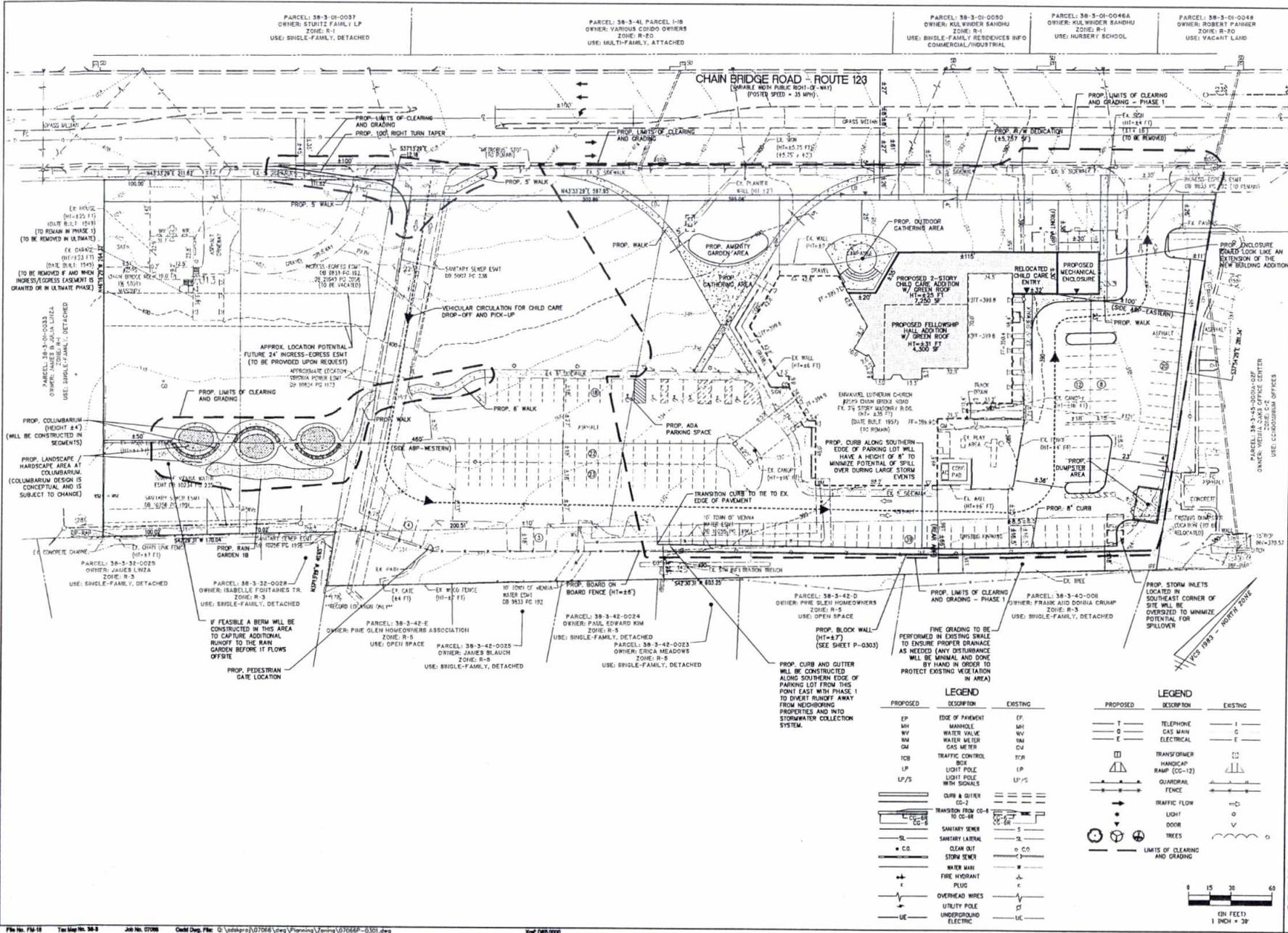
NO.	DESCRIPTION	DATE	REVIEW BY	APPROVED BY	DATE

**EXISTING VEGETATION MAP**  
**EMMANUEL LUTHERAN CHURCH**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

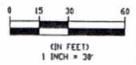
	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	EARLY SUCCESSIONAL FOREST COMMUNITY	LRODENRON, TULIPERA, RHODIA PSEUDOCACIA, PINUS SEROTENS	EARLY SUCCESSIONAL	POOR TO FAIR	23,060 SF 0.52 AC	SOME INVASIVE VINES, TREES AND UNDERBRUSH
B	DEVELOPED LAND	BUILDINGS, PARKING AREAS, WALKS, ETC.	N/A	N/A	97,521 SF 2.24 AC	
C	MAINTAINED GRASSLANDS	LANDSCAPED AREAS, ATHLETIC FIELD	N/A	FAIR	38,937 SF 1.36 AC	
D	LANDSCAPED TREE CANOPY	ACER RUBRUM, PICEA ABIES, ILEX SPACIA	N/A	GOOD/FAIR	40,743 SF 0.94 AC	ALSO INCLUDES SHRUB AND HEDGED ORNAMENTAL PLANTING AREAS

TOTAL SITE AREA: 4220,261 SF OR 95.08 AC





PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP	T	TELEPHONE	I
MH	MANHOLE	MH	D	GAS MAIN	E
WV	WATER VALVE	WV	E	ELECTRICAL	C
WM	WATER METER	WM	TR	TRANSFORMER	TR
GM	GAS METER	GM	CC-12	HANDICAP RAMP (CC-12)	CC-12
TR	TRAFFIC CONTROL BOX	TR	GF	GUARDRAIL FENCE	GF
LP	LIGHT POLE	LP	TF	TRAFFIC FLOW	TF
LP/S	LIGHT POLE WITH SIGNALS	LP/S	L	LIGHT	L
CO	CURB & GUTTER	CO	D	DOOR	D
CO-1	TRANSITION FROM CO-1 TO CO-2	CO-1	T	TREES	T
CO-2	TRANSITION FROM CO-2 TO CO-1	CO-2	CL	LIMITS OF CLEARING AND GRADING	CL
S	SANITARY SINK	S			
SL	SANITARY LATERAL	SL			
CO	CLEAN OUT	CO			
SS	STORM SEWER	SS			
W	WATER MAIN	W			
FH	FIRE HYDRANT	FH			
P	PLUG	P			
OH	OVERHEAD WIRES	OH			
UP	UTILITY POLE	UP			
UC	UNDERGROUND ELECTRIC	UC			



**GDP/SPECIAL EXCEPTION PLAT - PHASE 1**

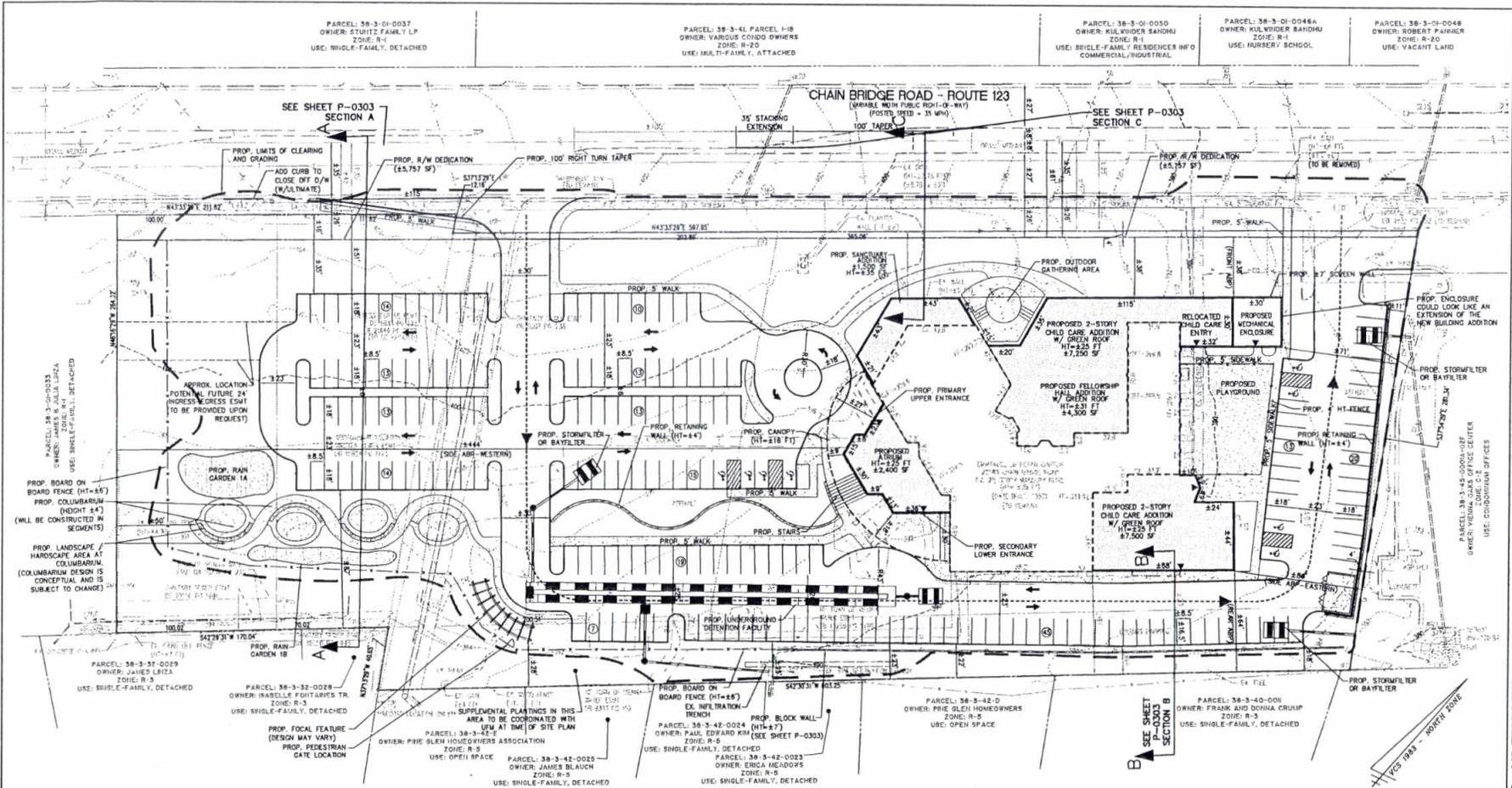
**EMMANUEL LUTHERAN CHURCH**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**WALTER L. PHILLIPS**  
INCORPORATED  
1713/18  
10000 WOODBURN AVENUE  
FAIRFAX, VIRGINIA 22033  
TEL: (703) 532-0100 FAX: (703) 532-1301  
WWW.WLP-PC.COM



NO.	DESCRIPTION	DATE	APPROVED BY



Parcel 38-3-01-0037  
OWNER: STUTZ FAMILY LP  
ZONE: R-1  
USE: SINGLE-FAMILY, DETACHED

Parcel 38-3-41-0048  
OWNER: VARIOUS CONDO OWNERS  
ZONE: R-20  
USE: MULTI-FAMILY, ATTACHED

Parcel 38-3-01-0050  
OWNER: KULWIDER SANDHU  
ZONE: R-1  
USE: SINGLE-FAMILY, RESIDENCE INFO COMMERCIAL/INDUSTRIAL

Parcel 38-3-01-0046A  
OWNER: KULWIDER SANDHU  
ZONE: R-1  
USE: HURKERY SCHOOL

Parcel 38-3-01-0048  
OWNER: ROBERT FAHNER  
ZONE: R-20  
USE: VACANT LAND

WALTER L. PHILLIPS  
Engineers - Surveyors - Planners  
Architects - Architects  
2010 FALLS CHURCH, VIRGINIA 22048  
(703) 532-6163 Fax (703) 532-1307  
www.WLPHINC.com

NO.	DESCRIPTION	DATE	REVISED BY	APPROVED BY	DATE

**PHASING NARRATIVE**

PER SHEET P-0303 PHASE 1 WILL CONSIST OF A TWO STORY CHILD CARE ADDITION AND FELLOWSHIP HALL ON THE NORTH SIDE OF THE EXISTING BUILDING. THIS IS THE ONLY DEFINED PHASE. HOWEVER, POTENTIAL PHASING MAY PROCEED BUT IS NOT RESTRICTED TO THE FOLLOWING SEQUENCE (PER SHEET P-0302):

- TWO STORY CHILD CARE ADDITION ON SOUTH OF EXISTING BUILDING - SANCTUARY EXPANSION

ADEQUATE PARKING AND OTHER SUPPORTING INFRASTRUCTURE WILL BE PROVIDED AT EACH PHASE. THIS SEQUENCING IS FOR GENERAL REFERENCE PURPOSES ONLY AND IS NOT A COMMITMENT TO CONSTRUCT ANY OR ALL OF THESE ITEMS IN ANY PARTICULAR SEQUENCE.

ADDITIONALLY THE PROPOSED COLUMBARIUM MAY BE ADDED AT ANY POINT DURING THE CHURCH EXPANSION DESCRIBED HERE IN. THE COLUMBARIUM WILL BE CONSTRUCTED IN SEGMENTS AS NEED DICTATES.

**GREEN BUILDING NARRATIVE**

SEVERAL GREEN BUILDING PRACTICES MAY BE UTILIZED DURING THE CHURCH EXPANSION PROPOSED WITH THIS PLAN. SITE FEATURES TO ASSIST IN STORMWATER MANAGEMENT AND FILTRATION INCLUDE, BUT ARE NOT LIMITED TO, RAIN GARDENS, STORM FILTERS AND GREEN ROOFS. THE BUILDING EXPANSION WILL ALSO INCLUDE ENERGY EFFICIENCY MEASURES SUCH AS A GREEN ROOF, DOUBLE FRAME LOW-E GLAZING FOR ALL NEW WINDOWS AND ENERGY EFFICIENT MECHANICAL AND LIGHTING SYSTEMS. ADDITIONALLY LOW-FLOW PLUMBING FIXTURES, THE USE OF LOW EMITTING MATERIALS AND LOW VOC PAINTS, SEALANTS, AND ADHESIVES WILL BE USED AS WELL.

**TRAFFIC CIRCULATION NARRATIVE**

AS SHOWN ON THIS SHEET, TODAY AND IN THE FUTURE, DROP-OFF AND PICK-UP FOR CHILD CARE WILL OCCUR WITH VEHICLES ENTERING THE SITE AT THE WESTERN ENTRANCE, PARKING TO DROP-OFF OR PICK-UP, AND EXITING AT THE EASTERN ENTRANCE. THIS PATTERN HAS BEEN REQUIRED OF PARENTS AND WILL CONTINUE TO BE REQUIRED AS THE CHILD CARE FACILITIES AND ENROLLMENT EXPAND.

**SITE LIGHTING NARRATIVE**

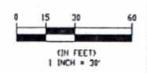
EACH SITE PLAN WHICH INCLUDES NEW OR RE-STRIPPED PARKING INCLUDING RESIDENTIAL PROPERTY SHALL ALSO INCLUDE A PHOTO-METRIC STUDY CONFIRMING THAT THE PROPOSED LIGHTING OF THE PARKING WILL COMPLY WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

**SITE SEATING NARRATIVE**

SEATING (BENCHES) WILL BE PLACED AT APPROPRIATE LOCATIONS AS DETERMINED NECESSARY BY THE CHURCH.

PROPOSED	DESCRIPTION	EXISTING	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH	MANHOLE	MH
WV	WATER VALVE	WV	WATER VALVE	WV
WM	WATER METER	WM	WATER METER	WM
GM	GAS METER	GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB	TRAFFIC CONTROL BOX	TCB
LCP	LIGHT POLE	LCP	LIGHT POLE	LCP
LP/S	LIGHT POLE WITH SIGNALS	LP/S	LIGHT POLE WITH SIGNALS	LP/S
---	CURB & GUTTER	---	CURB & GUTTER	---
---	TRANSITION FROM CO-6 TO CO-8	---	TRANSITION FROM CO-6 TO CO-8	---
---	TRANSITION FROM CO-8 TO CO-12	---	TRANSITION FROM CO-8 TO CO-12	---
---	SANITARY SEWER	---	SANITARY SEWER	---
---	SANITARY LATERAL	---	SANITARY LATERAL	---
---	CLEAN OUT	---	CLEAN OUT	---
---	STORM SEWER	---	STORM SEWER	---
---	WATER MAIN	---	WATER MAIN	---
---	FIRE HYDRANT	---	FIRE HYDRANT	---
---	PLUG	---	PLUG	---
---	OVERHEAD WIRES	---	OVERHEAD WIRES	---
---	UTILITY POLE	---	UTILITY POLE	---
---	UNDERGROUND ELECTRIC	---	UNDERGROUND ELECTRIC	---

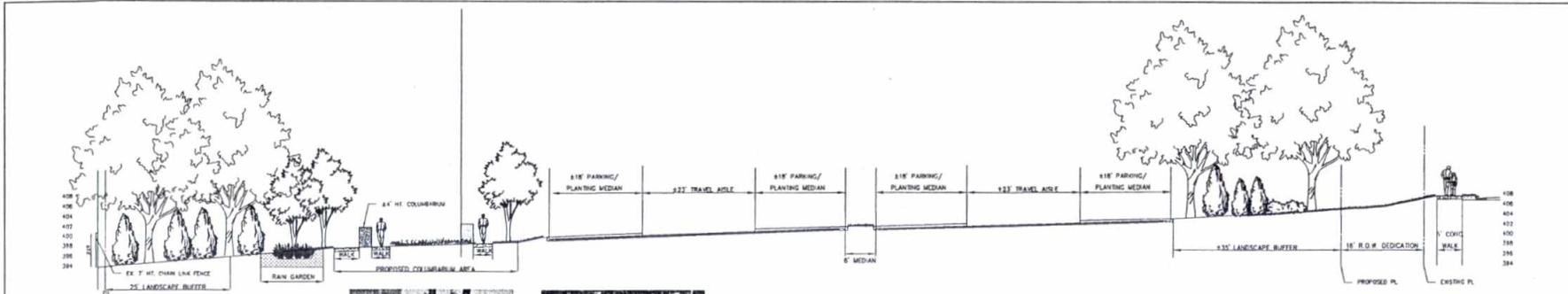
PROPOSED	DESCRIPTION	EXISTING	DESCRIPTION	EXISTING
T	TELEPHONE	T	TELEPHONE	T
G	GAS MAIN	G	GAS MAIN	G
E	ELECTRICAL	E	ELECTRICAL	E
---	TRANSFORMER	---	TRANSFORMER	---
---	HANDICAP RAMP (CO-12)	---	HANDICAP RAMP (CO-12)	---
---	QUADRIL	---	QUADRIL	---
---	FENCE	---	FENCE	---
---	TRAFFIC FLOW	---	TRAFFIC FLOW	---
---	LIGHT	---	LIGHT	---
---	DOOR	---	DOOR	---
---	TREES	---	TREES	---
---	LIMITS OF CLEARING AND GRADING	---	LIMITS OF CLEARING AND GRADING	---



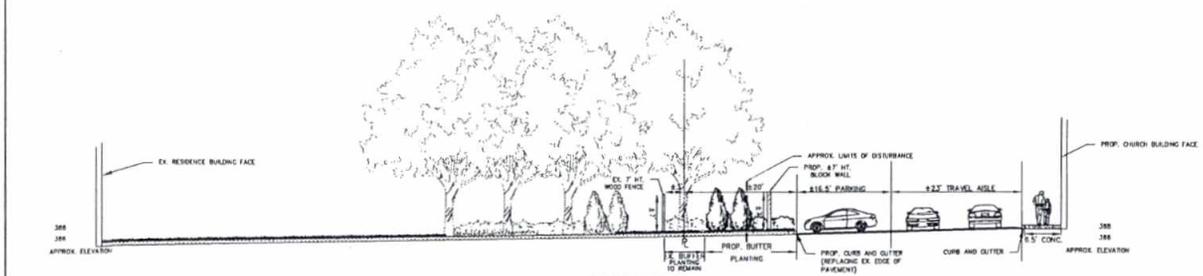
**GDP/SPECIAL EXCEPTION PLAT - ULTIMATE**

**EMMANUEL LUTHERAN CHURCH**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

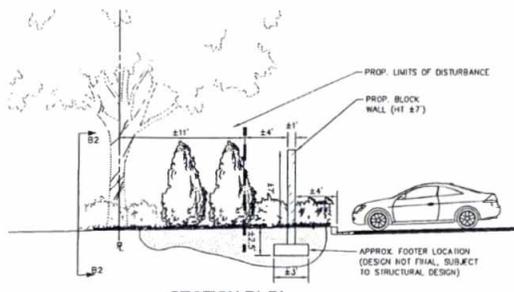


SECTION A-A  
WEST PARKING LOT - PROPOSED CONDITIONS  
SCALE: T - 1/2"



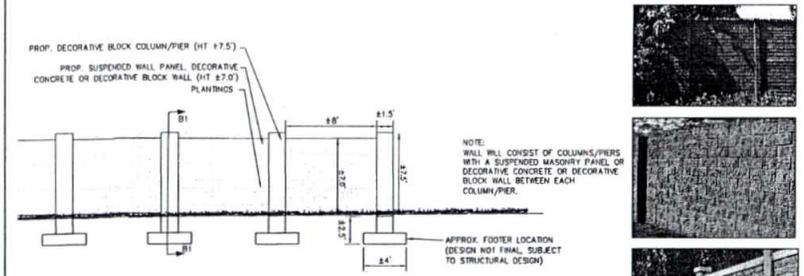
SECTION B-B  
SOUTH SIDE OF PROPERTY AT PARCEL 38-3-40-0011 - PROPOSED CONDITIONS  
SCALE: T - 1/2"

NOTE: THIS SCHEMATIC PRELIMINARY IN NATURE. WALL LOCATION AND DESIGN MAY VARY. SEE SECTIONS B1-B1 AND B2-B2 THIS SHEET FOR ENLARGED VIEWS.



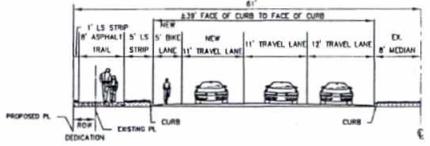
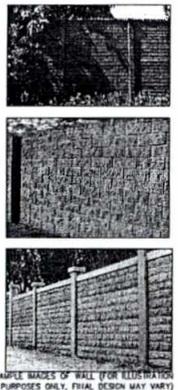
SECTION B1-B1  
SCREEN WALL SCHEMATIC SECTION  
SOUTH SIDE OF PROPERTY - PROPOSED CONDITIONS  
SCALE: T - 1/2"

NOTE: THIS IS A SCHEMATIC PRELIMINARY IN NATURE. WALL LOCATION AND DESIGN MAY VARY.



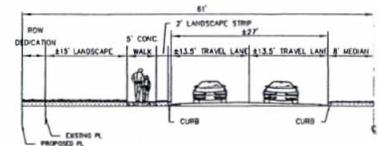
SECTION B2-B2  
SCHEMATIC WALL SECTION/ELEVATION  
SOUTH SIDE OF PROPERTY - PROPOSED CONDITIONS  
SCALE: T - 1/2"

NOTE: THIS IS A SCHEMATIC PRELIMINARY IN NATURE. WALL LOCATION AND DESIGN MAY VARY.



SECTION C-C  
ROUTE 123 - FUTURE ROAD WIDENING CONDITION  
SCALE: T - 1/2"

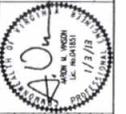
NOTE: THIS SECTION IS INTENDED ONLY TO SHOW THAT THE PROPOSED ROW DEDICATION IS ADEQUATE FOR THE POTENTIAL WIDENING OF ROUTE 123. NO WIDENING OF ROUTE 123 IS PROPOSED WITH THIS PLAN.



