



APPLICATION ACCEPTED: December 18, 2013

PLANNING COMMISSION: May 21, 2014

County of Fairfax, Virginia

May 6, 2014

STAFF REPORT

SE 2013-MV-023

MOUNT VERNON DISTRICT

APPLICANT: Hopkins House, A Center for Children and their Families

ZONING: R-2 (43,574 SF), C-8 (29,606 SF) and H-C

LOCATION: 8543 Forest Place

PARCEL(S): 101-3 ((9)) (1) 005, 0501, C1

ACREAGE: 1.68 acres

FAR: 0.18

PLAN MAP: Residential, 5-8 du/ac

SE CATEGORY: Category 3 – Child Care Center

PROPOSAL: The applicant requests approval of a Special Exception to increase the enrollment of the child care facility from its current approved 99 children to a maximum of 124 children for the child care facility.

Michael D. Van Atta

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 RECOMMENDATIONS:

Staff recommends approval of SE 2013-MV-023, subject to development conditions consistent with those contained in Appendix 1.

Staff recommends that the following waivers and modifications be approved:

- Modification of the 10-foot parking setback required for off-street parking spaces along the northwest property line to that shown on the SE Plat.
- Modification of the peripheral parking lot landscaping requirements along the northwest property line to that shown on the SE Plat.

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

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

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

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

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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

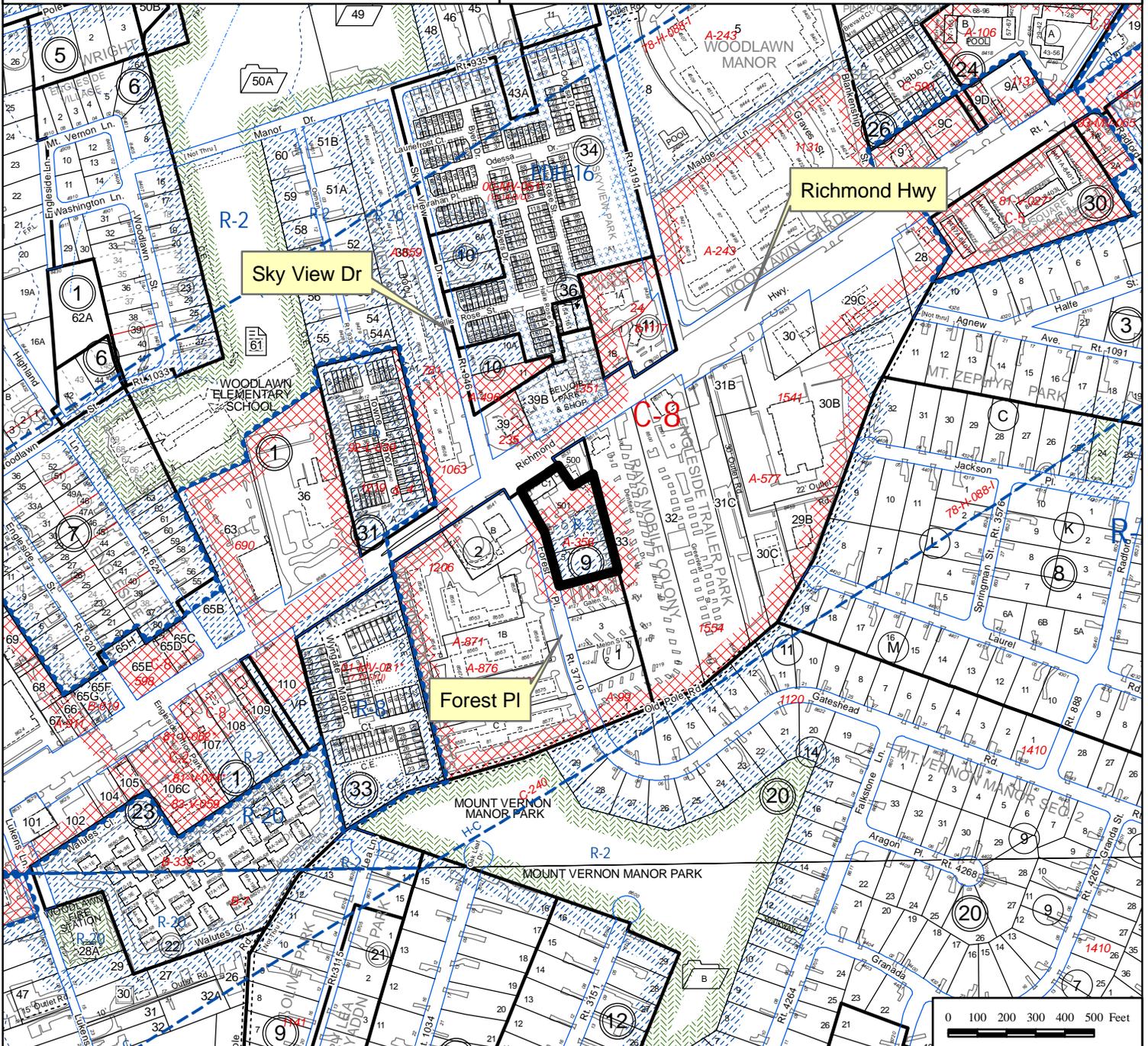
SE 2013-MV-023



Applicant: HOPKINS HOUSE, A CENTER FOR CHILDREN AND THEIR FAMILIES
Accepted: 12/18/2013
Proposed: CHILD CARE CENTER
Area: 1.68 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-020404-0804
Art 9 Group and Use: 3-10 3-10
Located: 8543 FOREST PLACE, ALEXANDRIA, VA 22309

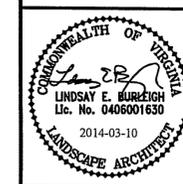
Zoning: R-2
Plan Area: 4,4,
Overlay Dist: HC HC
Map Ref Num: 101-3- /09/01/ C1 /09/01/0005
/09/01/0501 /09/01/0501



DATE	REVISION
03-10-2014	REVISED PER COUNTY COMMENTS

SPECIAL EXCEPTION PLAT HOPKINS HOUSE 8543 FOREST PLACE ALEXANDRIA, VA FAIRFAX COUNTY, VA - MOUNT VERNON DISTRICT

christopher consultants
engineering - surveying - land planning
9900 main street (fourth floor) - Fairfax va. 22031-3907
703.273.6620 - fax 703.273.7636

COVER SHEET

SPECIAL EXCEPTION PLAT
HOPKINS HOUSE
8543 FOREST PLACE
ALEXANDRIA, VIRGINIA
FAIRFAX COUNTY, MOUNT VERNON DISTRICT

PROJECT NO: 000065.004.00
SCALE: 1"=1000'
DATE: 09-27-13
DESIGN: JM, JR DRAWN: JM CHECKED:
SHEET No. 1 of 3

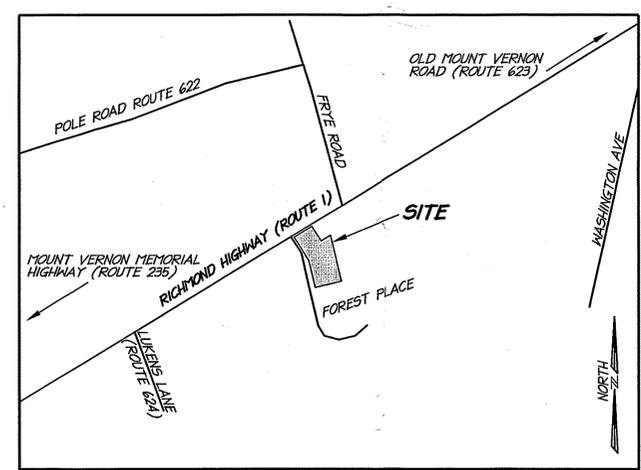
SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. SPECIAL EXCEPTION PLAN

DATE OF FIRST SUBMISSION: September 27, 2013
DATE OF SECOND SUBMISSION: March 10, 2014

GENERAL NOTES:

