



APPLICATION ACCEPTED: June 14, 2013
PLANNING COMMISSION: December 4, 2013
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

November 21, 2013

STAFF REPORT

APPLICATION SEA 2009-LE-028

LEE DISTRICT

APPLICANT: Claude A. and Betty J. Wheeler

ZONING: R-3: Residential, Three Dwelling Units/Acre

PARCEL: 82-3 ((1)) 38; 82-3 ((11)) 45, 46

LOCATION: 6312 - 6318 May Boulevard

SITE ACREAGE: 4.36 acres (Current SE Area)
2.29 acres (Proposed SE Area)

PLAN MAP: Retail and Other Commercial Uses

SPECIAL EXCEPTION CATEGORY: Category 3 – Quasi-Public Uses

PROPOSAL: To continue the previously approved child care center and private school of general education, to permit a place of worship, and to remove 2.07 acres from the approved SE area

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 2009-LE-028, subject to the proposed conditions listed in Appendix 1.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the northern property boundaries, in favor of that shown on the SEA Plat.

Nick Rogers, AICP

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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



Staff recommends approval of a deviation in the tree preservation target, in favor of that shown on the SEA Plat.

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

It should be 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 special exception does not interfere with, abrogate or annul any easements, 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.



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).

Special Exception Amendment

SEA 2009-LE-028

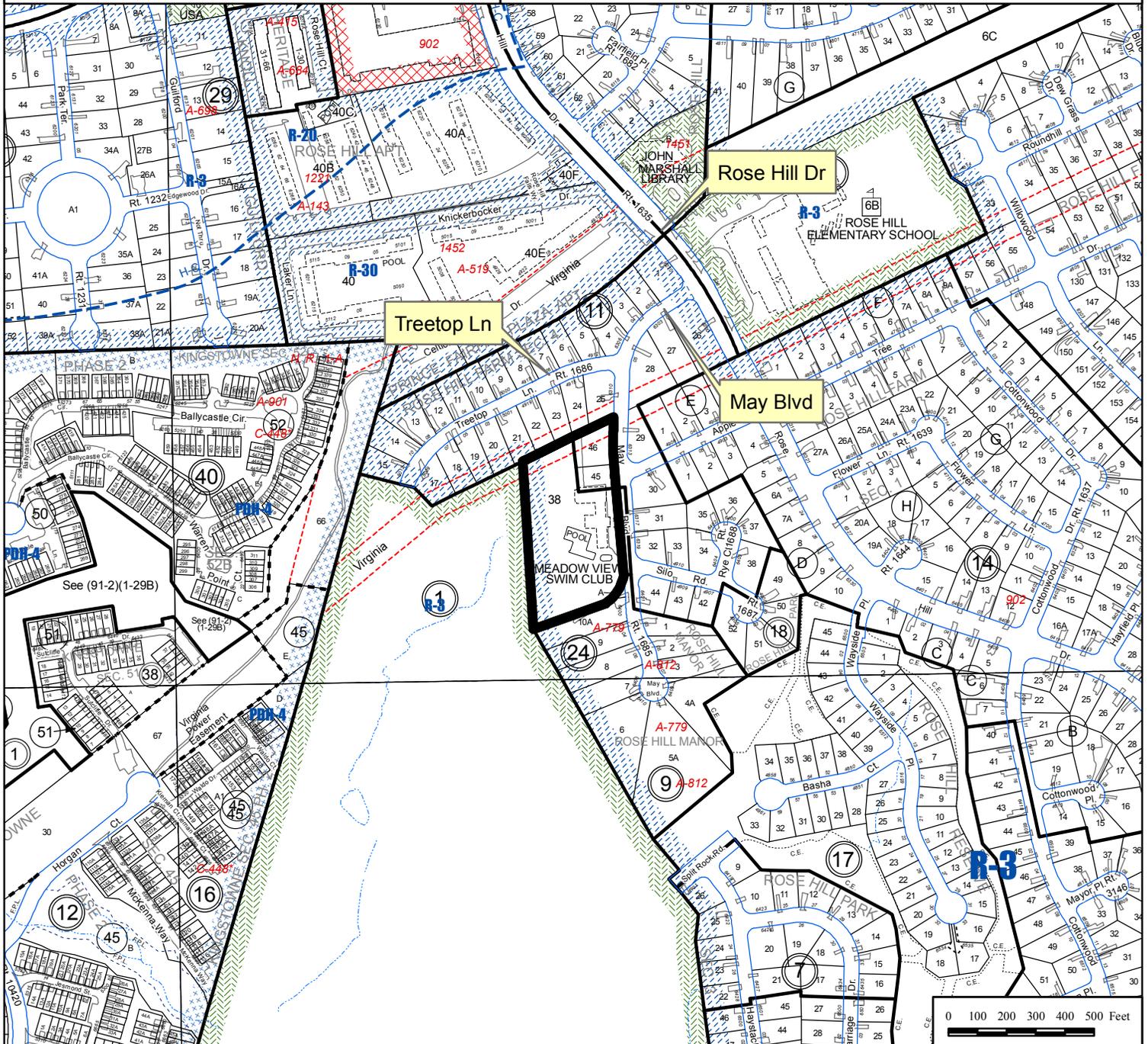
Applicant:
Accepted:
Proposed:

CLAUDE A. AND BETTY J. WHEELER
06/14/2013
AMEND SE 2009-LE-028 PREVIOUSLY APPROVED FOR A CHILD CARE CENTER AND PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT PLACE OF WORSHIP AND DELETE LAND AREA



Area: 4.36 AC OF LAND; DISTRICT - LEE
Zoning Dist Sect: 03-0304
Art 9 Group and Use: 3-15
Located: 6318 MAY BOULEVARD, ALEXANDRIA, VA 22310

Zoning: R-3
Plan Area: 4,
Overlay Dist:
Map Ref Num: 082-3- /01/ /0038 /11/ /0045
/11/ /0046



6318 MAY BOULEVARD

PROPOSED CHURCH/CHILD CARE

LEE DISTRICT, FAIRFAX COUNTY

SPECIAL EXCEPTION AMENDMENT PLAT

SEA 2009-LE-028

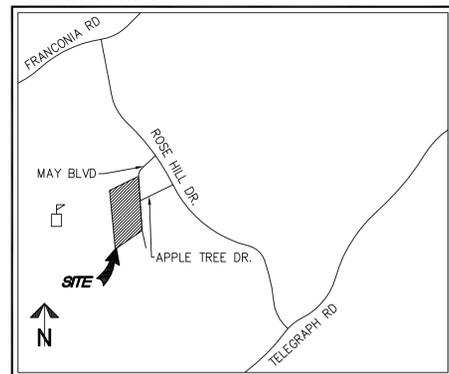
NOTES

- OWNER/APPLICANT:
CLAUDE A. WHEELER AND BETTY J. WHEELER
PO BOX 30148
ALEXANDRIA, VA 22310
- PROPERTY IS DELINEATED ON ASSESSMENT MAP NUMBER 082-3-01-0038, 082-3-11-0045 AND 082-3-11-0046. THE SITE IS CURRENTLY ZONED R-3 (RESIDENTIAL DISTRICT).
- THIS APPLICATION REQUESTS A SPECIAL EXCEPTION AMENDMENT (CATEGORY 3) TO PERMIT THE ADDITION OF A PLACE OF WORSHIP, NURSERY SCHOOL, THE CONTINUATION OF A CHILD CARE CENTER AND PRIVATE SCHOOL OF GENERAL AND THE DELETION OF LAND.
- THE TOTAL EXISTING SITE AREA IS ±190,081 SF OR 4.36 ACRES. THE PROPOSED TOTAL SITE AREA IS ±99,813 SF OR 2.29 ACRES.
- TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
- 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 PERFORMED BY OTHERS. AS A RESULT, THERE MAY BE ALTERATIONS AND/OR OTHER IMPROVEMENTS, ETC. PRESENT, BUT NOT SHOWN; THEREFORE, THE SUBMITTING PROFESSIONAL MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THESE PLANS. CONTOUR INTERVAL IS 2 FEET.
- THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
- NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS, ARE LOCATED WITHIN THE LIMITS OF THIS APPLICATION.
- 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 INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0315E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN".
- ALL SIGNAGE WILL CONFORM WITH ARTICLE 12 OF THE ZONING ORDINANCE.
- EXISTING BUILDING ON SITE WAS CONSTRUCTED AROUND 1950 AND WILL BE RETAINED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
- AN 8' WIDE ASPHALT TRAIL IS REQUIRED PER THE COMPREHENSIVE PLAN ALONG THE NORTH BOUNDARY OF THE SITE WITHIN THE 100' POWER LINE EASEMENT. THE REQUIRED TRAIL IS PROPOSED WITH THIS PLAN.
- TRAFFIC GENERATION DATA SHOWN ON THIS PLAN TAKEN FROM VDOT TRAFFIC DATA AND FROM THE ITE TRIP GENERATION MANUAL, 7TH EDITION.

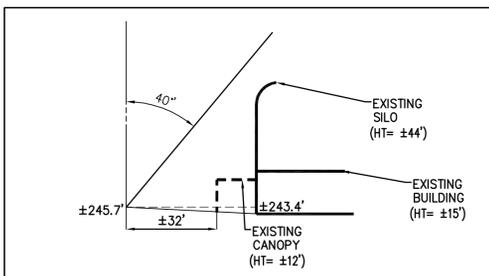
WAIVERS/MODIFICATIONS REQUESTED

- WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY LINE ADJACENT TO THE DOMINION POWER EASEMENT IS REQUESTED. (Z.O. 13-300) SEE SHEET P-0402 FOR JUSTIFICATION.
- TREE PRESERVATION DEVIATION IS REQUESTED. SEE NOTE ON SHEET P-0402.
- A PARKING REDUCTION IS REQUESTED. THIS IS BEING PROCESSED THROUGH SEPARATE, CONCURRENT SUBMISSION.

VICINITY MAP

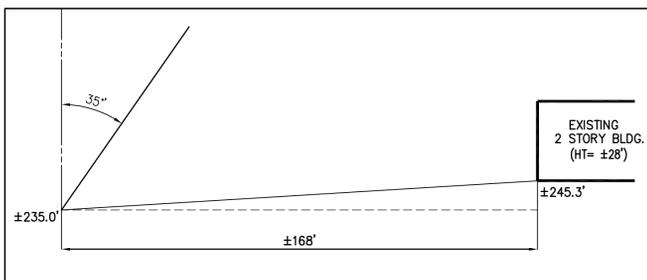


SCALE: 1"=1000'



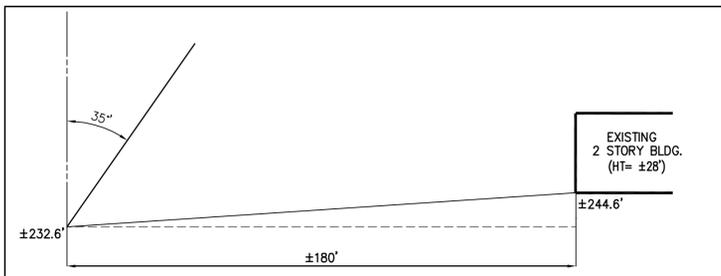
FRONT YARD (MAY BLVD) - ANGLE OF BULK PLANE

SCALE: 1"=30'



SIDE YARD (NORTHERN) - ANGLE OF BULK PLANE

SCALE: 1"=30'



REAR YARD - ANGLE OF BULK PLANE

SCALE: 1"=30'

ZONING TABULATION

EXISTING ZONE: R-3, RESIDENTIAL (3 DU/AC)
EXISTING SITE AREA: ±190,081 SF OR ±4.36 AC
PROPOSED SITE AREA: ±99,813 SF OR ±2.29 AC

	REQUIRED	PROVIDED
MIN. LOT AREA:	10,500 SF	±99,813 SF
MIN. LOT WIDTH:	80 FT	±469 FT
MAX. BLD. HT.:	35 FT.	≤35 FT.*
MIN. YARD REQUIREMENTS:		
FRONT	40' ABP 30 FT	±36 FT
SIDE	35' ABP 10 FT	±30 FT AND ±168 FT
REAR	35' ABP 25 FT	±180 FT
MAX. DENSITY:	3 DU/AC	N/A
FAR	0.30	±0.18

* MODIFICATION OF BUILDING HEIGHT MAY BE NEEDED TO PERMIT EXISTING SILOS TO REMAIN

PARKING TABULATION

REQUIRED PARKING

USE: CHILD CARE CENTER
RATE: 0.16 SPACE / CHILD
(0.16 X 180 = 28.8 SPACES)

USE: PRIVATE SCHOOL OF GENERAL EDUCATION
RATE: 1 SPACE / FACULTY AND STAFF MEMBER PLUS 4 VISITOR SPACES
(1 X 2 STAFF MEMBERS + 4 VISITOR SPACES = 6 SPACES)

USE: CHURCH
RATE: 1 SPACE / 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP
(225 / 4 = 56.3 SPACES)

TOTAL PARKING REQUIRED = 92 SPACES

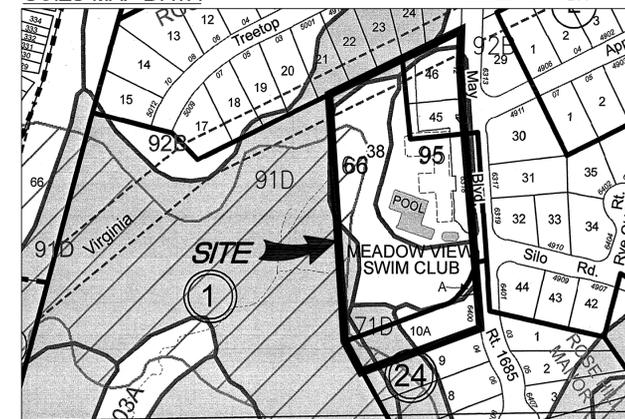
PROPOSED PARKING PROVIDED = 74 SPACES*
(INCLUDING 3 HANDICAP SPACES)

* A PARKING REDUCTION IS REQUESTED TO UTILIZE SHARED PARKING BETWEEN USES CONCURRENTLY WITH THIS APPLICATION.