SECTION C-C  
ROUTE 123 - PROPOSED CONDITIONS  
SCALE: T - 1/2"

Engineers • Surveyors • Planners  
Landscape Architects • Architects  
2217 PARK AVENUE  
FAIRFAX COUNTY, VIRGINIA 22046  
(703) 833-1000  
WWW.WALPHILLIPS.COM

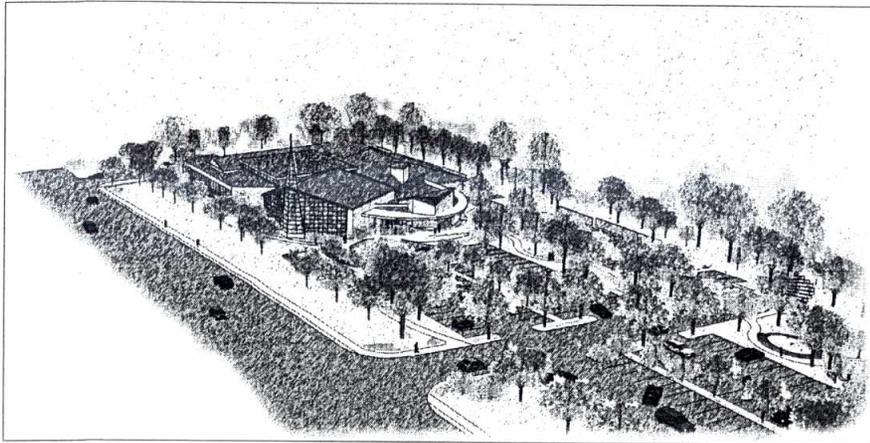
**WALTER L. PHILLIPS**  
INCORPORATED  
DATE: 08/11/2011  
SCALE: AS SHOWN



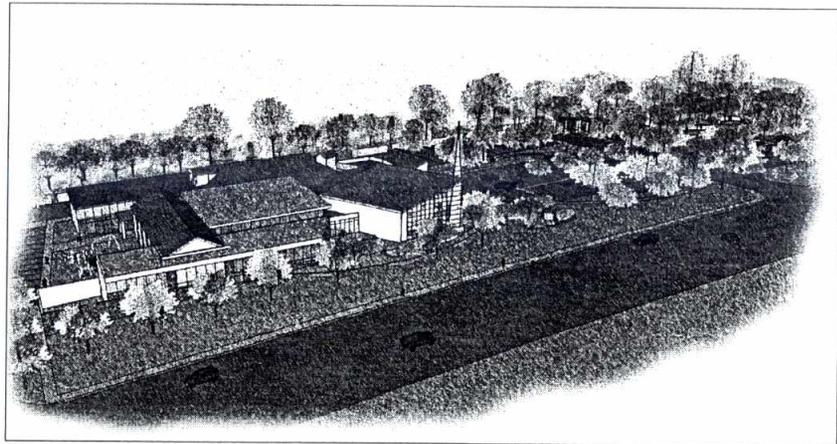
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

**SECTIONS**  
**EMMANUEL LUTHERAN CHURCH**  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

ULTIMATE PLAN PERSPECTIVES

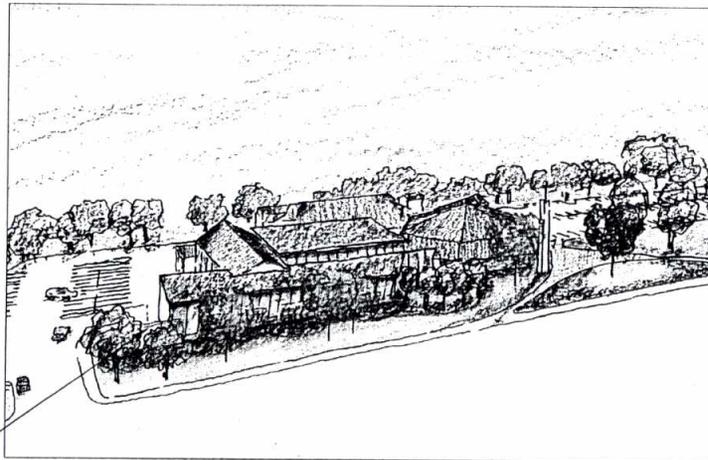


AERIAL PERSPECTIVE ALONG 123, LOOKING EAST



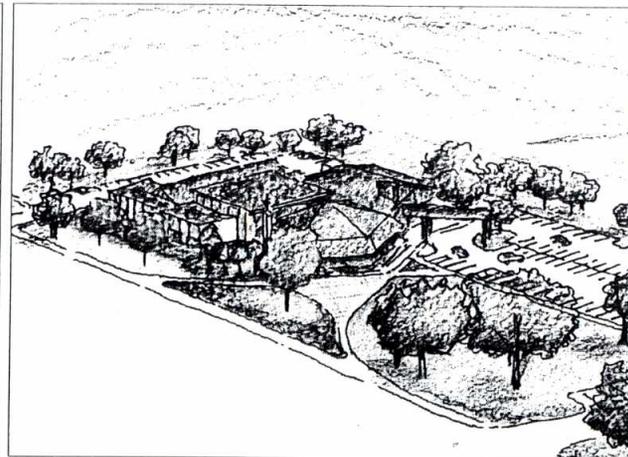
AERIAL PERSPECTIVE ALONG 123, LOOKING WEST

PHASE ONE PERSPECTIVES



AERIAL PERSPECTIVE ALONG 123, LOOKING WEST

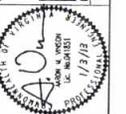
PROP. ENCLOSURE COULD LOOK LIKE AN EXTENSION OF THE NEW BUILDING ADDITION



AERIAL PERSPECTIVE ALONG 123, LOOKING EAST



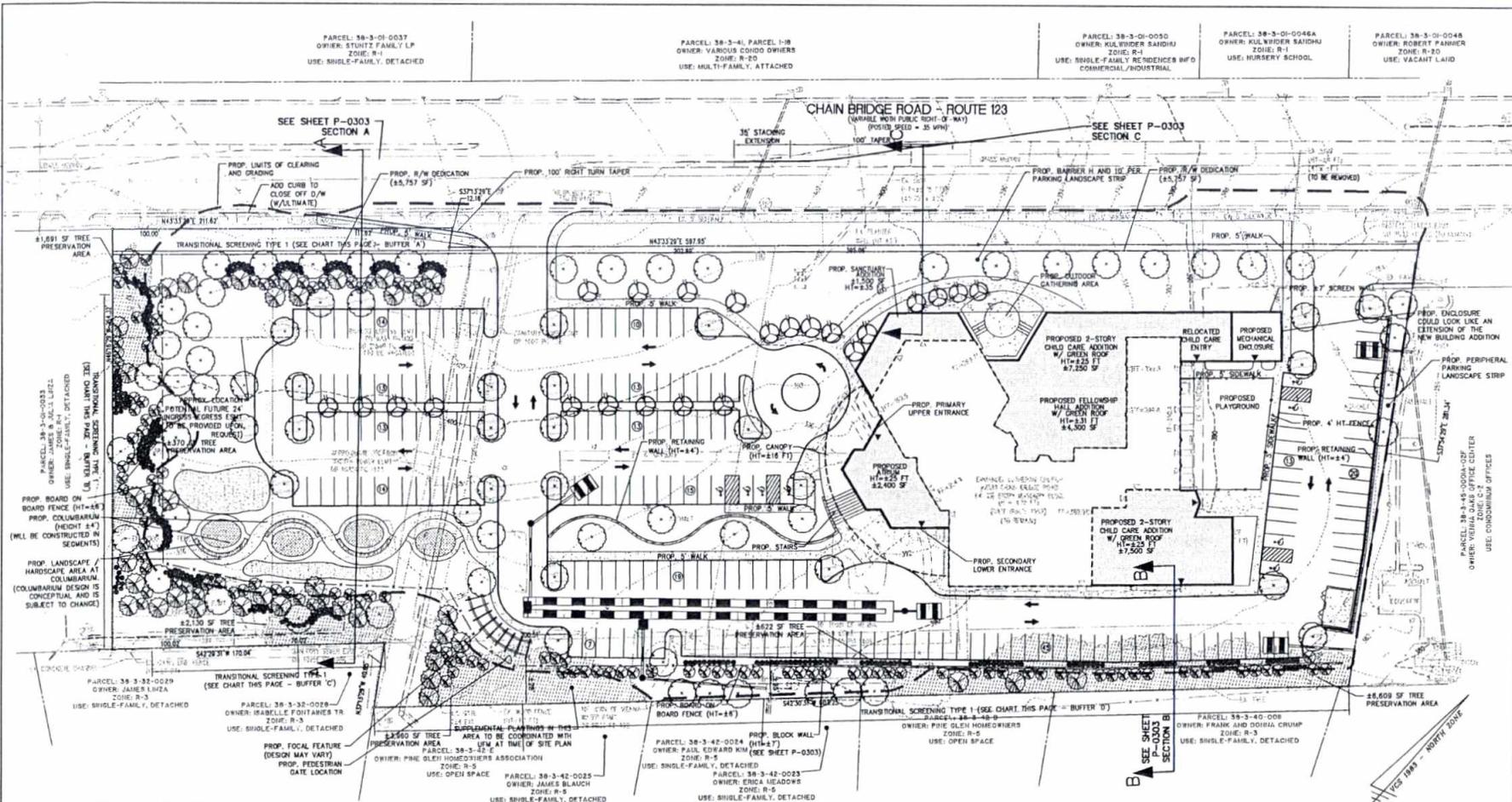
**WALTER L. PHILLIPS**  
 ARCHITECTS  
 ENGINEERS • SURVEYORS • PLANNERS  
 2017 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22048  
 (703) 532-6163 Fax (703) 532-1301  
 www.WLPHINC.com  
 REGISTERED ARCHITECTS, ENGINEERS, PLANNERS  
 STATE OF VIRGINIA



NO.	DESCRIPTION	DATE	REVISION APPROVED BY	DATE	APPROVED	DATE

**PERSPECTIVES**  
**EMMANUEL LUTHERAN CHURCH**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA





TRANSITIONAL SCREENING AND BARRIER ANALYSIS				
DIMENSIONS	REQUIRED	PROVIDED	DIMENSIONS	PROVIDED
SCREENING TYPE 1	25'	4,313 SF	SCREENING/BUFFER 'X' (232 LF)	25'
SCREENING TYPE 2	25'	4,313 SF	SCREENING/BUFFER 'Y' (222 LF)	25'
SCREENING TYPE 3	25'	4,313 SF	SCREENING/BUFFER 'Z' (145 LF)	25'
SCREENING TYPE 4	25'	4,313 SF	SCREENING/BUFFER 'D' (603 LF)	25'

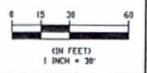
**TABLE 12.3** SEE SHEET P-0403  
**TABLE 12.10** SEE SHEET P-0403

TREE COVER CALCULATIONS	
TOTAL SITE AREA	220,261 SF
PROP. R/W DEDICATION	25,757 SF
ADJUSTED SITE AREA	194,504 SF
TREE COVER REQUIRED	18,250 SF
TREE COVER PROVIDED (PLANTS)	15,515 SF
EXISTING TREE COVERAGE TO REMAIN	17,113 SF
AREA COUNTED W/D MULTIPLIER (1.69)	11,891 SF
TOTAL EXISTING TREE COVERAGE TO REMAIN	8,222 SF
TOTAL TREE COVERAGE PROVIDED	23,737 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATION	
TOTAL PARKING AREA	175,000 SF
PERCENT REQUIRED	2.5%
REQUIRED	4,375 SF
PROP. (2% CATEGORY IV TREES @ 250 SF EA.)	35,000 SF
PROVIDED	16,500 SF

**LEGEND**

- PROPOSED DECIDUOUS TREES CATEGORY IV (3" CAL.). EXAMPLE SPECIES: RED MAPLE, RED OAK, MELLOW OAK (454 @ 250 SF EACH=113,500 SF)
- PROPOSED DECIDUOUS TREES (COUNTED TOWARD INTERIOR PARKING LOT LANDSCAPING) CATEGORY IV (3" CAL.). EXAMPLE SPECIES: RED MAPLE, RED OAK, MELLOW OAK (426 @ 250 SF EACH=106,500 SF)
- PROPOSED FLOWERING OR UNDERSTORY TREES CATEGORY II (3" CAL.). EXAMPLE SPECIES: REDBUD, DOGWOOD (414 @ 125 SF EACH=51,750 SF)
- PROPOSED MEDIUM EVERGREEN TREES CATEGORY II (6" - 10" HT. (3" CAL.)). EXAMPLE SPECIES: AMERICAN HOLLY, EASTERN REDCEDAR (537 @ 125 SF EACH=67,125 SF)
- PROPOSED MEDIUM EVERGREEN TREES CATEGORY I (6" - 8" HT. (3" CAL.)). EXAMPLE SPECIES: FOSTERS HOLLY, ARBORVITAE (1122 @ 75 SF EACH=84,150 SF)
- EXISTING TREES TO BE PRESERVED (EXISTING TREES COUNTED TOWARDS TREE COVER)
- PROPOSED SHRUBS



**CONCEPTUAL LANDSCAPE PLAN - ULTIMATE**

**EMMANUEL LUTHERAN CHURCH**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**WALTER L. PHILLIPS**  
 ARCHITECTS  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6100 Fax (703) 532-1301  
 WWW.WLPINC.COM

DATE: 07/20/22  
 SCALE: 1" = 30'

REVISION APPROVED BY: [Signature] DATE: [ ]  
 DATE: [ ] BY: [ ]  
 DATE: [ ] BY: [ ]  
 DATE: [ ] BY: [ ]

FILE NO. FM-18    TWP MAP NO. 38-3    JOB NO. 07098    CADD FILE: Q:\caddproj\07098\eng\planning\zoning\07098P-0402.dwg    JWD:07/20/22



**PRELIMINARY BMP FACILITY DESIGN CALCULATIONS - PHASE 1**

THE EXISTING PROPERTY IS CURRENTLY SERVED BY AN INFILTRATION TRENCH CONSTRUCTED WHEN THE BUILDING AND PARKING LOT ON THE PROPERTY WERE EXPANDED PREVIOUSLY. THE INFILTRATION TRENCH WAS CONSTRUCTED TO INFILTRATE THE ADDITIONAL RUNOFF RESULTING FROM THE PREVIOUS EXPANSION. IT IS NOW PROPOSED TO EXPAND THE BUILDING AND PARKING AREA AGAIN, WITH THE PROPOSED EXPANSION ACCESSED BY THIS PLAN. THE NET INCREASE IN IMPERVIOUS AREA WILL BE LESS THAN 20% AT PHASE 1 DEVELOPMENT AND THEREFORE UNDER PFM SECTION 8-0401.2D THIS PROJECT IS CONSIDERED REDEVELOPMENT FOR WATER QUALITY PURPOSES. AS SHOWN BELOW, THE WATER QUALITY REQUIREMENT IS THAT THE PROPOSED PHOSPHOROUS LOAD SHALL BE REDUCED BY 81% COMPARED TO THE POST DEVELOPMENT PHOSPHOROUS LOAD WITHOUT BMP'S IN ACCORDANCE WITH PFM SECTION 8-0401A.

**PART 1 - LIST ALL SUBAREAS & "C" FACTORS USED IN THE BMP COMPUTATIONS**

(1) DESCRIPTION	(2) "C" FACTOR	(3) ACRES
A2 BIORETENTION FILTER 18	0.38	0.76
A3 INFILTRATION TRENCH	0.58	0.53
A8 VEGETATED ROOF	0.90	0.18
A8 UNTREATED ONSITE	0.63	3.59

**PART 2 - COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE ENTIRE SITE**

(A) AREA OF THE SITE	(B) "C" FACTOR	(C) ACRES	(D) PRODUCT
A2 BIORETENTION FILTER 18	0.38	0.76	0.29
A3 INFILTRATION TRENCH	0.58	0.53	0.31
A8 VEGETATED ROOF	0.90	0.18	0.16
A8 UNTREATED ONSITE	0.63	3.59	2.26
<b>(b) TOTALS:</b>		<b>5.06</b>	<b>3.02</b>

**C) WEIGHTED "C" FACTOR = (b)/(a) = 3.02 / 5.06 = 0.60**

**PART 3 - COMPUTE THE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE**

SUBAREA DESIGNATION	DESCRIPTION	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
A2	BIORETENTION FILTER 18	60	0.14 / 5.06	0.38 / 0.60	4.78
A3	INFILTRATION TRENCH	50	0.11 / 5.06	0.58 / 0.60	5.08
A8	VEGETATED ROOF	40	0.18 / 5.06	0.90 / 0.60	2.15
<b>TOTAL =</b>					<b>12.02</b>

**PART 4 - DETERMINE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQUIREMENT**

(A) SELECT REQUIREMENT	(B) PERCENT
*WATER SUPPLY OVERLAY DISTRICT (COCOCOAN WATERBED) *	50%
*CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) *	40%
*CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) *	9.18%
<b>(1) (B) (C) (PFM) (C) (POST) (X) (100) =</b>	<b>9.18%</b>

IF LINE 3(a) 41.58 > LINE 4(b) 9.18, THEN PHOSPHOROUS REMOVAL REQUIREMENT IS SATISFIED.

**NOTE**

THIS SUMMARY AND PROPOSED BMP FACILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF SITE PLAN. AS PROJECT IS DEVELOPED IN PHASES, MINIMUM BMP REQUIREMENTS FOR REDEVELOPMENT OR NEW DEVELOPMENT (WHICHEVER IS APPROPRIATE) WILL BE MET AT EACH PHASE IN ACCORDANCE WITH APPLICABLE STANDARDS.

**BMP NARRATIVE**

THE PROPOSED PHASE 1 CONSTRUCTION IS CONSIDERED REDEVELOPMENT FOR WATER QUALITY PURPOSES AS THERE IS LESS THAN A 20% INCREASE IN IMPERVIOUS AREA IN A RUA PHASE 1. THEREFORE, THE PHOSPHOROUS REMOVAL REQUIREMENT FOR THIS PROJECT AT PHASE 1 DEVELOPMENT IS THAT THE POST REDEVELOPMENT PHOSPHOROUS LOAD BE REDUCED BY 81% COMPARED TO THE PHOSPHOROUS LOAD WITHOUT BMP'S. THE EXISTING DEVELOPMENT IS CURRENTLY SERVED BY AN INFILTRATION TRENCH WHICH WILL REMAIN IN SERVICE POST DEVELOPMENT. ADDITIONAL BMP FACILITIES INCLUDING RAIN GARDENS (BIORETENTION FILTERS), GREEN ROOFS, AND STORMFILTERS OR BAY FILTERS ARE CURRENTLY PROPOSED WITH PHASE 1 OF THIS PLAN. THE EXISTING AND PROPOSED BMP MEASURES WILL REMOVE A TOTAL OF 12.02% OF THE PHOSPHOROUS LOAD AS SHOWN IN THE ABOVE COMPUTATIONS.

**DRAINAGE IMPROVEMENTS NARRATIVE**

THE PROPOSED PHASE 1 CONSTRUCTION IMPROVEMENTS WILL TAKE INTO CONSIDERATION OFFSITE DRAINAGE CONCERNS OF THE NEIGHBORING PROPERTIES TO THE SOUTH OF THE CHURCH PROPERTY. CURRENTLY 4.27 ACRES OF THE 5.06 ACRE CHURCH SITE DRAINS TO THE SOUTH VIA UNCONTROLLED FLOW INTO AN EXISTING CONCRETE CHANNEL AT THE SOUTHWEST. AN EXISTING INFILTRATION TRENCH TO THE SOUTH AND AN EXISTING SWALE TO THE SOUTHWEST. THE PROPOSED PHASE 1 IMPROVEMENTS WILL CONSIST OF A PROPOSED RAIN GARDEN AND IMPROVEMENTS TO THE SWALE AND INFILTRATION TRENCH. AN 8' CURB AND OUTER WALL WILL ALSO BE ADDED AT THE SOUTHWEST PORTION OF THE PARKING LOT WHICH WILL REDIRECT A SIGNIFICANT AMOUNT OF THE STORMWATER CURRENTLY FLOWING TO THE SOUTH AND SOUTHWEST TO A STORM INLET AND CONTROLLED PIPE SYSTEM. THE CURRENT AREA OF 4.27 ACRES THAT CURRENTLY LEAVES THE SITE UNCONTROLLED TO THE SOUTH WILL BE REDUCED TO 1.11 ACRES LEAVING THE SITE TO THE SOUTH WITH ONLY 0.12 ACRES LEAVING UNCONTROLLED VIA THE SWALE TO THE SOUTHWEST. ADDITIONALLY ALL NEW BUILDING CONSTRUCTION IN PHASE 1 WILL INCORPORATE A GREENROOF SYSTEM WHICH WILL ACTUALLY REDUCE THE IMPERVIOUS AREA CURRENTLY IN THE PROPOSED BUILDING FOOTPRINT. IN SUMMARY, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT DRAINAGE IMPROVEMENTS PROPOSED WITH PHASE 1 DEVELOPMENT WILL RESULT IN A SIGNIFICANT IMPROVEMENT TO EXISTING DRAINAGE CONDITIONS. THIS IS MOST CLEARLY DEMONSTRATED BY THE FACT THAT UNCONTROLLED RUNOFF LEAVING THE SITE WILL BE FURTHER REDUCED AT ULTIMATE DEVELOPMENT.

**PRELIMINARY OVERALL SITE DRAINAGE SUMMARY**

**I. PRE-DEVELOPMENT:**

- A. TOTAL AREA = 5.06 AC.
- CONTRIBUTING AREAS:
  - 2.22 AC @ 0.90 (IMPERVIOUS AREA ON-SITE)
  - 2.84 AC @ 0.30 (GREEN AREA ON-SITE)
  - 5.06 AC.
- B. WEIGHTED "C":
  - (2.22) (0.90) + (2.84) (0.30) = 0.56
  - 5.06
- C. TIME OF CONCENTRATION = 5 MIN.
- D. RUNOFF:
  - Q2 = (0.56) (5.45) (5.06) = 15.44 CFS
  - Q10 = (0.56) (7.27) (5.06) = 20.60 CFS

**II. POST-DEVELOPMENT:**

- A. TOTAL AREA = 5.06 AC.
- CONTRIBUTING AREAS:
  - 2.42 AC @ 0.90 (IMPERVIOUS AREA ON-SITE)
  - 2.64 AC @ 0.30 (GREEN AREA ON-SITE)
  - 5.06 AC.
- B. WEIGHTED "C":
  - (2.42) (0.90) + (2.64) (0.30) = 0.59
  - 5.06
- C. TIME OF CONCENTRATION = 5 MIN.
- D. RUNOFF:
  - Q2 = (0.59) (5.45) (5.06) = 16.27 CFS
  - Q10 = (0.59) (7.27) (5.06) = 21.70 CFS

**III. INCREASE:**

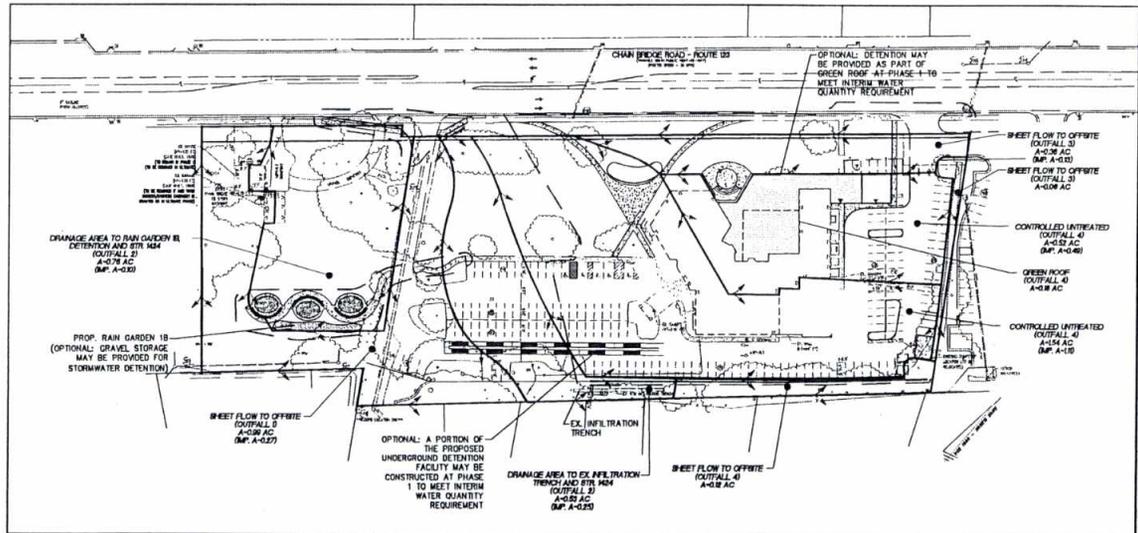
- Q2 = 16.27 - 15.44 = 0.83 CFS
- Q10 = 21.70 - 20.60 = 1.10 CFS

**NOTE**

THIS SUMMARY AND THE PROPOSED SWM FACILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF SITE PLAN. AS PROJECT IS DEVELOPED IN PHASES, MINIMUM STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET AT EACH PHASE IN ACCORDANCE WITH APPLICABLE STANDARDS.