1. THE PROPERTY IS CURRENTLY DEVELOPED WITH ONE BUILDING (7,766 SF) WHICH IS APPROVED FOR A CHILD CARE FACILITY FOR UP TO 99 CHILDREN. THERE IS ALSO AN OUTDOOR PLAY AREA ON-SITE, AS WELL AS 30-SPACE PARKING LOT.
2. THIS APPLICATION IS FOR A SPECIAL EXCEPTION TO ALLOW FOR AN INCREASE FROM 99 TO 124 CHILDREN FOR THE CHILD CARE FACILITY. WITH THIS INCREASE, THERE WILL BE NO NEW CONSTRUCTION ON-SITE, NO PROPOSED BUILDING RENOVATIONS TO THE EXISTING BUILDING ON-SITE AND NO SITE IMPROVEMENTS TO THE PARKING LOT OR ANY OTHER PHYSICAL FEATURES ON THE PROPERTY.
3. THE EXISTING SITE CONDITIONS PLAN IS BASED ON APPROVED SITE PLAN 6090-SP-001-2, DATED 4-11-2006.
4. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP NO. 51059C0405E, DATED 9/17/2010, ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
5. NO FLOOD PLAINS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ARE IDENTIFIED ON THIS PROPERTY.
6. TO THE BEST OF OUR KNOWLEDGE, NO EVIDENCE OF GRAVES OR BURIAL MARKERS HAS BEEN IDENTIFIED ON THIS PROPERTY.
7. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ONSITE.
8. THE PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
9. AN INGRESS-EGRESS EASEMENT IS PROVIDED FOR ACCESS TO PROPERTY TO THE NORTH, BASED ON THE APPROVED SITE PLAN.
10. PER THE COMPREHENSIVE PLAN, ON THE APPROVED SITE PLAN 6090-SP-001-2, THERE IS A 8' TYPE I BIKE TRAIL AND SIDEWALK ALONG THE NORTHERN PROPERTY LINE FRONTING TO ROUTE 1. THERE IS ALSO AN EXISTING 5' SIDEWALK ALONG FOREST PLACE.



VICINITY MAP
SCALE 1"= 1000'

APPLICANT / OWNER
HOPKINS HOUSE
5904 RICHMOND HIGHWAY
SUITE 525
ALEXANDRIA, VA

SITE TABULATIONS:

1. THE PROPERTY SHOWN HEREON IS COMPRISED OF THREE PARCELS AND IS RECORDED IN THE DEPARTMENT OF TAX ADMINISTRATION'S REAL ESTATE ASSESSMENT INFORMATION SITE OF FAIRFAX COUNTY, VIRGINIA AS:

TAX MAP #101-3 ((9)) (1) LOT 5	21,781 SF/0.50 AC	ZONED: R-2
TAX MAP #101-3 ((9)) (1) LOT 501	45,199 SF/1.04 AC	ZONED: C-BAR-2
TAX MAP #101-3 ((9)) (1) LOT C1	6,139 SF/0.14 AC	ZONED: C-B
TOTAL ACREAGE COMBINED:	1.68	73,119 SF
2. THE BOUNDARY INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY ALEXANDRIA SURVEYS INC. DATED OCT. 5, 1990. ACCORDING TO THE SURVEY INFORMATION THE PARCEL SIZES ARE:

TAX MAP #101-3 ((9)) (1) LOT 5	21,781 SF/0.50 AC
TAX MAP #101-3 ((9)) (1) LOT 501	45,188 SF/1.04 AC
TAX MAP #101-3 ((9)) (1) LOT C1	6,188 SF/0.14 AC
TOTAL ACREAGE COMBINED:	73,157 SF
3. APPLICANT & OWNER:
HOPKINS HOUSE, 5904 RICHMOND HIGHWAY, SUITE 525, ALEXANDRIA, VA
4. PROPERTY LOCATION:
HOPKINS HOUSE, 8543 FOREST PLACE, ALEXANDRIA, VA 22304
5. EXISTING & PROPOSED BUILDING GROSS FLOOR AREA: 7,766 SF
6. EXISTING & PROPOSED BUILDING HEIGHT: 15' 7"

WAIVERS:

WITH THIS SPECIAL EXCEPTION APPLICATION, SINCE THERE IS NO NEW CONSTRUCTION PROPOSED ON THE SITE AND NO PHYSICAL CHANGES / LAND DISTURBANCE, A WAIVER OF THE FOLLOWING SPECIAL EXCEPTION CHECKLIST REQUIREMENTS IS BEING REQUESTED:

- STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES AND ADEQUATE OUTFALL
- TREE PRESERVATION; AND PROPOSED LANDSCAPING

RECEIVED
Department of Planning & Zoning
MAR 28 2014
Zoning Evaluation Division

LEGEND

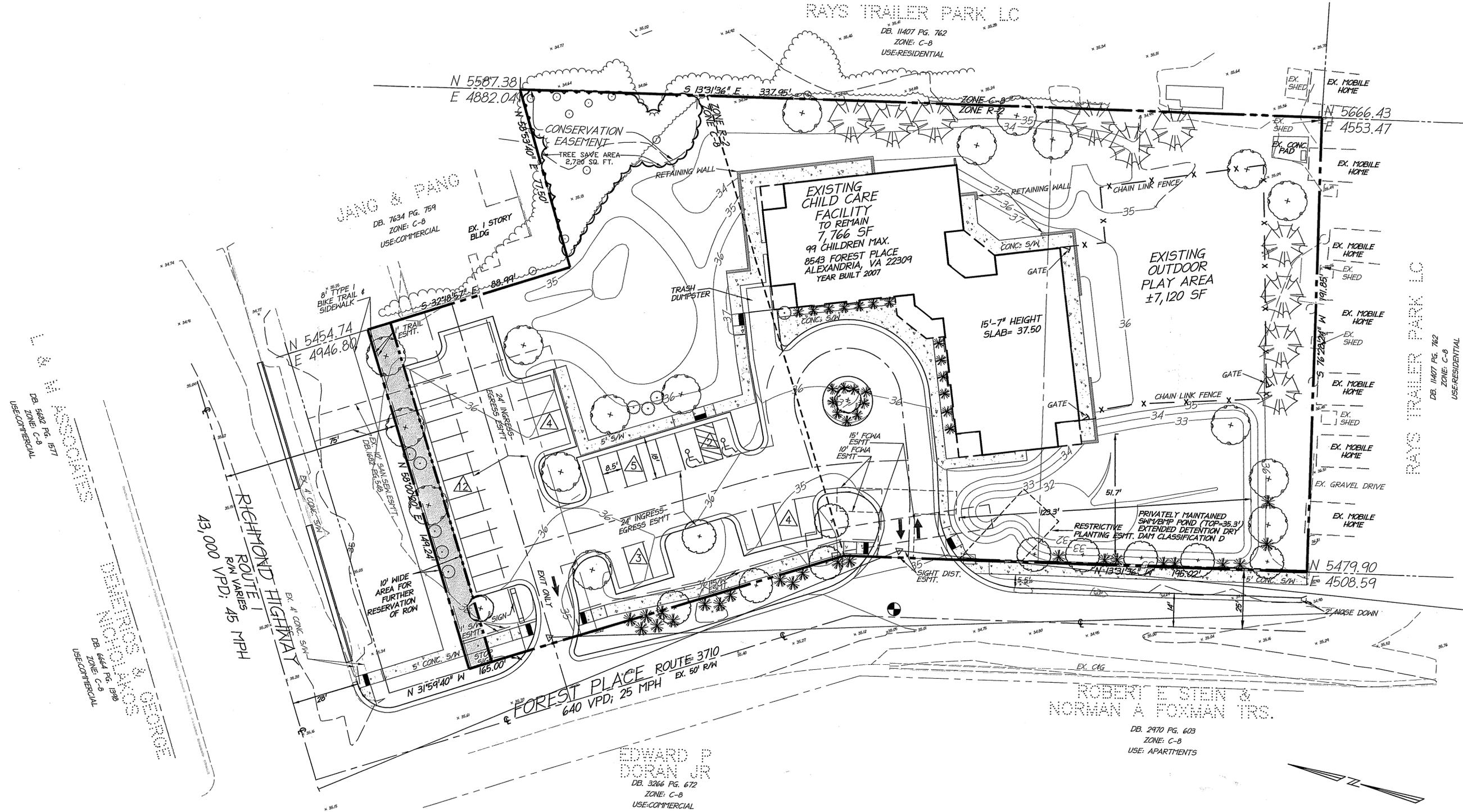
- : EXISTING WOODS LINE
- : EXISTING OFFSITE CONTOUR (5' INTERVAL)
- : EXISTING ONSITE CONTOUR (1' INTERVAL)
- : EXISTING BOUNDARY
- : EXISTING RIGHT-OF-WAY
- : EXISTING ZONE LINE
- : EXISTING FENCE
- : EXISTING OFFSITE CURB AND GUTTER
- : EXISTING ONSITE CURB AND GUTTER