GROSS FLOOR AREA TABULATION

	EXISTING	PROPOSED
GFA	±18,446 SF	±18,446 SF

SOILS MAP DATA



SOILS MAP SOURCE: COUNTY MAP; PRIVATE SOILS SCIENTIST (FOR UNMAPPED SITES)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
66	KINGSTOWNE	FAIR	FAIR	GOOD	MEDIUM	A
71D	KINGSTOWNE-SASSAFRAS-MARUNSCO COMPLEX	POOR	POOR	POOR	HIGH	A
91D	SASSAFRAS-MARUNSCO COMPLEX	POOR	POOR	POOR	HIGH	A
92B	SASSAFRAS-HEABSCO COMPLEX	FAIR	MARGINAL	GOOD	MEDIUM	B
95	URBAN LAND	N/A	N/A	N/A	N/A	N/A

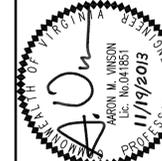
A SOILS REPORT WILL BE REQUIRED FOR THIS PROJECT

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

COVER SHEET

6318 MAY BOULEVARD
PROPOSED CHURCH/CHILD CARE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

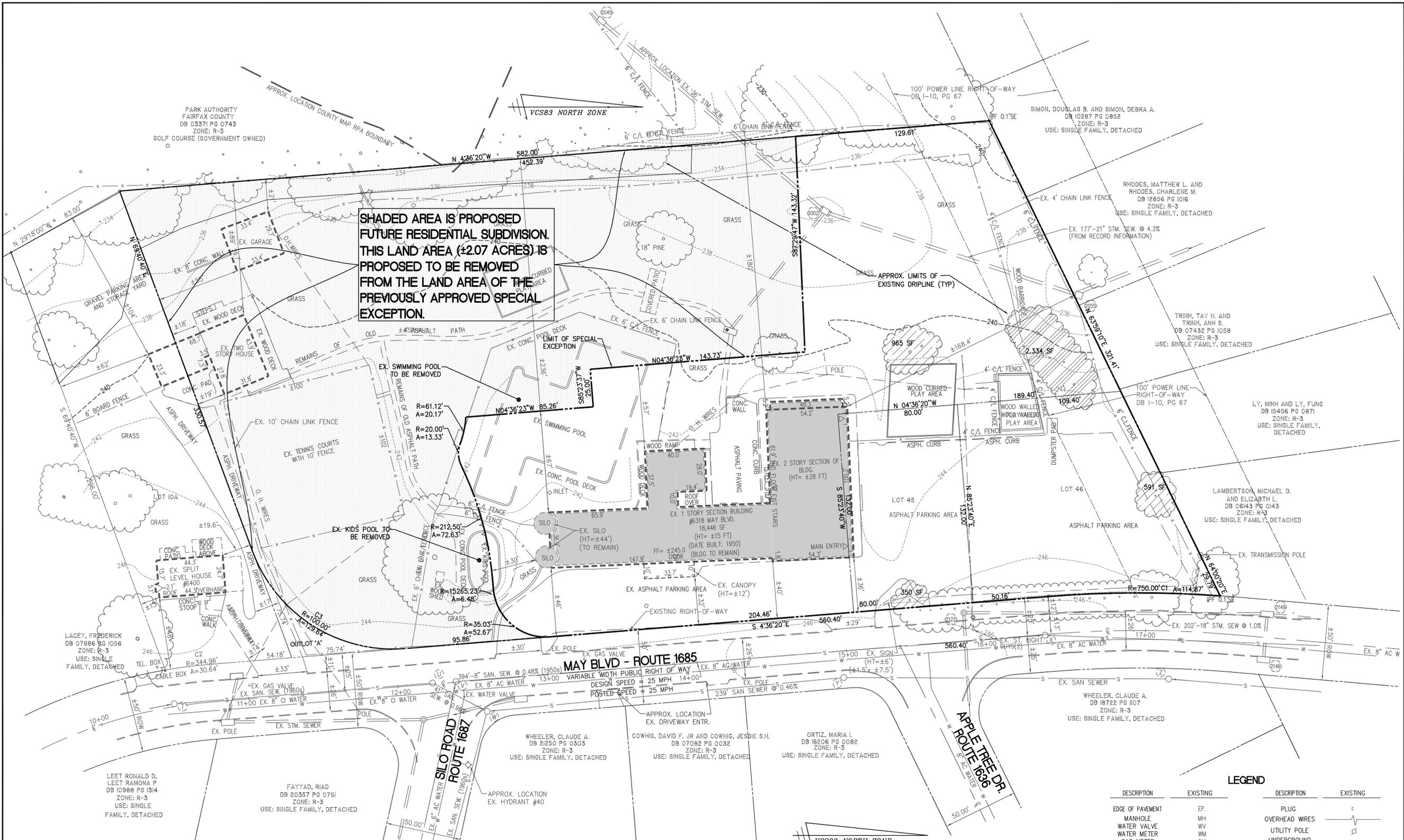
WALTER L. PHILLIPS
INCORPORATED
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • ARBORISTS
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com
ESTABLISHED 1945
DATE: 02/25/2013, 01/02/2013, 01/22/2013, 01/22/2013, 10/10/2013, 11/19/2013
DRAWN: BR
CHECKED: AV



NO.	DESCRIPTION	REVISION APPROVED BY		DATE	APPROVED
		REV.	BY		

SHEET INDEX

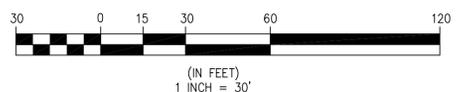
P-0101	COVER SHEET
P-0201	EXISTING CONDITIONS & VEGETATION MAP
P-0301	SPECIAL EXCEPTION AMENDMENT PLAT
P-0401	CONCEPTUAL LANDSCAPE PLAN
P-0402	CONCEPTUAL LANDSCAPE COMPUTATIONS
P-0501	PRELIM. STORMWATER MANAGEMENT PLAN
P-0502	PRELIM. STORMWATER OUTFALL ANALYSIS
P-0601	SIGHT DISTANCE PLOT



SHADED AREA IS PROPOSED FUTURE RESIDENTIAL SUBDIVISION. THIS LAND AREA (±2.07 ACRES) IS PROPOSED TO BE REMOVED FROM THE LAND AREA OF THE PREVIOUSLY APPROVED SPECIAL EXCEPTION.

LEGEND	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	CONDITION	ACREAGE	COMMENTS	%
	LANDSCAPED TREE CANOPY	EASTERN WHITE PINE, VIRGINIA PINE, SILVER MAPLE	EARLY SUCCESSIONAL TO SUB-CLIMAX	FAIR TO POOR	±1,906 SF		1.9%
	EARLY SUCCESSIONAL FOREST COMMUNITY	BLACK LOCUST, AMERICAN ELM, RED OAK, SWEETGUM, YELLOW POPLAR	EARLY SUCCESSIONAL TO SUB-CLIMAX	POOR	±2,334 SF	PERIMETER VEGETATION IS IN POOR CONDITION AND INCLUDES INVASIVE PLANT MATERIAL	2.3%
	MAINTAINED GRASSLANDS	FIELD, LAWN	N/A	N/A	± 34,506 SF		34.6%
	DEVELOPED	BUILDINGS, PARKING, DRIVEWAYS, WALKS	N/A	N/A	± 61,067 SF		61.2%
TOTAL:					± 99,813 SF OR ±2.29 AC		

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	750.00'	114.86'	8°46'30"	57.54'	114.75'	S00°13'05"E
C2	344.96'	30.65'	5°05'26"	15.33'	30.64'	S07°09'03"E
C3	100.00'	129.65'	74°17'00"	75.74'	120.76'	S32°32'10"W



DESCRIPTION	EXISTING	DESCRIPTION	EXISTING
EDGE OF PAVEMENT	EP	PLUG	c
MANHOLE	MH	OVERHEAD WIRES	
WATER VALVE	WV	UTILITY POLE	
WATER METER	WM	UNDERGROUND ELECTRIC	
GAS METER	GM	TELEPHONE	
TRAFFIC CONTROL BOX	TGB	GAS MAIN	
LIGHT POLE	LP	ELECTRICAL	
LIGHT POLE WITH SIGNALS	LP/S	TRANSFORMER	
CURB & GUTTER		HANDICAP RAMP (CG-12)	
CG-2		GUARDRAIL FENCE	
TRANSITION FROM CG-6 TO CG-6R		TRAFFIC FLOW	
SANITARY SEWER	S	LIGHT	
SANITARY LATERAL	SL	DOOR	
CLEAN OUT	o C.O.	TREES	
STORM SEWER	SS		
WATER MAIN	W		
FIRE HYDRANT	-o-		

EXISTING CONDITIONS & VEGETATION MAP

6318 MAY BOULEVARD
 PROPOSED CHURCH/CHILD CARE
 LEED DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE

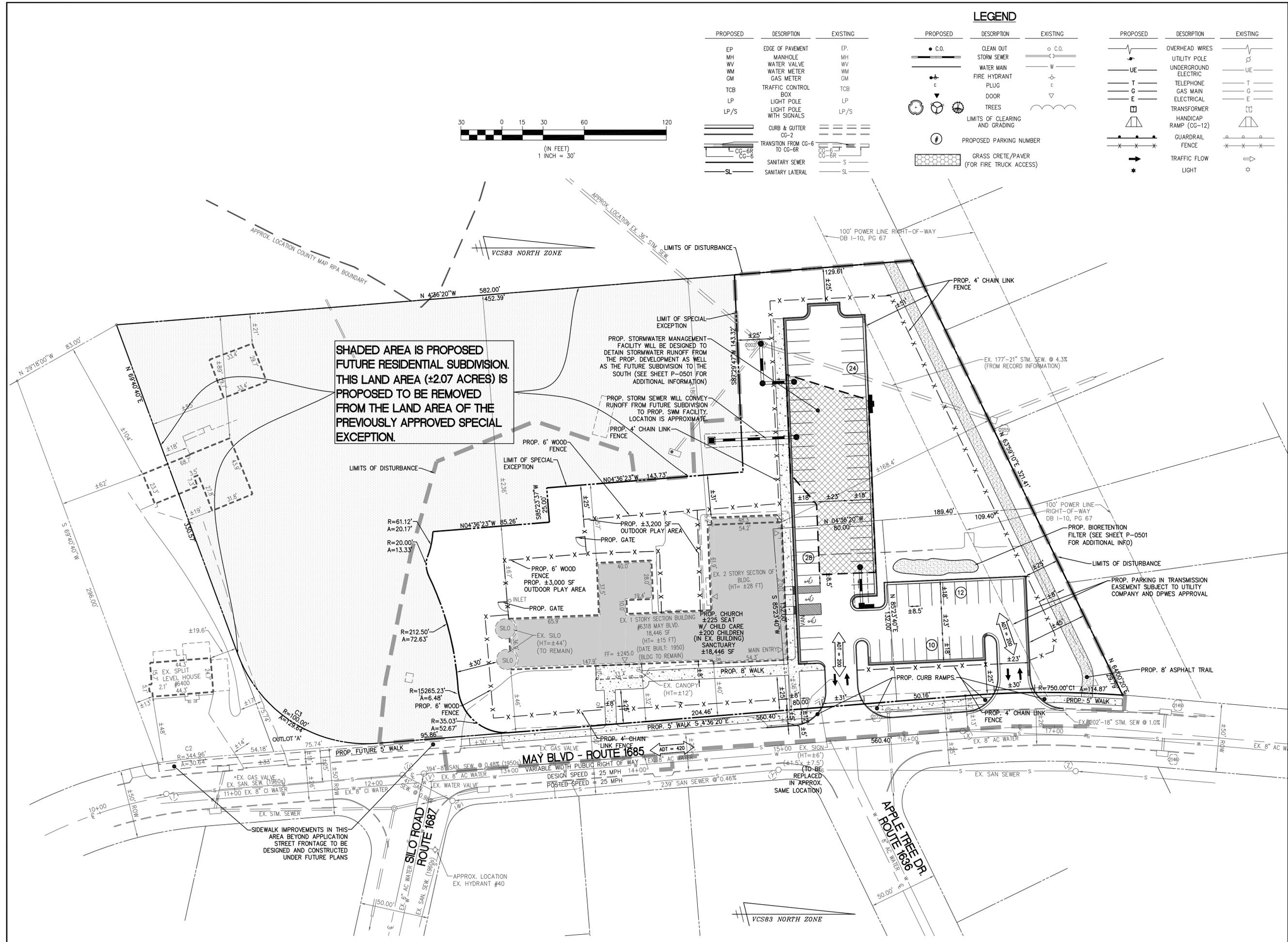


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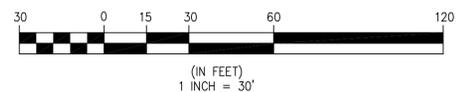
NO.	DESCRIPTION	DATE	REV.	APPROVED BY	DATE

SPECIAL EXCEPTION AMENDMENT PLAT
6318 MAY BOULEVARD
 PROPOSED CHURCH/CHILD CARE
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



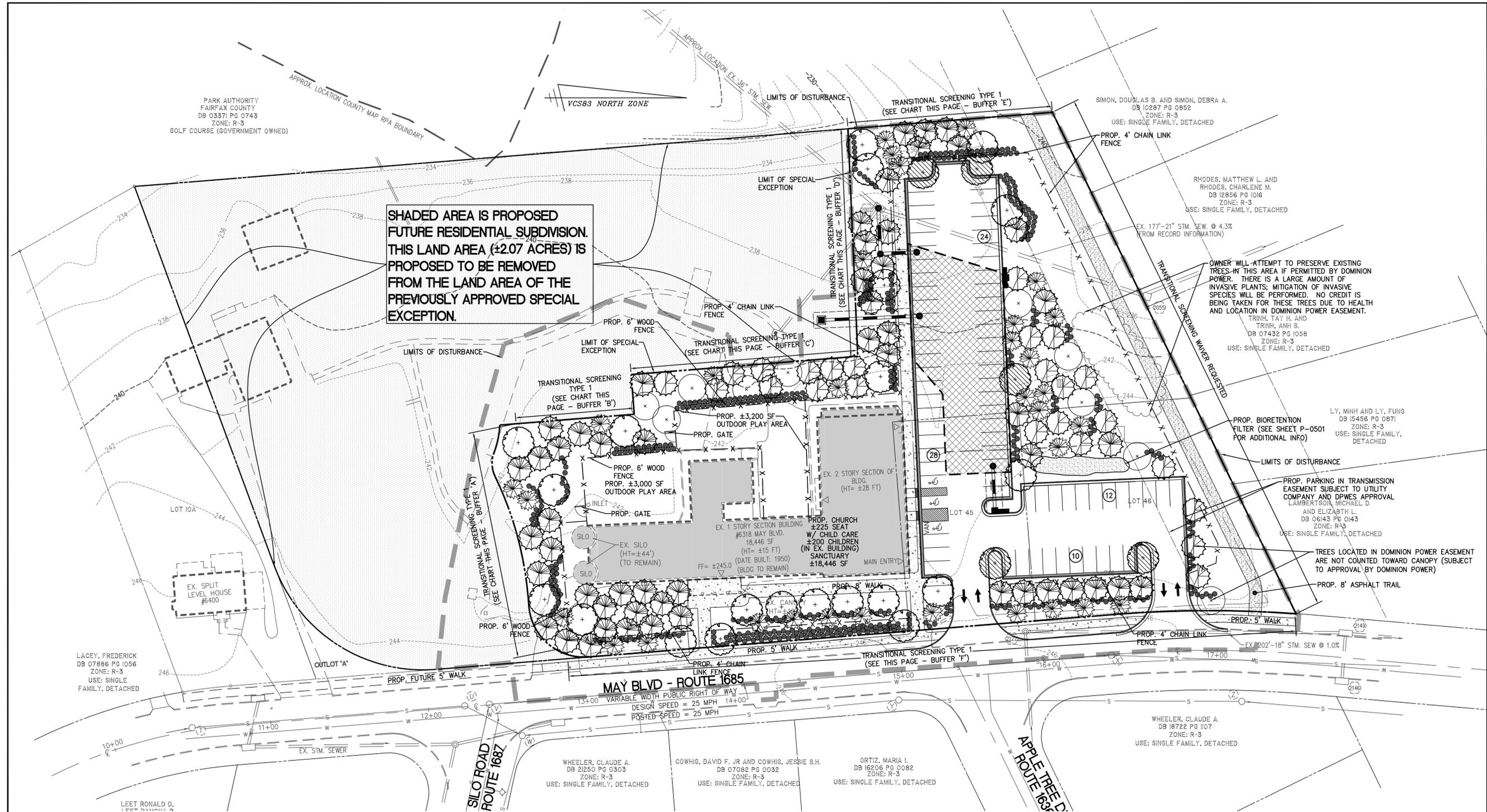
SHADED AREA IS PROPOSED FUTURE RESIDENTIAL SUBDIVISION. THIS LAND AREA (±2.07 ACRES) IS PROPOSED TO BE REMOVED FROM THE LAND AREA OF THE PREVIOUSLY APPROVED SPECIAL EXCEPTION.

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP	C.O.	CLEAN OUT	C.O.	UE	OVERHEAD WIRES	UE
MH	MANHOLE	MH	SS	STORM SEWER	SS	UP	UTILITY POLE	UP
WV	WATER VALVE	WV	W	WATER MAIN	W	T	UNDERGROUND ELECTRIC	T
WM	WATER METER	WM	+	FIRE HYDRANT	+	G	TELEPHONE	G
GM	GAS METER	GM	c	PLUG	c	E	GAS MAIN ELECTRICAL	E
TCB	TRAFFIC CONTROL BOX	TCB	⊘	DOOR	⊘	TR	TRANSFORMER	TR
LP	LIGHT POLE	LP	⊘	TREES	⊘	TR	HANDICAP RAMP (CG-12)	TR
LP/S	LIGHT POLE WITH SIGNALS	LP/S	⊘	LIMITS OF CLEARING AND GRADING	⊘	TR	GUARDRAIL FENCE	TR
CG-2	CURB & GUTTER	CG-2	#	PROPOSED PARKING NUMBER	#	TR	TRAFFIC FLOW	TR
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6	GRASS CRETE/PAVER (FOR FIRE TRUCK ACCESS)	GRASS CRETE/PAVER (FOR FIRE TRUCK ACCESS)	GRASS CRETE/PAVER (FOR FIRE TRUCK ACCESS)	TR	LIGHT	TR
CG-6R	SANITARY SEWER	CG-6R						
SL	SANITARY LATERAL	SL						



PARK AUTHORITY
FAIRFAX COUNTY
DB 03371 PG 0743
ZONE: R-3
GOLF COURSE (GOVERNMENT OWNED)

SHADED AREA IS PROPOSED
FUTURE RESIDENTIAL SUBDIVISION.
THIS LAND AREA (±2.07 ACRES) IS
PROPOSED TO BE REMOVED
FROM THE LAND AREA OF THE
PREVIOUSLY APPROVED SPECIAL
EXCEPTION.