**SWM NARRATIVE**

THE EXISTING DEVELOPED SITE HAS AN INFILTRATION FACILITY. THE ALLOWABLE RUNOFF PEAK RELEASE RATE FROM THE SITE WITH THE PROPOSED REDEVELOPMENT SHALL BE THE RELEASE RATE FROM THE SITE IN ITS CURRENT DEVELOPED CONDITION. THE INCREASES IN 2-YEAR AND 10-YEAR PEAK RELEASE RATES DUE TO THE INCREASE IN IMPERVIOUSNESS WILL BE ATTENUATED BY SOME OR ALL OF THE FOLLOWING: GRAVEL STORAGE UNDER RAIN GARDEN 18, ROOFTOP DETENTION AS PART OF PROPOSED GREEN ROOF, A PORTION OF THE PROPOSED STORMWATER DETENTION FACILITY, AND THE EXISTING INFILTRATION TRENCH WILL REMAIN IN SERVICE.



**STORMWATER MANAGEMENT CHECKLIST**

**MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

The following information is required to be shown or provided in all zoning applications, as a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 

- Special Permits (8-011.21 & 8.1)
- Cluster Subdivision (8-015.10 & 10)
- Development Plans (8-022.2A (12) & (14))

- 1. The site is at a minimum scale of 1"=80' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and lot(s) of clearing and grading accommodates the stormwater management facility(ies), storm catchment pipe systems and outlet collection, pond, swales, access roads, site outlets, energy dissipation devices, and stormwater stabilization measures as shown on sheet EX, INFILTRATION TRENCH AND OPTIONAL PROOP, UG DET, GREEN ROOF DETENTION OR GRAVEL STORAGE SHOWN THIS SHEET.

3. Provide:

Facility Name	On-site area	Off-site area	Drainage	Footprint	Storage	if pond, diam
Type & No.	acres (sq ft)	acres (sq ft)	area (sq ft)	area (sq ft)	Volume (cu ft)	height (ft)
EX, INFILTRATION TRENCH	0.53	0	0.02	750	2630	
OPTIONAL: PROOP, UG DETENTION						
OPTIONAL: PROOP, GREEN ROOF DETENTION						
OPTIONAL: PROOP, GRAVEL STORAGE						

- 4. Details drainage channels, outfalls and pipe systems are shown on Sheet P-0302
- 5. Pond area and inlet pipe systems are shown on Sheet N/A
- 6. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A
- 7. Type of maintenance access (road surface noted on the plan is N/A, unseal, gravel, gravel, etc.)
- 8. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet P-0201, P-0402
- 9. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet THIS SHEET
- 10. A description of the existing site conditions of each numbered site outlet extending downstream from the site to a point which is at least 100' from the site edge or which has a drainage area of at least one square mile (840 acres) is provided on Sheet P-0202
- 11. A description of how the runoff requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet P-0201
- 12. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet P-0201
- 13. A submission waiver is requested for N/A
- 14. Stormwater management is not required because N/A

Engineers - Supervisors - Planners  
Landscape Architects - Architects  
**WALTER L. PHILLIPS**  
2017 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 532-1907  
www.WLPHINC.com  
N.C. PROFESSIONAL ENGINEER  
DATE: 05/02/2017 BY: DCL, LUGAR, LAMAR, LORRIS



NO.	DESCRIPTION	DATE	APPROVED BY	DATE

**PRELIMINARY STORMWATER MANAGEMENT PLAN - PHASE 1**  
**EMMANUEL LUTHERAN CHURCH**  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



**OUTFALL NARRATIVE - PHASE 1**

**EXISTING CONDITIONS:**  
 THE SITE IS CURRENTLY DEVELOPED WITH A CHURCH AS WELL AS TWO EXISTING SINGLE FAMILY HOMES. MUCH OF THE SITE'S RUNOFF LEAVES THE SITE AS SHEET FLOW THROUGH SOME IS COLLECTED IN A STORM DRAIN ON THE SOUTHERN EDGE OF THE PROPERTY. RUNOFF LEAVES THE SITE VIA SIX OUTFALLS WHICH ALL EVENTUALLY FLOW TO THE SOUTH AND SOUTHEAST. THE SHEET FLOW RUNOFF TO OUTFALLS 3 LEAVE THE SITE IN A NORTHEASTLY DIRECTION AND ARE COLLECTED BY STORM SEWERS IN CHAIN BRIDGE ROAD. THESE STORM SEWERS THEN CONVEY THE RUNOFF IN A SOUTHERLY DIRECTION. THE SITE RUNOFF WHICH FLOWS TO OUTFALL 2 FLOWS TO AN INFILTRATION FACILITY LOCATED ALONG THE SOUTHERN PROPERTY LINE. THIS OUTFALL 2 RUNOFF THAT DOES NOT INFILTRATE IS COLLECTED IN EXISTING INLET 1424 AND THEN LEAVES THE SITE AND HEADS IN A SOUTHERLY DIRECTION. THE SHEET FLOW RUNOFF TO THE REMAINING OUTFALLS (OUTFALLS 1 AND 3) LEAVE THE SITE UNCONTROLLED AS SHEET FLOW AND FLOW IN A SOUTHERLY DIRECTION. REFER TO THE OUTFALL PLAN THIS SHEET.

**PROPOSED CONDITIONS:**  
 IN THE POST REDEVELOPMENT CONDITION THE RUNOFF FROM THE SITE WILL BE CONVEYED TO FOUR OUTFALLS. A SIGNIFICANT AMOUNT OF SHEET FLOW RUNOFF IN THE REDEVELOPMENT CONDITION WILL BE DIVERTED TO OUTFALL 4 DUE TO THE REQUEST OF THE NEIGHBORING PROPERTIES TO THE SOUTH TO REDUCE THE SITE RUNOFF THAT FLOWS TO THEIR PROPERTIES. SOME ON-SITE FLOW WILL CONTINUE TO BE ROUTED TO THE EXISTING INFILTRATION FACILITY AND OUTFALL 2 WITH NO CHANGES TO THE FACILITY. THERE ARE THREE POTENTIAL OPTIONS BEING CONSIDERED IN ORDER TO PROVIDE THE REQUIRED DETENTION ON-SITE DURING THE PHASE 1 REDEVELOPMENT IMPROVEMENTS. THESE OPTIONS INCLUDE GRAVEL STORAGE IN THE PROPOSED PARK GARDEN, DETENTION INCORPORATED INTO THE PROPOSED GREEN ROOF OR CONSTRUCTING A PORTION OF THE PROPOSED UNDERGROUND DETENTION FACILITY DURING THE PHASE 1 REDEVELOPMENT. ANY OF THESE OPTIONS MAY BE UTILIZED DURING PHASE 1 IN ORDER TO SATISFY DETENTION REQUIREMENTS. A PROPOSED STORM SEWER SYSTEM WILL COLLECT ADDITIONAL SITE RUNOFF AND CONVEY IT TO AN EXISTING OFF-SITE DETENTION POND ON THE ADJACENT PROPERTY TO THE EAST WHICH IS OUTFALL 4. THE RUNOFF TO THIS OFF-SITE POND WILL NOT BE INCREASED ABOVE EXISTING PEAK RATES FOR THE 2 AND 10 YEAR STORMS WITHOUT THE NEED FOR A DETENTION FACILITY. ALL OTHER RUNOFF (TO OUTFALLS 1 AND 3) WILL CONTINUE TO LEAVE THE SITE AS SHEET FLOW AS IT DOES TODAY.

IN ACCORDANCE WITH FPM SECTION 6-0503.2A, THE EXTENT OF DOWNSTREAM OUTFALL REVIEW CAN END 150' DOWNSTREAM OF A POINT WHERE A RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE IF THAT 150' OUTFALL SECTION IS ADEQUATE. THIS RULE DETERMINES THE EXTENT OF REVIEW FOR OUTFALLS 2 AND 4. THE OUTFALL MAP SHOWS THE EXTENT OF REVIEW FOR OUTFALLS 2 AND 4. THE STORM SEWERS FOR OUTFALLS 2 AND 4 WITHIN THE EXTENT OF REVIEW HAVE ADEQUATE CAPACITY FOR A 10-YEAR EVENT. THEREFORE IT IS OUR OPINION THAT THESE TWO SITE OUTFALLS WILL BE ADEQUATE FOR THE THREE REMAINING OUTFALLS. THE RUNOFF LEAVES THE SITE AS SHEET FLOW WITH NO ADVERSE IMPACT SO THE OUTFALLS ARE ALSO ADEQUATE IN OUR OPINION.

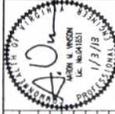
DRAINAGE DIVIDES AND CHANNEL INFORMATION WERE DETERMINED USING AVAILABLE RECORD INFORMATION AND TOPOGRAPHY. THIS OUTFALL ANALYSIS IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND WILL BE REEVALUATED AND VERIFIED AT SITE PLAN.

Engineers - Planners  
 Landscape Architects  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 WWW.WLPINC.COM

**WALTER L. PHILLIPS**  
 P.L.L.C.

SCALE: 1" = 40'

DATE: 11/13/18  
 FOR U.S. WORK  
 IN VIRGINIA



NO.	DESCRIPTION	REV. BY	DATE	DATE

**PRELIMINARY STORMWATER OUTFALL ANALYSIS - PHASE 1**

**EMMANUEL LUTHERAN CHURCH**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA





**OUTFALL NARRATIVE - ULTIMATE**

**EXISTING CONDITIONS:**  
 THE SITE IS CURRENTLY DEVELOPED WITH A CHURCH AS WELL AS TWO EXISTING SINGLE FAMILY HOMES. MUCH OF THE SITE'S RUNOFF LEAVES THE SITE AS SHEET FLOW THROUGH SOME IS COLLECTED IN A STORM DRAIN ON THE SOUTHERN EDGE OF THE PROPERTY. RUNOFF LEAVES THE SITE VIA SIX OUTFALLS WHICH ALL EVENTUALLY FLOW TO THE SOUTH AND SOUTHEAST. THE SHEET FLOW RUNOFF TO OUTFALLS 3 LEAVE THE SITE IN A NORTHEASTERLY DIRECTION AND ARE COLLECTED BY STORM SEWERS IN CHAM BRIDGE ROAD. THESE STORM SEWERS THEN CONVEY THE RUNOFF IN A SOUTHERLY DIRECTION. THE SITE RUNOFF WHICH FLOWS TO OUTFALL 2 FLOWS TO AN INFILTRATION FACILITY (LOCATED ALONG THE SOUTHERN PROPERTY LINE. THIS OUTFALL 2 RUNOFF THAT DOES NOT INFILTRATE IS COLLECTED IN EXISTING INLET 1424 AND THEN LEAVES THE SITE AND HEADS IN A SOUTHERLY DIRECTION. THE SHEET FLOW RUNOFF TO THE REMAINING OUTFALLS (OUTFALLS 1 AND 3) LEAVE THE SITE UNCONTROLLED AS SHEET FLOW AND FLOW IN A SOUTHERLY DIRECTION. REFER TO THE OUTFALL PLAN THIS SHEET.

**PROPOSED CONDITIONS:**  
 IN THE POST DEVELOPMENT CONDITION THE RUNOFF FROM THE SITE WILL BE CONVEYED TO FOUR OUTFALLS. A MINOR AMOUNT OF SHEET FLOW RUNOFF IN THE PREDEVELOPMENT CONDITION WILL BE DIVERTED TO OUTFALL 4 DUE TO THE REQUEST OF THE NEIGHBORING PROPERTIES TO THE SOUTH TO REDUCE THE SITE RUNOFF THAT FLOWS TO THEIR PROPERTIES. SOME ONSITE FLOW WILL CONTINUE TO BE ROUTED TO THE EXISTING INFILTRATION FACILITY AND OUTFALL 2 WITH NO CHANGES TO THE FACILITY. ADDITIONAL DRAINAGE AREA WITH NEW IMPERVIOUS AREA WILL BE ROUTED TO AN UNDERGROUND DETENTION FACILITY AND THEN THE EXISTING ONSITE STRUCTURE 1424 BEFORE BEING RELEASED TO OUTFALL 2. THE DETENTION FACILITY IS REQUIRED SO AS TO NOT INCREASE THE PEAK RATES OF RUNOFF FROM THE SITE. NO OTHER DETENTION FACILITIES ARE REQUIRED OR PROPOSED. A PROPOSED STORM SEWER SYSTEM WILL COLLECT ADDITIONAL SITE RUNOFF AND CONVEY IT TO AN EXISTING ON SITE DETENTION POND ON THE ADJACENT PROPERTY TO THE EAST WHICH IS OUTFALL 4. THE RUNOFF TO THIS OFFSITE POND WILL NOT BE INCREASED ABOVE EXISTING PEAK RATES FOR THE 2 AND 10 YEAR STORMS WITHOUT THE NEED FOR A DETENTION FACILITY. ALL OTHER RUNOFF TO OUTFALLS 1 AND 3) WILL CONTINUE TO LEAVE THE SITE AS SHEET FLOW AS IT DOES TODAY.

IN ACCORDANCE WITH PW SECTION 8-2003.2A, THE EXTENT OF DOWNSTREAM OUTFALL REVIEW CAN END 150' DOWNSTREAM OF A POINT WHERE A RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE IF THAT 150' OUTFALL SECTION IS ADEQUATE. THIS RULE DETERMINES THE EXTENT OF REVIEW FOR OUTFALLS 2 AND 4. THE OUTFALL MAP SHOWS THE EXTENT OF REVIEW FOR OUTFALLS 2 AND 4. THE STORM SEWERS FOR OUTFALLS 2 AND 4 WITHIN THE EXTENT OF REVIEW HAVE ADEQUATE CAPACITY FOR A 10-YEAR EVENT. THEREFORE, IT IS OUR OPINION THAT THESE TWO SITE OUTFALLS WILL BE ADEQUATE FOR THE THREE REMAINING OUTFALLS. THE RUNOFF LEAVES THE SITE AS SHEET FLOW WITH NO ADVERSE IMPACT SO THE OUTFALLS ARE ALSO ADEQUATE IN OUR OPINION.

DRAINAGE DIVIDES AND CHANNEL INFORMATION WERE DETERMINED USING AVAILABLE RECORD INFORMATION AND TOPOGRAPHY. THIS OUTFALL ANALYSIS IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND WILL BE REEVALUATED AND VERIFIED AT SITE PLAH.

**PRELIMINARY STORMWATER OUTFALL ANALYSIS - ULTIMATE**

**EMMANUEL LUTHERAN CHURCH**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**WALTER L. PHILLIPS**  
 INCORPORATED  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ACCOUNTANTS  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 532-1301  
 WWW.WLPHILLIPS.COM

NO.	DESCRIPTION	DATE	REV.	APPROVED

DATE: 06/20/22, TIME: 11:02:11, PAGE: 12, SHEET: 00003

**A GLOSSARY OF TERMS IS LOCATED  
AT THE BACK OF THE REPORT**

**DESCRIPTION OF THE APPLICATION**

The applicant, Trustees of Emmanuel Lutheran Church, propose to rezone properties from the R-1 to R-3 District, which permits development up to a 0.25 floor area ratio (FAR) for uses other than residential or public. The applicant is proposing a total building area of 54,000 square feet (SF) at a 0.25 FAR. In addition, the applicant is seeking approval of a Category 3 Special Exception to permit expansion of an existing church and child care center and to establish a private school of general education for kindergarten.

Development of the site is proposed to take place in phases. Phase 1 is the only defined phase and includes a 7,250 SF two-story child care center addition. The number of children is proposed to increase from 99 to 154 and 40 kindergarten students are proposed for the school of general education. Phase 1 also includes a 4,300 SF fellowship hall, a 120 SF mechanical enclosure, construction of all or part of a columbarium, and changes to the hours of operation for the child care center. The changes to the hours of operation may be implemented prior to construction of the Phase 1 building additions. There are 366 sanctuary seats and no additional sanctuary seating is proposed in Phase 1. The applicant proposes to retain an existing dwelling on Lot 34A as a residence by a church staff member or as an office and/or storage for the church, child care center, or school. The dwelling would be removed with the ultimate development of the site.

Subsequent to Phase 1, additional building additions and site improvements are proposed. The applicant refers to them collectively as the "ultimate development" in the proffers and on the General Development Plan/Special Exception (GDP/SE) Plat since timing of these phases of development have not been determined. Such future development includes a second two-story child care center addition containing 7,500 SF, a 2,400 SF atrium addition, and a 1,500 SF sanctuary expansion containing an additional 210 sanctuary seats for a total of 576 seats. With the proposed child care addition, the number of children would increase from 154 to 220. The chart below provides a summary of the proposal.

	<b>Existing</b>	<b>Proposed Phase 1</b>	<b>Proposed Ultimate</b>
<b>Building Square Feet</b>	31,050 SF	Child Care: 7,250 SF Fellowship Hall: 4,300 SF 11,550 SF	Child Care: 7,500 SF Atrium: 2,400 SF Sanctuary: 1,500 SF 11,400 SF
<b>FAR</b>	0.14 FAR	0.19 FAR (42,600 SF)	0.25 FAR (54,000 SF)
<b>Church Seating</b>	366 seats	366 seats	576 seats
<b>Child Care Center</b>	99 children 9:00 AM – 12:00 PM, Sept – May	154 children 6:30 AM – 7:00 PM, 12 Months	220 children 6:30 AM – 7:00 PM, 12 months
<b>School of General Ed.</b>	None	40 children	40 children
<b>Parking Spaces</b>	130 spaces	149 spaces	209 spaces

### Waivers and Modifications

The applicant requests the following waivers and modifications:

- Modification of the transitional screening requirement along the eastern portion of the southern property line, as shown on the GDP/SE Plat.
- Waiver of the service drive requirement along Chain Bridge Road.
- Waiver of the barrier requirement along the northern property line.

A copy of the GDP/SE Plat is included at the front of this report. The applicant's draft proffer statement is provided as Appendix 1. The proposed development conditions are provided as Appendix 2 and the applicant's statement of justification and affidavits are provided as Appendix 3 and 4, respectively.

### LOCATION AND CHARACTER



Figure 1: Emmanuel Lutheran Church parcels

The site is located west of the Town of Vienna between Flint Hill Road and Nutley Street. It consists of three parcels owned by Emmanuel Lutheran Church, Lot 34 (2595 Chain Bridge Road), Lot 35 (2593 Chain Bridge Road), and Lot 38A (2589 Chain Bridge Road), and contains a total of 5.06 acres. Lot 34 contains 26,363 square feet and is developed with a 1,152 square foot single family dwelling with a 748 square foot

detached garage. Lot 35 contains 23,808 square feet and is undeveloped. Lot 38A contains 3.87 acres and is developed with a church, a child care center, and a surface parking lot containing 162 parking spaces. The existing child care center is located in the eastern portion of the building with an adjacent outdoor play area provided in the southeastern area of the site. Access to the property is provided from two entrances on Chain Bridge Road. Figure 1 depicts the three parcels.

### Surrounding Area Description

The subject property is adjacent to single family residential neighborhoods to the south and west, an office development to the east, and two multi-family developments and a child care center to the north. Figure 2 provides the surrounding uses, zoning districts, and Comprehensive Plan recommendations.

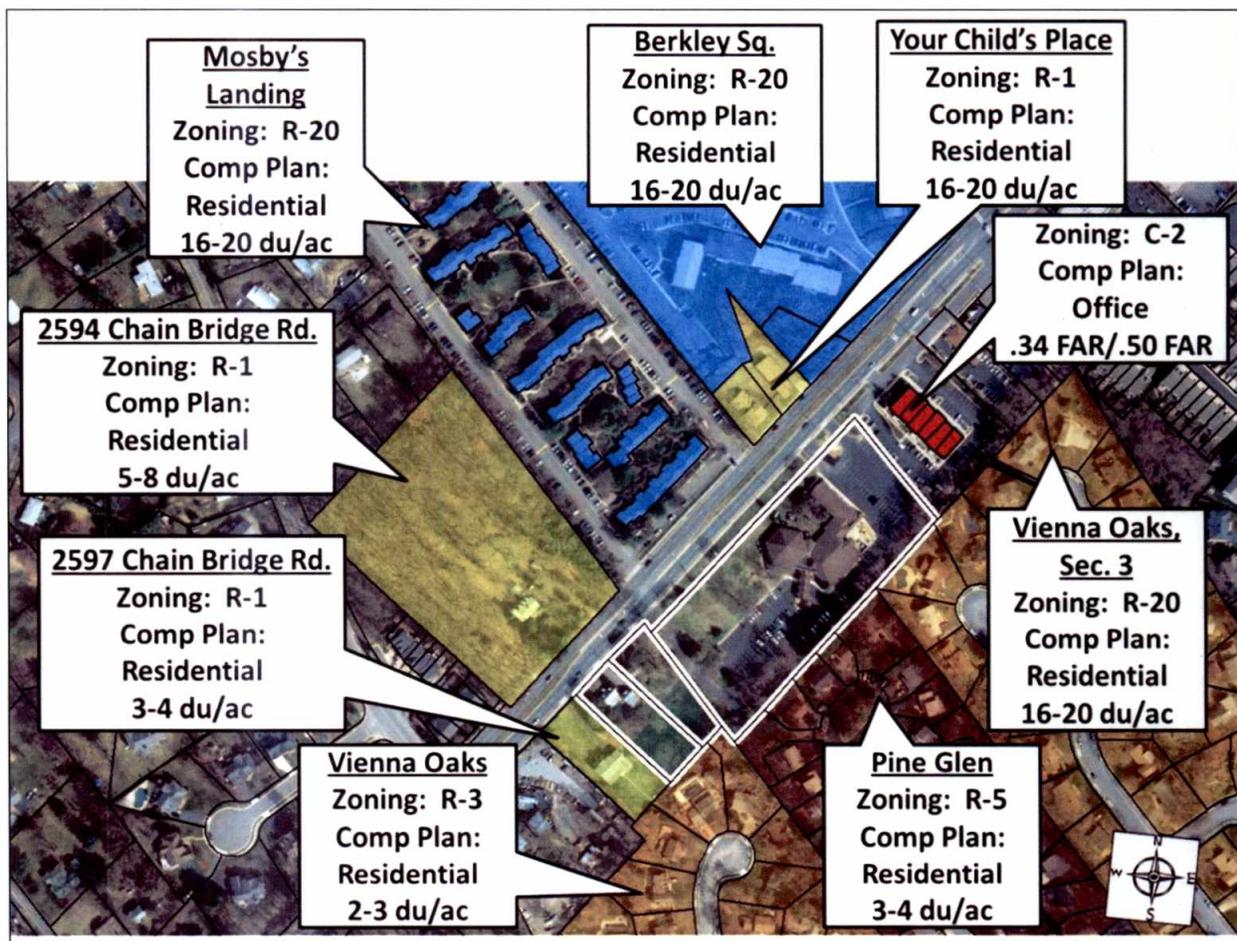


Figure 2: Surrounding area zoning and Comprehensive Plan recommendation

## **BACKGROUND**

Emmanuel Lutheran Church was constructed in 1957, prior to the requirement for a special permit for a church in a residential district.