EXISTING LANDSCAPING:

- : LARGE DECIDUOUS TREES
- : MEDIUM DECIDUOUS TREES
- : ORNAMENTAL TREES
- : LARGE EVERGREEN TREES
- : AZALEAS, COMPACT
- : EUONYMUS ALATUS 'COMPACTUS'

DATE	REVISION
03-10-2014	REVISED PER COUNTY COMMENTS

RAYS TRAILER PARK LC



christopher consultants
 engineering · surveying · land planning
 9500 main street (fourth floor) · Fairfax, VA 22031-3907
 703.273.6920 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
 LINDSAY E. BURZIG
 Lic. No. 0406001630
 2014-03-10
 LANDSCAPE ARCHITECT

EXISTING CONDITIONS
 PLAN

SPECIAL EXCEPTION PLAT
HOPKINS HOUSE
 8543 FOREST PLACE
 ALEXANDRIA, VIRGINIA
 FAIRFAX COUNTY, MOUNT VERNON DISTRICT

PROJECT NO. 00065.004.00

SCALE:
 1" = 20'

DATE:
 09-27-13

DESIGN: JM, JR
 DRAWN: JM
 CHECKED:

SHEET No.



ZONING TABULATION:

EXISTING ZONING: LOT 5 R-2, LOT 501 R-2 & C-8, LOT C1 C-8

R-2 ZONING REQUIREMENTS

MAXIMUM BUILDING HEIGHT: 60 FEET
 MINIMUM YARD:
 FRONT: 45° ANGLE OF BULK PLANE, NOT LESS THAN 35 FEET
 SIDE: 40° ANGLE OF BULK PLANE, NOT LESS THAN 15 FEET
 REAR: 40° ANGLE OF BULK PLANE, NOT LESS THAN 25 FEET

C-8 ZONING REQUIREMENTS

MAXIMUM BUILDING HEIGHT: 40 FEET
 MINIMUM YARD:
 FRONT: 45° ANGLE OF BULK PLANE, NOT LESS THAN 40 FEET
 SIDE: NONE
 REAR: 20 FEET

FAR CALCULATION (R-2 AREA ONLY)

AREA OF R-2 ZONING 43,574 S.F. OR 1,002.3 AC.
 EXISTING GROSS FLOOR AREA 7,766 S.F. OR 0.1782 AC.
 PROPOSED GROSS FLOOR AREA 7,766 S.F. OR 0.1782 AC.
 PROPOSED F.A.R. = 7,766 G.F.A. / 43,574 S.F. = 0.18 F.A.R.

PARKING TABULATION:

EXISTING USE: CHILD CARE FACILITY - 99 CHILDREN
 PROPOSED USE: CHILD CARE FACILITY - 124 CHILDREN MAXIMUM
 PARKING REQUIRED: 0.16 SPACES PER CHILD UP TO 100 CHILDREN OR MORE
 124 CHILDREN = 20 SPACES REQUIRED

PARKING PROVIDED - 28 EXISTING REGULAR SPACES
 PARKING PROVIDED - 2 EXISTING HANDICAP SPACES
 TOTAL PARKING SPACES PROVIDED - 30 EXISTING PARKING SPACES

OUTDOOR PLAY AREA:

THE CHILD CARE FACILITY HAS AN EXISTING OUTDOOR PLAY AREA AT THE SOUTHERN PORTION OF THE SITE OF APPROXIMATELY 7,120 SF. SINCE THERE IS THE REQUIREMENT (PER SECTION 9-309 FROM FAIRFAX COUNTY ZONING ORDINANCE) THAT 100 SQUARE FEET OF USABLE OUTDOOR RECREATION AREA SHALL BE PROVIDED FOR EACH CHILD THAT MAY USE THE SPACE AT ANY ONE TIME, WITH 124 STUDENTS, ONLY 71 STUDENTS CAN BE USING THE OUTDOOR PLAY AREA AT ANY ONE TIME. AS A RESULT, THERE WILL BE MULTIPLE TIMES DESIGNATED FOR CHILDREN TO PLAY OUTDOORS, WITH NO MORE THAN 71 AT ANY ONE TIME.

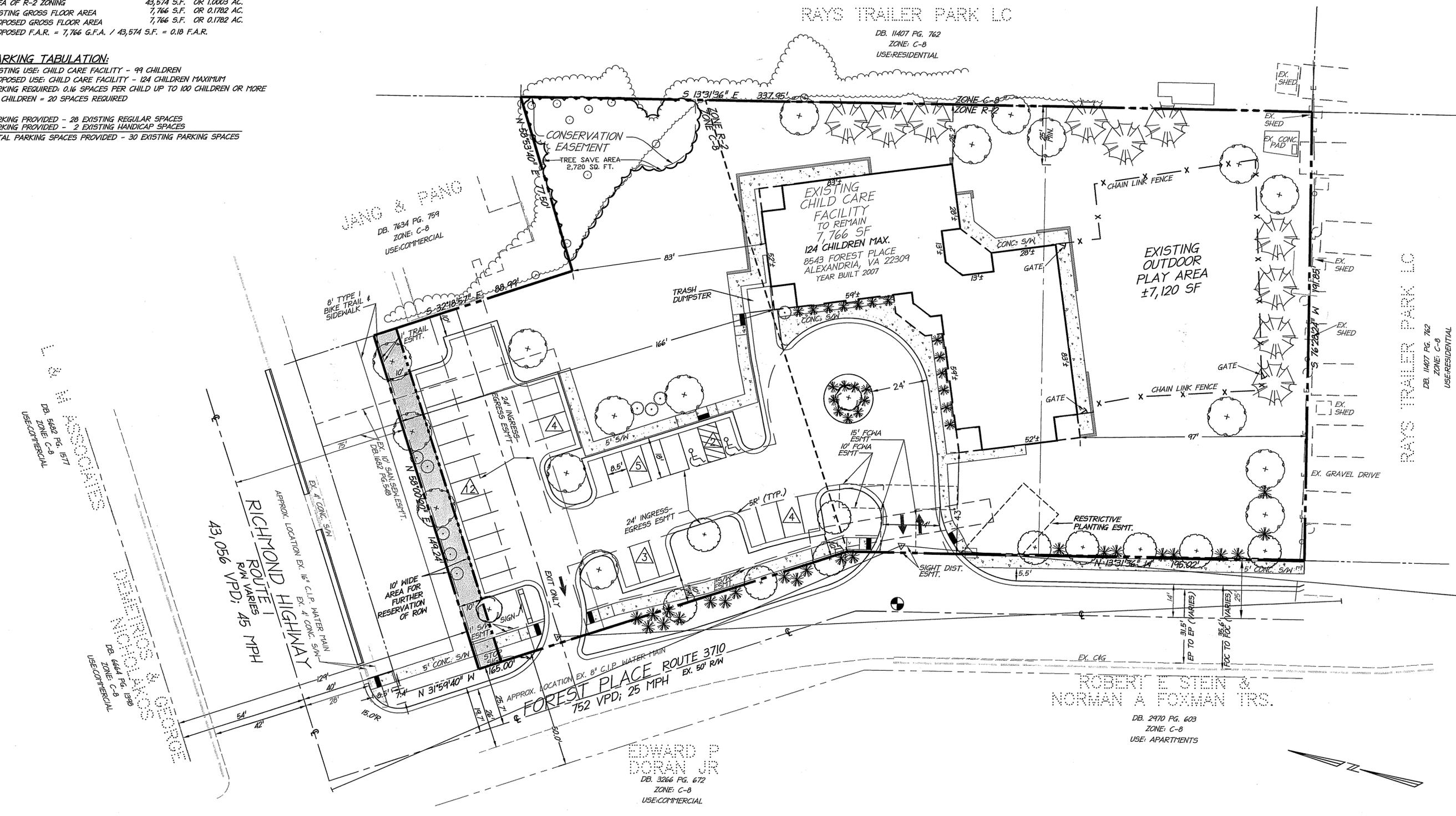
LEGEND

- - - - - EXISTING WOODS LINE
- - - - - EXISTING BOUNDARY
- - - - - EXISTING RIGHT-OF-WAY
- - - - - EXISTING ZONE LINE
- X X X X X FENCE
- - - - - EXISTING OFFSITE CURB AND GUTTER
- - - - - EXISTING ONSITE CURB AND GUTTER
- - - - - PROPOSED BOUNDARY