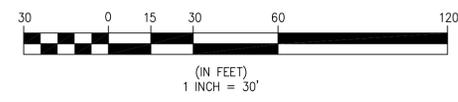
TRANSITIONAL SCREENING AND BARRIER ANALYSIS

TRANSITIONAL SCREENING TYPE 1	SCREENING/BUFFER 'A' (145 LF)	SCREENING/BUFFER 'B' (75 LF)	SCREENING/BUFFER 'C' (144 LF)	SCREENING/BUFFER 'D' (144 LF)	SCREENING/BUFFER 'E' (130 LF)	SCREENING/BUFFER 'F' (460 LF)
REQUIRED	PROVIDED	PROVIDED	PROVIDED	PROVIDED	PROVIDED	PROVIDED
25'	>25'	>25'	>25'	>25'	>25'	>25'
10 YEAR CANOPY	REQUIRED: 2,719 SF	REQUIRED: 1,406 SF	REQUIRED: 2,700 SF	REQUIRED: 2,700 SF	REQUIRED: 2,438 SF	REQUIRED: 8,625 SF
PLANTING MIXTURE	70% EVERGREEN MIN./ 35% MAX. OF ANY SINGLE SPECIES 3 DECID. CAT. IV @ 250 = 750 SF 8 EV. CAT. IV @ 250 = 2,000 SF 3 EV. CAT. III @ 175 = 525 SF TOTAL CANOPY PROVIDED = 3,800 SF* 70% EVERGREEN MIN./ 35% MAX. OF ANY SINGLE SPECIES	1 DECID. CAT. IV @ 250 = 250 SF 5 EV. CAT. IV @ 250 = 1,250 SF 1 EV. CAT. III @ 175 = 175 SF TOTAL CANOPY PROVIDED = 1,675 SF* 70% EVERGREEN MIN./ 35% MAX. OF ANY SINGLE SPECIES	5 DECID. CAT. IV @ 150 = 750 SF 1 EV. CAT. IV @ 250 = 250 SF 10 EV. CAT. IV @ 150 = 1,500 SF 2 EV. CAT. III @ 175 = 350 SF TOTAL CANOPY PROVIDED = 2,850 SF*	3 DECID. CAT. IV @ 250 = 750 SF 10 EV. CAT. IV @ 250 = 2,500 SF 1 EV. CAT. III @ 175 = 175 SF TOTAL CANOPY PROVIDED = 3,425 SF*	2 DECID. CAT. IV @ 250 = 500 SF 5 EV. CAT. IV @ 250 = 1,250 SF 4 EV. CAT. III @ 175 = 700 SF TOTAL CANOPY PROVIDED = 2,450 SF*	8 DECID. CAT. IV @ 250 = 2,000 SF 19 EV. CAT. IV @ 250 = 4,750 SF 11 EV. CAT. III @ 175 = 1,925 SF TOTAL CANOPY PROVIDED = 8,675 SF*
DIMENSIONS	3 SHRUBS/10 LINEAR FEET	> 3 SHRUBS/10 LINEAR FEET	> 3 SHRUBS/10 LINEAR FEET	> 3 SHRUBS/10 LINEAR FEET	> 3 SHRUBS/10 LINEAR FEET	> 3 SHRUBS/10 LINEAR FEET
BARRIER	TYPE D, E, OR F	6' HT WOOD FENCE	6' HT WOOD FENCE	6' HT WOOD FENCE	4' HT CHAIN LINK FENCE	4' HT CHAIN LINK FENCE

* PROVIDED FOR INFORMATION ONLY. APPLICANT COMMITS TO MEETING MINIMUM REQUIREMENTS ONLY. LANDSCAPE DESIGN MAY VARY ON SITE PLAN.

TABLE 12.3
SEE SHEET P-0402

TABLE 12.10
SEE SHEET P-0402



LEGEND

- PROPOSED DECIDUOUS TREES
CATEGORY IV (3" CAL.): EXAMPLE SPECIES: SUGAR MAPLE, RED OAK, ZELKOVA SERRATA
(±21 @ 250 SF EACH=5,250 SF)
- PROPOSED DECIDUOUS TREES (COUNTED TOWARD INTERIOR PARKING LOT LANDSCAPING)
CATEGORY IV (3" CAL.): EXAMPLE SPECIES: SUGAR MAPLE, RED OAK, ZELKOVA SERRATA
(±5 @ 250 SF EACH=1,250 SF)
- PROPOSED DECIDUOUS TREES
CATEGORY IV (1" CAL.): EXAMPLE SPECIES: SUGAR MAPLE, RED MAPLE, ZELKOVA SERRATA
(±9 @ 150 SF EACH=1,350 SF)
- PROPOSED LARGE EVERGREEN TREES
CATEGORY IV (8' - 10' HT. (3" CAL.)): EXAMPLE SPECIES: VIRGINIA PINE, LOBLOLLY PINE
(±53 @ 250 SF EACH=13,250 SF)
- PROPOSED LARGE EVERGREEN TREES
CATEGORY IV (6' - 8' HT. (1" CAL.)): EXAMPLE SPECIES: VIRGINIA PINE, LOBLOLLY PINE
(±20 @ 150 SF EACH=3,000 SF)
- PROPOSED MEDIUM EVERGREEN TREES
CATEGORY III (6' - 8' HT. (3" CAL.)): EXAMPLE SPECIES: NORWAY SPRUCE, AUSTRIAN PINE
(±36 @ 175 SF EACH=6,300 SF)
- PROPOSED SHRUBS (PREDOMINANTLY EVERGREEN)

CONCEPTUAL LANDSCAPE PLAN

6318 MAY BOULEVARD
PROPOSED CHURCH/CHILD CARE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Engineers • Surveyors • Planners
Landscape Architects • Arborists
WALTER L. PHILLIPS
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ESTABLISHED 1945
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(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com



NO.	DESCRIPTION	DATE	REV.	APPROVED	DATE

Via Delivery

Mr. Michael Knapp, Director
Urban Forestry Management
Land Development Services
Department of Public Works & Environmental Services
County of Fairfax
12055 Government Center Parkway, Suite 518
Fairfax, VA 22035-5503

Re: Rose Hill Church/Child Care Special Exception Amendment Plat

Dear Mike,

This letter and attachments shall serve to request that the requirements of Public Facilities Manual (PFM) Section 12-0507.2 be waived for the above captioned project. This letter and attachments shall serve to reaffirm the request for a deviation of the tree preservation target for the above captioned project. This request is made pursuant to Section 12-507 of the Public Facilities Manual (PFM) and requests that the tree preservation target for this site be modified to 0% of the existing tree cover. Two (2) copies of this letter and attachments comprise this request.

By the way of background, this is a 2.26 acre site located at the intersection of May Boulevard and Apple Tree Drive in the Rose Hill area of Fairfax County. The property is owned by the applicant and currently contains a child care center. The property is currently zoned R-3 and a Special Exception Amendment is proposed to change the use to a church with a child care.

We propose that this requirement be waived, with the following provided as justification:

- 12-0508.3A (2) - Meeting the tree preservation target would require the preservation of trees that do not meet standards for health and structural condition. Currently, the property has 4,240 SF square feet of existing tree canopy, most of which is in poor condition and would not meet the standards for health and structural condition.
- 12-0508.3A(3) - Construction activities will affect the existing trees that would be used to meet the tree preservation target to the extent that they would not likely survive in a healthy and structurally sound manner for a minimum of 10 years in accordance with the post-development standards for trees and forested areas provided in 12-0403.

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
ARBORISTS

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FALLS CHURCH, VA 22046
PHONE: (703) 533-6163
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Significant new plantings are to be utilized to meet the tree cover requirements, and no waiver of tree coverage is being requested.

Enclosed please find highlighted copies of the Fairfax County Tax Map 82-3 and copies of the Special Exception Amendment Plat for this project for your use in evaluating this request. I appreciate your time and effort in this matter and look forward to your favorable response. Please feel free to give me a call or email me at arvinson@wlpinc.com should you have any questions or need additional information.

Very truly yours,



Aaron Vinson, P.E.
Director of Engineering

encl.

cc: Mr. Claude Wheeler (w/encl., via mail)

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): 4,240 SF
- B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 4.3%
- C. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIRED FOR SITE (SEE PFM TABLE 12.4): 25% (24,954 SF)
- D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (24,954 x 0.043) = 1,073 SF
- E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 0 SF < 1,073 SF < 4.3%
- F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? NO

DEVIATION REQUESTED DUE TO :

12.0508.3A(1) MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE
12.0508.3A(3) MEETING THE TREE PRESERVATION TARGET WOULD REQUIRE THE PRESERVATION OF TREES THAT DO NOT MEET STANDARDS FOR HEALTH AND STRUCTURAL CONDITION AND OTHER VEGETATION AND RISK MANAGEMENT REQUIREMENTS OF 12-0400 ET SEQ. THE MAJORITY OF THE EXISTING VEGETATION IS CONSIDERED INVASIVE AND/OR UNDESIRABLE AND DOES NOT MEET THE STANDARDS FOR HEALTH AND STRUCTURAL CONDITION.

TREE COVER CALCULATIONS

TOTAL SITE AREA	±99,813 S.F.
PERCENT REQUIRED	X 25 %
TREE COVER REQUIRED	±24,954 S.F.
TREE COVER PROVIDED (PLANTED)	±30,400 S.F. (144 TREES)

TOTAL TREE COVERAGE PROVIDED ±30,400 S.F.

NOTE: APPLICANT RESERVES THE RIGHT TO PROVIDE ONLY THE MINIMUM REQUIRED

**INTERIOR PARKING LOT
LANDSCAPING CALCULATION**

TOTAL PARKING AREA	24,900 S.F.
PERCENT REQUIRED	x 5 %
REQUIRED	1,245 S.F.

PROPOSED TREES (5)	1,250 S.F.
EXISTING TREES	+ 0 S.F.
PROVIDED	1,250 S.F.

WAIVER/MODIFICATION JUSTIFICATION

1. WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY LINE AND THE DOMINION POWER EASEMENT IS REQUESTED BASED ON EXISTING SITE AND EASEMENT RESTRICTIONS. (Z.O. 13-305.3)

TABLE 12.10 - 10-YEAR CANOPY CALCULATION WORKSHEET

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3 SHT. C-1202	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	±99,813	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	0	§ 12-0511.1B
B3	Subtract area of exemptions =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	99,813	
B5	Identify site's zoning and/or use	R-3	
B6	Percentage of 10-year tree canopy required =	25%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B) =	24,954	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	1,073 SF	
C2	Total canopy area meeting standards of § 12-0400 =	0	SEE TABLE 12.3
C3	C2 x 1.25 =	N/A	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =	0	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =	0	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =	0	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	0	If area of C10 is less than B7 THEN REMAINDER requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	30,400 SF	
D2	Area of canopy Planted for air quality benefits =		
D3	x 1.5 =		§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =		
D5	x 1.5 =		§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =		
D7	x 1.25 =		§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =		
D9	x 1.5 =		§ 12-0510.4B(4)
D10	Area of canopy provide by native trees =		
D11	x 1.5 =		§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =		
D13	1.25 =		§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =		§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =		
D16	Percentage of D14 represented by D15 =		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	30,400 SF	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	0	
E2	Total of canopy area provided through tree planting (D17) =	30,400	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	30,400	Total of E1 through E3. Area should meet or exceed area REQUIRED BY B7

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 ESTABLISHED 1945
 DATE: 3/25/2013 8/10/2013, 8/14/2013, 8/12/2013, 10/10/2013, 11/19/2013
 SCALE: 1"=30'
 DRAWN: BRB
 CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

CONCEPTUAL LANDSCAPE COMPUTATIONS
6318 MAY BOULEVARD
 PROPOSED CHURCH/CHILD CARE
 LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BMP FACILITY DESIGN CALCULATIONS

1. BMP FACILITY DESIGN CALCULATIONS

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

(A)	AREA OF THE SITE	(a)	2.29	ACRES	
(B)	SUBAREA DESIGNATION	DESCRIPTION (1)	"C" (2)	ACRES (3)	PRODUCT (4)
	A1	ONSITE TO BIORETENTION FILTER	0.75	0.16	0.12
	A2	ONSITE UNDERGROUND DETENTION	0.64	1.82	1.16
	A3	ONSITE UNCONTROLLED	0.42	0.31	0.13
		(b) TOTALS =		2.29	1.42
C)	WEIGHTED "C" FACTOR = (b)/(a) =		1.42 / 2.29 =	0.62	

PART 3 - COMPUTE THE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (1)	DESCRIPTION (2)	REMOVAL EFF. (%) (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)
A1	ONSITE TO BIORETENTION FILTER	50	0.16 / 2.29	0.75 / 0.62	4.24
A2	ONSITE UNDERGROUND DETENTION	0	1.82 / 2.29	0.64 / 0.62	0.00
A3	ONSITE UNCONTROLLED	0	0.31 / 2.29	0.42 / 0.62	0.00
TOTAL =					4.24

PART 4: DETERMINE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQUIREMENT

(A)	SELECT REQUIREMENT	0%
	*WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) =	50%
	*CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) =	40%
	*CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) = [1-.9 X ("I" PRE/"I" POST)] X 100 =	0.00%

IF LINE 3(a) 4.30 > LINE 4(a) 0%, THEN PHOSPHOROUS REMOVAL REQUIREMENT IS SATISFIED.

2. MAINTENANCE RESPONSIBILITY:

ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

NOTE

THIS SUMMARY AND PROPOSED BMP FACILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF SITE PLAN.

STORMWATER MANAGEMENT NARRATIVE

AS SHOWN IN THE COMPUTATIONS ON THIS SHEET, THE PROPOSED DEVELOPMENT WILL RESULT IN A NET DECREASE IN IMPERVIOUS AREA FROM 1.40 AC PRE-DEVELOPMENT TO 1.09 AC POST-DEVELOPMENT. HOWEVER, A STORMWATER DETENTION FACILITY IS PROPOSED WITH THIS APPLICATION FOR TWO REASONS:

FIRST, IT IS POSSIBLE THAT, AT TIME OF SITE PLAN, THE STORMWATER OUTFALL FOR THIS SITE WILL BE DEEMED INADEQUATE. IN THAT EVENT, THE PROPOSED STORMWATER DETENTION FACILITY WILL BE USED TO SATISFY ADEQUATE OUTFALL REQUIREMENTS USING THE DETENTION METHOD PER PFM SECTION 6-0203.4C.

SECOND, A RESIDENTIAL SUBDIVISION IS CONTEMPLATED IN THE RESIDUAL LAND AREA TO BE DELETED FROM THE SPECIAL EXCEPTION VIA THIS APPLICATION. THE PROPOSED STORMWATER MANAGEMENT FACILITY IS INTENDED TO PROVIDE STORMWATER MANAGEMENT FOR BOTH THE SUBJECT PROPERTY AND THE FUTURE RESIDENTIAL SUBDIVISION AND HAS BEEN SIZED ACCORDINGLY.

THE APPLICANT RESERVES THE RIGHT TO AMEND THE STORMWATER MANAGEMENT AND WATER QUALITY DESIGN SHOWN ON THIS PLAN IN ORDER TO COMPLY WITH THE PENDING VIRGINIA STORMWATER MANAGEMENT REGULATIONS, IF APPLICABLE, WITHOUT NEED TO AMEND THIS SPECIAL EXCEPTION AMENDMENT PLAT. POTENTIAL ADJUSTMENTS MAY INCLUDE BUT MAY NOT BE LIMITED TO ADDITIONAL WATER QUALITY FACILITIES AS WELL AS A SMALLER DETENTION FACILITY OR DELETION OF THE STORMWATER DETENTION FACILITY.

FACILITY LOCATION AND SIZING ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN.

OVERLAND RELIEF NARRATIVE

SHOULD THE ONSITE STORMWATER SYSTEM FAIL DURING A MAJOR STORM EVENT OVERLAND DRAINAGE RELIEF WILL BE PROVIDED. WATER WILL BUILD UP IN THE VEHICULAR AREAS AND THEN TOP THE CURB WHERE THE WATER WILL THEN FLOW SOUTH AND NORTH FROM THE EAST SIDE OF THE PROPERTY WHERE IT WILL FLOW AROUND THE BUILDING VIA SWALES AND LANDSCAPED AREAS, EVENTUALLY LEAVING THE SITE TO THE WEST INTO THE STREAM SYSTEM ON THE ADJACENT GREENDALE GOLF COURSE PROPERTY. IN THE EVENT OF A MAJOR STORM NO BUILDINGS OR STRUCTURES WILL BE ADVERSELY IMPACTED DUE TO LACK OF OVERLAND RELIEF.