On August 9, 1960, the Board of Zoning Appeals approved Special Permit S-8867 to permit the operation of a kindergarten within the existing facilities from 9:00 a.m. to 12:00 noon, five days a week, for nine months a year with a maximum of 20 students.

On February 15, 1977, the Board of Zoning Appeals approved Special Permit S-6-77 for a Sunday school, an increase in sanctuary seating capacity up to 400, and a minimum of 96 parking spaces.

On June 20, 1978, the Board of Zoning Appeals approved Special Permit S-72-78 to allow the sanctuary seating capacity up to 450, a building addition for education and administrative space, and a minimum of 152 parking spaces.

On January 5, 1995, the Zoning Administrator denied a request to administratively approve the existing preschool program on the subject property. The Zoning Administrator determined that in 1960 the Board of Zoning Appeals approved a special permit for a kindergarten to permit 20 children, five years of age on the subject property. Although the facility may have been used for a preschool since 1965, a special permit that would allow a nursery school or child care center was never approved.

On June 21, 1995, the Board of Zoning Appeals approved Special Permit Amendment SPA 78-P-072 for the subject site to permit building additions, site modifications, a maximum sanctuary seating capacity of 366, a total maximum of 170 parking spaces, and a child care center for 99 students from 9:00 a.m. to 12:00 noon, Monday through Friday, September through May. A copy of the approved development conditions are provided as Appendix 5. With the approval of these applications, this special permit amendment conditions will be null and void.

## **COMPREHENSIVE PLAN PROVISIONS** (Appendix 6)

Fairfax County Comprehensive Plan, 2011 Edition, Vienna Planning District, Amended through June 19, 2012, V5-Nutley Community Planning Sector, Land Use Recommendations on Page 85, states:

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

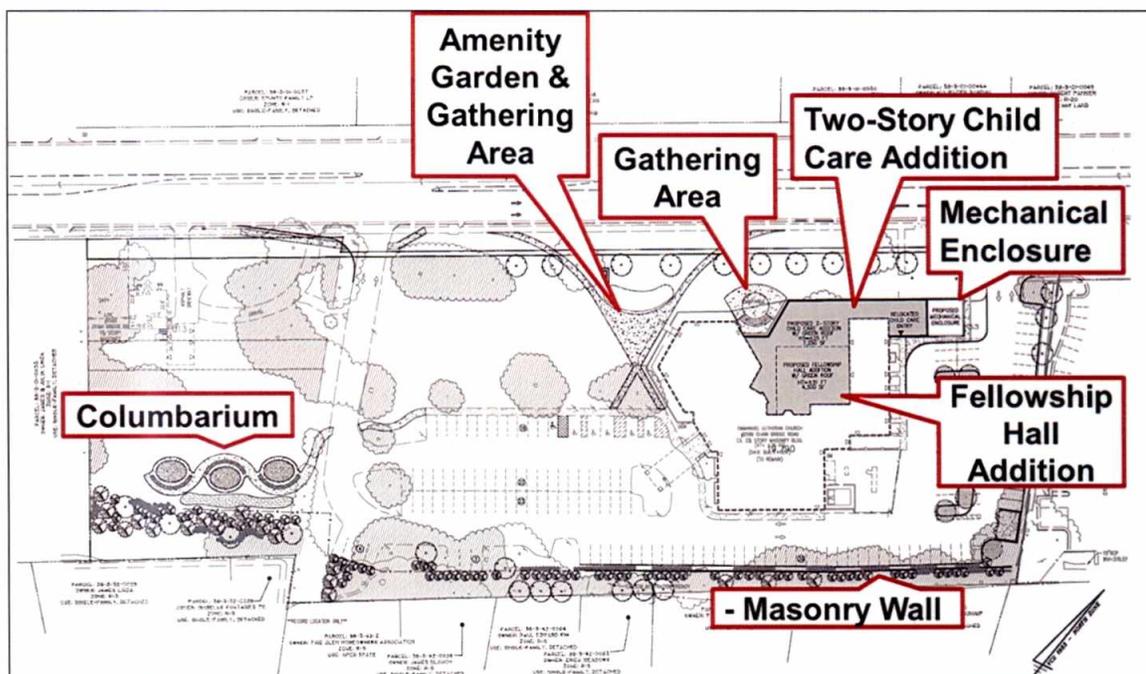
There is no site specific Comprehensive Plan guidance for this area.

**DESCRIPTION OF THE GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION (GDP/SE) PLAT** (copy included at the front of the report)

The GDP/SE Plat entitled “Emmanuel Lutheran Church” was submitted by Walter L. Philips Incorporated, consisting of 13 sheets, dated May 10, 2012, as revised through January 3, 2013, and is reviewed below.

**Site Layout**

The GDP/SE Plat depicts an existing 31,050 square foot building containing a church, a child care center, administrative offices, and a surface parking lot.



**Figure 3: Phase 1**

Phase 1 includes a 7,250 SF two-story child care center addition with a green roof; a 4,300 SF fellowship hall with a green roof; and a 120 square foot mechanical enclosure, all proposed along Chain Bridge Road. The green roof is proposed as a roof system that consists of the structural components of the roof, a waterproof membrane, a drainage layer, a layer of growth media, and plants. Outdoor gathering areas and an amenity garden are shown along Chain Bridge Road. A masonry wall seven feet in height is shown along the southeastern property line. A columbarium four feet in height with surrounding landscape and hardscape is shown in the southwest area of the site and is proposed to be constructed in segments. A columbarium is permitted by-right in a church yard in accordance with Virginia Code Section 57-26. Figure 3 shows Phase 1 and Figure 4 provides a conceptual design of the columbarium.



Figure 4: Conceptual design of the columbarium

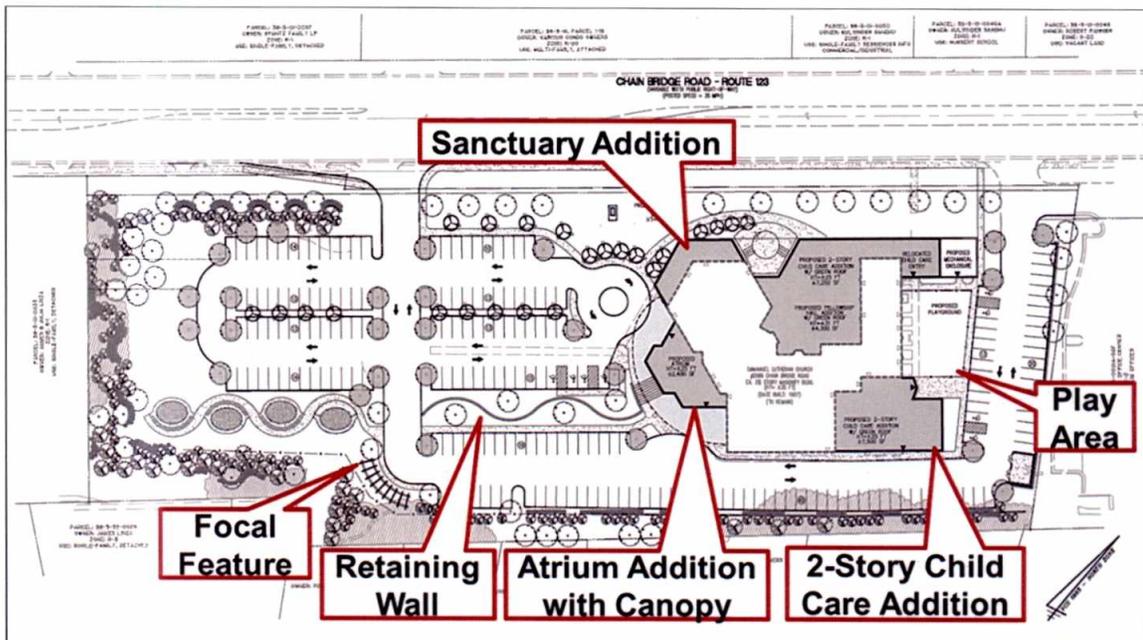


Figure 5: Ultimate development

Subsequent to Phase 1, additional building additions and site improvements are proposed. As noted earlier, the applicant refers to them collectively as the “ultimate development” in the proffers and on the GDP/SE Plat since these phases of development have not been determined. Such proposed future development includes a 1,500 square foot sanctuary addition along Chain Bridge Road containing an additional 210 sanctuary seats for a total maximum seating capacity of 576. On the western side of the existing church, a 2,400 square foot atrium with a canopy and a primary upper entrance and a secondary lower entrance is proposed. A four foot retaining wall is shown adjacent to the atrium’s lower entrance. A two-story, 7,500 square foot child care addition with a green roof is proposed in the southeastern area of the site. With the development of this child care addition, the existing outdoor play area would be relocated to the eastern side of the site. A focal feature, such as a trellis, is proposed in the

southwest area of the property. Figure 5 illustrates the ultimate development and Figures 6 and 7 provide a bird's eye view.



Figure 6: Ultimate development looking east along Chain Bridge Road

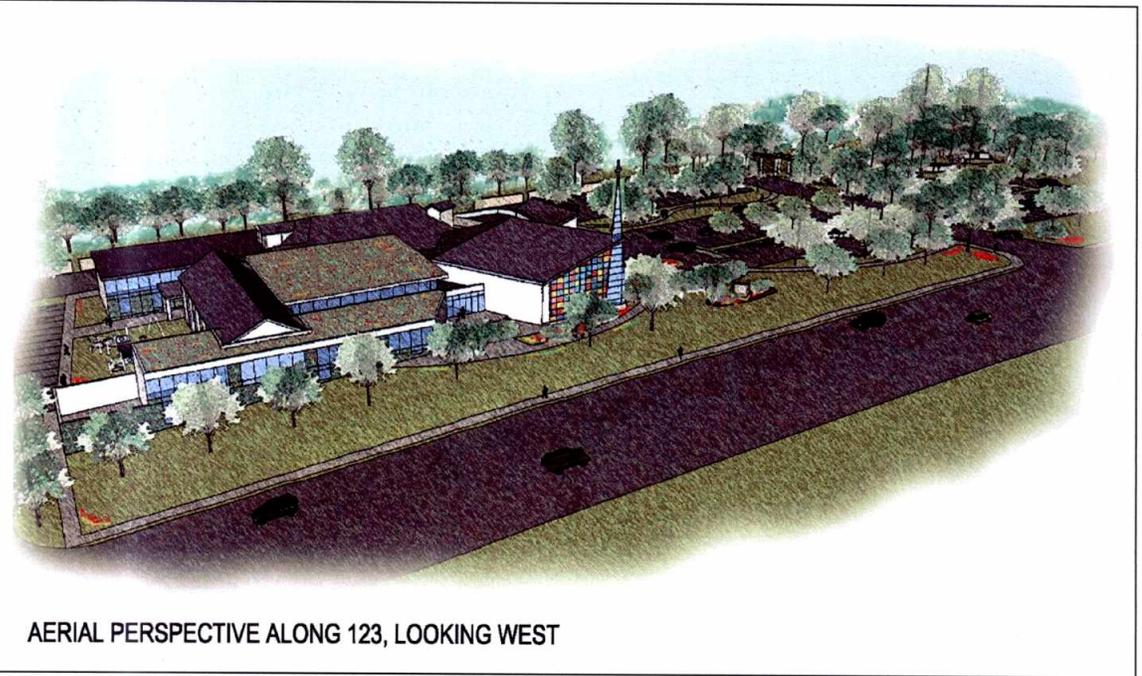


Figure 7: Ultimate development looking west along Chain Bridge Road

### Vehicular and Pedestrian Access

The site has two access points on Chain Bridge Road that provide ingress and egress. Phase 1 includes construction of a 100 foot right turn taper on Chain Bridge Road at the western entrance. At the eastern entrance, within six weeks of the rezoning approval, the applicant proffered to restrict right turns into the site from Chain Bridge Road through signage and/or by striping. Vehicles exiting the site will only be permitted to make a right turn onto Chain Bridge Road. Also with Phase 1, the applicant proffered to dedicate 61 feet from the centerline of Chain Bridge Road for future roadway improvements.

Following Phase 1 with the next phase of development, the applicant proffered to construct an extension of the existing left turn lane on Chain Bridge Road at the western property entrance for a total of 135 feet, which would include both the deceleration length and 100 foot taper or such lengths to conform to VDOT standards at the time of construction. All of these transportation improvements are shown on the GDP/SE Plat and are proffered. The proposed turn lane improvements are depicted in Figure 8.



Figure 8: Proffered turn lane improvements

Additionally, the applicant proffered a 24 foot wide ingress/egress easement from the western property line for inter-parcel access in the event that the adjoining property redevelops as a non-residential use. Currently, the adjacent property is developed with a single family detached dwelling. Any trees that are removed within the ingress/egress, grading, and temporary construction easements are proffered to be replaced elsewhere on the property in coordination with the Urban Forest Management Division.

Vehicles bringing and picking up children to and from the child care center and the school are proffered to enter the site only through the western entrance and to exit only through the eastern exit, as shown on the drop-off and pick-up route on the GDP/SE Plat. All loading and unloading of children are proffered to be done on-site with staff and volunteer supervision. All arrival and dismissal times are proffered to be staggered. The child care center drop-off and pick-up route and on-site loading and unloading of children with staff and volunteer supervision are proffered to become effective immediately following the approval of the rezoning. The child care center drop-off and pick-up route is illustrated as Figure 9.

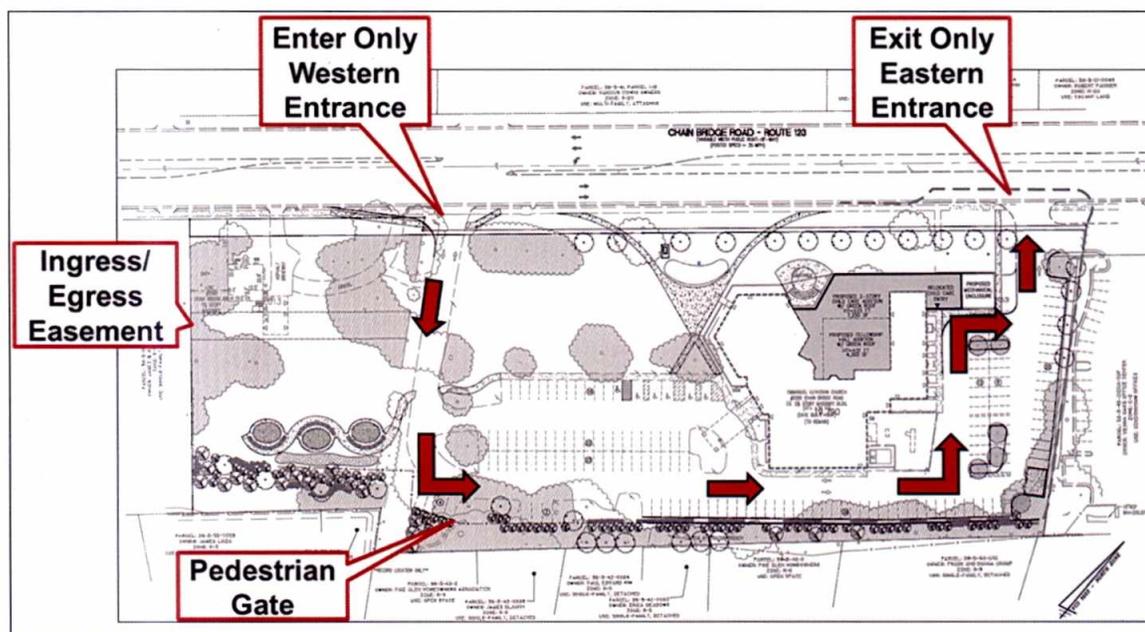


Figure 9: Child care center drop-off and pick-up route, pedestrian gate, and easement

In Phase 1, a pedestrian gate is proposed along the western portion of the southern property line. This gate would provide pedestrian access between the site and the Pine Glen homeowners' association. Pedestrian access also is provided from an existing sidewalk along Chain Bridge Road.

## Parking

The GDP/SE Plat shows 130 required and 149 parking spaces provided for Phase 1 and 188 required and 209 provided for the ultimate development.

## Landscaping

Phase 1 transitional screening is required and provided along the southern and northern property lines. Supplemental tree plantings are provided in the landscaped parking lot islands and along the eastern property line. Figure 10 depicts the proposed Phase 1 landscaping.

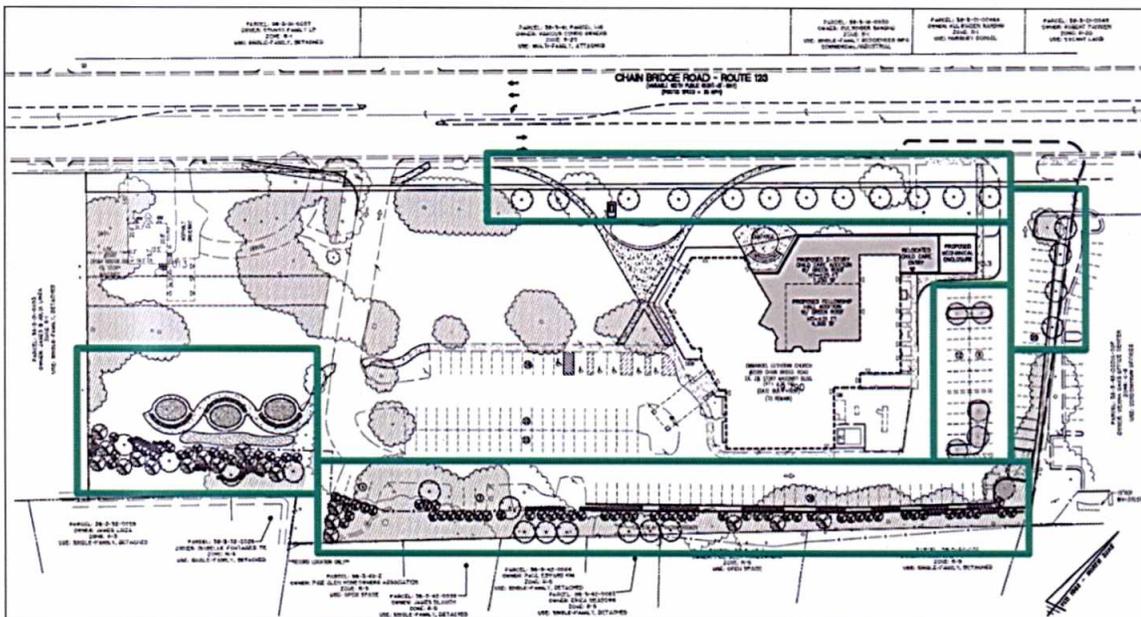


Figure 10: Phase 1 landscaping

Transitional screening along the western property line will be provided with the expansion of the parking lot for the sanctuary addition in a subsequent phase. Supplemental landscaping surrounding the parking lot is shown on the GDP/SE Plat to further screen the parking lot from vehicles travelling along Chain Bridge Road. Supplemental tree plantings are proposed in the landscaped parking lot islands and along the western portion of the southern property line. Tree preservation areas are shown along the western and southern property lines. Figure 11 depicts the landscaping for the ultimate development.

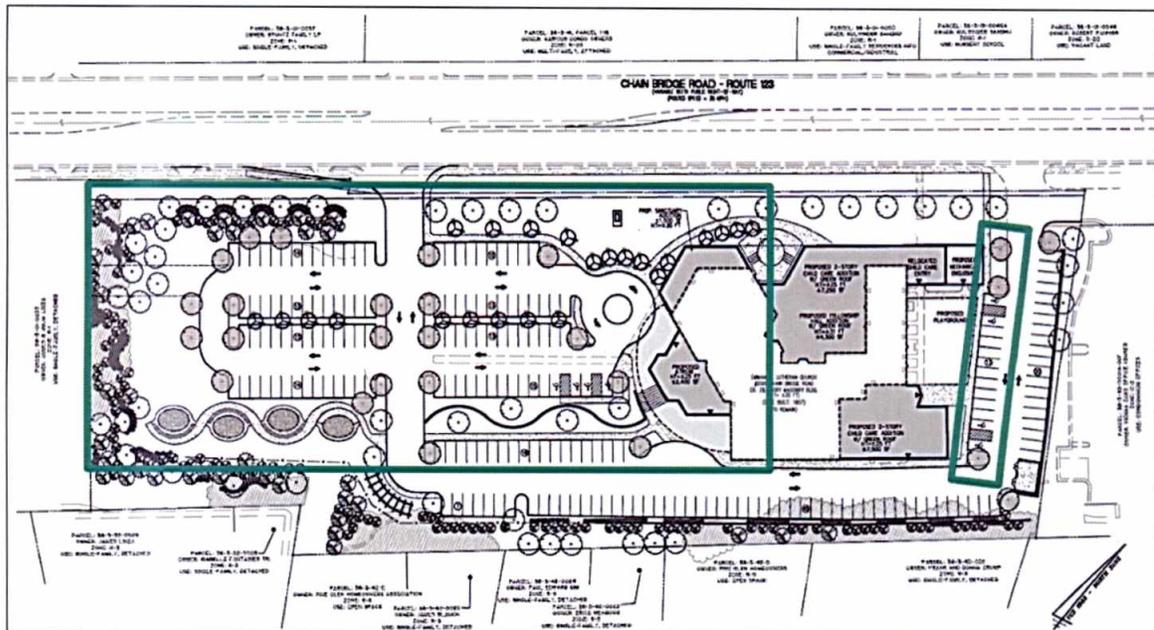


Figure 11: Landscaping for the ultimate development

### Stormwater Management

Each phase of development will include stormwater management features and Best Management Practices (BMP) to meet or to exceed the applicable stormwater management and water quality standards. Phase 1 stormwater and BMPs include: a rain garden south of the proposed columbarium; continued use of an existing infiltration trench along the southern property line; and improvements to an existing swale along the southeastern property line. Fine grading of this swale will be performed by hand in order to protect existing vegetation. If feasible, a berm is proposed south of the proposed rain garden to capture additional runoff to the rain garden before it flows offsite. In addition, an eight inch curb and gutter is proposed along the southeastern property line, which will direct stormwater to oversized stormwater inlets and a pipe system at the southeast corner of the site. The inlets are proposed to be oversized in order to minimize the potential for stormwater spillover.

For the ultimate development, additional stormwater management, water quality, and drainage improvements will include a rain garden on the west side of the property, up to four storm filter treatment structures (or equivalent), a green roof on the second child care addition, continued use of an existing infiltration trench, and installation of an underground stormwater detention system. Additional curb and gutter and storm inlets will be installed throughout the property to reduce future potential stormwater runoff onto adjacent properties.