EXISTING LANDSCAPING:

- (+ in circle) LARGE DECIDUOUS TREES
- (+ in circle) MEDIUM DECIDUOUS TREES
- (+ in circle) ORNAMENTAL TREES
- (+ in star) LARGE EVERGREEN TREES
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- (+ in star) EUONYMUS ALATUS 'COMPACTUS'

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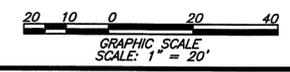
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SPECIAL EXCEPTION PLAN

SPECIAL EXCEPTION PLAT
HOPKINS HOUSE
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 ALEXANDRIA, VIRGINIA
 FAIRFAX COUNTY, MOUNT VERNON DISTRICT

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 DESIGN: JM, JR
 DRAWN: JM
 CHECKED:
 SHEET No. 3 OF 3



D00023

DESCRIPTION OF THE APPLICATION

The applicant, Hopkins House, seeks a Special Exception, as specified in Par. 3.B of Sect. 3-204, to increase the enrolment of an existing child care facility from its current approved 99 children to a maximum of 124 children. The 1.68 acre site is located in the Mount Vernon District and is fully developed as a child care center, which was previously approved under a special permit. Hours of operation would remain 6:00 a.m. through 6:00 p.m. weekdays. The applicant indicates there would be a maximum of 17 employees.

A reduced copy of the Special Exception Plat is included at the front of this report. The proposed development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2 and 3, respectively.

Waivers and Modifications

- Modification of the 10-foot parking setback required for off-street parking spaces along the northwest property line to that shown on the SE Plat.
- Modification of the peripheral parking lot landscaping requirements along the northwest property line to that shown on the SE Plat.

LOCATION AND CHARACTER

Site Location

The 1.68 acre site consists of three parcels and is located on the southeast quadrant of the intersection of Richmond Highway and Forest Place in the Mount Vernon District. The property is fully developed as a child care center. The property is split-zoned R-2 and C-8, with the building located in the R-2 district and the parking located in the C-8 district. The property is also located in the Highway Corridor Overlay District (HC).

Surrounding Properties

Mobile homes surround the site to the south and east. Retail is located across Richmond Highway to the north, and apartments and a laundromat are located across Forest Place to the west.

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	C-8, PDH-16	Retail	Retail, Residential (16-20 DU/AC)
East:	C-8	Mobile Homes	Residential (5-8 DU/AC, 2-3 DU/AC)
South:	C-8	Mobile Homes	Residential (5-8 DU/AC)
West	C-8	Retail, Apartments	Residential (5-8 DU/AC)

Figure 1: Table of surrounding uses



Figure 2: Ariel view of site (Source: Fairfax County GIS)

BACKGROUND

On June 12, 2001, the Board of Zoning Appeals approved SP 01-V-016 in the name of Hopkins House, subject to development conditions. The special permit approved a child care center with an enrollment of up to 99 students daily. Copies of this approval are available with the Zoning Evaluation Division of the Department of Planning and Zoning as well as at the following link:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=SP&seq=3202168>.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:	Area IV
Planning District:	Mount Vernon Planning District
Planning Sector:	Suburban Neighborhood Areas Between South County CBC and Woodlawn CBC

Plan Map: Residential use at 5-8 dwelling units per acre

The Comprehensive Plan does not include specific recommendations for the application property. Relevant Plan text can be found in Appendix 6.

DESCRIPTION OF THE SPECIAL EXCEPTION (SE) PLAT

(Copy included at the front of the report)

The SE Plat entitled "Special Exception Plat Hopkins House" was submitted by Christopher Consultants consisting of three sheets dated September 27, 2013 as revised through March 10, 2014.

Proposed Use

The applicant, Hopkins House, is requesting approval to increase the enrollment of a previously approved child care center from 99 children daily to a maximum of 124 children daily. There are no proposed site modifications to the existing building, parking lot, or other physical features with this application. The age-range of the operation would remain six weeks to five years of age, and the additional children would not be of any specific age range. The number of employees would increase from 15 to 17, and the hours of operation would remain 6am to 6pm. According to the applicant, the child care center serves Fairfax County, and a large majority of the children live within a five mile radius of the operation.

Building and Layout

The existing 7,776 square foot one-story building is 25 feet tall. The current multipurpose room would be converted into an additional classroom to accommodate the additional children, with the existing computer lab and music room continuing to serve as multipurpose rooms. An approximately 7,120 square foot existing play area is located to the south of the building and is surrounded by a four-foot high fence. Staggered recess times would only allow for up to 71 children to use the outdoor play area at any one time, ensuring that 100 square feet of usable outdoor recreation area is provided for each child.

Vehicle Access, Circulation and Parking

As depicted on page two of the SE Plat, full access to the property is provided at the main entrance off Forest Place. An additional right-out only exit from the property to Forest Place exists north of the main entrance, just south of the Richmond Highway intersection. The existing 30 parking spaces are located almost entirely within the C-8 portion of the site, two of which are handicap accessible. A circular drop-off point is located in front of the building, east of the main entrance. Student drop-off occurs between 6:30 am to 9 am, and pickup occurs any time before 6 pm. The children come to the child care center by private vehicle, and parents must park, walk their children into the building and sign them in. There is no staff member outside during the drop-off and pickup of the children.

ANALYSIS

Land Use Analysis

The Comprehensive Plan shows the application property to be planned for residential development at a density of 5-8 dwelling units per acre. In staff's evaluation, the intensity of the development and additional children are within the guidelines contained in the Comprehensive Plan. No physical changes are proposed to the subject site.

Transportation Analysis (Appendix 4)

Upon the approval of SP-V-016, the applicant agreed to dedicate 75 feet of right-of-way along the Richmond Highway frontage to facilitate future widening of Richmond Highway. A transportation project has since been approved (January 2014), calling for 88 feet of total right-of-way dedication to expand Richmond Highway to six lanes with a median area reserved for transit per the Comprehensive Plan. Both the applicant and Fairfax County Department of Transportation (FCDOT) agreed that 85 feet of right-of-way would suffice for this project so that the existing parking lot can remain while still allowing for the expansion of Richmond Highway to six lanes. The applicant has agreed to reserve ten feet of right-of-way for future dedication per the request of FCDOT, in order to provide a total of 85 feet of right-of-way along the Richmond Highway frontage (75 feet of right-of-way previously dedicated, 10 additional feet reserved for future dedication). A development condition had been provided to this effect.

Twenty parking spaces are required and there are already 30 existing parking spaces. Therefore, the amount of parking would suffice to accommodate the additional 25 children proposed for the day care center. In addition, staff does not believe that the parking circulation and drop-off/pick-up will be affected by the additional enrollment numbers.

Urban Forestry Analysis (Appendix 5)

The Urban Forest Management Branch (UFM) of DPWES reviewed the application and had minor comments. These comments include removing a dead tree and trees that are in severe decline from the site, as well as removing a storage shed placed within the Tree Save Area. The applicant has indicated that these issues have already been resolved. Development conditions have been provided to ensure that the issues are resolved.

Environmental Analysis

As there are no proposed site modifications to the existing building, parking lot, or any other physical features, there are no environmental issues with this application. The relevant development conditions approved with SP 01-V-016 will be carried forward with the approval of the subject application.