VDOT STORMWATER CAPACITY OFFSET

A MINOR INCREASE IN THE AMOUNT OF IMPERVIOUS AREA WITHIN THE VDOT RIGHT-OF-WAY IS PROPOSED WITH THIS PLAN. THE STORMWATER MANAGEMENT AND BMP DESIGN FOR THIS PROJECT ACCOUNTS FOR THIS INCREASE. DETAILED DESIGN INFORMATION FOR THE CAPACITY OFFSET WILL BE PROVIDED AT TIME OF SITE PLAN.

BEST MANAGEMENT PRACTICES NARRATIVE

THIS PROJECT IS CONSIDERED REDEVELOPMENT, AND THE SITE IS NOT LOCATED WITHIN THE OCCOQUAN WATERSHED. THEREFORE THE PHOSPHOROUS REMOVAL REQUIREMENT IS SET THROUGH THE EQUATION $[1-.9("I"PRE/"I"POST)]*100$. SINCE THE REDEVELOPMENT WILL REDUCE IMPERVIOUS AREA THROUGHOUT THE SITE, THE PHOSPHOROUS REMOVAL RATE IS 0%.

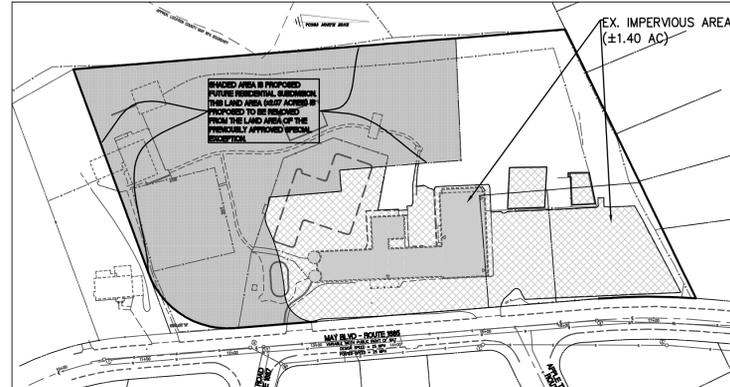
WHILE PHOSPHOROUS REMOVAL IS NOT REQUIRED, ONE (1) PROPOSED BIORETENTION FILTER LOCATED ADJACENT TO THE PROPOSED PARKING LOT WILL BE PROVIDED. THE BIORETENTION FILTER WILL BE OWNED AND MAINTAINED PRIVATELY BY THE APPLICANT.

THE BIORETENTION FILTER WILL TREAT APPROXIMATELY 0.16 ACRES THROUGH OVERLAND FLOW. A VEGETATED FILTER STRIP WILL BE PROVIDED UPSTREAM OF THE BIORETENTION FILTER TO REDUCE VELOCITY, DISSIPATE FLOW, AND MINIMIZE EROSION IN THE BIORETENTION FILTER. PRELIMINARY COMPUTATIONS SHOWING HOW THIS FILTER WILL BE SIZED ARE PROVIDED ON THIS SHEET.

THE BIORETENTION FILTER IS DESIGNED TO TREAT 0.5" OF RUNOFF PER IMPERVIOUS ACRE AND WILL THEREFORE ACHIEVE A PHOSPHOROUS REMOVAL EFFICIENCY OF 50% IN ACCORDANCE WITH PFM TABLE 6.3. AS SHOWN BY THE COMPUTATIONS ON THIS SHEET, THIS FACILITY WILL PROVIDE THE REQUIRED PHOSPHOROUS REMOVAL EFFICIENCY AND WILL SATISFY THE REQUIREMENTS OF THE PFM, THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND NORTHERN VIRGINIA BMP HANDBOOK.

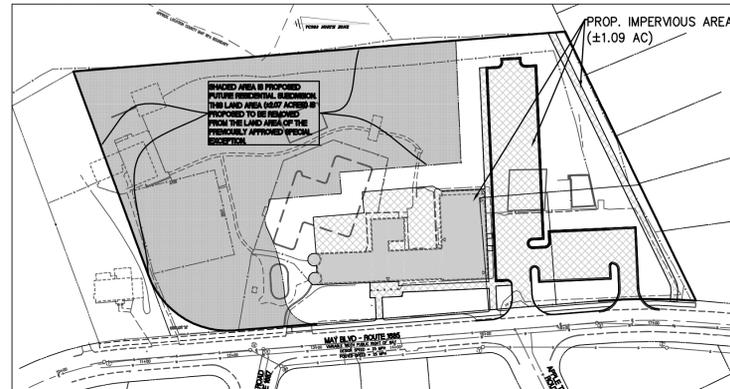
EXISTING IMPERVIOUS AREA

SCALE: 1" = 100'



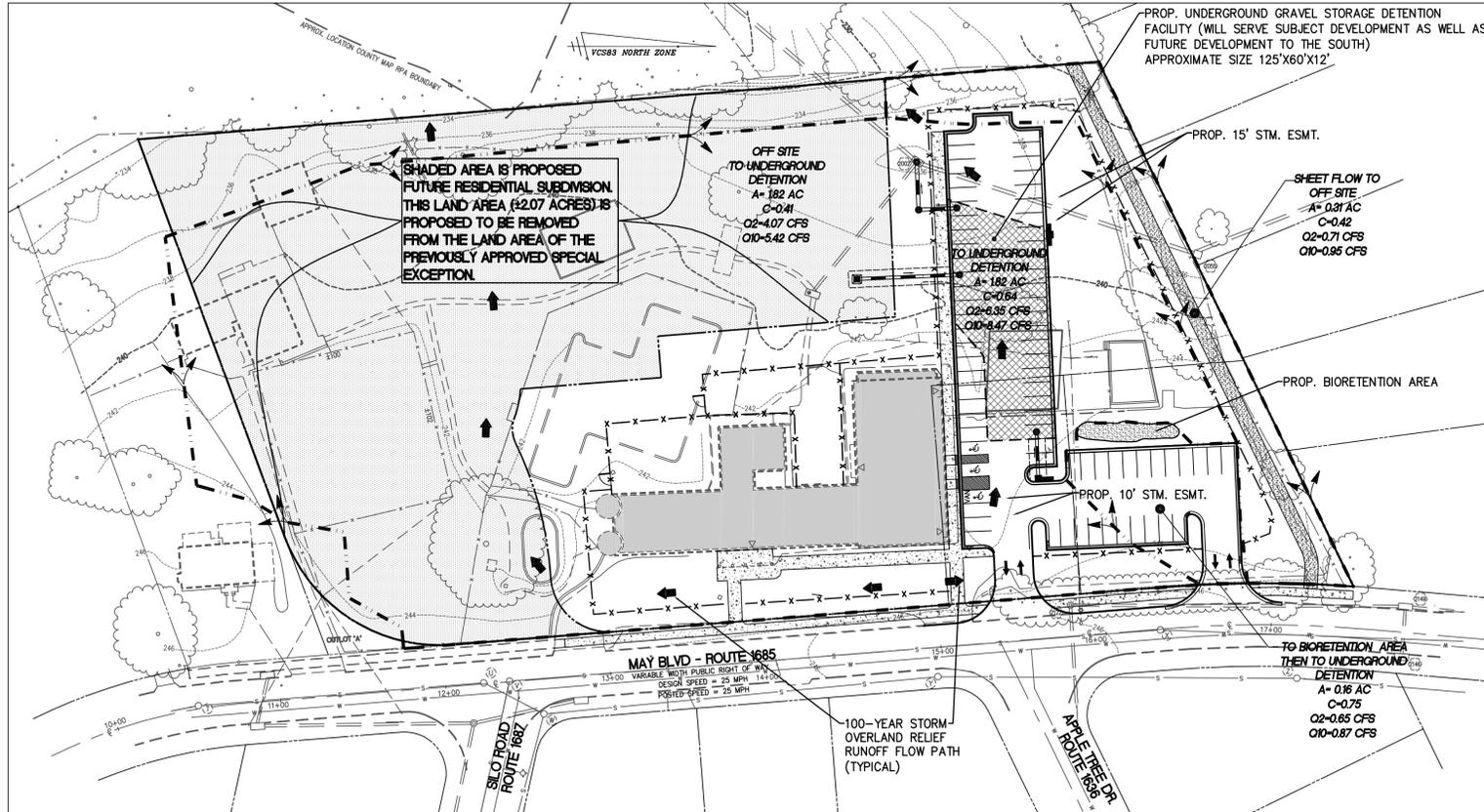
PROPOSED IMPERVIOUS AREA

SCALE: 1" = 100'



PRELIMINARY STORMWATER MANAGEMENT PLAN

SCALE: 1" = 50'



STORMWATER MANAGEMENT COMPUTATIONS

1. PRE-DEVELOPMENT CONDITION

- SITE AREA= 2.29 AC
- A. CONTRIBUTING AREAS:
 - 0.89 AC @ 0.30 (GREEN AREA)
 - 1.40 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
 - 2.29 AC.
- B. WEIGHTED "C":

$$\frac{(0.89)(0.30)+(1.40)(0.90)}{2.29} = 0.67$$
- C. TIME OF CONCENTRATION = 5 MIN.
- D. RUNOFF
 - Q2 = 0.67 x 5.45 x 2.29 = 8.36 CFS
 - Q10 = 0.67 x 7.27 x 2.29 = 11.15 CFS

1.1. POST - DEVELOPMENT CONDITION

- SITE AREA= 2.29 AC
- A. CONTRIBUTING AREAS:
 - 1.20 AC @ 0.30 (GREEN AREA)
 - 1.09 AC @ 0.90 (ROOF, DRIVEWAY, SIDEWALK, ETC.)
 - 2.29 AC.
- B. WEIGHTED "C":

$$\frac{(1.20)(0.30)+(1.09)(0.90)}{2.29} = 0.59$$
- C. TIME OF CONCENTRATION = 5 MIN.
- D. RUNOFF
 - Q2 = 0.59 x 5.45 x 2.29 = 7.36 CFS
 - Q10 = 0.59 x 7.27 x 2.29 = 9.82 CFS

NOTE

THIS SUMMARY AND THE PROPOSED SWM FACILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF SITE PLAN.

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, or 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 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (16-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet **SHOW THIS SHEET**.
- 3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
PROP. UNDERGROUND GRAVEL STORAGE	1.98	1.82	3.80	6,890	83,000	
BIORETENTION FILTER	0.16	0	0.16	600	600	
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet **P-0301**
Pond inlet and outlet pipe systems are shown on Sheet **N/A**
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet **N/A**
Type of maintenance access road surface noted on the plat is **N/A** (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet **P-0401**
- 7. 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**
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet **P-0502**
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet **P-0502**
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets **P-0201**
- 11. A submission waiver is requested for **N/A**
- 12. Stormwater management is not required because **N/A**

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INCORPORATED
 ESTABLISHED 1945
 DATE: 02/25/2013, 01/02/2013, 01/19/2013, 01/10/2013, 11/19/2013
 SCALE: AS SHOWN

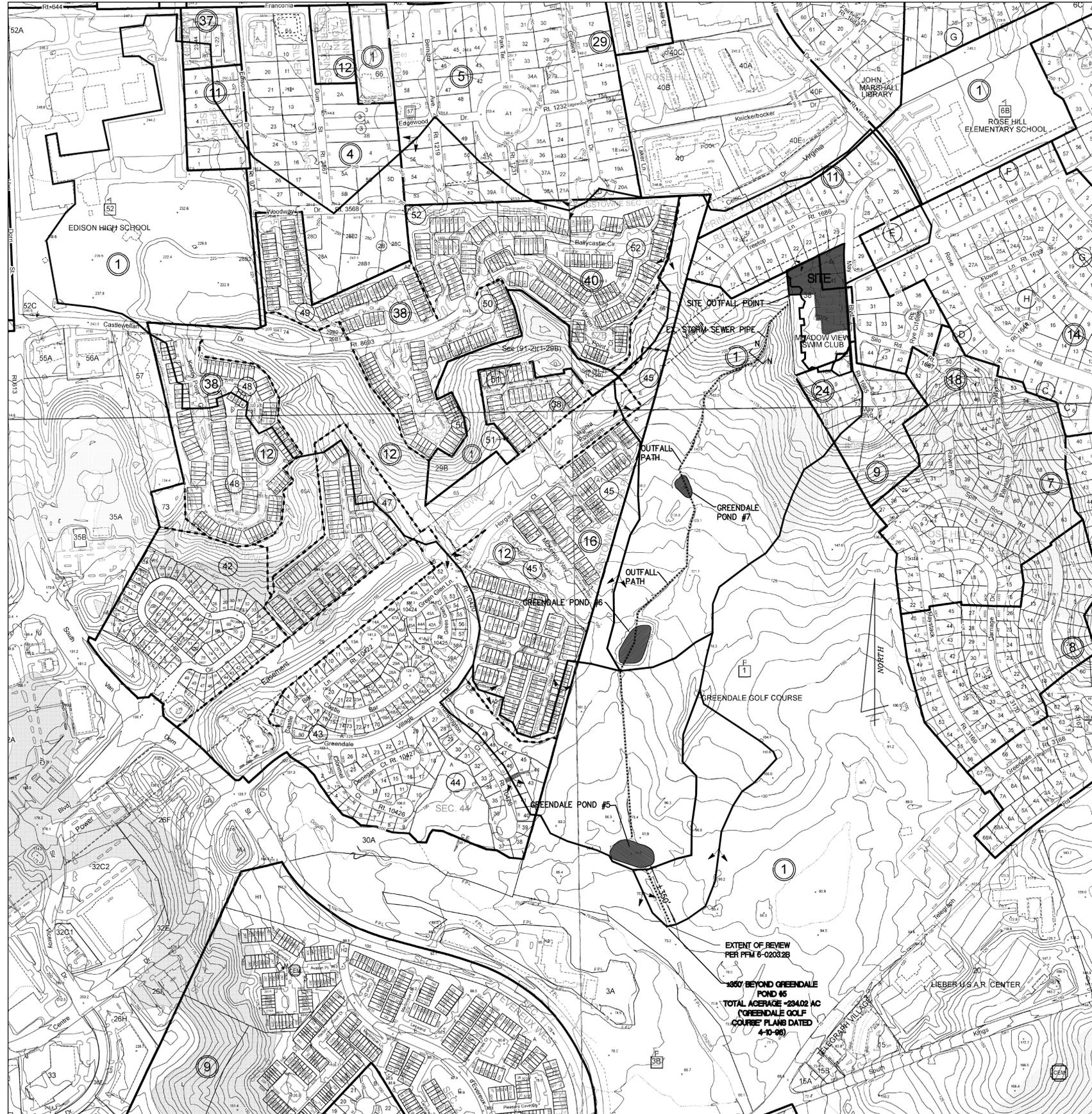
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY STORMWATER MANAGEMENT PLAN

6318 MAY BOULEVARD
 PROPOSED CHURCH/CHILD CARE
 LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA



OUTFALL ANALYSIS MAP

1" = 300'

OUTFALL NARRATIVE:

THE SITE ULTIMATELY DRAINS TO DOGUE CREEK VIA STORM SEWER AND OPEN CHANNEL FLOW. WE HAVE DETERMINED THE EXISTING DRAINAGE DIVIDES AND VERIFIED THE EXISTING OFFSITE STORM SEWER AND CHANNEL SECTIONS USING RECORD AS-BUILT DATA, TOPOGRAPHY INFORMATION, AS WELL AS INFORMATION GATHERED IN THE FIELD.

THE OUTFALL PATH IS TO THE WEST INTO AN EXISTING STORM SEWER PIPE SYSTEM. APPROXIMATELY 2.29 ACRES (THE ENTIRE PROJECT SITE) FLOWS TO THIS OUTFALL. AFTER LEAVING THE SITE, RUNOFF FLOWS THROUGH EXISTING STORM SEWER AND INTO AN UNNAMED TRIBUTARY TO DOGUE CREEK. THIS CHANNEL CONTINUES TO CONVEY THE STORM WATER TO THE SOUTH, THROUGH THE GREENDALE GOLF COURSE AND EVENTUALLY THROUGH THREE PONDS LOCATED ON THE GOLF COURSE.

AS SHOWN ON THE OUTFALL MAP ON THIS SHEET, THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE EXTENT OF REVIEW AT APPROXIMATELY 350' BEYOND THE THIRD POND (POND #5) IS APPROXIMATELY 234.02 ACRES WHICH IS MORE THAN 100 TIMES THE SITE AREA.