## **ANALYSIS**

### **Land Use Review (Appendix 7)**

The subject property is planned for residential uses at 3-4 du/acre within a larger area planned and developed with residential uses. Consistent with the Comprehensive Plan guidance, an expansion of the existing church and child care center and the addition of a private school of general education should be compatible with the surrounding residential character.

At staff's recommendation, the applicant amended the application, which initially requested rezoning to the R-4 District. Instead, the applicant is now requesting to rezone to the R-3 District and has reduced the additional intensity of the development from 31,150 SF to 22,950 SF. This included deleting a proposed multi-purpose room and decreasing the size of the atrium. The proposed R-3 District zoning is consistent with the surrounding zoning and Comprehensive Plan recommendation.

The applicant proposes to retain use of an existing 1,152 SF single family dwelling and 748 SF detached garage on Lot 34. The residence currently is leased until June 30, 2013. The applicant proffered that after June 30, 2013, the use of the dwelling would either be as a residence by a staff member of the church and/or as an office or storage by the church, child care center, or school. Such a use is consistent with a longstanding Zoning Evaluation Division interpretation that a dwelling on church property may be used as a church related facility. A copy of this zoning interpretation is provided as Appendix 8. The dwelling and garage are shown to be removed in the ultimate phase of development.

### **Environmental Review (Appendix 7)**

In accordance with the County's green building Policy Plan guidance, staff strongly encouraged the applicant to incorporate energy conservation, water conservation, and other green building practices in the design and construction of the proposed expansion. While LEED certification is not required, the applicant proffered green roofs for the two child care additions and the fellowship hall addition. Such green roof systems would consist of the structural components of the roof, a waterproof membrane, a drainage layer, a layer of growth media, and plants. In addition, the applicant proffered sustainable development consistent with some LEED concepts such as: double pane low-e glazing for all new windows, energy efficient mechanical and lighting systems, low flow plumbing fixtures, and low emitting materials. In staff's opinion, the applicant's approach adequately addresses green building development and to the extent practicable the applicant should continue to provide green building development features.

To address outdoor lighting, the applicant proffered that a photometric study will be provided with each site plan that includes new or restriped parking adjacent to

residential property. Such proposed parking lot lighting will be in accordance with Article 14 of the Zoning Ordinance. In addition, all lighting fixtures are proffered to be shielded to prevent light trespass onto residential properties. With the proffers and proposed development conditions, there are no outstanding issues.

### **Transportation Review** (Appendix 9)

As discussed in the Vehicular and Pedestrian Access section of the Site Layout review, the applicant proffered to construct turn lane improvements on Chain Bridge Road.

To address staff's concern, based on common experiences with places of worship throughout the County, spillover parking can occur into adjacent residential areas if the minimum amount of parking is provided. Staff recommended that the applicant provide parking above the minimum parking requirement. In Phase 1, 130 parking spaces are required and 149 spaces are provided. In the ultimate development of the site, 188 parking spaces are required and a total of 209 are provided. The provided parking meets and exceeds the minimum Zoning Ordinance parking requirement for the proposed uses.

To further exceed the minimum parking requirement and to proactively prevent spillover parking from the church into residential areas, the applicant currently is pursuing an off-site shared parking agreement with the adjacent office development for additional parking on Sundays. The applicant has proffered to continue to pursue a shared parking agreement in the event that one is not in place at time of site plan for the sanctuary expansion.

Vehicles bringing and picking up children to and from the child care center and to and from the school will only be permitted to enter the site from the western entrance and will only be permitted to exit through the eastern exit, as shown on the GDP/SE Plat. All loading and unloading of children are proffered to be done on-site with staff and volunteer supervision. Arrival and dismissal times are proffered to be staggered. These improvements are proffered to become effective immediately following the rezoning approval. With the proffers and proposed development conditions, no outstanding transportation issues remain.

### **Stormwater Review** (Appendix 10)

#### **Phase 1**

Water quality controls are required for this development pursuant to Section 6-0401.2A of the Public Facilities Manual (PFM). The water quality requirement requires that the proposed phosphorous load be reduced by 9.18%. The applicant proposes a 12.02% phosphorous removal through a rain garden, two green roofs, stormfilters (or equivalent), and use of an existing infiltration trench. Such facilities also will address stormwater management.

Currently, 4.27 acres of the 5.06 acre church site drains to the south by an uncontrolled stormwater flow to an existing concrete channel at the southwest, an existing infiltration trench at the south, and an existing swale at the southeast. Phase 1 of development proposes an increase of 9% in impervious area. To minimize the amount of stormwater runoff that could impact adjacent residential properties, the applicant proffered to construct an eight inch curb and gutter along the southeastern edge of the existing parking lot, which will direct stormwater runoff to oversized inlets at the southeast corner of the property. The applicant also proffered to fine grade and to remove debris and invasive vegetation within the existing swale in order to improve the stormwater runoff conveyance capacity. With these proposed improvements, the 4.27 acres of uncontrolled drainage leaving the southern area of the property will be reduced to 1.11 acres with only 0.12 acres leaving the site uncontrolled via the swale along the southern property line. This is a 75% improvement from the existing conditions.

### **Ultimate**

In order to meet the minimum 40% phosphorous removal for the ultimate build out condition, the applicant proffered a rain garden on the west side of the property, up to four stormfilters or equivalent, a green roof on the second child care addition, and continued use of the existing infiltration trench. Such facilities will remove 41.58% of the phosphorous load. The applicant proposes to address stormwater management and the increases in the two and ten year peak release rate due to the increase in impervious surfaces through a proposed underground stormwater detention facility and use of an existing infiltration trench.

To address outfall and to address concerns raised by property owners south of the church, the applicant proposes to reduce runoff by diverting sheet flow to Outfall 4, as shown on the GDP/SE Plat. Some on-site flow also will continue to be routed to the existing infiltration facility. Additional drainage area with new impervious area will be routed to an underground detention facility, which is required and proffered in order to maintain and to not increase peak rates of runoff from the site. A proposed storm sewer system will collect additional site runoff and convey it to an existing offsite detention pond. The runoff to this offsite detention pond will not be increased above the existing peak rates for the two and ten year storms without the need for a detention facility. Additional curb and gutter and storm inlets are proffered to be installed throughout the property to further reduce potential stormwater runoff. With the proposed improvements, staff feels that the applicant is improving the existing on-site water quality and stormwater conditions, which addresses the impact of the proposed building additions.

It is noted that a new stormwater ordinance and updates to the Public Facilities Manual (PFM) stormwater requirements are being developed as a result of state

code 4VAC50-60, adopted on May 24, 2011. Site plans for this application would be required to conform to the new ordinance and updated PFM effective in July 2014, as determined by the Department of Public Works and Environmental Services.

**ZONING ORDINANCE PROVISIONS (Appendix 11)**

<b>BULK STANDARDS (R-3)</b>		
<b>Standard</b>	<b>Required/Permitted</b>	<b>Provided</b>
<b>Lot Size</b>	11,500 square FT	5.06 AC
<b>Lot Width</b>	80 FT	807 FT
<b>Building Height</b>	60 FT	50 FT
<b>Front Yard</b>	40° angle of bulk plane not less than 30 FT	38 FT
<b>Side Yard</b>	35° angle of bulk plane not less than 10 FT	80 FT & 444 FT
<b>Rear Yard</b>	35° angle of bulk plane not less than 25 FT	64 FT
<b>FAR</b>	0.25	0.25
<b>Open Space</b>	No requirement	No requirement

<b>PARKING</b>		
	<b>Required</b>	<b>Provided</b>
<b>Existing development</b>	92	162
<b>Phase 1</b>	130	149
<b>Ultimate</b>	188	209

<b>TRANSITIONAL SCREENING /BARRIER</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
<b>North</b>	25 FT Type D, E, or F	25 FT Waiver requested for barrier req.
<b>South/Southeast</b>	25 FT Type D, E, or F	25 FT / 18 FT with modification Type F and 7 FT block wall
<b>East</b>	None	None
<b>West</b>	25 FT Type D, E, or F	25 FT Type D, E, or F

## **Waivers/Modifications**

### **Modification of the transitional screening requirement along the eastern portion of the southern property line**

Sect. 13-303 of the Zoning Ordinance provides that Type 1 Transitional Screening (25 foot wide landscape buffer) is required along the southern property line.

The applicant is requesting a modification of this transitional screening requirement along the eastern portion of southern property line in accordance with Par. 4 of Sect. 13-305 of the Zoning Ordinance, which provides that the transitional screening yard width and planting requirements may be reduced as much as two-thirds ( $2/3$ ) where the developer chooses to construct a seven foot brick or architectural block wall instead of the lesser barrier indicated on the matrix.

When SPA 78-P-072 was approved in 1995, the applicant was granted a waiver of the minimum 25 foot transitional screening requirement. The applicant developed the site based on this modification to the transitional screening requirement and maintains that due to the existing space constraints, the 25 foot transitional screening width is not achievable while still maintaining the minimum required parking and drive aisle dimension.

Therefore, the applicant requests a modification of the transitional screening along the eastern portion of the southern property line in favor of an 18 foot transitional screening width, a masonry wall seven feet in height, and landscaping, as shown on the GDP/SE Plat. The masonry wall is proffered to consist of columns/piers with masonry panels or concrete blocks between each column/pier. The adjacent properties have existing board-on-board privacy fences that are six feet in height. The proposed masonry wall provides an improved screening and barrier that precludes all vehicular lights from shining onto the neighboring residential properties while also providing a solid masonry buffer for noise. This masonry wall is proffered with Phase 1 and landscaping is proffered to be installed in general conformance with that shown on the GDP/SE Plat. With Phase 1, no building additions are proposed in the southeast area of the site. With the proffers and proposed development conditions, staff supports the proposed modification.

### **Waiver of the barrier requirement along the northern property line**

The applicant requests a waiver of the barrier requirement in Sect. 13-304 of the Zoning Ordinance in favor of the supplemental landscaping shown on the GDP/SE Plat.

In accordance with Sect. 13-304 of the Zoning Ordinance, Barrier D (42-48 inch chain link fence), Barrier E (6 foot brick or block wall), and Barrier F (6 foot high solid wood fence), are required along the northern property line.

The applicant requests a waiver of this barrier requirement since the site abuts Chain Bridge Road to the north. Chain Bridge Road is a four lane divided arterial road that serves as a natural barrier. The multi-family uses across Chain Bridge Road are further separated from the church by a service drive provided on the north side of Chain Bridge Road. The applicant is providing supplemental landscaping consisting of Category IV deciduous trees along the entire length of its Chain Bridge Road frontage to further screen the site's parking lot. A waiver of the barrier requirement was previously approved with SPA 78-P-072. With the supplemental landscaping provided along the northern property line along with the distance between the adjacent uses, staff supports the requested waiver.

#### **Waiver of the service drive requirement along Chain Bridge Road**

The applicant requests a waiver of the Sect. 17-201 of the Zoning Ordinance and Sect. 7.0104 of the Public Facilities Manual (PFM), which requires a service drive along Chain Bridge Road. A service drive is intended to promote safety by providing free access to adjoining properties and limited access to major thoroughfares. The required service drive can be waived when there is no existing travel lane abutting the property and when the adjoining property is a single family detached dwelling or when a use would have limited desire for travel between the uses. The adjacent properties are a single family dwelling to the west and an office development to the east.

A service drive between the single family dwelling to the west and the office development to the east, would have limited benefit since currently there is vehicular connection between the church and the office development. The applicant proffered that in the event that the property to the west is developed as a non-residential use, the applicant will grant an ingress/egress easement and proffered to replace trees that are removed to elsewhere on the property. Such an inter-parcel access would provide a logical connection to the west for future vehicular access to the traffic signal at Flint Hill Road.

The PFM permits a waiver of the service drive when the overall street design for the district or development provides for adequate access and traffic circulation without the use of the service drive. Adequate access and traffic circulation without the use of a service drive presently is available. A waiver of this requirement was previously granted with the approval of Site Plan 9294-SPV-01. Staff supports the waiver of the service drive requirement, subject to the proffers and proposed development conditions.

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

All special exception uses shall satisfy the following general standards:

**General Standards 1 and 2** require that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations.

The Comprehensive Plan recommends residential uses at a density of 3-4 du/acre. The applicant is proposing to rezone to the R-3 District, which permits a child care center and a private school of general education by special exception approval. Surrounding uses are zoned R-3, R-5, R-20, and commercial. In staff's opinion, the application is in harmony with the Comprehensive Plan and the purpose and intent of the R-3 District.

**General Standard 3** states that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The applicant originally proposed to rezone to the R-4 District, which in staff's opinion, was too intense on surrounding properties. The applicant is now proposing to rezone to the R-3 District, which is more suitable to the area. In addition, the applicant reduced the proposed total building square footage by eliminating the proposal for a 7,600 SF multi-purpose room and decreasing the square footage for the proposed atrium.

In staff's opinion, with this change, the proffers, and development conditions, the proposed uses, size of buildings, structures, walls/fencing, screening, and buffering the proposed use will not adversely affect the use or development of neighboring properties.

**General Standard 4** requires that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The site currently has two access points from Chain Bridge Road, an eastern and western entrance, which provides ingress and egress. As stated in the Transportation Review, the applicant proffered several transportation improvements for turn lanes and for on-site circulation. The proposed use will not be hazardous or conflict with existing and anticipated traffic. With the proffers and the proposed development conditions, this standard has been met.

***General Standard 5*** states that the Board shall require landscaping and screening in accordance with the provisions of Article 13.

As stated earlier, with the approval of the SPA, the applicant was granted a waiver of the minimum 25 foot transitional screening requirement. The applicant developed the site based on this modification of the transitional screening requirement and maintains that due to the existing space constraints, the 25 foot transitional screening width is not achievable while still maintaining the minimum required parking and drive aisle dimension. The applicant requests a modification of the transitional screening requirement along the eastern portion of the southern property line in favor of an 18 foot transitional screening area with a masonry wall seven feet in height with landscaping, as shown on the GDP/SE Plat. This modification will provide improved screening for the abutting residential properties.

In addition, the applicant is requesting a waiver of the barrier requirement along the northern property line. In support of this waiver, the applicant has provided supplemental landscaping along the northern property line. Such supplemental landscaping and site design will provide adequate screening to this area. With the proposed modifications and improvements, this standard has been addressed.

***General Standard 6*** stipulates that open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The R-3 District regulation does not contain an open space requirement.

***General Standard 7*** provides that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

In Phase 1, 130 parking spaces are required and 149 spaces are provided. In the ultimate development, 188 parking spaces are required and a total of 209 will be provided. The provided parking spaces meet and exceed the minimum parking required in Article 11 of the Zoning Ordinance for the proposed uses. With the proffers and proposed development conditions, this standard has been addressed and adequate utility, drainage, and other necessary facilities are provided with this application.

***General Standard 8*** states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

No additional signage is proposed. Signage on the property is in accordance with the provisions of Article 12 of the Zoning Ordinance. All future signage is proffered to meet the provisions of Article 12.

**Standards for All Category 3 Uses (Sect. 9-304)**

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

***General Standard 1** pertains to public uses, which does apply to this application.*

***General Standard 2** provides that all uses shall comply with the lot size requirements of the zoning district in which located.*

The application complies with the lot size requirements of the R-3 District.

***General Standard 3** states that all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.*

In staff's opinion, the bulk regulations of the R-3 District have been satisfied.

***General Standard 4** provides that all uses shall comply with the performance standards specified for the zoning district in which located, including submission of a sports illumination plan as may be required by Part 9 of Article 14.*

In staff's opinion, the application complies with the performance standards of the R-3 District. The applicant proffered that with each site plan that includes new or restriped parking adjoining residential property, a photometric study will be provided to confirm that proposed parking lot lighting will comply with the provisions of Part 9 of Article 14. In addition, the applicant proffered all lighting fixtures will be shielded to prevent light trespass onto residential properties.

***General Standard 5** states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.*

This is addressed in the proposed development conditions.

**Additional Standards for Child Care Centers and Nursery Schools**  
(Sect. 9-309)

***Additional Standard 1** provides that in addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time.*

The applicant will ensure that sufficient outdoor recreational area will be provided for each child that may use the outdoor recreation space at any one time. This issue has been addressed in a proposed development condition.

***Additional Standard 2*** states that all such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use.

The proposed uses have direct access onto Chain Bridge Road. The application area has two existing access points for ingress and egress on Chain Bridge Road. In addition, the applicant proffered several transportation improvements, as discussed earlier. This standard has been addressed.

***Additional Standard 3*** provides that all such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

The applicant proffered that all loading and unloading of children will be done on-site with a staff member or volunteer supervising such loading and unloading. In staff's opinion, this standard has been addressed.

***Additional Standard 4*** states that the use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

Chapter 30 of the Fairfax County Code and Title 63.2, Chapter 17 of the Code of Virginia pertains to licensure and registration procedures. The applicant is subject to all applicable regulations and approvals for operation of a child care center and is subject to the proposed development conditions.

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

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

The applicant will provide the appropriate usable outdoor recreation area for each child and a proposed development condition addresses this standard.

***Additional Standard 2*** pertains to private schools of special education, which is not a use proposed and does not apply to this application.

**Additional Standard 3** states that all private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

The application will be subject to all applicable regulations and staff has proposed a development condition to address this standard.

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

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

The applicant is subject to all applicable regulations and standards including Sections 309 and 310 and the proposed development conditions.

**Summary of Zoning Ordinance Provisions**

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

**CONCLUSIONS AND RECOMMENDATIONS**

**Staff Conclusions**

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the proffers contained in Appendix 1 and proposed development conditions in Appendix 2.

**Staff Recommendations**

Staff recommends approval of RZ 2012-PR-011 and the General Development Plan/Special Exception Plat, subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of SE 2012-PR-010 subject to the proposed development conditions set forth in Appendix 2 and to the Board's approval of RZ 2012-PR-011 and the General Development Plan/Special Exception Plat.

Staff recommends approval of a modification of the transitional screening and barrier requirements in favor of that shown on the General Development Plan/Special Exception Plat.

Staff recommends approval of a waiver of Sect. 17-201 of the Zoning Ordinance and Sect. 7.0104 of the Public Facilities Manual for a service drive along Chain Bridge Road.

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

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

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

## **APPENDICES**

1. Draft Proffers
2. Proposed Development Conditions
3. Statement of Justification
4. Affidavits
5. SPA 78-P-072, Development Conditions
6. Comprehensive Plan Provisions
7. Land Use and Environmental Review
8. Interpretation of Sect. 2-501 of the Zoning Ordinance
9. Transportation Review
10. Stormwater Review
11. Zoning Ordinance Provisions
12. Glossary of Terms

**PROFFERS**  
**RZ 2012-PR-011**  
**Trustees of Emmanuel Lutheran Church**  
**January 14, 2013**

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950 as amended, and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978 as amended), the undersigned applicant and owner Trustees of Emmanuel Lutheran Church (collectively "Applicant"), for itself and its successors and assigns, agrees to the following proffers provided the Board of Supervisors approves RZ 2012-PR-011 ("Application") for the rezoning of TM 38-3 ((1)) 34, 35, and 38A ("Property") to the R-3 district. In the event the Application is denied or the Board's approval of it is overturned by a court of competent jurisdiction, these proffers shall be null and void.

1. Development Plan. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("Zoning Ordinance"), the development of the Property as a church, a child care center, and a school of general education shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat ("GDP/SE") dated May 10, 2012, revised as of January 3, 2013, prepared by Walter L. Phillips, Inc. The GDP/SE consists of fourteen (14) sheets.

2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SE may be permitted as determined by the Zoning Administrator. At the time of site plan approval, Applicant shall have the flexibility to modify the layout shown for the improvements proposed by this Application on the GDP/SE without requiring approval of an amended GDP/SE provided such changes are in substantial conformance with the GDP/SE as determined by the Zoning Administrator and that they neither increase the total amount of gross floor area or the amount of clearing and grading shown on the GDP/SE, materially decrease the amount of open space or the amount of provided parking, nor materially adjust the points of access or setbacks shown on the GDP/SE.

3. Stormwater Management and Water Quality. The Applicant's goal is to minimize the flow of stormwater from the Property to adjacent residential properties to the extent reasonably possible. To that end, each phase of development will include such stormwater management features and BMP's as necessary to meet, if not exceed, the applicable stormwater management and water quality standards.

As part of Phase I of the development, as described in Proffer 4, the Applicant shall implement the stormwater management, water quality, and drainage improvement solutions depicted on Sheets P-0301 and P-0501 of the GDP/SE. The solutions include rain garden 1B in the southwest corner of the Property, a green roof system on the building addition, and the continued function of the existing infiltration trench. In addition, to minimize the amount of runoff that could impact adjacent residential properties, the Applicant will construct an 8" curb along the edge of the existing parking lot in the location shown which will direct runoff to oversized inlets in the eastern corner of the Property. The Applicant will fine grade and remove

debris and invasive vegetation within the existing swale to improve runoff conveyance capacity. The drainage improvements are expected to reduce the area of the Property that could drain to adjacent residential properties by roughly 75%.

At ultimate buildout, the Applicant shall implement the additional stormwater management, water quality, and drainage improvement solutions depicted on Sheets P-0302 and P-0503. These solutions include rain garden 1A on the west side of the Property, as many as four Stormfilter (or equivalent) treatment structures, a green roof system on the second child care addition, the continued function of the existing infiltration trench, and the installation of an underground detention system. Additional curb and gutter and storm inlets will be installed throughout the Property to reduce further potential stormwater runoff to adjacent residential properties.

4. Phasing. Prior to the Phase I construction described below, the child care center may operate in the existing structure with a maximum of 99 children enrolled daily, subject to the development conditions imposed in Special Exception SE 2012-PR-010, and the church may operate with its existing 366 seat sanctuary. The school of general education will not commence operating until Phase I is constructed.

Phase I of the development will include the northern child care center addition, fellowship hall addition, and mechanical enclosure shown on Sheet P-0301 of the GDP/SE. Also included with that phase will be outdoor gathering areas, amenity garden area, masonry wall, and curbing shown on Sheet P-0301 of the GDP/SE and the landscaping material, including a rain garden, identified on Sheet P-0401 of the GDP/SE as being installed as part of Phase I. In addition all or a portion of the columbarium shown on Sheets P-0301 and P-0302 of the GDP/SE may be constructed as part of Phase I. The Phase I landscaping will include trees along the Property's Chain Bridge Road frontage and northeast boundary, additional landscaping along the western and eastern portions of the southeast boundary of the Property, and trees in landscape islands to be added in the existing parking lot in the northeast portion of the Property, generally as shown on Sheet P-0401 of the GDP/SE. No additional parking will be required in Phase I.

Later phases of development may proceed as appropriate, in response to the needs of Emmanuel Lutheran Church and the community. Each additional phase of development shall include an appropriate amount of additional parking and appropriate stormwater management features and BMP's as shown on Sheet P-0302 of the GDP/SE, and appropriate additional landscaping, as shown on Sheet P-0402 of the GDP/SE. The additional parking to be built with any phase of development must be constructed at the beginning of that phase. With the second addition to the child care center, the playground area will be moved to the area between the two child care center additions, and the new parking spaces in the northeast portion of the Property and the structural BMP, all as shown on Sheet P-0302 of the GDP/SE, will be constructed.