ZONING ORDINANCE PROVISIONS (Appendix 7)

Bulk Standards (R-2)		
	Required	Provided
Lot Size	15,000 sf.	1.68 acres total R-2: 43,574 sf. C-8: 29,606 sf.
Lot Width	125	Richmond Hwy: 149.06 ft. Forest Pl: 385.02 ft.
Building Height	60 ft. max.	25.0 ft.
Front Yard (Richmond Hwy)	45° angle of bulk plane, not less than 35 ft. (35 ft.)	156 ft.
Front Yard (Forest Pl)	45° angle of bulk plane, not less than 35 ft. (35 ft.)	43 ft.
Rear Yard	40° angle of bulk plane, not less than 25 ft. (25 ft.)	97 ft.
Floor Area Ratio (FAR)	.25 max allowed	0.18: R-2 only 0.11: C-8 and R-2
Parking Spaces	20	30

Transitional Screening North (commercial)	None required	Four large deciduous and two evergreen trees along the north lot line, abutting Richmond Highway, consistent with the Urban Design Guidelines of the Richmond Highway Corridor.
East (residential) Mobile Homes	None required	Seven deciduous and seven evergreen trees located along the northeastern property line, approximately 20 feet wide. The easternmost corner also contains an area of tree save or planting for approximately 90 feet.
South (residential) Mobile Homes	None required	A mixture of six deciduous and four evergreen trees approximately 20 feet wide.
West (commercial, retail)	None required	Parking lot landscaping

Barrier		
North (commercial, retail)	None required	Four large deciduous and two evergreen trees along the north lot line, abutting Richmond Highway, consistent with the Urban Design Guidelines of the Richmond Highway Corridor.
East (residential) Mobile Homes	H (One row of 6 foot trees averaging 50 feet on centers)	Seven deciduous and seven evergreen trees located along the northeastern property line, approximately 20 feet wide. The easternmost corner also contains an area of tree save or planting for approximately 90 feet.
South (residential) Mobile Homes	H (One row of 6 foot trees averaging 50 feet on centers)	A mixture of six deciduous and four evergreen trees approximately 20 feet wide.
West (commercial, retail)	None required	None

Overlay District Requirements

Highway Corridor (HC) (Sect. 7-600)

A child care center is not subject to the requirements of the Highway Corridor Overlay District.

Waivers/Modifications:

Modification of the 10-foot parking setback required for off-street parking spaces along the northwest property line to that shown on the SE Plat.

Par. 8 of Sect. 11-102 of the Ordinance specifies that “*off-street parking spaces that are located on the ground and are open to the sky may be located in any required yard but not closer than ten (10) feet to any front lot line, unless modified by the Board or BZA pursuant to Part 2 of Article 13.*” In the case of this application, one of the front lot lines is located along Richmond Highway and would therefore require a 10-foot parking setback. The applicant is requesting a modification of this requirement due to the required right-of-way reservation and to preserve the existing parking lot. Staff does not anticipate any adverse effects from the modification, and does not oppose this request.

Modification of the peripheral parking lot landscaping requirements along the northwest property line to that shown on the SE Plat.

Par. 2 of Sect. 13-203 of the Ordinance requires landscaping around the periphery of the parking lot. Per Section 13-203 (3) of the Ordinance, the applicant is requesting a modification of this landscaping where the parking lot abuts Richmond Highway in order to accommodate the requested dedication of right-of-way and to continue utilizing the existing parking lot. Staff supports the requested modification.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standard 1 states that *the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan*. As discussed in the land use analysis section, the Comprehensive Plan shows the application property to be planned for residential development at a density of 5-8 dwelling units per acre. In staff's evaluation, the proposed use with the requested enrollment is in harmony with the recommendations in the Comprehensive Plan.

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations*. A child care facility is permitted in a R-2 District with approval of a special exception. It is staff's opinion that the proposal remains consistent with the purpose and intent of the R-2 District which calls for such uses to be compatible with the low-density residential character of the area.

General Standard 3 requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof*. The property is adjacent to mobile homes to the south and east, Richmond Highway to the north, and Forest Place to west. The building is only 25 feet high and is situated towards the center of the lot. The proposal continues to exceed the screening and barrier requirements, separating the building from the adjacent mobile home park. Based on these factors, it is staff's opinion that this standard has been met.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood*. There would continue to be full access to the site from the main entrance of off Forest Place, and there would continue to be a right-out only exit located to the north of the main entrance. The proposed increase in children does not trigger a Chapter 870 traffic impact study and it is expected that with the maximum number of additional children and staff, there would only be a 13 percent increase in vehicle count per day. All transportation-related issues have been satisfactorily addressed. It is staff's opinion that the traffic associated with the proposal would not create a hazard or conflict with existing traffic the neighborhood.

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13*. There are no proposed landscape changes since the 2001 Special Permit approval. The landscape plan is in conformance with Article 13 with respect to minimum tree canopy cover and parking lot landscaping. Although a modification has been requested (see above) the proposal continues to exceed the screening and barrier requirements, as depicted on the SE Plat.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located*. The site is within the R-2 Zoning District, which has no formal open space requirement. There would not be any physical changes to the site.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements are proposed to be in accordance with the provisions of Article 11*. The SE Plat meets or exceeds the standards for parking and loading spaces. A privately maintained stormwater and best management practices (BMP) dry pond would remain on the site. As previously noted, no physical changes are proposed to the site.

General Standard 8 requires that *signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance*. No signage is proposed along with this application. A development condition will be carried forward from the 2001 Special Permit approval requiring that all signage be in conformance with Article 12 of the Zoning Ordinance.

Standards for all Category 3 uses (Sect. 9-304)

Standard 1 for Category 3 Uses relates to public uses and is not applicable to the subject application.

Standard 2 for Category 3 Uses states that *all uses shall comply with the lot size requirements specified for the zoning district in which it is located*. The minimum lot size in the R-2 district is 15,000 square feet. As the application property measures 1.68 acres in size, this standard is met.

Standard 3 for Category 3 uses states *that all uses shall comply with the bulk regulations of the zoning district in which located*. The proposal complies with all bulk standards of the R-2 district including FAR, yard setbacks, and building height.

Standard 4 for Category 3 uses states that *all uses shall comply with the performance standards specified for the zoning district in which located*. The proposed use continues to meet the provisions outlined in Article 14.

Standard 5 for Category 3 Uses states that *before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans*. A development condition is proposed to this effect.

Additional Standards for Child Care Centers (9-309)

Standard 1 states that *in addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. 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.* A 7,120 square foot outdoor play area exists to the rear of the building. The space complies with the requirements in Sect. 9-309. A play area of this size allows for a maximum of 71 children to utilize the space at any one time. A development condition limiting the maximum use of this space is proposed.

Standard 2 states that *all such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use 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: 1-75 persons: Local Street; 76-660 persons: Collector Street; 660 persons or more: Arterial Street.* The site accesses Forest Place, which is classified as a Local Street. However, the site is also located on the corner of Richmond Highway, which is classified as a Principal Arterial. Thus, the proposed enrollment and staff size is within the guidelines enumerated above. The applicant is providing an additional 10 feet of right of way reservation for a total of 85 feet of right of way along Richmond Highway to account for the future widening of Richmond Highway. This standard has been met.

Standard 3 states that *all such uses shall be located so as to permit the pick-up and delivery of all persons on the site.* The parking and vehicular circulation is designed to accommodate all expected drop-off and pick-up activities on-site with no overflow of vehicles on the public roadway due to stacking. The applicant is exceeding the Zoning Ordinance parking requirement. This standard is satisfied.

Standard 4 states that *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.* Chapter 30 of the Code of the County of Fairfax prescribes minimum standards and permitting procedures for child care facilities, including minimum space per child, minimum toilet facilities, and other health and safety requirements. The Hopkins House child care center is already in operation and has been for several years. Final determination will be made by the Health Department at the time of permitting. Chapter 17 of Title 63.2 of the State Code is the section of State law that regulates child care centers in the Commonwealth.