A PRELIMINARY OUTFALL ANALYSIS HAS BEEN PERFORMED. AT TIME OF SITE PLAN, OUTFALL REQUIREMENTS WILL BE SATISFIED THROUGH DEMONSTRATING THAT AN ADEQUATE OUTFALL EXISTS OR THROUGH THE DETENTION METHOD PER PFM SECTION 6-203.4C.

PRELIMINARY STORMWATER OUTFALL ANALYSIS

6318 MAY BOULEVARD
 PROPOSED CHURCH/CHILD CARE
 LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



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 DATE: 02/25/2013, 01/02/2013, 01/22/2013, 10/10/2013, 11/19/2013
 SCALE: 1"=300'



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CHECKED: AV
 DRAWN: BR

DESCRIPTION OF THE APPLICATION

The applicants, Claude and Betty Wheeler, are requesting permission for a place of worship to operate within the same building as a previously approved private school of general education and child care center at 6318 May Boulevard. Currently, the school and child care center are combined under the operations of Rose Hill Academy, which is operated by a single provider, Luther Learning Communities, Inc. The applicants' ultimate goal would be to sell the property to the Amanuel Ethiopian Evangelical Church, which would hold worship services and evening activities at the site. Amanuel Ethiopian would retain Rose Hill Academy as a tenant, and Rose Hill Academy would continue the currently approved uses primarily during the day and early evening hours on Monday through Friday.

- *Private School of General Education / Child Care Center*

The private school of general education and child care center would continue to operate Monday through Friday, from 6:30am to 6:30pm. Staff members could be present before or after the hours of operation. Both uses would serve children from infancy up to 12 years old.

The maximum enrollment for both uses combined would be 200 children. According to the applicants' statement of justification, most of the children enrolled in the private school also participate in before or after school care. About 10% of the enrollment is solely for the private school. The child care center also provides before and after school care for Bush Hill, Claremont, and Rose Hill Elementary Schools.

Typically, loading and unloading of children is done by private automobiles. There is some carpooling, and siblings are typically dropped off together. Parents drop off and pick up children after parking in the parking lot, and arrive at staggered times. The main drop off period is from 6:30am-8:30am, and pick up primarily occurs between 3:30pm-6:30pm. The after school care for local elementary school students utilizes a private school bus to pick up children between 8:00am-9:00am and bring children to the child care center between 4:00pm-5:00pm. This service is utilized by between 15-20 children.

The private school and child care center employs nine teachers, two assistants, and two administrative personnel for a total of 13 employees.

- *Place of Worship*

The place of worship would focus most activity on Sundays, but also use the property during some evenings and Saturdays. Morning worship services are held on Sundays between 10:00am-1:00pm, and afternoon services are from 3:00pm-6:00pm. Worship services would also be held on Thursdays and Fridays from 7:00pm-9:30pm. Members of the church would meet there on evenings when no worship service is scheduled for activities such as choir practice and small group study sessions. The church's pastor would maintain an office on site.

The primary worship space would contain 225 seats. Currently, the church has 170 members. According to the applicants' statement of justification, the Sunday morning service would have the heaviest attendance with approximately 170 attendees. Evening services and activities would draw 50-70 attendees.

To accommodate the new use, the applicants have proposed to increase the amount of on-site parking from 33 spaces to 74 spaces. Loading and unloading would take place in an expanded, reconfigured parking lot with a new access point on May Boulevard. The asphalt between the existing building and May Boulevard would be scarified and replanting with new landscaping. The applicants would construct an eight-foot wide asphalt trail along the property's northern boundary that would be located underneath the existing Dominion Power electrical transmission lines. The Countywide Trails Plan calls for this trail.

Stormwater management would be achieved by an underground detention facility located in the proposed parking lot and through a bioretention facility located next to this parking. In addition to the proposed replanting outlined above, the applicants would provide new trees and shrubs along the southern and western property boundaries, near the bioretention facility and between the reconfigured parking lot and May Boulevard. Although no building modifications have been proposed, approximately 6,200 square feet of outdoor play area would be set aside behind the existing building. The existing grain silos on site would be retained.

The applicants are also requesting the deletion of 2.07 acres from the approved Special Exception (SE) Area. Under the current approval, the SE Area encompasses 4.36 acres over three properties. The applicants' proposal is to allow the proposed uses to occupy 2.29 acres of the previously approved SE Area. The applicants intend to set aside the remaining 2.07 acres for the future development of a six single-family detached dwellings. This development would require the Department of Public Works and Environmental Services (DPWES) to review and approve a subdivision plan. The applicants intend to pursue this subdivision approval using the current zoning in a by-right manner instead of requesting a rezoning for higher density.

Finally, the applicants have made the following companion requests:

- A modification of the transitional screening and barrier requirements along the northern property boundary;
- A deviation from the minimum tree preservation target; and,
- A parking reduction to allow the proposed uses to share the proposed parking spaces during different hours of operation throughout the week. The parking reduction, while referenced in this staff report, will be reviewed by DPWES under a parallel process.

A reduced copy of the submitted SEA Plat is included at the beginning of this staff report. Copies of the proposed development conditions, applicant's statement of justification and the affidavit are included in Appendices 1, 2 and 3, respectively.

LOCATION AND CHARACTER

The subject properties are in the Rose Hill neighborhood of Fairfax County, which is located between Franconia Road and Telegraph Road and bisected by Rose Hill Drive. The site is located approximately 600 feet west from May Boulevard's intersection with Rose Hill Drive. Greendale Golf Course borders the properties to the west, and single-family detached dwellings can be found to the site's north, east, and south.

The primary structure on the site is an 18,446 square foot building. The southern end of the building has two grain silos that the applicant believes date back to 1940 (Figure 1). The applicants would retain these silos. The central, one-story portion of the structure was constructed in 1950, while the two-story portion at the northern end was an addition constructed in 1984.

The site has an approximately 29,000 square foot parking lot with 33 unlined parking spaces. The asphalt from the parking lot extends along the building's May Boulevard frontage (Figure 2). This parking lot extension would be removed and replanted. The majority of the site outside of the parking area is open space with trees and grass.



BACKGROUND

The Department of Planning and Zoning's (DPZ) records show that the Board of Zoning Appeals approved SE 14972 on January 15, 1957 for a recreation area use that included a swimming pool, tennis courts, snack bar, community center, summer theater, and buildings accessory to these uses. Staff reports on record indicate that this use ceased operation in either 1979 or 1980.

The applicants purchased the property in 1981 after the BZA approved SP 80-L-076 for use as a private school of general education and a child care center. This Special Permit (SP) set the maximum enrollment at 200 students with the ability to care for 100 students on an overnight basis. Thus, the hours of operation were 24 hours a day, 7 days a week for children up to 9 years old. The school employed 25 employees. The conditions allowed a phased approach where the applicant would provide a minimum of



Figure 2: The front of the existing structure at 6318 May Boulevard. The one-story section in the foreground was constructed in 1950, and the two-story portion in the background was added in 1984 (Source – DPZ site visit, July 2013).

25 spaces for a 100-student enrollment, and when expansion or construction occurred into an approved two-story, 10,000 square foot addition, 25 additional parking spaces would be provided. Staff quarters that were shown on the SP Plat were never constructed.

The applicants received two additional approvals in 1980 (SP 80-L-095 and VC 80-L-197) to allow a shed to remain on the property along with existing fencing, and to use the shed and the property's tennis courts. The applicant received an approval for a change in permittee from the BZA 1981, which changed the corporate name from Proctor Hatsell Private School to Greendale Academy. Similar requests for changes in permittee name were granted in 1985 (Heritage Academy and Child Care Center at Greendale Academy, Inc.) and 1994 (Children's Discovery Center of Virginia, Inc.).

A Special Exception was required in 2010 for a change in permittee instead of a Special Permit Amendment because the Zoning Ordinance had been amended since 1994 to limit private schools of general education and child care centers only by SE in R-3 districts. The SE proposed to carry forward many of the conditions that had been previously approved with SP 80-L-076. This included the maximum enrollment of 200 students and the parking monitoring to ensure no spillover of vehicles onto adjacent streets. No building modifications or site improvements were proposed with the SE request. The Board of Supervisors approved this request, SE 2009-LE-028, on June 8, 2010. A copy of the approval letter for this case is attached as Appendix 4.

DESCRIPTION OF THE SPECIAL EXCEPTION AMENDMENT PLAT

The applicants have not proposed any building additions or modifications to the primary structure. The place of worship would be the primary use, and would lease a portion of the building to the child care center and private school of general education. The current operator, Rose Hill Academy, would continue on the site in tandem with the Amanuel Ethiopian Evangelical Church.

Reduction in Special Exception Area

The applicants' approved Special Exception governs the entire 4.36 acres of the subject property. With this amendment, the applicants would remove 2.07 acres from the previously approved SE Area (Figure 3). This portion of the site would no longer be permitted for the approved uses, and would not be subject to any approved development conditions associated with the SE.

The applicants intend to develop the 2.07 acres in a separate application as single-family detached dwellings. Based on conversations with the applicants, staff understands that the applicants would pursue the approval of a subdivision plan using the by-right, R-3 density. This plan would need to be reviewed and approved by DPWES.

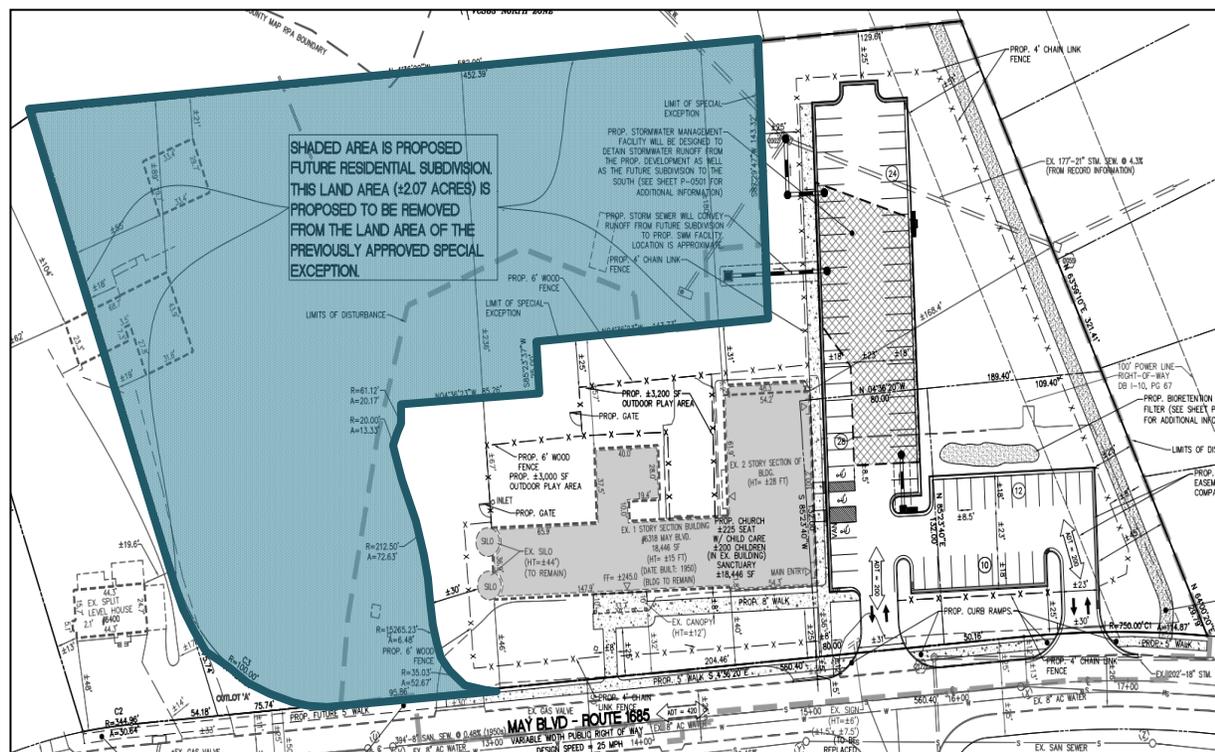


Figure 3: The shaded area on the left of the image would be the area the applicant would delete from the currently approved SE Area for future development as single family detached dwellings (Source - Walter Phillips, Inc. – November 19, 2013)

Parking and Access

The Special Exception Amendment (SEA) Plat calls for the reconfiguration of the unlined asphalt parking area into 74 parking spaces (Figure 4). Additional parking would be constructed north of the existing asphalt. The parking lot would be accessible for vehicles at a new access point on May Boulevard.

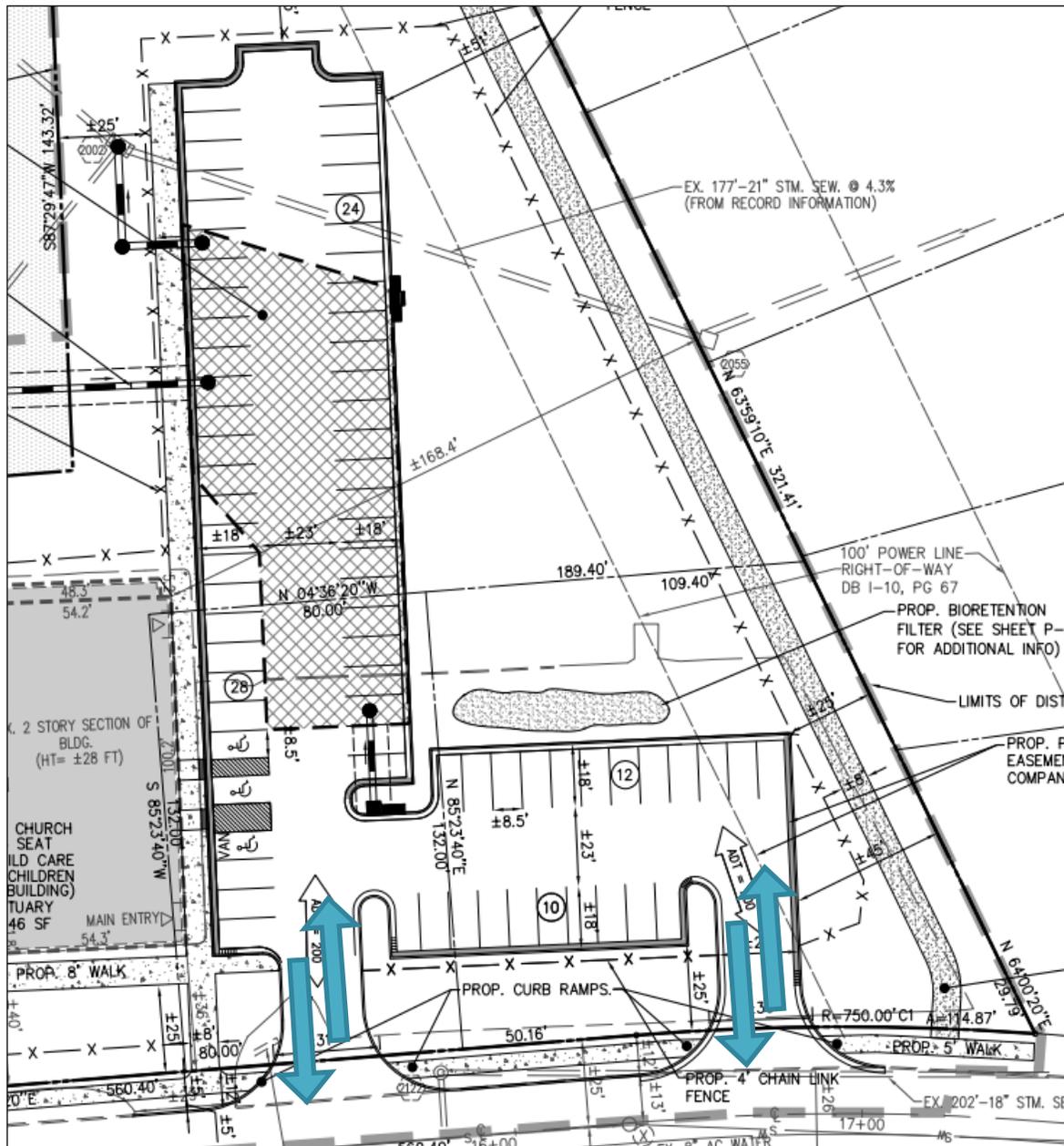


Figure 4: The arrows show where cars would access the reconfigured parking lot (Source: Walter Phillips, Inc. – November 19, 2013)

Stormwater Management

The applicants have proposed a bioretention filter near the proposed parking area. In addition, the applicants would also install an underground stormwater detention facility below the proposed parking to reduce the rate of stormwater leaving the site. The applicants are concerned that there may not be adequate drainage of stormwater leaving the site once studied further during site plan review. Should the applicant be unable to demonstrate this adequate outfall if the SEA is approved, the SEA Plat notes on Sheet 6 indicate that the applicant would use the detention method¹ to meet the PFM's stormwater management requirements.