5. Telecommunication Equipment. Flush-mounted or appropriately screened telecommunication equipment may be placed on the Property, including placement on the buildings, without the need for a PCA, provided such facilities are in compliance with Section 2-514. In the event any telecommunications facility/equipment is proposed to be placed on the

Property, an application for the proposed facility/equipment, including related antennas and equipment cabinets, shall be submitted to Fairfax County for review by appropriate County agencies and a determination pursuant to Section 15.2-2232 of the Code of Virginia as to whether the proposed facility/equipment is in substantial accord with the Comprehensive Plan.

6. Dedication. In connection with Phase I, as described in Proffer 4, Applicant shall dedicate for public street purposes property to 61 feet from the centerline of Chain Bridge Road (Route 123), in fee simple to the Board of Supervisors retaining intensity credit.

7. Turn Lane Improvements. Prior to the issuance of a Non-RUP associated with Phase I improvements, Applicant will construct a right turn taper on Chain Bridge Road at the western site entrance as shown on Sheet P-0301 of the GDP/SE. The taper shall be 100 feet long. Prior to the issuance of a Non RUP associated with the phase of development which follows Phase I, as shown on Sheet P-0301 of the GDP/SE, Applicant will construct an extension of the existing left turn lane on Chain Bridge Road at the western site entrance so that there will be 135 feet of total full width deceleration length and a 100 foot taper as shown on Sheet P-0302 of the GDP/SE, or such lengths as necessary to conform to the Virginia Department of Transportation ("VDOT") standards and conditions in effect at that time. For the purposes of this proffer, construction shall be deemed to be availability for use by the public, not necessarily acceptance by VDOT for maintenance.

8. Right Turn Restriction. Within six weeks of approval of this rezoning, Applicant will restrict, through signage and /or striping, the eastern site access point on Chain Bridge Road to only exiting from the site onto Chain Bridge Road. Right turns into this access point from Chain Bridge Road will not be permitted.

9. Access to West. In the event the property which adjoins the Property to the southwest, TM 38-3 ((1)) 33 ("Parcel 33"), is developed as a non-residential use and upon the request of Fairfax County, the Applicant shall grant and record among the land records of Fairfax County an ingress/egress easement 24 feet in width generally in the location shown on Sheet P-0301 or Sheet P-0302, depending upon the extent to which the Applicant's facility has at that time been expanded. In addition, an appropriate grading and temporary construction easement shall be granted and recorded in order that a connection to Parcel 33 may be constructed by others within the ingress/egress easement. In the event a driveway is constructed by others within the easement, the Applicant shall replace elsewhere on the Property any trees which are removed within the ingress/egress and grading and temporary construction easements. The size and variety of the replacement trees and their location on the Property shall be approved by the Urban Forest Management Division ("UFMD"), DPWES.

10. Child Care Center and School Transportation. Effective immediately, vehicles bringing children to the child care center and the school and picking them up shall enter the Property only at its western entrance and exit it only at its eastern exit, following the drop-off and pick-up route shown Sheets P-0301 and P-0302 of the GDP/SE. All loading and unloading of children shall be done on-site. During regularly scheduled arrival and dismissal periods, staff and/or volunteers will supervise the loading and unloading of children. Arrival and dismissal times shall be staggered to minimize traffic impact.

The child care center and the school shall appoint a carpool coordinator whose responsibility it shall be to:

- provide parents detailed written guidance as to the drop off and pick up procedures set out above
- facilitate and encourage a carpool program for children attending the child care center and school and staff to minimize weekday vehicular trips to the Property
- serve as a point of contact with Fairfax County and the community in the event of traffic issues relating to the child care center and school.

11. Shared Parking. At such time as it engages a civil engineering company to prepare a site plan which includes the expansion of the sanctuary, the Applicant shall begin to pursue a written shared parking agreement for off-site Sunday parking in the event one is not already in place.

12. Green Features. The roofs of the two child care additions and of the fellowship hall addition will be green roofs, *i.e.* roof systems which consist of the structural components of the roof, a waterproof membrane, a drainage layer, a layer of growth media, and plants. Other green features in the new structures may include double pane low-e glazing for all new windows, energy efficient mechanical and lighting systems, low flow plumbing fixtures, low emitting materials, and low volatile organic compound (“VOC”) paints, sealants, and adhesives.

13. Block Wall. As part of its Phase 1 expansion, the Applicant shall install a seven foot high block wall along the southern boundary of the Property in the location indicated on Sheets P-0301 and P-0302 of the GDP/SE. The wall will be constructed generally as shown on the Section B2-B2 Schematic on Sheet P-0303 of the GDP/SE, and it shall be of high quality masonry and will include masonry piers spaced evenly along the wall.

14. Lighting. Each site plan which includes new or restriped parking adjoining residential property shall also include a photometric study confirming that the proposed lighting of the parking will comply with the requirements of Part 9 of Article 14 of the Zoning Ordinance. All new light fixtures shall be shielded as necessary to prevent light trespass onto residential properties.

15. Tree Preservation. Applicant shall submit a Tree Preservation Plan and narrative as part of the first and all subsequent site plan submissions. The plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist and shall be subject to the review and approval of the UFMD. The Tree Preservation Plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of

the limits of clearing and grading. The Tree Preservation Plan shall provide for the preservation of those areas outside of the limits of clearing and grading shown on the GDP/SE and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan and Narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

(a) Tree Appraisal. Applicant shall retain a professional arborist with experience in plant appraisal to determine the replacement value of all trees 12 inches in diameter or greater located on the Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be improperly removed, or be determined to be dying by UFMD due to unauthorized construction activities, Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bond or letter of credit required by this proffer shall be returned/released to Applicant.

(b) Tree Preservation Walk-Through. Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD, DPWES representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustments shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall

be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

(c) Limits of Clearing and Grading. Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP/SE, subject to allowances specified in these proffered conditions and for the installation of utilities as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the GDP/SE, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.

(d) Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing in the form of four foot high, fourteen gauge welded wire attached to six foot steel posts driven eighteen inches into the ground and placed no further than ten feet apart, or a super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition and erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

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

(e) Root Pruning. Applicant shall root prune as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:

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

- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES representative shall be informed when all root pruning and tree protection fence installation is complete.

(f) Site Monitoring. During any clearing or tree/vegetation/structure removal on the Property, a representative of Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

16. Landscaping. Landscaping shall be installed generally in conformance with that shown on Sheets P-0401 and P-0402 of the GDP/SE. All landscaping installed shall be non-invasive and native.

17. Outdoor Construction. Outdoor construction on the Property of the improvements shown on the GDP/SE shall take place only during the hours from 7:00 a.m. to 9:00 p.m. Monday through Friday and from 8:00 a.m. to 6:00 p.m. on Saturday. There will be no outdoor construction on New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas Day. The permitted hours of construction shall be posted on-site in both English and Spanish.

18. Construction Coordination. Before the commencement of any phase of the expansion shown on the GDP/SE, the Applicant shall have a preconstruction meeting with the owners of properties which adjoin the Property. The purpose of this meeting shall be to advise the neighbors of the details of the construction and its schedule and to give them the name and contact information for a representative of the Applicant whom they can contact regarding the construction. The owners of adjoining properties shall also be invited to attend the preconstruction meeting of the Applicant, its contractor, and the County Staff.

19. Residence. After June 30, 2013, the structure on TM 38-3 ((1)) 34 shall be used as a residence only by a member of the staff of the church. The structure may also be used as church, child care center, or school offices and/or storage.

20. Signage. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.

21. Successor and Assigns. These proffers will bind and inure to the benefit of Applicant and its successors and assigns.

22. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which when taken together shall constitute but one and the same instrument.

Applicant/Owner of TM 38-3 ((1)) 34, 35, and 38A:

TRUSTEES OF EMMANUEL LUTHERAN  
CHURCH

---

Matthew Brennan, III

---

Kathryn S. Slade

---

William A. Larson

**PROPOSED DEVELOPMENT CONDITIONS**

**SE 2012-PR-010**

**January 24, 2013**

If it is the intent of the Board of Supervisors to approve SE 2012-PR-010 located at 2589, 2593, and 2595 Chain Bridge Road, Tax Map 38-3 ((1)) 34, 35, 38A, to permit expansion to an existing place of worship and child care center and to establish a school for general education pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception if such uses do not affect this Special Exception.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved GDP/Special Exception Plat entitled Emmanuel Lutheran Church, prepared by Walter L. Phillips, Inc., as revised through January 3, 2013, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum seating capacity for the sanctuary shall be limited to 366 seats until the ultimate development of the site, at which time the maximum sanctuary seating capacity shall be 576.
5. Prior to the Phase 1 construction, the maximum daily child care enrollment shall not exceed 99 children. The maximum daily child care center enrollment shall not exceed 184 children in Phase 1 and shall not exceed 220 children in the ultimate development of the site.
6. The hours of operation for the child care center and private school of general education shall be limited to 6:30 A.M. to 7:00 P.M., Monday through Friday, year round.

7. The maximum daily enrollment for the private school of general education shall not exceed 40 students.
8. The number of children using the outdoor play area shown on the GDP/SE Plat at any one time shall not exceed the standards set forth in Section 9-309 and Section 9-310 of the Zoning Ordinance.
9. The child care center shall be subject to the applicable regulations of Chapter 30 of the Fairfax County Code and/or Title 63.2, Chapter 17 of the Code of Virginia.
10. There shall be a minimum of 149 parking spaces provided on-site prior to the construction of Phase 1.
11. There shall be a minimum of 209 parking spaces provided on-site prior to the ultimate development of the site.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, six (6) months after the date of approval unless a Non-RUP for a child care center with a maximum of 99 children which cites this Special Exception has been issued. This Special Exception as it relates to Phase 1 and later phases shall automatically expire, without notice, five (5) years after the date of approval unless construction of Phase 1 has commenced and been diligently prosecuted. Commencement of construction of Phase 1 shall confirm Applicant's right to build all subsequent phases and establish all subsequent uses. The Board of Supervisors may grant additional time to obtain a Non-RUP for the child care center which cites this Special Exception and/or to commence construction of Phase I if a written request for additional time is filed with the Zoning Administrator prior to the appropriate date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

## STATEMENT OF JUSTIFICATION

In 1957 Emmanuel Lutheran Church constructed its original facility on Chain Bridge Road, just west of the Town of Vienna. From the Church's earliest days, child care has been a signature ministry. Over the years the Church and its child care center have grown and have been granted a series of special permits. The special permit under which the Church and child care center now operate is SPA 78-P-072. Granted by the Board of Zoning Appeals on June 13, 1995, this special permit amendment authorizes the Church to have a maximum seating capacity of 366 and the child care center to have a maximum of 99 children and to operate from 9:00 AM to noon, Monday through Friday, September through May. Since this special permit amendment was approved, the Church has acquired two contiguous properties to the southwest - - TM 38-3 ((1)) 35, which is vacant, and 38-3 ((1)) 34, on which a small residence is located.

By this application the Church seeks approval of a phased plan to expand its child care center and the Church and to include the two properties acquired since SPA 78-P-072 was granted. Three (3) hour child care no longer meets the needs of most Fairfax County families with young children. With the dramatic increase in two career households, all day child care is an urgent need, and many families with children in the Church's day care center have requested that a kindergarten also be provided. In response to these needs the Church seeks to expand its day care center to accommodate a maximum 220 children, to have a kindergarten with a maximum of 40 children, and to operate from 6:30 AM to 7:00 PM, Monday through Friday, twelve months a year. The physical expansion of the day care center and the addition of a kindergarten would probably be accomplished in two phases, first a two story addition in the northeast corner of the facility and then a two story addition in the southeast corner. In connection with the second addition the playground would be moved to the area between the two additions. The kindergarten would have four (4) teachers, and the child care center would have 45 teachers/staff.

The proposed expansion of the Church facility would include a sanctuary addition which would increase the seating capacity to 576, a fellowship hall, and a connecting atrium. These would also be constructed in phases. Additional surface parking would be added to accommodate the Church's increased capacity. The Church would continue to be open for church related activities 8:00 AM to 10:00 PM every day. The Church staff would remain relatively constant. It is now nine full-time and four part-time.

The Church is seeking a rezoning by which its approximately 5.06 acre property would be rezoned to R-3 and a special exception which would permit church, child care center, and school of general education uses in the R-3 district. Both the rezoning and the special exception are consistent with the Comprehensive Plan. The Comprehensive Plan map for this portion of the V-5 Nutley Community Planning Sector of Area II shows the Church property as being recommended for residential use at a density of 3 - 4 dwelling units per acre, and the Policy Plan recommends locating child care centers on the periphery of residential developments.

The proposed expansion's impact on traffic would be fairly minimal. When expanded, the Church would generate an additional 661 Sunday vehicle trips, 211 during peak hour. The expanded child care center and kindergarten would, it is conservatively estimated, generate 881

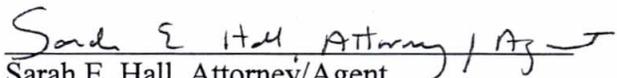
additional weekday average daily trips, 146 in the AM peak hour and 152 in the PM peak hour. In connection with the proposed expansion, the Church would dedicate right-of-way to 61 feet from the centerline of Chain Bridge Road.

The proposed expansion meets all of the criteria for a special exception. Not only would it be in harmony with the Comprehensive Plan and the purpose and intent of the R-3 district, the child care center and Church as they will be expanded would continue to be harmonious with the neighborhood. The additions would be of a scale, design, and material consistent with the residential area as well as complimentary to the existing facility. As the Conceptual Landscape Plan illustrates, there would be extensive landscape buffering along the western and southern boundaries of the Church property, where it adjoins the single family detached residential neighborhood. Landscaping would also be added along the Chain Bridge Road frontage of the Church property. Tree cover and interior parking lot landscaping requirements would be exceeded, and although open space is not required, significant open space would be provided. It should be noted that the Church is committed to incorporating sustainable design ideas and following sustainable design principles in its expansion. Pedestrian and vehicle traffic would not be hazardous, and it would not conflict with existing or anticipated traffic.

All hazardous or toxic substances, hazardous wastes, and petroleum products would be utilized, stored, treated, disposed of in full compliance with all applicable federal, state, and local regulations.

With the exceptions noted below, the proposed expansion would conform to the provisions of all applicable ordinances, regulations, and adopted standards:

- Modification of transitional screening requirement along the eastern portion of the southern property line.
- Waiver of the service drive requirement (Such a waiver was granted in connection with Site Plan 9294-SPV-01).
- Waiver of the barrier requirement along the north, south, and west property lines, as was done in SPA 78-P-072.

  
Sarah E. Hall, Attorney/Agent  
for Emmanuel Lutheran Church

Date: October 31, 2012

# B&K Blankingship<sup>+</sup> Keith<sup>PC</sup>

4020 University Drive  
Suite 300  
Fairfax, Virginia 22030

T: 703.691.1235  
F: 703.691.3913

Writer's E-Mail Address:  
shall@bklawva.com  
Direct Dial: (703) 293-7231

JOHN A.C. KEITH  
WILLIAM H. CASTERLINE, JR.  
SARAH E. HALL  
PAUL B. TERPAK  
PETER S. EVERETT  
DAVID RUST CLARKE  
DAVID J. GOGAL  
ELIZABETH CHICHESTER MORROGH  
ROBERT J. STONEY  
WM. QUINTON ROBINSON  
JOHN F. CAFFERKY  
WILLIAM B. PORTER  
GIFFORD R. HAMPSHIRE  
WILLIAM L. CAREY  
MARY MCGOWAN  
MARK A. TOWERY

JEREMY B. ROOT  
DANIEL E. ORTIZ  
—  
ANDREA D. GEMIGNANI  
CHIDI I. JAMES  
PETULA C. METZLER  
MICHAEL L. CHANG  
LAURIE L. PROCTOR  
PATRICIA C. AMBERLY  
JENNIFER L. MCCAMMON  
MICHAEL A. HOWES  
JESSICA L. HASS  
ROBERT M. FALCONI  
—  
A. HUGO BLANKINGSHIP, JR.  
OF COUNSEL  
STANLEY P. KLEIN  
SENIOR COUNSEL

December 5, 2012

Mary Ann Tsai  
Fairfax County Department of Planning and Zoning  
Herrity Building  
12055 Government Center Parkway  
8<sup>th</sup> Floor, Suite 801  
Fairfax, Virginia 22035

Re: Emmanuel Lutheran Church  
RZ 2012-PR-011  
SE 2012-PR-010

Dear Mary Ann:

In connection with its applications for rezoning (RZ 2012-PR-011) and for a special exception for church, child care center, and private school of general education uses (SE 2012-PR-010), Emmanuel Lutheran Church requested a renewed modification of the required transitional screening yard along the eastern portion of its southern boundary and the renewed waiver of the barrier requirement along its northern, western, and southern boundaries. Staff has voiced no concerns as to the requested waivers along the northern and western boundaries. Staff has, however, expressed concern regarding the requested waiver and modification along the eastern portion of the southern boundary. In response to this concern, the Church has agreed to add a block and panel wall seven feet high along the eastern portion of its southern boundary and a wood fence six feet high along the western portion of its southern boundary. (Both are shown on the GDP/SE Plat dated December 4, 2012). Consequently, no waiver of the barrier requirement along the southern boundary is now necessary. The purpose of this letter is to provide support for the Church's request for modification of the transitional screening requirement along the eastern portion of its southern boundary. As discussed below, the history of the Church's use of its property over many decades and its proposal for improving the buffer along the southern property line support the renewal of this modification of the transitional screening requirement.

Mary Ann Tsai  
Fairfax County Department of Planning and Zoning  
December 5, 2012  
Page 2

Emmanuel Lutheran Church was established on part of what is now TM 38-3 ((1)) 38A in 1957, some twenty years before the Pine Glen and Vienna Oaks residential neighborhoods to the south were established. Originally permitted by right, the Church expanded over the years under a series of special permits. One of these, S-6-77, was granted by the Board of Zoning Appeals (BZA) on February 15, 1977 for a temporary church school trailer. The plat submitted with the application, a copy of which is enclosed, shows that in 1976 the current row of parking spaces which runs parallel to the southern boundary of the Church property already existed. It is this row of parking spaces which established the limit of the property available for transitional screening.

The special permit amendment under which the Church now operates, SPA 78-P-072, was granted by the BZA on June 13, 1995. It permitted building additions and the establishment of a child care center. No change was proposed as to the parking spaces along the eastern portion of the southern lot line. In connection with this special permit amendment, the BZA through Development Condition No. 10 waived the barrier requirement along the southern as well as the northern and western boundaries and in Development Condition No. 9 modified the transitional screening requirements along the southern boundary. Subparagraph B of Development Condition No. 9 provided in part as follows:

Adjacent to Lot 11, Section 3, Vienna Oaks, applicant shall, in conjunction with Phase I as described in development condition 11, supplement the existing vegetation with primarily evergreen plantings and some deciduous plantings as shown on Exhibit A and as approved by the Urban Forester at the time of site plan approval.

A copy of Exhibit A is attached. The Church did install the required landscaping, and the result is precisely what was sought by the BZA - - a dense and effective landscape buffer.

The pending applications show no change in the row of parking along the eastern portion of the southern boundary other than the addition of curbing for stormwater management. Nonetheless, the Church is proposing the addition of a seven foot high block and panel wall and yet more supplemental landscaping between the Church property and the property to the south. Both are shown on Sheet P-0401 of the GDP/SEA Plat and, in accordance with Proffer 4 of the Proffers dated December 5, 2012, will be installed in Phase I of the development. With the addition of the wall and the supplemental landscaping, the Board of Supervisors has every reason to modify once again the transitional screening requirement along the eastern portion of the southern boundary. Under Section 13-305.4 of the Zoning Ordinance, the wall alone would

Mary Ann Tsai  
Fairfax County Department of Planning and Zoning  
December 5, 2012  
Page 3

justify a transitional screening yard modification to two-thirds of the required 25 feet, *i.e.* 16.5 feet. The existing transitional screening yard is 18 feet. In addition, the landscaping will be such that under Section 13-305.3 of the Zoning Ordinance the modification would be fully warranted. If the modification of the transitional screening yard were not renewed, the result would be a less effective buffer than what is being proposed and the loss of onsite parking which has existed in this location for over forty years. No one would be the winner.

On behalf of Emmanuel Lutheran Church we urge that Staff recommend to the Board that it modify the transitional screening requirement along the eastern portion of the southern boundary of the Church property.

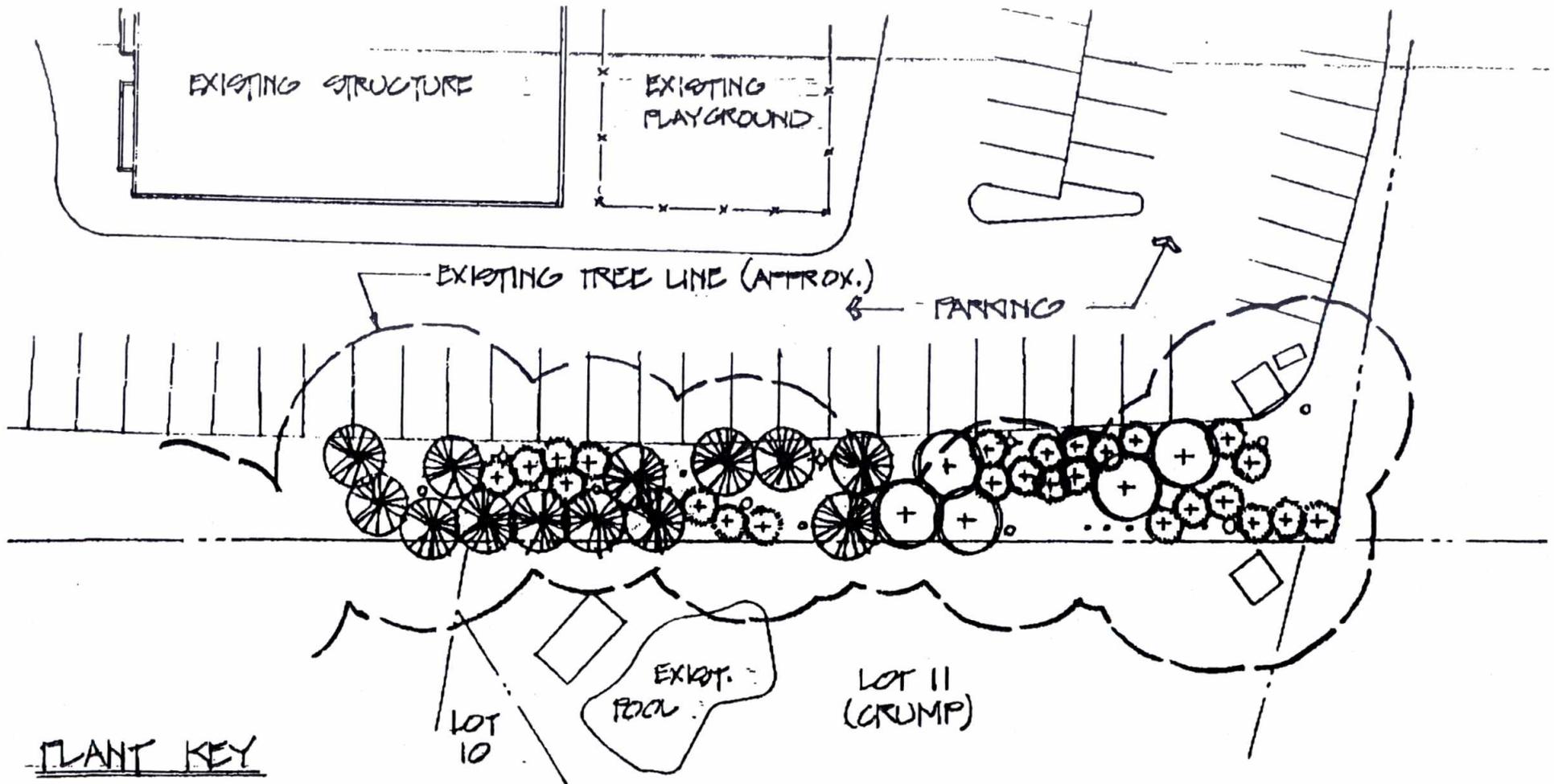
Best regards.