Compliance with these standards is a prerequisite for licensure and is enforced by the State.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application seeks approval of a special exception to increase the enrollment of a previously approved child care center from its current approved 99 children to a maximum of 124 children per day (increase of 25 children). There are no proposed site modifications to the existing building, parking lot, or any other features with this application. Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

Staff Recommendations

Staff recommends approval of SE 2013-MV-023, subject to the Proposed Development Conditions contained in Appendix 1.

Staff recommends approval of a modification of the 10-foot parking setback required for off-street parking spaces along the northwest property line to that shown on the SE Plat.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirements along the northwest property line to that shown on the SE Plat.

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

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

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

APPENDICES

1. Proposed Development Conditions SE 2013-MV-023
2. Affidavit for SE 2013-MV-023
3. Statement of Justification
4. Transportation Analysis (FCDOT/VDOT)
5. Urban Forest Management Analysis
6. Relevant Comprehensive Plan Text
7. Zoning Ordinance Provisions
8. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SE 2013-MV-023****May 6, 2014**

If it is the intent of the Board of Supervisors to approve SE 2013-MV-023 located at 8543 Forest Place [Tax Map 101-3 ((9)) (1) 5, 501, C1] to increase the enrollment of a child care facility pursuant to Sect. 3-204 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat, as qualified by these development conditions.
3. 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 made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. 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 *Special Exception Plat Hopkins House*, prepared by Christopher Consultants, dated September 27, 2013 as revised through March 10, 2014, consisting of three sheets and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. Upon the issuance of the Non-RUP for this Special Exception, the maximum daily enrollment for the child care center shall be limited to one-hundred and twenty-four (124) children and the total number of staff persons or employees limited to seventeen (17) at any one time.
6. Upon the issuance of the Non-RUP for this Special Exception the total number of children permitted to utilize the outdoor play area shall be limited to a maximum of seventy-one (71) at any one time.
7. The maximum hours of operation of the child care center shall be from 6:00 am to 6:00 pm, Monday through Friday, with occasional evening hours, not to exceed three times a month and up to 9:00 pm., for meetings with parents.

8. All damaged trees on-site shall be replaced to remain in conformance with the Special Exception plat.
9. The standing dead tree located in the existing Tree Save Area shall be cut down to ground level and the stump shall be left in place. In addition, the large diameter broken limb from the oak tree in the Tree Save Area shall be removed.
10. The storage shed located in the Tree Save Area shall be moved out of the Tree Save Area.
11. There shall be thirty (30) parking spaces. All parking shall be on-site, as depicted on the Special Exception plat.
12. All signage shall be in conformance with Article 12 of the Zoning Ordinance.
13. All lighting shall be in conformance with Article 14 of the Zoning Ordinance.
14. Ten feet of right-of-way shall be reserved for future dedication along Richmond Highway as depicted on the SE plat. Any amount of the ten-foot reservation shall be conveyed to the Board of Supervisors, in fee simple on demand.
15. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided in the areas designated on the Special Exception Plat in accordance with the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance subject to approval by DPWES.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless a new (Non-RUP) has been issued to reflect this special exception amendment. 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 Amendment. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 9, 2014
 (enter date affidavit is notarized)

I, Harry P. Hart, 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

123642

in Application No.(s): SE 2013- MV- 023
 (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)
Hopkins House, A Center for Children and their Families	5904 Richmond Highway, Suite 525, Alexandria, VA 22303	Applicant/Title Owner
Hart, Calley, Gibbs & Karp, PC	307 N. Washington Street, Alexandria, VA 22314	Law Firm/Agent
Harry P. Hart, Esq.	307 N. Washington Street, Alexandria, VA 22314	Attorney/Agent
Mary Catherine Gibbs, Esq.	307 N. Washington Street, Alexandria, VA 22314	Attorney/Agent
Christopher Consultants	9900 Main Street, Fourth Floor, Fairfax, VA 22031	Engineering Firm/Agent
Giovanni B. ("John") Rinaldi	9900 Main Street, Fourth Floor, Fairfax, VA 22031	Land Planner/Engineer/Agent
Gorove/Slade Associates, Inc.	15125 Washington St., Ste 316, Haymarket, VA 20169	Transportation Firm/Agent
Chad A. Baird	15125 Washington St., Ste 316, Haymarket, VA 20169	Transportation Expert/Agent
Cherly L. Sharp	15125 Washington St., Ste 316, Haymarket, VA 20169	Transportation ExpertAgent

(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 AFFIDAVIT

DATE: April 9, 2014
 (enter date affidavit is notarized)

123642

for Application No. (s): SE 2013- MV-023
 (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) Hopkins House, A Center for Children and their Families
 5904 Richmond Highway, Suite 525, Alexandria, VA 22303

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)
 There are no shareholders, it is a 501(c)3 corporation.

(check if applicable) 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: April 9, 2014

(enter date affidavit is notarized)

for Application No. (s): SE 2013- MW -023

(enter County-assigned application number (s))

123642**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Hart, Calley, Gibbs & Karp, P.C.

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)

Harry P. Hart
 Mary Catherine Gibbs
 Herbert L. Karp
 Constance Pierce

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

christopher consultants, ltd.

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)

Christopher W. Brown	Michael S. Kitchen
William R. Goldsmith, Jr.	Jeffrey S. Smith
Louis Canonico	Ruth R. Fields
William R. Zink	

(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: April 9, 2014

(enter date affidavit is notarized)

for Application No. (s): SE 2013- MV-023

(enter County-assigned application number (s))

123642**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Gorove/Slade Associates, Inc.
15125 Washington Street, Suite 316
Haymarket, VA 20169**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)Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andrew**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)**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)

(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: April 9, 2014
 (enter date affidavit is notarized)

123642

for Application No. (s): SE 2013- MW- 023
 (enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 9, 2014
(enter date affidavit is notarized)

123642

for Application No. (s): SE 2013-HW-023
(enter County-assigned application number(s))

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

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

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

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

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

None

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

Application No.(s): SE 2013- MV-023
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 9, 2014
(enter date affidavit is notarized)

123642

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

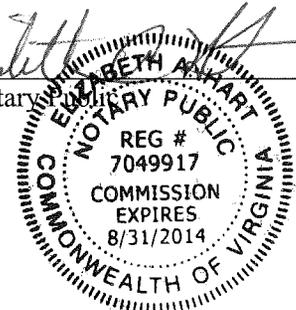
Harry P. Hart

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 9th day of April 20 14, in the State/Comm. of Virginia, County/City of Alexandria.

My commission expires: 8/31/14

Notary Public



Zoning Evaluation Division

HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

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LURAY OFFICE:

170 KIBLER DRIVE
LURAY, VA 22835

TELEPHONE: 540-743-2922
FAX: 540-743-2422

September 24, 2013

Mr. William Mayland, AICP
Planner III
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035-5505

RE: Proposed Special Exception (SE) Application: Hopkins House Child Care Facility
Tax Map #: 101-3 ((9)) (1), parcels 0005, 0501 and C1 (the "Subject Property")
Statement of Justification

Dear Mr. Mayland,

Please accept this statement in support of the proposed Special Exception Application for the Hopkins House Child Care Facility ("the Applicant") for the Subject Property.

The Subject Property is located at the south east corner of the intersection of Richmond Highway (Route 1) and Forest Place (Route 3710). It is comprised of approximately 1.7 acres and the existing zoning of the property is currently split-zoned according to jurisdictional records as Residential R-2 and Commercial C-8. Based on the Fairfax County Comprehensive Plan, the Subject property is located in Area IV of the Mount Vernon Planning District, within the Mount Vernon Community Planning Sector.

The Subject property is currently developed as the Hopkins House Child Care Facility, which operates as a children's day care facility for up to 99 children. This use was approved on June 12, 2001 by Special Permit (SP 01-V-016). The Applicant is requesting approval with this application for an increase from 99 to 124 children for the child care facility. With this increase in children, there are no proposed site modifications to the existing building on-site, the parking lot or any other physical features on the property. Since there will be no physical changes on the property with this application, in lieu of providing a special exception plat in accordance with the submission requirements as listed in Section 9-011 of the Fairfax County Ordinance, the Applicant has used the approved site plan for the site and modified it accordingly to provide the

Mr. William Mayland
September 24, 2013
Page 2 of 3

various tabulations (i.e. parking, useable outdoor recreation) for the increase in children.