The applicants intend for the underground facility to meet the PFM's water quantity control requirements for both the proposed SEA area and the area to be deleted and developed at a later date as dwelling units.

The stormwater management narrative on Sheet 6 leaves open the possibility for modifications to the stormwater management strategy for the site. The applicants' preference would be to provide additional water quality facilities, a smaller detention facility, or remove the detention facility to better address the forthcoming update to Virginia's stormwater management regulations that will take effect in 2014.

Outdoor Amenities

The Special Exception Amendment Plat shows approximately 6,200 square feet of outdoor play area in the rear yard behind the primary structure. The outdoor play area would be separated from the rest of the property by a six-foot high wooden fence with gates, and be separated into two sections. Much of the site would be enclosed in similar wood fencing, as shown in Figure 3.

The SEA Plat shows an eight-foot wide asphalt trail along the property's northern boundary. This portion of the site is encumbered by an easement for the overhead electrical transmission line. This asphalt trail would conform to recommendations for this property on the Countywide Trails Plan Map, which calls for a major paved trail to be constructed roughly along the length of the transmission line. Major paved trails are classified as trails constructed of asphalt or concrete with a minimum width of eight feet.

The applicants propose to construct a five-foot wide sidewalk along the length May Boulevard that borders the proposed SEA Area. This sidewalk would extend approximately 480 feet south from the northern property line. Approximately 225 feet of the property's frontage would be without sidewalk; this is the frontage that would be removed from the SEA Area that is intended for future development.

¹ PFM Section 6-023.4C describes the detention method in greater detail. This stormwater management strategy would require the applicants to provide extended detention of the one-year storm volume for a minimum of 24 hours, and to reduce the post-development peak rates of runoff from the development site for the two-year and 10-year storms to rates that the site would generate if in good forested condition.

The proposed place of worship is compatible with the Comprehensive Plan's recommendations for compatibility with a low density, residential neighborhood. The continued use of the site as a child care center and private school of education would also be compatible as these are uses which generate minimal activity during evening and night time hours. The differing hours of operation for both the place of worship and the child care center/school would minimize the potential for any conflicts between either use or with the surrounding uses.

ANALYSIS

General Special Exception Standards (Sect. 9-006)

All special exception uses shall satisfy the following general standards:

1. *The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*

Based on the analysis previously highlighted, the proposed addition of a place of worship to the site with the approved uses would be harmonious with the Comprehensive Plan. Staff has proposed a development condition in Appendix 1 to have worship services take place outside of the school and child care hours of operation. This would diminish the potential for traffic conflicts between uses and minimize the need for on-street parking to supplement the 74 spaces on site.

2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The purpose and intent of the R-3: Residential District is to provide for single family detached dwellings at a density of three dwelling units per acre. Some uses which are compatible with low density residential land use patterns are also permitted in this zone. The proposed place of worship, coupled with the previously approved uses, are commonly found in residential neighborhoods and typically have hours of operation that do not create land use impacts on nearby residences. From staff's perspective, the applicants' request would be harmonious with the R-3 District.

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.*

As previously discussed, the applicant's request includes physical modifications to the site that would increase the off-street parking, provide landscaping, add fencing, and install stormwater management measures. No new buildings or building modifications are proposed. From staff's perspective, these site features shown on the Special Exception Amendment Plat would not adversely affect the use or development of neighboring properties, nor would they hinder or discourage the development or use of them. To ensure that noise impacts, particularly from outdoor speakers, are accounted for by the applicant, staff has included a development condition as reminder text for compliance with Article 14's performance standards related to noise reduction.

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.*

Loading and Unloading Activity: Because of the modifications proposed to the parking area, staff analyzed the general traffic patterns for the approved uses and proposed use. Given the prospect of 200 students arriving at and leaving the site each day, along with 225 worshipers on Sundays, staff was concerned about the impacts to May Boulevard and the surrounding road network during the hours of operation for each of the uses.

The applicants use a staggered system of loading and unloading where children enrolled in either school or child care are dropped off predominantly in private automobiles between 6:30am and 8:30am in the morning and between 3:30pm and 6:30pm in the afternoon. This staggering eliminates the issues that arise with a single start time and end time for all students, which requires the school and/or child care center to develop an orderly system of vehicle queuing. Such systems should be completely on-site to not adversely impact the off-site road network. These impacts include parking congestion on local streets to avoid long pickup/dropoff lines as well as lengthy car queues that extend off-site into travel lanes. By staggering the loading and unloading for the child care center and private school, the applicants can avoid these issues. Staff has proposed a development condition that reflects the current practices of the private school of general education and child care center.

Extension of Sidewalk: Staff with the Fairfax County Department of Transportation (FCDOT) and with the Virginia Department of Transportation (VDOT) were concerned about the incomplete sidewalk that would be constructed if the Special Exception Amendment were approved for the reduced SEA Area (Appendices 5 and 6, respectively). As previously discussed, the applicants would construct a five-foot wide sidewalk along the proposed SEA Area's May Boulevard frontage. However, this leaves the remaining portion of the property that would be removed from the SEA Area without a sidewalk along May Boulevard.

Should the applicants follow through with their intention to develop the remaining 2.07 acres into single-family detached dwellings, the PFM would require a sidewalk to be shown on the subdivision plat in order to be approved for development. According to the applicants, they will be moving forward with a subdivision plan for this acreage as soon as possible.

To ensure that the sidewalk along the remaining length of the property is constructed in the near term, staff has proposed a development condition that would require the applicants to construct the sidewalk within three years of the Special Exception's approval. The construction of the sidewalk along this property's entire May Boulevard frontage would represent the beginnings of this portion of Rose Hill's off-street pedestrian network. Should the applicants obtain approval for and construct the houses in the subdivision prior to the condition's three year time frame, the condition will have been satisfied.

Access to Trail: FCDOT staff also identified the need for a public access easement along the proposed eight-foot wide trail. Because this trail is to be incorporated into future network improvements called for in the Countywide Trails Plan, the applicant should record a public access easement along this trail prior to site plan approval. Staff has included a development condition to require this recordation during site plan review.

Special Events: Based on community feedback, the applicant has committed to providing traffic management for special events using a police officer at the intersection of May Boulevard and Rose Hill Drive. Staff is supportive of this commitment and has included it in the proposed conditions.

With these development conditions, the applicants' proposal would 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.*

Article 13 of the Zoning Ordinance requires the applicants to provide Transitional Screening Type 1 and Barrier D, E, or F along each of the property boundaries³. The SEA Plat demonstrates that the applicants' site design can achieve these requirements along the southern, eastern and western boundaries of the Special Exception Area. Due to the location of the electrical transmission line along the northern property boundary, the applicant has requested modifications of the transitional screening and barrier requirements in this location. The evaluations of

3 According to Section 13-303 of the Zoning Ordinance, Transitional Screening Type 1 shall consist of an unbroken strip of landscaped open space a minimum of 25 feet wide. The required barrier would need to be a chain link fence, masonry wall, or wooden fence.

these requests are examined in the Zoning Ordinances Provisions section of this staff report.

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

For properties zoned R-3: Residential, there is no minimum open space requirement unless the property is within a cluster subdivision. The subject property is not within a cluster subdivision. Regardless, the applicant has indicated to staff that approximately 63% of the SEA Area would become open space with the proposed layout.

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.*

Stormwater Management: Staff previously outlined the stormwater management features proposed by the applicants. If the Special Exception Amendment is approved, the bioretention filter and underground detention facility would need to be reviewed and approved by DPWES as a component of the site plan review process.

The Fairfax County Park Authority (FCPA) initially expressed concerns with the adequacy of the outfall to the west of the subject property. FCPA owns and operates Greendale Golf Course to the immediate west, and the analysis attached in Appendix 7 describes the existing receiving channel on site as degraded. To prevent further degradation, FCPA recommended off-site channel stabilization of the degraded channel or for the applicant to incorporate extended detention on site.

Should the applicant be unsuccessful in establishing adequate outfall off-site on the FCPA property, the applicant's SEA Plat would accommodate a stormwater management alternative that used the detention method instead of an off-site approach. Staff has included a development condition to acknowledge the applicant's commitment.

DPWES's Site Development and Inspections Division indicate in Appendix 8 that the feasibility of the underground storage facility has not yet been demonstrated on the plan. Should the Board of Supervisors approved the Special Exception Amendment, the applicants would be required to demonstrate this feasibility during the site plan review process. Should the applicant be unable to demonstrate this feasibility in conformance with the SEA Plat, the applicants would need to apply for a Special Exception Amendment to revise the SEA Plat with an alternative stormwater management strategy.

Parking: The Zoning Ordinance requires multiple uses located on the same parcel to provide the cumulative minimum number of parking spaces. The applicants have

provided these minimum parking calculations in the parking tabulation on Sheet 1 of the SEA Plat. Staff has verified the applicant's calculations, which would require the following parking spaces for the previously approved and proposed uses in this case:

- | | |
|--|-------------------|
| • Child care center ⁴ : | 38 spaces |
| • Private school of general education ⁵ : | 6 spaces |
| • Place of worship ⁶ : | <u>57 spaces</u> |
| Total: | 101 spaces |

Paragraph 3 of Sect. 11-106 allows the Director of DPWES, subject to certain criteria, to approve a reduction in the total number of parking spaces required when the applicant has demonstrated that fewer spaces than those required by the Zoning Ordinance would adequately serve two or more uses on the same site.

The applicants have submitted a parking reduction request to DPWES under the rationale that the lack of overlap in the hours of operation between the existing and proposed uses would not require the cumulative amount of 106 parking spaces and can be accommodated with 74 spaces. Currently, DPWES is reviewing the applicants' parking reduction request. In the event that the request is approved, the applicant would be permitted to implement the SEA Plat showing the reduced number of 74 parking spaces.

However, if the request is denied, the applicants would be required to provide the full amount of 101 spaces. Staff has included a development condition that would allow the place of worship to be added to the site using the proposed 74-space parking lot, but at equally reduced capacities for both the child care center and the place of worship. This would be accomplished by reducing the maximum children permitted for the child care center and the maximum number of seats in the principal place of worship approximately 20% below the applicants' request. By limiting the child care center to 143 children and the number of seats for the place of worship to 180, the applicants can meet a minimum parking requirement of 74 spaces. These new numbers would generate a need of 23 spaces for the child care center, 45 spaces for the place of worship, and maintain the 6 spaces needed for the private school of general education.

Staff has also included development conditions to mitigate concerns related to parking congestion. The first is a monitoring condition that has been carried forward

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- 4 Child care centers with a maximum daily enrollment of over 99 children must provide a minimum of 0.16 spaces per child (0.16 spaces x 200 children = 38 spaces)
 - 5 Private schools of general education serving elementary school age children must provide a minimum of one space per faculty and staff member and other full-time employee, plus four spaces for visitors (2 employees + 4 visitors = 6 spaces)
 - 6 Places of worship must provide a minimum of one space for every four seats in the principal place of worship (225 seats / 1 space for every 4 seats = 57 spaces)

from the previous SE and strengthened. The applicants will be required to monitor parking off-site to ascertain whether parents with children in the school or child care center, or worship service attendees, are unnecessarily using off-site parking on local streets when off-street, on-site parking is available. The conditions would require this parking information to be provided in the place of worship's weekly bulletins, the child care center/school's parent newsletters, the respective tenants' websites, or other similar publications.

The second condition would require the applicants to provide contact information for the child care center, private school of general education, and place of worship to a neighborhood liaison and to the Lee District Supervisor's office. This contact information would be useful for nearby neighbors who wish to notify the applicants' tenants if any parking issues arise in the community.

With the development conditions listed above, the applicants' request would meet this standard.

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.*

All signs related to the proposed use shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.

In staff's opinion, the applicant's request has satisfied all of the General Special Exception Standards.

ZONING ORDINANCE PROVISIONS

Additional Standards for All Category 3 Uses (Sect. 9-304: Appendix 10)

The applicants' request would comply with all of the additional standards for Category 3, Quasi-Public Uses. The proposed SEA Area would exceed the Zoning Ordinance's minimum lot area for lots in an R-3 district. In addition, the applicants have demonstrated on Sheet 1 of the SEA Plat that the SEA Area would meet the district's required setbacks. While most of the performance standards listed in Article 14 would not be applicable for the existing or proposed uses, the applicants would need to ensure that any outdoor lighting proposed on a site plan to implement the SEA Plat meets the lighting standards in Part 9 of Article 14.

Additional Standards for Child Care Centers (Sect. 9-309: Appendix 10)

Standard 1 requires a minimum of 100 square feet of usable outdoor recreation area on site for each child that may use the space at any one time. As discussed previously, the

applicants have provided 6,200 square feet of outdoor recreation area in the site's rear yard, which would accommodate 62 children at any one time. Staff has proposed to carry forward a development condition from SE 2009-LE-028 that would limit the maximum number of children in the outdoor play area at any one time to these provisions.

Standard 2 requires child care centers to have 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 center. Given the long history of the previously approved child care center for this location, staff is comfortable that this standard has been satisfied.

Standard 3 requires child care centers to be located so as to permit the pick-up and delivery of all persons to the site. The applicants would have loading and unloading of children in an expanded parking area of 74 spaces, which exceeds the Zoning Ordinance's minimum requirement and adequately functions with the applicants' system of staggered pick-up and drop-off.

Site Circulation: To facilitate better circulation in the parking lot, FCDOT staff recommends that one of the parking spaces at the western end of the parking lot be set aside for turnaround purposes. Given the limited times during the week that the parking lot would be at or near full capacity, DPZ staff are comfortable that turning motions can be achieved easily without this separate designation for one of the spaces.

Staff has also identified three parking spaces that may present conflicts between motorists that are parking and motorists who are entering the site. These spaces are located at the northern edge of the parking lot near the asphalt trail, (Figure 4). To reduce the potential of conflicts, staff recommends that these spaces be used as employee parking spaces for either the existing uses or the place of worship. This recommendation is reflected in the proposed development conditions, and would be subject to the review and approval of FCDOT.

With the previously mentioned development conditions, the applicant has satisfied this standard in staff's opinion.

Standard 4 references the regulations in the Fairfax County Code and the Code of Virginia that govern the child care administered at child care centers. The applicants' provider, Rose Hill Academy, would continue to be subject to these provisions.

Additional Standards for Private Schools of General Education (Sect. 9-310: Appendix 10)

Standard 1 contains minimum requirements for private schools of general education for providing usable outdoor recreation area. The applicants' would need to provide 200 square feet of usable outdoor recreation area for children in grades K-3, and 430 square

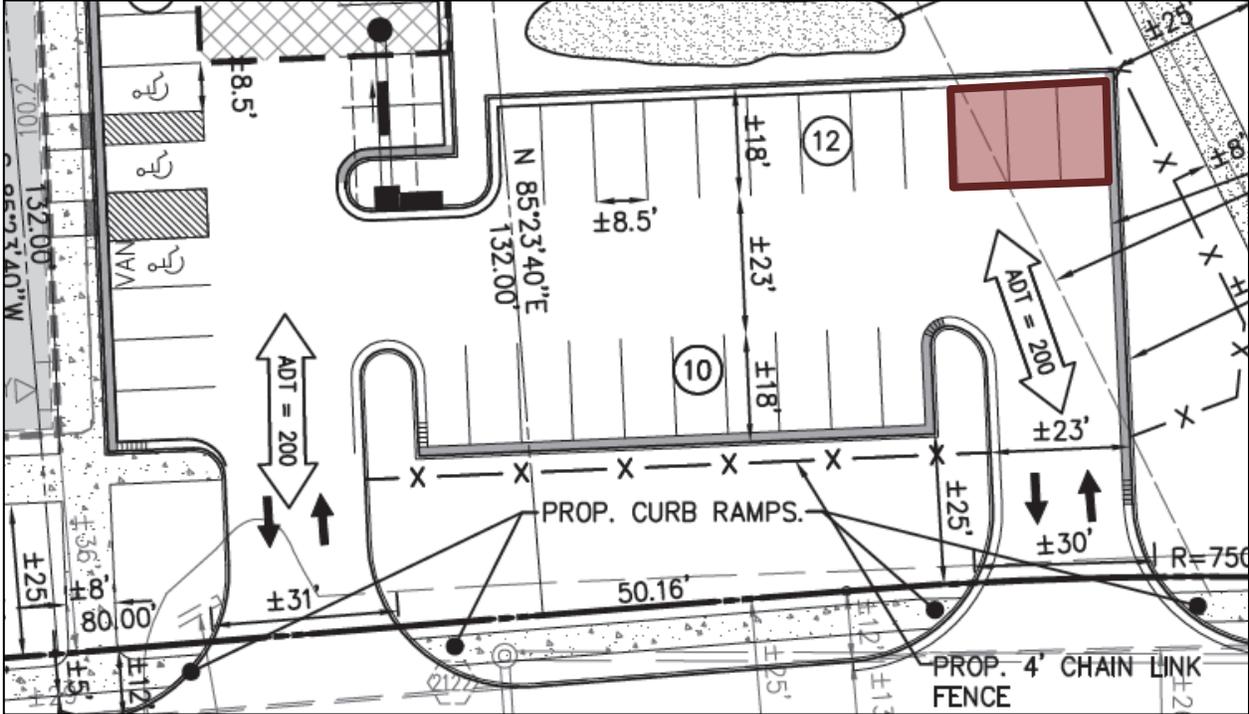


Figure 4: Staff is concerned that the shaded parking spaces would pose conflicts with motorists entering the site. These spaces should be designated for employee parking (Source - Walter Phillips, Inc. – November 19, 2013)

feet for children in grades 4-12. The additional qualifiers for this outdoor space are listed in Appendix 10. As with the standards for child care centers, SE 2009-LE-028 was approved with a development condition that required the applicants to limit the maximum number of children in the outdoor play areas at any one time so that these provisions would be satisfied. Staff has carried forward this language with the proposed development conditions in Appendix 1.