Yours truly,



Sarah E. Hall

SEH:sp  
Enclosures  
cc: Todd Nelson



PLANT KEY



EVERGREEN TREE

DARK GREEN ARBORVITAE  
 NELLIE STEVENS HOLLY  
 CANADIAN HEMLOCK



DECIDUOUS TREE

SERVICEBERRY  
 DOGWOOD  
 AMUR MAPLE



SHRUBS

SPREADING ENGLISH YEW  
 OTTO LUYKEN CHERRYLAUREL  
 ROSEBAY RHODODENDRON

**EXHIBIT "A"**

**EMMANUEL LUTHERAN CHURCH  
 SPECIAL PERMIT AMENDMENT**

SPA 78-P-072

JUNE 12, 1995

	<b>PACULL, SIMMONS &amp; ASSOCIATES, LTD.</b>
	ENGINEERING, PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
	1821 BUCKINGHAM AVENUE, WESTON, ONTARIO L9M 4K9 TELEPHONE (705) 842-3071 FAX (705) 842-8941



WELLS + ASSOCIATES

## MEMORANDUM

**TO:** Kevin Nelson  
Virginia Department of Transportation – Land Development Section

**FROM:** William F. Johnson, P.E.  
Brian J. Horan

**RE:** RZ 2012-PR-011 & SE 2012-PR-010; Emmanuel Lutheran Church  
Fairfax County, Virginia

**SUBJECT:** Letter from Kevin Nelson (VDOT) dated November 29, 2012

**DATE:** December 11, 2012

---

This memorandum serves as a response to transportation comments received from the Virginia Department of Transportation (VDOT) staff dated November 29, 2012 regarding the General Development Plan/ Special Exception Plat (GDP/SE) submitted by Walter L. Phillips for Trustees of Emmanuel Lutheran Church (RZ 2012-PR-011 & SE 2012-PR-010) revised through November 2, 2012. The approximate 5 acre site [Tax Map Parcel 38-3((01))0034, 35 & 38A] is currently developed with a approximate 31,050 gross square feet (GSF) church building with a sanctuary capacity of 366 seats. The church also operates a day care center with a maximum enrollment of 99 students. Rezoning and Special Exception applications were filed with the County in order to allow the expansion of the church to approximately 54,000 GSF with a 576 seat capacity and a maximum combined enrollment of the day care center and school to 260 students.

A copy of VDOT's comment letter is included herein as Attachment I. In its letter, VDOT states that the applicant failed to respond to earlier comments dated August 3, 2012. In fact, the applicant prepared and submitted a response, dated August 9, 2012, that addressed those earlier comments and was transmitted to County staff for distribution to VDOT. It remains unclear why VDOT has no record of receipt of that response. A copy of the applicant's response is provided herein as Attachment II. By copy of that response, comments #1 through #9 in VDOT's letter should be considered addressed.

A point-by-point response to each of VDOT's most recent comments, identified as #10 through #12, is provided as follows:

**Comment #10:**     **The left turn lane will need to meet whatever the requirements are at the time it is extended. No set length is agreed to by VDOT as part of this application since the VDOT requirements change from time to time.**

Response #10:     The applicant has submitted revised draft proffers, dated December 5, 2012, that address future turn lane improvements. According to Proffer #7, future turn lane improvements will conform to the VDOT standards and conditions in effect at the time the improvements are proposed to be completed. This comment has been addressed.

**Comment #11:**     **The eastern side radius (exiting side) of the western entrance will need to meet the VDOT commercial entrance radius requirements whenever any improvements are made to this entrance.**

Response #11:     Comment noted. Future modifications to the entrance will conform to the VDOT commercial entrance standards and will be shown at the time of site plan.

**Comment #12:**     **Roadway stationing needs to be provided on ALL plan submittals sent to VDOT. We can not clearly identify the location of issues without proper plan stationing. A plan without stationing is incomplete and unacceptable.**

Response #12:     Comment acknowledged. The stationing of Route 123 will be shown on all future site plan submissions.

We trust that the information provided herein addresses all comments identified by VDOT staff. If you need any additional information, please feel free to contact William F. Johnson at [wfjohnson@mjwells.com](mailto:wfjohnson@mjwells.com) (703.365.9262).

Attachments: a/s

CC: Alan Kessler, FCDOT  
Sarah Hall, Blankingship and Keith  
Aaron Vinson, Walter L Phillips  
Bill Larson, Emmanuel Lutheran Church  
Dennis Moyer, Emmanuel Lutheran Church

Attachment I

VDOT Letter Dated November 29, 2012



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

August 3, 2012

GREGORY A. WHIRLEY  
COMMISSIONER

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Kevin Nelson  
Virginia Department of Transportation – Land Development Section

**Subject:** RZ 2012-PR-011 & SE 2012-PR-010 Trustees of Emmanuel Lutheran Church  
Tax Map # 38-3((01))0034, 35 & 38A

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.

I have reviewed the above plan submitted on July 17, 2012, and received July 18, 2012. No response was provided to the comments from June. The following comments are offered:

1. The left turn into the site shall be extended to the length of the queue plus deceleration or the VDOT minimum, whichever is greater. The proposed length in the proffers is unacceptable.
2. A queuing analysis needs to be provided for the right and left turns into the site.
3. The third eastbound lane should be provided on Rt. 123 in conformance with the Countywide Transportation Plan.
4. Right turn lanes should be provided at both entrances.
5. All closed entrances shall be replaced with curb and gutter and sidewalk.
6. All entrances shall have the appropriate CG-12 ramps.
7. All entrances shall demonstrate they meet the VDOT sight distance requirements.
8. A connection to the existing service drive to the east should be evaluated.
9. The relocated sign shall not obstruct the future entrance sight lines and shall be a minimum of 1' beyond the right of way line. Also no ground mounted lights should be placed on the sign.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver  
fairfaxrezoning2012-PR-011rz2EmmanuelLuthCh9-3-12BB

We Keep Virginia Moving



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

November 29, 2012

GREGORY A. WHIRLEY  
COMMISSIONER

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Kevin Nelson  
Virginia Department of Transportation – Land Development Section

**Subject:** RZ 2012-PR-011 & SE 2012-PR-010 Trustees of Emmanuel Lutheran Church  
Tax Map # 38-3((01))0034, 35 & 38A

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.

I have reviewed the above plan submitted on November 15, 2012, and received November 15, 2012. No response was provided to the comments from June or August. Please note our requirements listed in the box above this paragraph. The following comments are offered in addition to those previously submitted:

10. The left turn lane will need to meet whatever the requirements are at the time it is extended. No set length is agreed to by VDOT as part of this application since the VDOT requirements change from time to time.
11. The eastern side radius (exiting side) of the western entrance will need to meet the VDOT commercial entrance radius requirements whenever any improvements are made to this entrance.
12. Roadway stationing needs to be provided on ALL plan submittals sent to VDOT. We can not clearly identify the location of issues without proper plan stationing. A plan without stationing is incomplete and unacceptable.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver  
fairfaxrezoning2012-PR-011r3EmmanuelLuthCh11-29-12BB

We Keep Virginia Moving

Attachment II

Applicant's Response Dated August 9, 2012 Responding to Previous VDOT Comments



WELLS + ASSOCIATES

## MEMORANDUM

**TO:** Kevin Nelson, Director  
Virginia Department of Transportation – Land Development Section

**FROM:** William F. Johnson, P.E.  
Brian J. Horan

**RE:** RZ 2012-PR-011 & SE 2012-PR-010; Emmanuel Lutheran Church  
Fairfax County, Virginia

**SUBJECT:** Letter from Kevin Nelson (VDOT) dated August 3, 2012

**DATE:** August 9, 2012

---

This memorandum serves as a response to transportation comments received from the Virginia Department of Transportation (VDOT) staff dated August 3, 2012 regarding the rezoning plan submitted by Walter L. Phillips in support of a General Development Plan/ Special Exception Plat (GDP/SE) for Trustees of Emmanuel Lutheran Church (RZ 2012-PR-011 & SE 2012-PR-010). The approximate 5 acre site [Tax Map Parcel 38-3((01))0034, 35 & 38A] is currently developed with a approximate 25,000 gross square feet (GSF) church building with a sanctuary capacity of 366 seats. The church also operates a day care center with a maximum enrollment of 99 students. A GDP/Plan/SE Plat was filed with the County in order to allow the expansion of the church to approximately 45,000 GSF with a 576 seat capacity and a maximum enrollment of the school to 260 students.

A copy of VDOT's comments is included herein as Attachment I. Each VDOT comment is reproduced below along with a response:

*(For purposes of this comment response Route 123 is considered a north/south roadway)*

**Comment #1:** **The left turn lane into the site shall be extended to the length of the queue plus deceleration or the VDOT minimum, whichever is greater. The proposed length in the proffers is unacceptable.**

Response #1: As detailed in the Turn Lane Assessment dated August 9, 2012 performed by Wells + Associates, and enclosed herein, a deceleration length of 210 feet with additional storage for one vehicle (25 feet) totaling 235 feet of turn lane dimension was deemed appropriate based on AASHTO recommendations and VDOT design criteria. The proposed 235 foot turn lane includes 135 feet of full width and 100 foot taper.

**Comment #2: A queuing analysis needs to be provided for the right and left turns into the site.**

Response #2: The northern site entrance to the property will be restricted to outbound movements only. As stated above and detailed in the Turn Lane Assessment enclosed herein, the queues for the left turn into the site are not forecasted to exceed one vehicle. The Applicant will extend the storage capacity by 55 feet to comply with appropriate VDOT standards and AASHTO recommendations.

Additionally, as detailed in the Turn Lane Assessment, the number of forecasted site trips associated with the proposed expansion entering the property would warrant only a right turn taper based on the Road Design Manual, (RDM) Figure 3-27 "Guidelines for Right Turn Treatment (4-Lane Highway)". Therefore, the Applicant proposes to construct a 100 foot turn lane taper for the inbound right turns.

**Comment #3: The third [northbound] lane should be provided on Rt. 123 in conformance with the Countywide Transportation Plan.**

Response #3: It is the Applicant's intent to dedicate 61 feet from the centerline of Route 123 for public street purposes for the eventual improvement of Route 123 to a six lane section by others. The Applicant is not proposing to construct the additional northbound lane since northbound Route 123 is constructed with only two lanes both upstream and downstream of the site's frontage with no improvements planned/programmed in the foreseeable future.

**Comment #4: Right turn lanes should be provided at both entrances.**

Response #4: As stated in the included Turn Lane Assessment the site will be restricted so as to permit outbound movements only at the northern entrance.

Also, as stated above, the Applicant proposes to provide a 100 foot turn taper for the southern site access as warranted per the VDOT RDM.

**Comment #5: All closed entrances shall be replaced with curb and gutter and sidewalk.**

Response #5: Comment noted.

**Comment #6: All entrances shall have the appropriate CG-12 ramps.**

Response #6: Comment noted.

**Comment #7: All entrances shall demonstrate they meet the VDOT sight distance requirements.**

Response #7: Comment noted.

**Comment #8: A connection to the existing service drive to the [north] should be evaluated.**

Response #8: A connection to the existing service drive to the north currently exists and is operational.

**Comment #9: The relocated sign shall not obstruct the future entrance sight lines and shall be a minimum of 1' beyond the right of way line. Also no ground mounted lights should be placed on the sign.**

Response #9: Comment Noted.

We trust that the information provided herein addresses comments identified by VDOT staff. If you need any additional information, please feel free to contact William F. Johnson at [wfjohnson@mjwells.com](mailto:wfjohnson@mjwells.com) (703.365.9262).

Attachments: a/s

CC: Alan Kessler, FCDOT  
Sarah Hall, Blankingship and Keith  
Aaron Vinson, Walter L Phillips  
Bill Larson, Emmanuel Lutheran Church  
Dennis Moyer, Emmanuel Lutheran Church



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

August 3, 2012

GREGORY A. WHIRLEY  
COMMISSIONER

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Kevin Nelson  
Virginia Department of Transportation – Land Development Section

**Subject:** RZ 2012-PR-011 & SE 2012-PR-010 Trustees of Emmanuel Lutheran Church  
Tax Map # 38-3((01))0034, 35 & 38A

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.

I have reviewed the above plan submitted on July 17, 2012, and received July 18, 2012. No response was provided to the comments from June. The following comments are offered:

1. The left turn into the site shall be extended to the length of the queue plus deceleration or the VDOT minimum, whichever is greater. The proposed length in the proffers is unacceptable.
2. A queuing analysis needs to be provided for the right and left turns into the site.
3. The third eastbound lane should be provided on Rt. 123 in conformance with the Countywide Transportation Plan.
4. Right turn lanes should be provided at both entrances.
5. All closed entrances shall be replaced with curb and gutter and sidewalk.
6. All entrances shall have the appropriate CG-12 ramps.
7. All entrances shall demonstrate they meet the VDOT sight distance requirements.
8. A connection to the existing service drive to the east should be evaluated.
9. The relocated sign shall not obstruct the future entrance sight lines and shall be a minimum of 1' beyond the right of way line. Also no ground mounted lights should be placed on the sign.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning2012-PR-011r2EmmanuelLuthCh8-3-12BB

**REZONING AFFIDAVIT**

DATE: January 7, 2013  
 (enter date affidavit is notarized)

I, Sarah E. Hall, 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

116 323a

in Application No.(s): RZ 2012-PR-011  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE**,\*\* each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print 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 <b>BOLD</b> above)
Trustees of Emmanuel Lutheran Church  Matthew Brennan, III, Trustee Kathryn S. Slade, Trustee William A. Larson, Trustee Dennis K. Moyer	2589 Chain Bridge Road Vienna, Virginia 22181	Owner/Applicant  Agent Agent Agent Agent
Walter L. Phillips, Inc.  Charles F. Dunlap Aaron M. Vinson Monica R. Westgate Brian A. Richards	207 Park Avenue Falls Church, Virginia 22046	Engineers/Agents  Agent (formerly) Agent Agent Agent

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

**Rezoning Attachment to Par. 1(a)**

DATE: January 7, 2013  
(enter date affidavit is notarized)

116 323a

for Application No. (s): RZ 2012-PR-011  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
MTFA Architecture, PLLC  James P. Clark Michael T. Foster	2311 Wilson Boulevard, Suite 200 Arlington, Virginia 22201	Architects/Agents for Applicants  Agent Agent
M. J. Wells & Associates, Inc.  William F. Johnson Brian J. Horan	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Engineers/Agents for Applicants Agent Agent
Blankingship & Keith, P.C.  Sarah E. Hall Jeremy B. Root	4020 University Drive, Suite 300 Fairfax, Virginia 22030	Attorneys/Agents for Applicants  Attorney/Agent Attorney/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: January 7, 2013
(enter date affidavit is notarized)

116323e

for Application No. (s): RZ 2012-PR-011
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(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)

Trustees of Emmanuel Lutheran Church
2589 Chain Bridge Road
Vienna, Virginia 22181

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)

Emmanuel Lutheran Church is an unincorporated association.
Matthew Brennan, III, Trustee, Kathryn S. Slade, Trustee, William A. Larson, Trustee

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Dennis K. Moyer, President of the Congregation and of the Congregational Council

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Rezoning 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.

**Rezoning Attachment to Par. 1(b)**

DATE: January 7, 2013  
(enter date affidavit is notarized)

116 323a

for Application No. (s): RZ 2012-PR-011  
(enter County-assigned application number (s))

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

Walter L. Phillips, Inc.  
207 Park Avenue  
Falls Church, Virginia 22046

**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 SHAREHOLDER:** (enter first name, middle initial, and last name)

Jeffrey J. Stuchel  
Brian G. Baillargeon  
Aaron M. Vinson

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

MTFA Architecture, PLLC  
2311 Wilson Boulevard, Suite 200  
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

James P. Clark	Dale M. Leidich
Michael T. Foster	Meagan W. Jancy
David E. Voorhies (formerly)	Nicole C. Topa

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

**Rezoning Attachment to Par. 1(b)**

DATE: January 7, 2013  
(enter date affidavit is notarized)

116322a

for Application No. (s): RZ 2012-PR-011  
(enter County-assigned application number (s))

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

M. J. Wells & Associates, Inc.  
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 SHAREHOLDER:** (enter first name, middle initial, and last name)

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

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Blankingship & Keith, P.C.  
4020 University Drive, Suite 300  
Fairfax, Virginia 22030

**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)

John A.C. Keith	Peter S. Everett	Robert J. Stoney	Gifford R. Hampshire	Jeremy B. Root
William H. Casterline Jr.	David Rust Clarke	Wm. Quinton Robinson	William L. Carey	Daniel E. Ortiz
Sarah E. Hall	David J. Gogal	John F. Cafferky	Mary McGowan	
Paul B. Terpak	Elizabeth C. Morrogh	William B. Porter	Mark A. Towery	

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

REZONING AFFIDAVIT

DATE: January 7, 2013  
(enter date affidavit is notarized)

116 322a

for Application No. (s): RZ 2012-PR-011  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

(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 "Rezoning 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.

REZONING AFFIDAVIT

DATE: January 7, 2013  
(enter date affidavit is notarized)

116 322a

for Application No. (s): RZ 2012-PR-011  
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: January 7, 2013  
(enter date affidavit is notarized)

116322a

for Application No. (s): RZ 2012-PR-011  
(enter County-assigned application number(s))

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

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

Blankingship & Keith P.C. retained as an expert witness James R. Hart, who is a member of the Planning Commission and the Board of Zoning Appeals.

(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 "Rezoning 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 [x] Applicant's Authorized Agent

Sarah E. Hall, Attorney/Agent  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 7th day of January 2013, in the State/Comm. of Virginia, County/City of Fairfax.

Susanna Price  
Notary Public

My commission expires: 4-30-2014



**SPECIAL EXCEPTION AFFIDAVIT**

DATE: January 7, 2013

(enter date affidavit is notarized)

I, Sarah E. Hall, 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

116 322a

in Application No.(s): SE 2012-PR-010  
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Trustees of Emmanuel Lutheran Church  Matthew Brennan, III, Trustee Kathryn S. Slade, Trustee William A. Larson, Trustee Dennis K. Moyer	2589 Chain Bridge Road Vienna, Virginia 22181	Owner/Applicant  Agent Agent Agent Agent
Walter L. Phillips, Inc.  Charles F. Dunlap Aaron M. Vinson Monica R. Westgate Brian A. Richards	207 Park Avenue Falls Church, Virginia 22046	Engineers/Agents  Agent (formerly) Agent Agent Agent
MTFA Architecture, PLLC  James P. Clark Michael T. Foster	2311 Wilson Boulevard, Suite 200 Arlington, Virginia 22201	Architects/Agents for Applicants  Agent Agent

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Special Exception Attachment to Par. 1(a)**

DATE: January 7, 2013  
(enter date affidavit is notarized)

116322a

for Application No. (s): SE 2012 PR-010  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
M. J. Wells & Associates, Inc.  William F. Johnson Brian J. Horan	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Engineers/Agents for Applicants Agent Agent
Blankingship & Keith, P.C. Sarah E. Hall Jeremy B. Root	4020 University Drive, Suite 300 Fairfax, Virginia 22030	Attorneys/Agents for Applicants Attorney/Agent Attorney/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 7, 2013
(enter date affidavit is notarized)

116322a

for Application No. (s): SE 2012-PR-010
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Trustees of Emmanuel Lutheran Church
2589 Chain Bridge Road
Vienna, Virginia 22181

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)

Emmanuel Lutheran Church is an unincorporated association

Matthew Brennan, III, Trustee
Kathryn S. Slade, Trustee
William A. Larson, Trustee

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

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

**Special Exception Attachment to Par. 1(b)**

DATE: January 7, 2013  
(enter date affidavit is notarized)

116322a

for Application No. (s): SE 2012-PR-010  
(enter County-assigned application number (s))

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

Walter L. Phillips, Inc.  
207 Park Avenue  
Falls Church, Virginia 22046

**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)

Jeffrey J. Stuchel  
Brian G. Baillargeon  
Aaron M. Vinson

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

MTFA Architecture, PLLC  
2311 Wilson Boulevard, Suite 200  
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

James P. Clark	Dale M. Leidich
Michael T. Foster	Meagan W. Jancy
David E. Voorhies (formerly)	Nicole C. Topa

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

**Special Exception Attachment to Par. 1(b)**

DATE: January 7, 2013  
(enter date affidavit is notarized)

116322a

for Application No. (s): SE 2012-PR-010  
(enter County-assigned application number (s))

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

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

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

Blankingship & Keith, P.C.  
4020 University Drive, Suite 300  
Fairfax, Virginia 22030

**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)

John A.C. Keith	David Rust Clarke	John F. Cafferky	Mark A. Towery
William H. Casterline Jr.	David J. Gogal	William B. Porter	Jeremy B. Root
Sarah E. Hall	Elizabeth C. Morrogh	Gifford R. Hampshire	Daniel E. Ortiz
Paul B. Terpak	Robert J. Stoney	William L. Carey	
Peter S. Everett	Wm. Quinton Robinson	Mary McGowan	

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

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: January 7, 2013  
(enter date affidavit is notarized)

for Application No. (s): SE 2012-PR-010  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

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

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

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

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 7, 2013  
(enter date affidavit is notarized)

116 322a

for Application No. (s): SE 2012-PR-010  
(enter County-assigned application number(s))

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

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

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

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

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

None

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

Application No.(s): SE 2012-PR-010  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: January 7, 2013  
(enter date affidavit is notarized)

116322a

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

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

Blankingship & Keith P.C. retained as an expert witness James R. Hart, who is a member of the Planning Commission and the Board of Zoning Appeals.

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

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

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

WITNESS the following signature:

(check one)  Applicant Sarah E Hall Attorney/Agent  Applicant's Authorized Agent

Sarah E. Hall, Attorney/Agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 7th day of January 2013, in the State/Comm. of Virginia, County/City of Fairfax.

Susanna Price  
Notary Public

My commission expires: 4-30-2014





# FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING APPENDIX 5  
Special Permit and Variance Division  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

(703) 324-1280

Fax 324-3924

V I R G I N I A

June 21, 1995

Charles Arnason, Trustee  
Sue Ann Moore, Trustee  
Carol Smiley, Trustee  
2589 Chainbridge Road  
Vienna, VA 22181

Re: Special Permit Amendment Application SPA 78-P-072  
The Trustees of Emmanuel Lutheran Church

Dear Applicants:

At its June 13, 1995 meeting, the Board of Zoning Appeals took action to **GRANT** the above-referenced application. The final approval date is June 21, 1995. 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 324-1550.

Sincerely,

Regina Thorn, Associate Clerk  
Board of Zoning Appeals

Enclosure: As Stated

SPECIAL PERMIT AMENDMENT . SOLUTION OF  
THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 78-P-072 by THE TRUSTEES OF EMMANUEL LUTHERAN CHURCH, under Section 3-103 of the Zoning Ordinance to amend SP 78-P-072 to permit building additions, site modifications and child care center, on property located at 2589 Chain Bridge Road, Tax Map Reference 38-3((1))38 and 40, Mr. Dively moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 13, 1995; and

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

1. The applicants are the owners of the land.
2. The present zoning is R-1.
3. The area of the lot is 4.04 acres.

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 Sections 3-103 of the Zoning Ordinance.