Pursuant to Special Exception submission requirements in Section 9-011 of the Fairfax County Zoning Ordinance, the following are some specific details of the Applicant's application and proposed use of the Subject Property:

- The child care center will have a maximum of 124 children. The existing building was built with additional classrooms to accommodate this number of children.
- The child care center will operate between the hours of 6 a.m. through 6 p.m.
- The child care center will have a maximum of 17 employees.
- The child care center has an existing outdoor play area at the southern portion of the site of approximately 7,120 sf. Since there is the requirement that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time, with 124 students, only 71 students can be using the outdoor play area at any one time. As a result, there will be multiple times designated for children to play outdoors, with no more than 71 at any one time.
- While the property is located at the south east corner of the intersection of Richmond Highway (Route 1) and Forest Place (Route 3710), full access to the property is provided at the main entrance off Forest Place. An additional right-out only exit from the property on to Forest Place is located north of the main entrance. The children come to the child care facility by private vehicle, and it is anticipated that many of them will be dropped off and picked up by their working parents, who incorporate this as part of their daily commute routine. Drop off begins at 6:30am and ends at 9am; parents may pick up their children any time before 6pm. From the Institute of Transportation Engineers, Trip Generation (7th Ed.), it is expected that with the maximum number of additional children and staff, there is only a 13% increase in vehicle count per day. As well, since many of the parents may have multiple children in the daycare, these riding sharing arrangements will reduce the number of traffic trips to the site.
- Based on the email confirmation dated March 6, 2013 from Angela Rodenheaver at Fairfax County Department of Transportation, the proposed increase in children from 99 to 124 would not trigger a Chapter 870 traffic impact study.
- The child care facility serves Fairfax County, a large majority of the children, whom we currently serve and wish to serve with this expansion, live within a 5 mile radius of the McNeil Preschool Academy.
- The proposed use conforms to all applicable ordinances, regulations, adopted standards and applicable development conditions except as requested as part of this proposed Special Exception application.

The Applicant's proposed Special Exception application for an increase in the number of children will provide additional benefit to the community in this area of the County. With no proposed changes to the existing building or property, this expanded use will have no negative environmental impact. The use will continue to preserve the existing character of the surrounding neighborhood. Hopkins House looks forward for the opportunity to continue to provide this community service to its residents of this area for many years to come.

Mr. William Mayland
September 24, 2013
Page 3 of 3

Should you have any questions or need additional information, please do not hesitate to contact me.

Thank you for consideration of this proposal,

Very truly yours,



Harry P. Hart

cc: Mr. J. Glenn Hopkins, Hopkins House, A Center for Children and their Families



County of Fairfax, Virginia

MEMORANDUM

DATE: May 1, 2014

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

FROM: Michael A. Davis, Chief *EAE for MAD*
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 2013-MV-023)

SUBJECT: Transportation Impact

REFERENCE: SE 2013-MV-023: Hopkins House
Traffic Zone: 1553
Land Identification Map: 101-3 ((09)) (1) 5, 501, C1

The proposed special exception application proposes to increase the enrollment of the day-care from 99 children to a maximum enrollment of 124.

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application.

This department does not object to the applicant's special exception.

MAD/AK /w:SE 2013-MV-023; Hopkins House

Fairfax County Department of Transportation
4050 Legato Road, Suite 400 Fairfax, Virginia,
22033-2895
phone: (703) 877-5600 TTY: (703) 877-5602
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: February 25, 2014

TO: Mike Van Atta, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester
Forest Conservation Branch, DPWES

SUBJECT: Hopkins House SE 2013-MV-023

RE: Review of Special Exception Plat

This review is based on the Application of a Special Exception Plat stamped, "Received, Department of Planning and Zoning, November 22, 2013." A site visit was conducted on February 11, 2014.

1. **Comment:** There are three large deciduous trees, one medium deciduous tree and one ornamental tree on site that are in severe decline and should be replaced.

Recommendation: Replace all defective trees on site to remain in conformance with the Special Exception Plat.

2. **Comment:** There is a large standing dead tree in the existing Tree Save Area that poses a high risk to property and individuals. Further, there is a large diameter limb that has broken off the oak tree in the Tree Save Area that is hung up on branches in the tree.

Recommendation: Cut the standing dead tree down to ground level and leave the stump in place. Remove the large diameter broken limb from the oak tree.

3. **Comment:** A storage shed has been placed within the Tree Save Area. This is not reflected on the Existing Conditions Plan, sheet 2 of 3.

Recommendation: Move the storage shed out of the Tree Save Area.

JSB/

UFMDID #: 187486

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
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- Land use design techniques should be incorporated to minimize impact on adjacent residential neighborhoods from building heights, noise, light and any other adverse impacts associated with the development;
- Effort should be made to preserve specimen trees.

SUBURBAN NEIGHBORHOOD AREAS
BETWEEN SOUTH COUNTY CENTER CBC AND WOODLAWN CBC
 (Refer to Figure 12 for recommendations 1-9)

1. This area is located on the west side of Richmond Highway between the southern end of Buckman Road and Blankenship Street and is planned for retail and/or office use up to .35 FAR.
2. Potomac Square and Tax Map parcels 101-3((3))1 and 2 are planned for townhouse-style office and/or retail use up to .35 FAR with building heights up to 40 feet.
3. This area is located on the east side of Richmond Highway south of Potomac Square Center to include the Engleside Trailer Park and Ray's Mobile Colony north of the intersection of Forest place and Richmond Highway and commercial uses fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering, fencing, and screening to adjacent neighborhoods. Any redevelopment of this area is encouraged to comply with the County's voluntary relocation guidelines. No access should be provided to any proposed development from the Mount Zephyr or Mount Vernon Manor communities.

If substantial consolidation is achieved, this area may be appropriate for a mixed-use development using an urban/town center design concept with residential, office and retail uses. Based on the size of the land area, approximately 75% of the total development is planned to be developed as residential use at a density of 16-20 du/ac, with 25% of the development planned for retail and office uses at an intensity of .50 FAR.

In addition, the following conditions should be met:

- The proposed "urban/town center" concept's site design should enable the creation of a cohesive and walkable environment.
- High-quality architecture should be provided.
- Buildings should be oriented to internal/external streets and sidewalks, and sufficient open space should be interspersed with retail, residential, and office uses to provide usable public gathering areas.
- Building tapering, vegetative buffering and screening, with fencing along the yards of adjacent single-family residences, should be provided as needed on the periphery to create a transition to the surrounding areas. Lighting and sound from any development should be designed so that it is not intrusive to adjacent residential development.
- Multifamily use may be appropriate if designed as townhouse-style structures. These structures may include ground floor retail and office uses.