Standard 2 gives the Board of Supervisors the authority to set the minimum lot area of a private school of general education in conformance with the Additional Standards for Category 3 uses. Although the SEA Area would be reduced in size, the applicants have successfully demonstrated to staff that the smaller lot size and the outdoor recreation areas provided would sufficiently serve the existing school. The provision of 6,200 square feet of outdoor recreation area and the limitations of Sections 9-309 and 9-310 bring the applicants into compliance with this standard.

Standard 3 references the outdoor recreation area requirements of Sections 9-309 and 9-310, along with the local and state regulations highlighted in the Standard 4 of the Additional Standards for Child Care Centers. As previously stated, Rose Hill Academy will need to continue to meet these provisions.

WAIVERS AND MODIFICATIONS

Transitional screening and barrier requirements

The applicants' site design does not meet the requirements for transitional screening along the property's northern boundary. The applicants detailed their request for a modification of this requirement in the statement of justification, noting the landscaping that was provided between the building and electrical transmission easement. The applicants' ability to meet the transitional screening requirement is also hampered by a storm sewer easement. These easements restrict the applicants from planting within their square footage for maintenance reasons of the utility lines.

Paragraph 3 of Section 13-305 of the Zoning Ordinance allows the Board of Supervisors to grant a waiver or modification of the transitional screening requirement where the land between the building and the property line has been specifically designed to minimize the adverse impact through a combination of architectural and landscaping techniques. Given the building's 168-foot distance from the northern property line, the width of the electrical transmission easement, and the landscaping that is shown on the Special Exception Amendment Plat, staff is satisfied that the applicant has met the purposes and intent of the Zoning Ordinance's screening provisions. Staff supports the applicants' request.

Deviation of the tree preservation target

The applicants have included their request for a deviation of the tree preservation target on Sheet 5 of the SEA Plat. The applicants cite the poor quality of much of the existing tree canopy, which would not meet the PFM's minimum standards for preservation. The clearing, grading and site work associated with implementing the SEA Plat would also negatively impact the existing tree canopy. For these reasons, UFMD supported the applicants' deviation request in an early memo to staff. This memo has been included in Appendix 9.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicants' request would conform to all applicable provisions of the Zoning Ordinance and Comprehensive Plan. With the proposed development conditions, the applicant can accommodate both users on the site and manage the shared facilities, joint parking, and neighborhood impacts. The applicants' stormwater management strategy would provide notable quality and quantity reductions to not only the improvements within the SEA Area, but also to six future dwellings to the south and to Greendale Golf Course to the west. Given the long history of the currently approved

uses in the neighborhood, the addition of a place of worship would allow a compatible use to collocate at a suitable site.

Recommendations

Staff recommends approval of SEA 2009-LE-028, subject to the proposed conditions listed in Appendix 1.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the northern property boundaries, in favor of that shown on the SEA Plat.

Staff recommends approval of a deviation in the tree preservation target, in favor of that shown on the SEA Plat.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification
3. Affidavit
4. Clerk's Letter for SE 2009-LE-028
5. Fairfax County Department of Transportation Analysis
6. Virginia Department of Transportation Analysis
7. Fairfax County Park Authority Analysis
8. Site Development and Inspections Division Analysis
9. Urban Forest Management Division Analysis
10. Selected Excerpts from the Zoning Ordinance
11. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 2009-LE-028

November 20, 2013

If it is the intent of the Board of Supervisors to approve SEA 2009-LE-028 located at 6318 May Blvd (82-3 ((1)) 38; 82-3 ((11)) 45 & 46), previously approved for a child care center and private school of general education, to permit the addition of a place of worship to the site, pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions. Those conditions carried forward from the previous approval are marked with an asterisk (*).

General Provisions

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception Amendment 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.
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 Special Exception Plat entitled "6318 May Boulevard | Proposed Church/Child Care" prepared by Walter Phillips, Inc., which is dated November 19, 2013, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The applicant shall provide contact information for representatives associated with the approved land uses to act as communications representatives. The name, phone number, and other appropriate contact information of this representative shall be provided to a neighborhood liaison, if identified, and the Lee District Supervisor's office. The applicant shall update this contact information annually or as necessary.

Pedestrian Amenities

5. The applicant shall construct the sidewalk shown on the SEA Plat for the entire May Boulevard frontage of the SEA Area. Within three years of the Special Exception's approval by the Board of Supervisors, the applicant shall construct a minimum five-foot wide sidewalk along the May Boulevard frontage for the 2.07 acres of the subject property that were deleted from the SEA Area with this approval. This condition shall be deemed satisfied if the applicant obtains approval

for a subdivision plan for the deleted from the SE Area with this application within the three year time frame.

6. Prior to final site plan approval, the applicant shall record a public access easement for the asphalt trail along the SEA Area's northern boundary.

Child Care Center and Private School of General Education

7. Maximum daily enrollment shall be limited to 200 children. *
8. The hours of operation for the child care center and private school of general education shall be 6:30am to 6:30pm, Monday through Friday, exclusive of special events. Staff members may be present prior to or after these hours of operation.
9. The maximum number of children in the outdoor play area at any one time shall be limited by the provisions of Paragraph 1 of Section 9-309 and 9-310 of the Zoning Ordinance. *
10. Loading and unloading of children shall only occur on site. The applicant shall stagger loading and unloading during the peak hours of 6:30am-8:30am and 3:30pm-6:30pm.

Place of Worship

11. The primary worship space shall be limited to 225 seats.
12. To eliminate parking congestion, worship services shall take place outside of the hours of operation for the child care center and/or private school of general education.

Parking

13. Parking for all uses shall occur on-site and will be limited to the parking areas shown on the Special Exception Amendment Plat. The applicant shall monitor off-site parking along adjacent streets during Sunday worship services and special events to encourage worship service attendees to use the site's off-street parking lot. Notice stating this condition shall be placed in the place of worship's weekly bulletin, website, or other similar publication.
14. The applicant shall provide parking in accordance with Article 11 of the Zoning Ordinance. The applicant may pursue a parking reduction through DPWES in accordance with Sect. 11-106 of the Zoning Ordinance.
15. Notwithstanding the maximum amounts listed in Conditions 7 and 11, if the applicant is unsuccessful in obtaining a parking reduction, then the applicant shall be limited to a maximum daily enrollment of 143 children for the child care center

and 180 seats in the place of worship.

16. To reduce the potential for conflicts between motorists entering the site and cars backing out of parking spaces, the applicant shall reserve the three northernmost spaces closest to the asphalt trail for employee and usher parking only. Parking for vehicles loading and unloading children and parking for worship service attendees shall be limited to the remaining 71 spaces in the parking lot. The applicant shall clearly identify the employee parking spaces with signs, striping, or another acceptable manner prior to final site plan approval.
17. The applicant shall provide the services of a traffic marshal to direct and control traffic flow at the intersection of May Boulevard and Rose Hill Drive approximately one-half hour before and after special events.

Stormwater Management

18. Two rain barrels shall be installed on-site and collected rainwater used for irrigation on the property. *
19. The applicant shall provide stormwater management and best management practices in accordance with the Fairfax County Public Facilities Manual and in substantial conformance with the SEA Plat unless waived or modified by DPWES. In the event that stormwater management and best management practices can not be provided in accordance with the PFM and in substantial conformance with the SEA Plat, the applicant shall request a Special Exception Amendment for the review and approval of a new SEA Plat.

Miscellaneous

20. All activities on site and any outdoor speakers shall conform with the performance standards related to noise in Article 14 of the Zoning Ordinance.

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 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, thirty (30) months after the date of approval unless the use has been established through the issuance of a new Non-RUP. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the

date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



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

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

AMENDED
September 13, 2013

Via E-mail and Hand Delivery

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

Re: Proposed Special Exception Amendment Application
Applicants: Claude A. and Betty J. Wheeler

Dear Ms. Berlin:

Please accept this letter as an amended statement of justification for a proposed special exception amendment to permit the addition of a place of worship, the continuation of a previously approved child care center and private school of general education and deletion of land area.

The Applicants are the owners of approximately 4.36 acres of land located in the Lee District and identified among the Fairfax County tax assessment records as 82-3 ((1)) 38 and 82-3 ((11)) 45 and 46 (the "Subject Property"). The Subject Property is located on the west side of May Boulevard in proximity to Rose Hill Drive. Zoned to the R-3 District, the Subject Property is adjacent to the Greendale Golf Course owned by the Fairfax County Park Authority and surrounded by residential development similarly zoned R-3. Existing improvements consist of a single building containing 18,446 square feet, outdoor play areas and a surface parking lot. The older portion of the building is one (1) story with a two (2) story addition that was constructed in 1985. One of the more interesting features of the original building is two (2) attached silos that have been on the Subject Property since 1941. Access to the Subject Property is provided from May Boulevard and a drop off area is located in front of the building.

The Subject Property has been the subject of a number of approvals granted by the Fairfax County Board of Zoning Appeals and the Fairfax County Board of Supervisors. A child care use and private school have operated on the Subject Property since the approval of SP 80-L-076 by the Board of Zoning Appeals in October, 1980. Since the original approval, several applications have been approved. Most recently, the Board of Supervisors granted SE 2009-LE-028 at its hearing held on June 8, 2010. The most recent approval allows for the continued operation of the existing child care center and private school of general education with a change in the name of the permittee. A child care center and private school of general education currently operate on the Subject Property in accordance with the approved development conditions.

The Subject Property is located in the Lehigh Community Planning Sector of the Rose Hill Planning District in Area IV of the Comprehensive Plan (the "Plan"). The Plan does not include site specific recommendations for the Subject Property. The surrounding area is generally planned for residential development at two (2) to three (3) dwelling units per acre. Places of worship, private schools of general education and child care center are permitted uses with the approval of a special exception application in residential districts.

The Applicants propose to continue the operation of the previously approved child care center and private school of general education in accordance with the previously approved development conditions. A place of worship will be added as a new use on the Subject Property and a portion of the Subject Property will be deleted from the area of the special exception. The principal use on the Subject Property will be the place of worship with a portion of the building leased to the child care center and private school of general education during the week as a secondary use. Given the different operating hours of these uses, there will be no conflicts with parking or building usage. The existing building will be retained on the Subject Property without exterior modifications. In addition, the existing access to May Boulevard will be retained along with the drop-off area in front of the building. The parking lot will be reconfigured and the play areas relocated behind the building. Stormwater management will be provided on-site and a detailed landscape plan provides appropriate screening and buffering to adjacent properties.

A portion of the Subject Property, which includes the existing improvements, is under contract to Amanuel Ethiopian Evangelical Church (the "Church"). The Church currently leases facilities for several hours on Sundays from another place of worship, and has long been searching for a property to own. The Church believes that the Subject Property is an ideal location to establish its first home and the leasing of a portion of the building to the child care center and private school of general education will facilitate that objective.

In accordance with the Fairfax County Zoning Ordinance (the "Zoning Ordinance") requirements of Section 9-011, please accept the following information regarding the proposed special exception amendment application:

- The principal use of the Subject Property will be a place of worship. A portion of the existing building will be leased to a child care center and private school of general education as a secondary use. The Applicant does not intend to use the Subject Property for any other uses, such as community functions, except as described herein.
- The typical hours of operation are as follows:
 - The Church will hold its worship services on Sunday between 10:00 a.m. and 1:00 p.m. in the morning, and from 3:00 p.m. and 6:00 p.m. in the afternoon. In addition, a smaller worship service will be held on Thursday and Friday evenings from 7:00 p.m. to 9:30 p.m. The Church building will also serve as a meeting place for parishioners to engage in activities typically found in association with a place of worship, such as bible study and choir practice. These activities are typically held in the evenings when there is not a worship

service scheduled and on Saturday afternoon. The Church's pastor will maintain an office on the Subject Property.

- The hours of operation for the child care center and private school of general education will continue to be from 6:30 a.m. to 6:30 p.m., Monday through Friday. Staff members may be present on the Subject Property, before and after the hours of operation. Children range in age from infants to twelve (12) years.
- The maximum number of parishioners and children are as follows:
 - The building will include a worship area, or sanctuary, with a capacity of 225 seats. The Church has a current membership of approximately 170 parishioners. The maximum number of parishioners that will be associated with the Church located on the Subject Property is 220. The membership of the Church requires that when the congregation reaches 220 members, a new satellite Church must be formed at a different location. The most heavily attended worship service for the Church is on Sunday at 10:00 a.m. when approximately 170 parishioners are present. Evening services and meetings are smaller and attended by only approximately 50-70 parishioners.
 - The maximum daily enrollment for the child care center and private school of general education will continue to be 200 children. A majority of the children enrolled in the private school participate in either before or after school care, or both. Approximately 10% of the children participate in the private school without child care. In addition, the Applicant provides before and after school care to children enrolled in the nearby elementary schools of Bush Hill, Claremont and Rose Hill.
- The number of employees for the Church and child care center and private school of general education are as follows:
 - The Church currently has three (3) employees. The Church is served by a pastor, an assistant pastor, administrative staff, and a number of volunteers.
 - The child care center and private school of general education is staffed by nine (9) teachers, two (2) assistants and two (2) administrative personnel.
- The number of vehicle trips associated with the proposed uses will be approximately 400 per day, with the exception of Saturday. The vehicle trips associated with the Church are primarily on Sunday while the vehicle trips associated with the child care center and private school of general education are Monday through Friday. A majority of the trips to the site will be by private vehicle. Some of the Church parishioners will utilize public transportation. The peak arrival time for the Church is on Sunday between 9:15 a.m. and 9:45 a.m. when approximately 70 vehicles will enter the site. These same vehicles will exit

after the worship service between the hours of 1:00 p.m. and 2:00 p.m. Arrival and departure of vehicles is staggered as parishioners arrive at different times to socialize or participate in other activities. The number of vehicle trips during peak operating hours for the Church is approximately 140.

A majority of parents drop off their children at the child care center and private school of general education by private vehicle. Siblings are dropped off together and there are some carpools. Parents primarily park in the parking lot located on the Subject Property and walk their children into and out of the building. The parents of older children may drop off their children in front of the building utilizing the existing drop off area with short term parking. The child care center and private school of general education has a staggered drop off for children between 6:30 a.m. and 8:30 a.m. In addition, given participation in the extended child care program, the departure of students is also staggered. Vehicles will leave the site at various times from 6:30 a.m. until approximately 6:30 p.m. The peak arrival time at the morning during the week for the child care center and private school of general education is between 6:30 a.m. and 8:30 a.m., when approximately 75 vehicles enter and exit, resulting in 150 trips. The afternoon departure peak is between 3:30 p.m. and 6:30 p.m., with approximately 75 vehicles entering and exiting the site, resulting in 150 vehicle trips. In addition, a private school bus picks up children to take them to local elementary schools between 8:00 a.m. and 9:00 a.m. and brings children back after school between 4:00 p.m.-5:00 p.m. Approximately 15-20 children utilize the bus.