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

1. This approval is granted to the applicants only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by LeMay Associates, dated January 27, 1995, revised through June 5, 1995 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 DEM. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.
5. The maximum seating capacity for the sanctuary shall be limited to 366.

6. The maximum daily enrollment of the child care center shall not exceed ninety-nine (99) students.
7. The hours and months of operation of the child care center shall be limited to 9:00 a.m to 12:00 noon, Monday through Friday, September through May.
8. There shall be a total maximum of 170 parking spaces provided on site.
9. Transitional screening shall be provided in accordance with the following:
  - A. Along the northern lot line, the existing vegetation and the supplemental plantings to be located in the area of the closed driveway entrance and northwest of the building as shown on the special permit plat shall satisfy the Transitional Screening 1 requirement.
  - B. Along the southern lot line, the existing vegetation with supplemental evergreen shrubs and/or hedges plantings to be located between the seven (7) parking spaces and the south lot line to screen the headlights from adjacent properties shall satisfy the Transitional Screening 1 requirement. Adjacent to Lot 11, Section 3, Vienna Oaks, applicant shall, in conjunction with Phase I as described in development condition 11, supplement the existing vegetation with primarily evergreen plantings and some deciduous plantings as shown on Exhibit A and as approved by the Urban Forester at the time of the site plan approval.
  - C. Along the western lot line, supplemental evergreen plantings shall be placed between the west lot line and the driveway as shown on the special permit shall satisfy the Transitional Screening 1 requirement.

All of the above plantings and existing vegetation, and the size, type and quantity of all proposed supplemental plantings, shall be shown on a landscaping plan that is approved by the Urban Forestry Branch and DEM at site plan review which provides, to the extent possible, screening to the adjacent residential uses.
10. The barrier requirement shall be waived along the north, south and west lot lines.
11. The following transportation improvements shall be provided:
  - A. Right-of-way to 57 feet from the centerline of Chain Bridge Road shall be dedicated for public street purposes to the Board of Supervisors and conveyed in fee simple at the time of site plan approval or on demand by Fairfax County, whichever occurs first. All ancillary easements necessary for any future improvement of Chain Bridge Road shall also be provided. The applicant shall provide a right turn deceleration lane within the right-of-way intended for the third eastbound lane, if required by the Virginia Department of Transportation at site plan review. When Chain Bridge Road is widened to six lanes, this deceleration lane may be used in the construction of the third eastbound lane.

- B. The applicant shall increase the length of the left turn deceleration lane from the westbound lane on Chain Bridge to meet VDOT standards if required by VDOT at site plan review.
  - C. The applicant shall reconstruct the entrance on the northwest corner of the property to conform to VDOT's commercial entrance standards. The applicant shall widen the entrance to 30' and provide as large a radius as practical without requiring the relocation of the existing utility poles.
12. The applicant may develop the improvements as shown on the special permit plat in phases. Phase I shall include the construction of additions 1 and 2 and the covered entrance adjacent to addition 1, widen the entrance in the northwest portion of the property to 30', restripe the parking lot, add the additional parking spaces adjacent to the west and south property lines, provide the additional landscaping as described in development conditions 9B and C above, and expand, if required, the infiltration trench.

As part of the site plan review process, the Department of Environmental Management (DEM) will review the church's proposed modifications to the existing infiltration trench, verifying that they meet all adopted standards for conveying stormwater runoff from the church's property. If it is determined at the time of site plan review that additional drainage improvements are necessary to ensure that adjacent properties are not adversely affected by stormwater runoff from the church property, the applicant shall provide a drainage ditch or other improvement to ensure adequate outfall to the satisfaction of DEM.

Phase II shall include the construction of additions 3 and 4 and the covered entrance adjacent to addition 4, the closing of the western entrance in the northeast portion of the site, the installation of seven parking spaces in the area of the closed driveway entrance and the associated transitional screening as described in development condition 9A. If required, by the Virginia Department of Transportation, the right turn deceleration lane at the remaining northeast entrance and the left turn deceleration lane will be provided during this phase.

Addition 5 (steeple) may be constructed during Phase II or at a date thereafter. The existing bell tower may be removed during Phase II or at a date thereafter.

13. Existing security lighting mounted more than 10 feet high on building exterior walls on the southern side of the property shall be permanently discontinued from use except for the one security light at the southeast corner of the building which shall be lowered so that light will not project beyond the play area. Shields shall be installed on existing light standards adjacent to Lot 11, Section 3, Vienna Oaks, along the southern boundary to prevent light from projecting beyond the property line. Any newly proposed or replacement lighting shall be in accordance with the following:

The combined height of light standards and fixtures shall not exceed 10 feet.

The lights shall focus directly onto the property and shall not project beyond the property.

Shields shall be installed to prevent light from projecting beyond the property.

14. During the site plan review process, the applicant shall have a manufacturer's representative for the air conditioner, which is located in the existing playground, inspect said air conditioner to determine if there are feasible modifications which can be made to decrease the noise level. Attached is Exhibit A.

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 or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special 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. Ribble seconded the motion which carried by a vote of 5-0, with Mr. Pammel not present for the vote.

\*This decision was officially filed in the office of the Board of Zoning Appeals and became final on June 21, 1995. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

  
Regina Thorn, Associate Clerk  
Board of Zoning Appeals

**COMPREHENSIVE PLAN PROVISIONS**

<b>Plan Area:</b>	Area II
<b>Planning District:</b>	Vienna Planning District
<b>Planning Sector:</b>	Nutley Community Planning Sector (V5)
<b>Plan Map:</b>	Residential, 3-4 du/ac

Fairfax County Comprehensive Plan, 2011 Edition, Vienna Planning District, Amended through 6-19-2012, V5-Nutley Community Planning Sector, Page 85

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

There is no site specific Comprehensive Plan guidance for this area.

Fairfax County Comprehensive Plan, 2011 Edition, Land Use, Amended through 9-22-2008, Pages 5, 6, 9, and 10.

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

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

*Policy b. Discourage commercial development within residential communities unless the commercial uses are of a local serving nature and the intensity and scale is compatible with surrounding residential uses.*

*Policy c. Discourage the consolidation of residential neighborhoods redevelopment that is incompatible with the Comprehensive Plan.*

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

*Policy e. Encourage land owners within residential conservation and revitalization areas to contribute to the funding of these efforts.*

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

- Policy a. Locate land uses in accordance with the adopted guidelines contained in the Land Use Appendix.*
- Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.*
- Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.*
- Policy d. Employ a density transfer mechanism to assist in establishing distinct and compatible edges between areas of higher and areas of lower intensity development, to create open space within areas of higher intensity, and to help increase use of public transportation at Transit Station Areas.*
- Policy e. Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.*
- Policy f. Utilize urban design principles to increase compatibility among adjoining uses.*
- Policy g. Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses.*
- Policy h. Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways.*
- Policy i. Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.*
- Policy j. Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would compliment surrounding development.*
- Policy k: Provide incentive for the preservation of EQCs by allowing a transfer of some density potential on the EQC area to less sensitive*

*portions of a site. The development allowed by the increase in effective density on the non-EQC portion of the site should be compatible with surrounding area's existing and/or planned land use. It is expressly intended that in instances of severely impacted sites (i.e. sites with a very high proportion of EQC), density/intensity even at the low end of a range may not be achievable.*

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



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 9, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT: Land Use Analysis and Environmental Assessment:** RZ 2012-PR-011  
SE 2012-PR-010  
Emmanuel Lutheran Church

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan as revised through July 27, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The approximately 5-acre subject property is located on the south side of Route 123 near its intersection with Nutley Street, just outside of the Vienna Town limits. The site contains an existing church and childcare center. The applicant proposes to expand the existing facilities in two phases. The proposed expansion would increase the capacity of the childcare center from 99 children to 220 children. The applicant also seeks to add a kindergarten for up to 40 students per day. Church seating would increase from the current level of 366 seats to a maximum of 576 seats with the completion of the second phase of the proposed expansion. The current floor area ratio (FAR) will increase from 0.142 to a maximum of 0.28. The use is currently supported by 162 parking spaces. The applicant is proposing to increase parking to 190 spaces.

### LOCATION AND CHARACTER OF THE AREA

The subject property is located on Chain Bridge Road (Route 123) just outside of the Vienna Town limits. Properties to the north are occupied with R-1 single family detached dwelling properties as well as R-20 Single family attached dwellings. Properties to the south contain R-3 and R-5 single family detached dwelling. Properties to the east contain C-2 commercial office development and R-3 single family detached dwellings. Properties to the west contain R-1 single family detached dwellings.

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District, V5-Nutley Community Planning Sector, as amended through June 19, 2012, page 85:

“Land Use

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

### Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, on page 7 through 9, the Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .”**

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such

recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19:

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

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

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

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 12:

**“Objective 5: Minimize light emissions to those necessary and consistent with general safety.**

Policy a. Recognize the nuisance aspects of unfocused light emissions. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

**COMPREHENSIVE PLAN MAP:** Residential use at 3-4 dwelling units per acre

#### **LAND USE ANALYSIS**

The subject property is planned for residential use at 3-4 dwelling units per acre within a larger area planned and developed with residential uses. Consistent with Comprehensive Plan

guidance, any expansion of the existing church and child care center and addition of kindergarten should be compatible with the surrounding residential character of the area.

Much of the property is currently in use as a church and related facilities; the church has also purchased two adjoining residential parcels fronting on Route 123. While some expansion of the church, childcare center and addition of a kindergarten use may be appropriate for this location, the intensity as currently proposed remains a concern. Adequate parking for the expanded church use at its ultimate completion is questionable. The proposed 576 sanctuary seats for the completion of all phases results in 190 parking spaces at a ratio of approximately 1 space per 3 seats. The proposed parking meets the minimum Zoning Ordinance standards for the proposed uses. However, based on common experiences with numerous places of worship throughout the County, providing the minimum level of parking required by the Zoning Ordinance will frequently result in a parking shortage leading to offsite parking. This offsite parking can often lead to conflicts with neighboring property owners. In an effort to reduce the potential for these conflicts, staff requests that the applicant provide parking which well exceeds the minimum standards set forth in the Zoning Ordinance. Staff continues to request that the applicant expand onsite parking, reduce the ultimate seating of the church, or develop a shared parking agreement with a nearby property appropriately suited to receive additional vehicles.

Concerns have been raised regarding the proposed tree save areas on the southern boundary of the property, which forms a portion of the screening requirements for the proposed use. The limits of clearing and grading in this area may result in the damage or destruction of offsite trees. Based on the information provided with the current plans and proffers, staff feels that the applicant should modify the plans as noted in order to be in conformance with the land use recommendations of the Comprehensive Plan for the subject property.

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

### **Green Building**

The proposed development will result in a facility which is twice the size of the current facility. In accordance with the County's green building Policy Plan guidance, staff strongly encourages the applicant to incorporate energy conservation, water conservation and other green building practices in the design and construction of the proposed expansion. While the applicant has not committed to any specific LEED certification rating system, they have provided a list of commitments in their proffer statement consistent with some LEED concepts. This proffer statement notes items such as, "energy efficient mechanical and lighting systems, low flow plumbing fixtures and a green roof." While staff feels that this approach adequately addresses

green building development at this location, we would encourage the applicant to seek and apply additional green building measures to the greatest extent practicable.

### **Tree Cover**

While the proposed development generally meets expectation for tree preservation and landscaping, there remain some areas of the proposed development where staff feels additional modifications may be necessary. As noted, the area of most concern is along the southern property boundary where the proposed limits of clearing and grading extend very close to the property boundary. While maintaining adequate screening and buffering is a concern in this area, there is also a concern that the proposed limits of clearing and grading may result in the damage or loss of trees on the abutting properties. Staff feels that it may be necessary to modify these limits in order to ensure that these trees are not damaged. We would strongly encourage the applicant to continue to work with staff from the Urban Forestry Management Branch, Department of Public Works and Environmental Services (DPWES).

### **Water Quality**

The applicant has provided a combination of measures intended to address runoff from the proposed development. These measures have been evaluated by staff in the Department of Public Works and Environmental Services and have been determined to be adequate. However, it should be noted that DPWES will ultimately determine the adequacy of proposed measures as part of the site plan review process.

### **Lighting**

The applicant has indicated that some exterior lighting will be added as part of the ultimate development of this site. A photometric study was not provided at this time. The applicant has committed to provide a photometric study with each site plan in order to determine compliance with Zoning Ordinance requirements. Staff feels that this issue has been adequately addressed.

PGN: JRB

File 1

J.M.



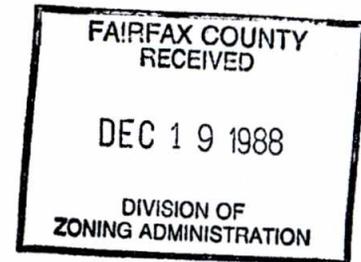
COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**

Office of Comprehensive Planning  
 10640 Page Avenue  
 Fairfax, Virginia 22030



December 16, 1988

John A. R. Goodwin  
 Groveton Baptist Church  
 6511 Richmond Highway  
 Alexandria, Virginia 22306



Re: Interpretation for SP 88-V-079  
 Tax Map Reference 93-1((7))1 and 2, 93-1((1))27

Dear Mr. Goodwin:

This is in response to your letter of November 15, 1988 requesting an interpretation of Condition Number 7 adopted by the Board of Zoning Appeals in conjunction with the approval of SP 88-V-079 on October 18, 1988. As I understand it, the question is whether Condition 7 permits the use of the dwelling as a residence by a member of the church staff other than the pastor or as a church office or as a storage building for church supplies.

It is my determination that any of these uses are permitted under Condition Number 7. Sect. 2-501 of the Zoning Ordinance states in part "There shall be not more than one (1) dwelling unit on any one (1) lot, nor shall a dwelling unit be located on the same lot with any other principal building." Based on this section of the Ordinance, the dwelling on the church property may only be used as a church related facility. It is my determination that this may include housing for the pastor or any other staff member of the church or the structure may be used as church offices or storage. This section of the Ordinance precludes the use of the dwelling as a principal use separate from the principal church use of the property. This determination has been reviewed with the Special Permit and Variance Branch of the Office of Comprehensive Planning and

John A. R. Goodwin

Page 2

has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact me or Lori Greenlief at 246-2489 at 246-3387.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division, OCP

LRG

cc: Gerry Hyland, Mount Vernon District District Supervisor  
✓ Jane W. Gwinn, Zoning Administrator  
Edward Jankiewicz, Acting Director, DRD, DEM  
Bonds and Agreements Branch, DRD, DEM  
File: SP 88-V-079



## Groveton Baptist Church

6511 RICHMOND HIGHWAY • ALEXANDRIA, VIRGINIA 22306-6599  
TELEPHONE (703) 768-9084

November 9, 1988

Ms Barbara Byron  
Director, Zoning Evaluation Division  
Office of Comprehensive Planning  
10640 Page Avenue, 3rd Floor  
Fairfax, VA 22030

Re: Special Permit Application SP 88-V-079  
Groveton Baptist Church

Dear Ms. Byron:

We are working toward meeting the conditions attached to the granting of our Special Use Permit.

It would be a great favor if you would grant us an interpretation of Condition #7 as follows: "The existing dwelling on the special permit property shall not be used as a residence by anyone other than the pastor."

Which of the following uses would be permitted under this condition?

1. The use of the existing dwelling as a residence by a member of the church staff other than the pastor.
2. The use of the existing dwelling as a church office.
3. The use of the existing dwelling as a storage building for church supplies.

Thank you very much for your help.

Sincerely,

John A.R. Goodwin

REC'D  
OFFICE OF COMPREHENSIVE PLANNING

NOV 10 1988

BOARD OF ZONING APPEALS  
SUPPORT BRANCH



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** November 28, 2012

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

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

**FILE:** 3-4 (RZ 2012-PR-011)  
3-5 (SE 2012-PR-010)

**SUBJECT:** Transportation Impact Addendum

**REFERENCE:** RZ 2012-PR-011; SE 2012-PR-010; Emmanuel Lutheran Church  
Traffic Zone: 1619  
Land Identification Map: 38-3 ((01)) 34, 35, 38A

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated November 2, 2012 and proffers dated November 5, 2012.

This proposal is to rezone from the R-1 District to the R-3 District. And also to expand the childcare center from an enrollment of 99 children to 220 children, expand the pick-up and drop-off hours and add a kindergarten for a maximum of 40 students. Church Seating is proposed to expand from 366 seats to 576 seats.

- The applicant should extend the existing left turn lane at their site entrance during the first phase of the development. If the applicant chooses to extend the left turn lane at a later phase then the proffer should specify the left turn improvement for the *beginning of the second phase* of the development and proffer to extend the subject turn lane *per VDOT standards and requirements at the time of construction*.
- The eastern side radius (existing side) of the western entrance will need to meet the VDOT commercial entrance radius requirements whenever any improvements are made to this entrance.
- Roadway stationing needs to be provided on all plan submittals sent to VDOT.
- The applicant needs to respond to all VDOT comments pertaining to memos dated August 3, 2012 and November 29, 2012.

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES  
Fairfax County Department of Transportation  
4050 Legato Road, Suite 400  
Fairfax, Virginia 22033-2898  
Phone: (703) 877-5600 TTY: 771  
Fax: (703) 877 5723  
www.fairfaxcounty.gov/fcdot





# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive

Fairfax, VA 22030

August 3, 2012

GREGORY A. WHIRLEY  
COMMISSIONER

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Kevin Nelson  
Virginia Department of Transportation – Land Development Section

**Subject:** RZ 2012-PR-011 & SE 2012-PR-010 Trustees of Emmanuel Lutheran Church  
Tax Map # 38-3((01))0034, 35 & 38A

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.

I have reviewed the above plan submitted on July 17, 2012, and received July 18, 2012. No response was provided to the comments from June. The following comments are offered:

1. The left turn into the site shall be extended to the length of the queue plus deceleration or the VDOT minimum, whichever is greater. The proposed length in the proffers is unacceptable.
2. A queuing analysis needs to be provided for the right and left turns into the site.
3. The third eastbound lane should be provided on Rt. 123 in conformance with the Countywide Transportation Plan.
4. Right turn lanes should be provided at both entrances.
5. All closed entrances shall be replaced with curb and gutter and sidewalk.
6. All entrances shall have the appropriate CG-12 ramps.
7. All entrances shall demonstrate they meet the VDOT sight distance requirements.
8. A connection to the existing service drive to the east should be evaluated.
9. The relocated sign shall not obstruct the future entrance sight lines and shall be a minimum of 1' beyond the right of way line. Also no ground mounted lights should be placed on the sign.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver  
fairfaxrezoning2012-PR-011rz2EmmanuelLuthCh9-3-12BB

We Keep Virginia Moving



**COMMONWEALTH of VIRGINIA**  
**DEPARTMENT OF TRANSPORTATION**

GREGORY A. WHIRLEY  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030

November 29, 2012

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Kevin Nelson  
Virginia Department of Transportation – Land Development Section

**Subject:** RZ 2012-PR-011 & SE 2012-PR-010 Trustees of Emmanuel Lutheran Church  
Tax Map # 38-3((01))0034, 35 & 38A

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.

I have reviewed the above plan submitted on November 15, 2012, and received November 15, 2012. No response was provided to the comments from June or August. Please note our requirements listed in the box above this paragraph. The following comments are offered in addition to those previously submitted:

10. The left turn lane will need to meet whatever the requirements are at the time it is extended. No set length is agreed to by VDOT as part of this application since the VDOT requirements change from time to time.
11. The eastern side radius (exiting side) of the western entrance will need to meet the VDOT commercial entrance radius requirements whenever any improvements are made to this entrance.
12. Roadway stationing needs to be provided on ALL plan submittals sent to VDOT. We can not clearly identify the location of issues without proper plan stationing. A plan without stationing is incomplete and unacceptable.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver  
fairfaxrezoning2012-PR-011rz3EmmanuelLuthCh11-29-12BB

We Keep Virginia Moving



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** November 29, 2012

**TO:** Mary Ann Tsai, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Durga Kharel P.E., Senior Engineer III  
Central Branch  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Rezoning and SE Application #RZ 2012-PR-011/SE 2012-PR-010, Emmanuel Lutheran Church, Generalized Development Plan/Special Exception Plat dated 2 November 2012, LDS Project #9631-ZONA-001-1, Tax Map #038-3-01-0034, 0035 and 0038A, Providence District

We have reviewed the subject application and offer the following stormwater management comments.

### Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A). The improvements are proposed to be done in two phases- Phase 1 and Ultimate. The phase 1 proposes an increase of 9% in impervious area and qualifies as redevelopment for water quality. A 12.02% phosphorus removal is proposed with provision of a rain garden, a vegetative roof and an existing infiltration trench. BMP credit for an existing infiltration trench is taken. Before the site plan approval, the engineer will have to verify if the trench is still operating as intended or proposed. In order to meet the minimum phosphorus removal of 40% for the ultimate build out condition, the engineer has proposed two bio-retention facilities, 4 StormFilters or Bayfilters (manufactured BMP measures), one vegetative roof and existing infiltration trench.

### Floodplain

There are no regulated floodplains on the property.

### Downstream Drainage Complaints

There are some old and new downstream drainage complaints on file for adjacent areas on northeast and southeast of the subject development. Drainage concerns of the neighboring properties at south of the church is proposed to be addressed by reducing the drainage area flowing to the southern neighborhood to 1.11 acres from existing 4.27 acres. Existing drainage



Mary Ann Tsai, Staff Coordinator  
Rezoning and SE Application #RZ 2012-PR-011/SE 2012-PR-010  
November 29, 2012  
Page 2 of 2

concerns of lots 038-3-01-0011 and 0012 at south east of the property is proposed to be addressed by reducing the drainage area to the swale to mere 0.12 acres with some swale improvement. An 8" curb and gutter is proposed at the south east to further improve the existing drainage problem. The engineer shall also ensure during the site plan submission that the proposed development will not affect the Spillway Design Flow (SDF) and free-board of the existing offsite pond located on Vienna Oaks Townhouse development at north-east of the site due to proposed drainage diversion.

#### Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). For the Phase 1 of the development the detention is proposed to be met with some or all of the facilities proposed on site. The facilities proposed are gravel storage under rain garden 1B, rooftop detention as part of proposed green roof, a portion of the proposed underground stormwater detention facility and the existing infiltration trench. The applicant is advised that the current PFM does not have any provision for water quantity credit for the vegetative roof.

For the ultimate build out condition, the applicant has proposed underground detention facility with a capacity of 10,000 cubic feet and existing infiltration trench with a capacity of 2630 cubic feet to meet the detention requirement. Before the site plan approval, the engineer will have to verify if the trench is still operating as intended or proposed, if applicable for the detention.

#### Site Outfall

An outfall narrative has been provided. There are total six outfalls mentioned for the existing condition. The narrative mentions that the proposed 2 and 10 year flow to the offsite pond will not exceed the existing condition for outfall #4. A detail analysis will need to be shown on the site plan. Outfall # 1 and 3 are proposed to continue to sheet-flow overland without any adverse effect to the neighboring properties and developments.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.  
DK/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES  
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES  
Judy Cronauer, Chief, Central Branch, SDID, DPWES  
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES

## ZONING ORDINANCE PROVISIONS

### 9-006 General Standards

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

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

### **9-304 Standards for all Category 3 Uses**

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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

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

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

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
- C. Only that area which is developable for active outdoor recreation purposes.

- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

**9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education**

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

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

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

- a. That area not covered by buildings or required off-street parking spaces.
  - b. That area outside the limits of the required front yard.
  - c. Only that area which is developable for active outdoor recreation purposes.
  - d. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
  3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Abbreviations Commonly Used in Staff Reports

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