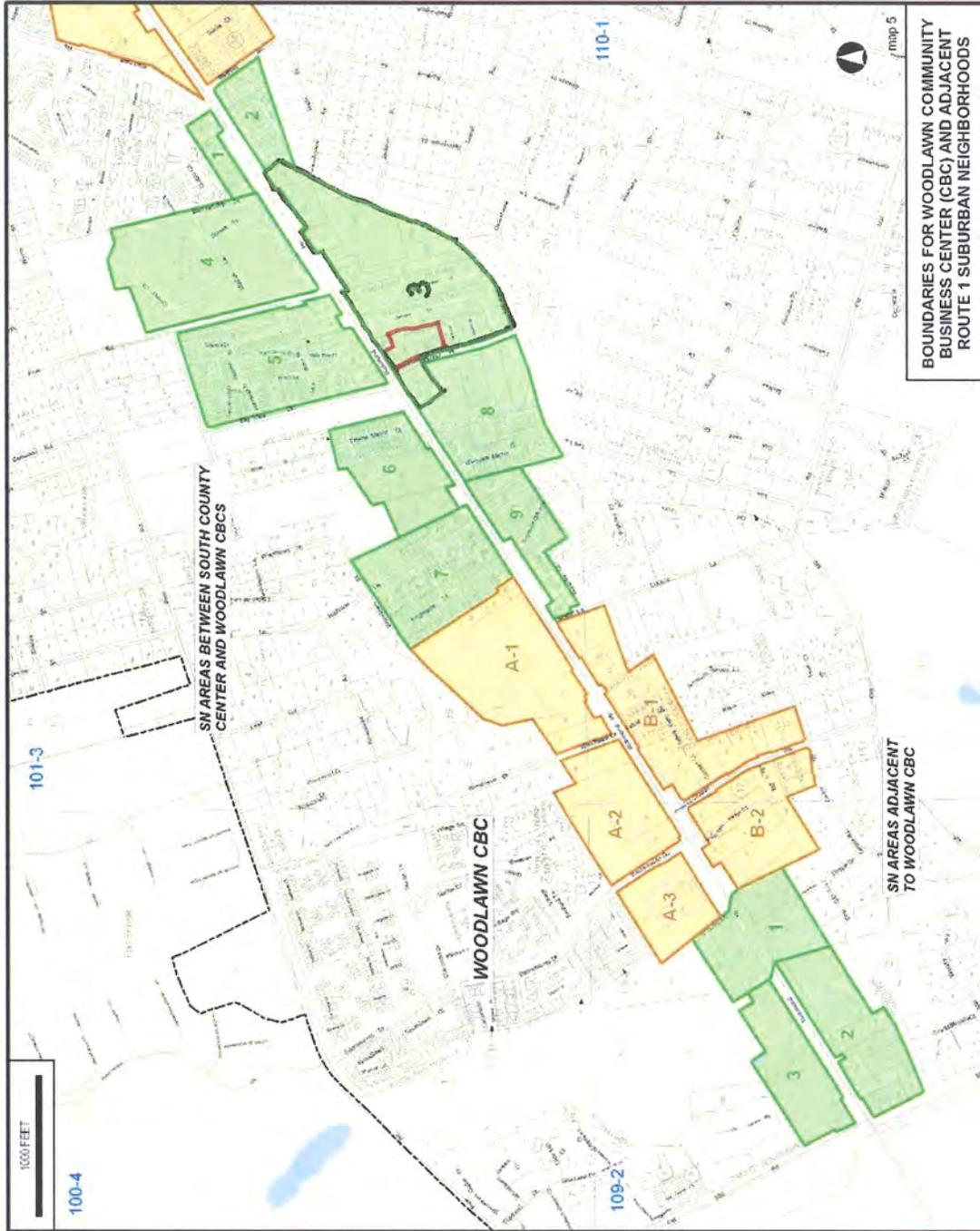


FIGURE 12

- Any freestanding office or residential building is encouraged to meet at least U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver standards or other comparable programs with third party certification. Retail users are encouraged to meet applicable LEED standards, or other comparable programs, in design and construction to promote sustainable development. The impervious nature of hard surfaces should be offset through approaches such as providing vegetated planting strips in surface parking lots.
 - Multi-story office buildings should include ground-floor retail use and other services where possible. To the extent possible, the new retail uses should be located in places that would encourage public usage, activate the town center, and reduce vehicular traffic. Such new retail uses should also be distributed throughout the site in the ground floors of the residential buildings and at prominent entrance points to the town center.
 - The residential units should be distributed in buildings across the site in a manner that is well-integrated into the town center. The residential uses also should have convenient access to open space, community-serving retail uses, and other services. Affordable and workforce housing should be provided through compliance with the Affordable Dwelling Unit Ordinance and other County policies.
 - Usable open spaces such as pocket parks, plazas, common greens and recreation-focused urban parks should be integrated into the development with supporting pedestrian connectivity.
 - Internal roadways, trails, sidewalks, and street crossings should connect buildings and open spaces. Streetscape treatments should include trees, landscaping, sidewalks, bicycle facilities, street furniture, and various paving textures, to the extent possible.
 - The impact on parks and recreation levels of service should be offset per Objective 6 of the Parks and Recreation Section of the Policy Plan through the provision of on-site urban park amenities, parkland dedication, provision of active recreation facilities and/or improvements to existing nearby parks.
 - Transportation improvements should be provided that ensure that the impact of the proposed development is mitigated so that there is no overall degradation of the transportation network in the vicinity of the site.
 - Bus transit stops and accompanying shelters should be provided along Richmond Highway.
4. The area bounded by parcel 101-3((1))7, Blankenship Street, Richmond Highway and Frye Road is planned for residential use at 16-20 du/ac. As an option, the area is planned for mixed use up to 0.50 FAR with consolidation of parcels 101-3((1))8 and 101-3((1))5. The mixed use should consist of predominantly residential use with retail and/or office uses oriented to Richmond Highway. The provision of workforce housing to accommodate the needs of individuals or families making from 70 to 120 percent of the County's median income is encouraged.
 5. The area located on the west side of Richmond Highway between Frye Road and SkyView Drive is planned for community-serving retail use up to .35 FAR and residential use at 2-3 dwelling units per acre, as shown on the Comprehensive Plan map. As an option, residential use at 14-16 dwelling units per acre may be considered if some of the commercially zoned parcels along Richmond Highway are included in the consolidation, subject to the following conditions:

RESIDENTIAL DISTRICT REGULATIONS

PART 2 3-200 R-2 RESIDENTIAL DISTRICT, TWO DWELLING UNITS/ACRE**3-201 Purpose and Intent**

The R-2 District is established to provide for single family detached dwellings at a density not to exceed two (2) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed two and four-tenths (2.4) dwelling units per acre; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-202 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Public uses.

3-203 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses.
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 7 - Older Structures, limited to:
 - A. Antique shops
 - B. Art and craft galleries
 - C. Rooming houses
 - D. Summer theatres
6. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities

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- B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
7. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Barbershops or beauty parlors as a home occupation
 - B. Home professional offices
 - C. Accessory dwelling units

3-204 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Landfills
 - C. Water purification facilities
- 3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities

FAIRFAX COUNTY ZONING ORDINANCE

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

3-205 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 2-421.

3-206 Lot Size Requirements

1. Minimum district size for cluster subdivisions: 2 acres
2. Average lot area
 - A. Conventional subdivision lot: 18,000 sq. ft.
 - B. Cluster subdivision lot: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 15,000 sq. ft.
 - B. Cluster subdivision lot: 13,000 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 15,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 13,000 square feet.
4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 100 feet
 - (2) Corner lot - 125 feet
 - B. Except as qualified below, cluster subdivision lot:
 - (1) Interior lot - No Requirement

RESIDENTIAL DISTRICT REGULATIONS

(2) Corner lot - 100 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contain a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 100 feet for interior lots and 125 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 100 feet for corner lots.

3-207**Bulk Regulations**

1. Maximum building height

A. Single family dwellings: 35 feet

B. All other structures: 60 feet

2. Minimum yard requirements

A. Single family dwellings

(1) Conventional subdivision lot

(a) Front yard: 35 feet

(b) Side yard: 15 feet

(c) Rear yard: 25 feet

(2) Cluster subdivision lot

(a) Front yard: 25 feet

(b) Side yard: 8 feet, but a total minimum of 24 feet

(c) Rear yard: 25 feet

B. All other structures

(1) Front yard: Controlled by a 45° angle of bulk plane, but not less than 35 feet

(2) Side yard: Controlled by a 40° angle of bulk plane, but not less than 15 feet

FAIRFAX COUNTY ZONING ORDINANCE

- (3) Rear yard: Controlled by a 40° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:
- A. 0.20 for uses other than residential or public
 - B. 0.25 for public uses

3-208 Maximum Density

Two (2) dwelling units per acre

3-209 Open Space

In subdivisions approved for cluster development, 25% of the gross area shall be open space

3-210 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached dwelling units, either in a conventional subdivision or cluster subdivision. Cluster subdivisions shall be subject to the approval of the Director in accordance with Sect. 2-421. In addition, single family attached dwelling units are permitted, provided that no more than thirty-five (35) percent of the total number of dwelling units allowed within the development shall be single family attached dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area
 - A. Single family detached conventional subdivision lot: 12,000 sq. ft.
 - B. Single family detached cluster subdivision lot: 10,400 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 12,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 10,400 square feet.
 - C. Single family attached: No Requirement
2. Minimum lot width
 - A. Single family detached conventional subdivision lot:

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		