- Both of the proposed uses generally serve the same population. Parishioners and parents are primarily Fairfax County residents living within a radius of approximately ten (10) miles. This radius includes Franconia, Alexandria, Springfield and surrounding areas.
- The existing structure located on the Subject Property will be retained. The building is constructed of masonry materials with a peaked roof. The existing silos attached to the original building, which have become a landmark for the Rose Hill community, will be preserved. The parking lot located on the Subject Property will be reconfigured to accommodate 69 vehicles, and the play areas relocated behind the existing building.
- The Applicants are not aware of any hazardous or toxic substances located on the Subject Property.
- The proposed development complies with all adopted standards, ordinances and regulations except as follows:
 - A modification of the transitional screening and waiver of the barrier requirements along a portion of May Boulevard. Existing conditions currently limit the amount of land available for transitional screening. A strict application of the requirement would preclude a reasonable use of the Subject

Property based on existing conditions. Landscaping, consisting of deciduous and evergreen trees, is proposed on the land area that is available.

- A modification of transitional screening and waiver of the barrier requirements along the northern property line in favor of landscaping as shown on the special exception plat. The Applicant proposes a landscape plan to minimize visual impacts between the building and the property line in consideration of an existing utility easement located along the northern perimeter of the Subject Property.
- A tree preservation deviation as described on the submitted special exception amendment plat. Meeting the tree preservation target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance. Further, it would require the preservation of trees that do not meet standards for health and structural conditions. In lieu of tree preservation, a robust landscaping plan that includes a variety of plantings is proposed.
- A shared parking request will be submitted with this application. Given the different hours of use for the place of worship, child care center and private school of general education, shared parking is appropriate. Providing parking for both uses independently would result in unnecessary pavement that would not be compatible with the surrounding area or the proposed uses.
- A reduction in the front yard requirement along May Boulevard. This reduction is required to preserve existing conditions.

The Applicants propose to delete approximately 2.07 acres from the area of the previously approved special exception as this land area is not necessary to support the proposed uses. The resulting FAR on the Subject Property subsequent to the deletion of land area is a .18, which is well below the .3 FAR permitted for non-residential uses in the R-3 District. In addition, the reduced land area provides a sufficient area for parking, play area, as well as the provision of transitional screening and barriers.

The Applicants' proposal will serve and benefit the surrounding community. As most families in Fairfax County are dependent upon two (2) incomes, quality educational and child care services are increasingly important. The Subject Property has provided educational and child care services to the Rose Hill community for over thirty (30) years. The addition of a place of worship on the Subject Property will also serve a community need. Given the cost of land in Fairfax County, it is increasingly difficult for places of worship to find a home. The proposed combination of uses will allow the place of worship to own its property and serve the needs of its congregation. All of these uses can be located within an existing building that has been part of the fabric of the community for many years.

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me. I would appreciate the continued processing of this

Page 6

application in anticipation of the scheduled hearing before the Fairfax County Planning Commission on November 6, 2013.

As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Lynne J. Strobel

LJS/kae

cc: Claude Wheeler
Pastor Aberra Tessema
Anndra Rowland
Ron Sappenfield
Aaron Vinson
Brian Richards
Martin D. Walsh

{A0578299.DOCX / 1 Amended Statement of Justification - 09.13.13 007476 000002}



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: July 16, 2013

TO: Nick Rogers, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal *[Signature]*
Office of the County Attorney

SUBJECT: Affidavit
Application No. SEA 2009-LE-028
Applicant: Claude A. and Betty J. Wheeler
PC Hearing Date: 11/6/13
BOS Hearing Date: Not yet scheduled

REF.: Matter ID No. 121529

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 3/28/13, which bears my initials and is numbered 121529, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Amy Moxley, Planning Technician I (sent via email)
Zoning Evaluation Division
Department of Planning and Zoning



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 2009-LE-028
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

MAR 28 2013

APPLICATION FOR A SPECIAL EXCEPTION Zoning Evaluation Division
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Claude A. and Betty J. Wheeler
	MAILING ADDRESS c/o Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. 2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201
	PHONE HOME () WORK (703) 528-4700
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 6318 May Boulevard Alexandria, Virginia 22310
	TAX MAP NO. 82-3 ((1)) 38; 82-3 ((11)) 45 and 46
	SIZE (ACRES/SQ FT) Approximately 4.36 acres
	ZONING DISTRICT R-3 MAGISTERIAL DISTRICT Lee
PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 3-304
	PROPOSED USE Amendment to SE 2009-LE-028 previously approved for a child care center and private school of general education to permit the addition of a place of worship, the continuation of the child care center and private school of general education and deletion of land area.
AGENT/CONTACT INFORMATION	NAME Lynne J. Strobel, Attorney/Agent
	MAILING ADDRESS Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. 2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201
	PHONE HOME () WORK (703) 528-4700
	PHONE MOBILE ()
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Lynne J. Strobel, Attorney/Agent</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT <i>Lynne J. Strobel</i></p>	

MAC
6/14/13

DO NOT WRITE IN THIS SPACE

Date Application accepted: June 14, 2013

Virginia Ruffner SEA 2013-0082
 Application Fee Paid: \$ 11,025.00

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 28, 2013
(enter date affidavit is notarized)

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

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 121529

in Application No.(s): SEA 2009-LE-028
(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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Claude A. and Betty J. Wheeler	P.O. Box 30148 Alexandria, Virginia 22310	Applicant / Title Owners / Lessors of Tax Map 82-3 ((1)) 38 and 82-3 ((11)) 45, 46
Amanuel Ethiopian Evangelical Church Board of Elders/Agents: Pastor Aberra Tessema Pastor Samuel Admassu Melake Selam-Leul Daniel Afework Yohannes Asfaw Samuel Woldeyesus	P.O. Box 101264 Arlington, Virginia 22210	Contract Purchaser of Tax Map 82-3 ((1)) 38 pt. and 82-3 ((11)) 45, 46
Luther Learning Communities, Inc. Agent: Anndra Rowland	4010 University Drive Suite 200 Fairfax, Virginia 22030	Lessee of Tax Map 82-3 82-3 ((1)) 38 pt. and 82-3 ((11)) 45, 46

(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: March 28, 2013
 (enter date affidavit is notarized)

121529

for Application No. (s): SEA 2009-LE-028
 (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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
Walter L. Phillips, Incorporated Agents: Aaron M. Vinson Jeffrey J. Stuchel Brian A. Richards	207 Park Avenue, Suite 104 Falls Church, Virginia 22046	Engineer/Agent
McEneaney Associates, Inc. Agent: Ronald E. Sappenfield	510 King Street, 5th Floor Alexandria, VA 22314	Real Estate Broker for contract purchaser

(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: March 28, 2013
(enter date affidavit is notarized)

121529

for Application No. (s): SEA 2009-LE-028
(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) Amanuel Ethiopian Evangelical Church
P.O. Box 101264
Arlington, Virginia 22210

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)

A not-for-profit organization with no shareholders.

(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: March 28, 2013
(enter date affidavit is notarized)

121529

for Application No. (s): SEA 2009-LE-028
(enter County-assigned application number (s))

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

Luther Learning Communities, Inc.
4010 University Drive
Suite 200
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)

Anndra Rowland

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

McEneaney Associates, Inc.
510 King Street, 5th Floor
Alexandria, Virginia 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John E. McEneaney, Maureen McEneaney
Dunn, David (nmi) Howell

(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: March 28, 2013
(enter date affidavit is notarized)

121529

for Application No. (s): SEA 2009-1E-028
(enter County-assigned application number (s))

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

Walter L. Phillips, Incorporated
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)

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

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
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)

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

(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: March 28, 2013
(enter date affidavit is notarized)

12529

for Application No. (s): SEA 2009-LE-028
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

None

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 28, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2009-LE-028
(enter County-assigned application number(s))

121529

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): SEA 2009-LE-028
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 28, 2013
(enter date affidavit is notarized)

121529

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.)
None

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

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

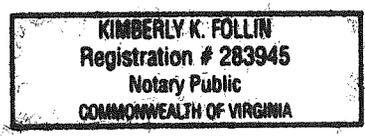
WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent
Lynne J. Strobel
Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 28 day of March, 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





County of Fairfax, Virginia

Appendix 4

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 9, 2010

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich and Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

Re: Special Exception Application SE 2009-LE-028

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on June 8, 2010, the Board approved Special Exception Application SE 2009-LE-028 in the name of Knowledge Learning Corporation D/B/A Kindercare Learning Centers. The subject property is located at 6318 May Boulevard on approximately 4.36 acres of land, zoned R-3 in the Lee District [Tax Map 82-3 ((1)) 38; 82-3 ((11)) 45 and 46]. The Board's action permits a change in permittee for an existing child care center and private school of general education pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, 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. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
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 Plans associated with this application as depicted on the attached exhibit. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

4. Maximum daily enrollment shall be limited to 200 children.
5. The hours of operation shall be 6:00 am to 8:00 pm, Monday through Friday, exclusive of special events.
6. The maximum number of children in the outdoor play area at any one time shall be limited by the provisions of Paragraph 1 of Section 9-309 and 9-310 of the Zoning Ordinance.
7. The swimming pool and other facilities on the site shall be used only by the applicant.
8. The applicant shall monitor the parking associated with the use such that there will be no parking on any adjacent streets or properties.
9. All new signage for the child care center shall comply with provisions of Article 12 of the Zoning Ordinance.
10. Once this special exception is implemented via issuance of a Non-RUP, prior to the issuance of any new Non-RUP, the new operator shall demonstrate to the Zoning Administrator that it has met or made a good faith effort to meet with the Lee Land Use Committee and its Transportation Advisory Committee to discuss ways to further reduce any stormwater runoff from the subject site.
11. Two rain barrels shall be installed on-site and collected rainwater used for irrigation on the property.

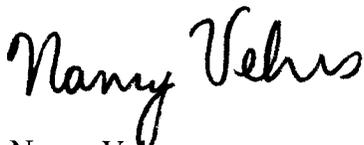
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established through the issuance of a new Non-RUP. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also:

- Modified the transitional screening and barrier requirements in favor of the existing conditions.

Sincerely,



Nancy Venrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



County of Fairfax, Virginia

MEMORANDUM

DATE: November 5, 2013

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

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

FILE: 3-5 (SE 2009-LE-028)

SUBJECT: Transportation Impact, Addendum

REFERENCE: SEA 2009-LE-029 Claude and Betty Wheeler
Traffic Zone: 1489
Land Identification Map: 82-3 ((1)) 38; 82-3 ((11)) 45 & 46

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated March 25, 2013, and revised through October 10, 2013. The applicant proposes an addition of a place of worship with 225 seats, the continuation of a previously approved child care center and private school of general education with a maximum daily enrollment of 200 children, and deletion of land area (2.07 acres). The applicant will pursue a shared parking agreement between the child care center and school of general education and the proposed church.

- The pick-up/drop-off area in front of the building has been eliminated in the latest plan revision, so the previous parking issue there has been resolved.
- The applicant should provide a 5-foot sidewalk across the entire site frontage including the area to be deleted and subdivided at a later date per the VDOT memo of November 5, 2013, with which this Department concurs.
- A parking space at the far west end of the parking lot should be striped out to provide a space to turn around in if all other spaces are occupied.
- If necessary, a public access easement for the proposed on-site trail, which functions as a portion of a County major paved trail network, should be provided. The development conditions for the application should reflect this commitment.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

November 5, 2013

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Paul Kraucunas
Virginia Department of Transportation – Land Development Section

Subject: SEA 20009-LE-28 Wheeler
Tax Map # 82-3 ((1)) 38; 82-3 ((11)) 45 and 46

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 latest submission of the subject application. VDOT still has the following comments:

1. Extend sidewalk along the entire frontage of the property. When the balance of the property is developed they can make the appropriate breaks in the sidewalk and curb for their entrance.
2. Show SWM/BMP capacity is provided directly for all new paved surfaces in the ROW or as Off-site Uncontrolled areas.

If you have any questions, please contact me.

cc: Ms. Angela Rodeheaver
Mr. Michael Davis
Mr. Nicholas Rogers

We Keep Virginia Moving



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager 
Park Planning Branch, PDD

DATE: November 12, 2013

SUBJECT: SEA 2009-LE-028, 6318 May Boulevard (Wheeler) (revised submission)
Tax Map Number(s): 82-3((1)) 38; 82-3((11)) 45, 46

The applicant is seeking a special exception to use a portion of the site as a place of worship in conjunction with the existing child care center and private school in the Rose Hill Planning District. A portion of the property will be removed from the special exception application to be reserved for a future residential subdivision. The applicant also plans to reconfigure the parking lot to accommodate additional parking. The proposed area is a 2.29 acre site, currently zoned R-3 in the Lee Magisterial District. The applicant estimates a maximum number of 220 parishioners and children, with a total church and child care staff of 16.

The Park Authority staff previously reviewed the proposed Development Plan dated March 28, 2013 for the above referenced application. This revised development plan has been reviewed and the Park Authority has no additional comments on the revision. Comments from the July 10, 2013 memo continue to apply to the revised application.

Please note the Park Authority would like to review and comment on proffers and development conditions related to park and recreation issues. We request that draft and final proffers and development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Pat Rosend
DPZ Coordinator: Nick Rogers

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



County of Fairfax, Virginia

MEMORANDUM

DATE: November 12, 2013

TO: Nick Rogers, AICP; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III *FP Dhakal*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Amendment #SEA 2009-LE-028, Proposed Church/Childcare, FDP Plat dated Oct 10, 2013, LDS Project #8945-ZONA-001-1, Tax Map #082-3-01-0038, 082-3-11-0045, 0046; Dogue Creek Watershed; Lee District

We have reviewed the subject plan and offer the following Stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are Resource Protection Areas on the west of the site and a small portion of the site has been located within County mapped 1993 RPA. No land disturbance has been proposed within the limits of RPA. An RPA re-delineation may be required at the time of site plan submission.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no recent downstream flooding complaints on file. Detention is mandatory when there are downstream drainage complaints.

Stormwater Detention

Detention requirements must be met if not waived (PFM 6-0301.3). Applicant indicates that detention requirement will be met by onsite underground detention. A detailed design and detention computation must be provided on the plan. The feasibility of underground gravel storage has not been demonstrated in the plan.

Water Quality Control

Applicant indicated that the impervious area for the will be reduced on post development and the Phosphorus removal requirements will be met for redevelopment. A bio-retention filter has been proposed. The location of bio-retention filter has been depicted in the plan.

In site plan submission, a detail BMP computation must be provided. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

Onsite Major Storm Drainage System and Overland Relief

An overland narrative has been provided. Cross-sections at key locations including the building entrances must be shown on the site plan submission.

Downstream Drainage System

The outfall narrative has been provided but the adequacy of the system is not the part of the analysis. Applicant indicates that detention method may be used to remedy the adequacy of outfall requirements. However, maintenance of the downstream system would be a concern. A storm sewer easement may be required for the outfall on Fairfax County Park Authority property.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in Dogue Creek Watershed. There is a watershed management plan (DC9517) near the subject site. Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/publications/dc/01_bdf_wmp_full_ada.pdf or call 703 324 5500 for more information.

Dam Breach

None of this property is within the dam breach inundation zone.



Nick Rogers, AICP; Staff Coordinator
Special Exception Amendment #SEA 2009-LE-028, Proposed Church/Childcare
LDS Project # 8945-ZONA-001-1
Page 3 of 3

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

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.

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Clinton Abernathy, Acting Chief, South Branch, SDID, DPWES
Zoning Application File





County of Fairfax, Virginia

MEMORANDUM

DATE: September 26, 2013

TO: Nicholas Rogers, Staff Coordinator
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Rose Hill Manor Lot 36-Church and Child Care; SEA 2009-LE-028

This review is based upon the resubmission of the Application for a Special Exception Amendment (SEA) stamped "Received, Department of Planning and Zoning, September 12, 2013" and amended Statement of Justification received by email on September 17, 2013.

1. Comment: The Waiver/Modification Justification and Deviation language on Sheet P-0402 and in the Statement of Justification should be clarified as there are some inconsistencies in the language, and missing or inaccurate citations.

Recommendation: The applicant should revise the Waiver/Modification Justification section on P-0402 to cite the correct sections of the Zoning Ordinance for #1. The language on this sheet and in the Statement of Justification should also be revised to match each other. On the Statement of Justification in addition to including the language from the Zoning Ordinance, the specific sections of the Zoning Ordinance the justifications for the modifications and deviation came from should also be cited.

If further assistance is desired, please contact me at 703-324-1770.

SW/

UFMDID #: 182522

cc: DPZ File

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



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.

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		