



APPLICATION ACCEPTED: December 23, 2014
PLANNING COMMISSION: July 15, 2015
BOARD OF SUPERVISORS: July 28, 2015 @ 4:00 p.m.

County of Fairfax, Virginia

June 30, 2015

STAFF REPORT

APPLICATION PRC 80-C-111

HUNTER MILL DISTRICT



APPLICANT: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints

ZONING: PRC (Planned Residential Community)

PARCEL: 11-3 ((13)) 1

SITE AREA: 3.525 acres

PLAN MAP: Residential Planned Community

PRC PLAN PROPOSAL: PRC Plan approval to permit expansion of the existing church parking lot

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC 80-C-111, subject to the proposed development conditions set forth in Appendix 1.

Staff recommends approval of a modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening requirement to permit the landscaping as shown on the PRC Plan, and a waiver of Sect. 13-304 for the barrier requirement.

Carmen Bishop, AICP

**Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service**

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



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

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

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

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

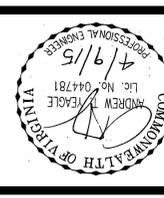


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



RINKER DESIGN, P.C.
ENGINEERING SURVEYING LAND PLANNING
RIGHT OF WAY ENVIRONMENTAL
TRANSPORTATION

6385 DISCOVERY BOULEVARD, SUITE 200, MANASSAS, VIRGINIA 20109
PHONE: (703) 368-7373 FAX: (703) 968-9027 WWW.RDCAVIL.COM



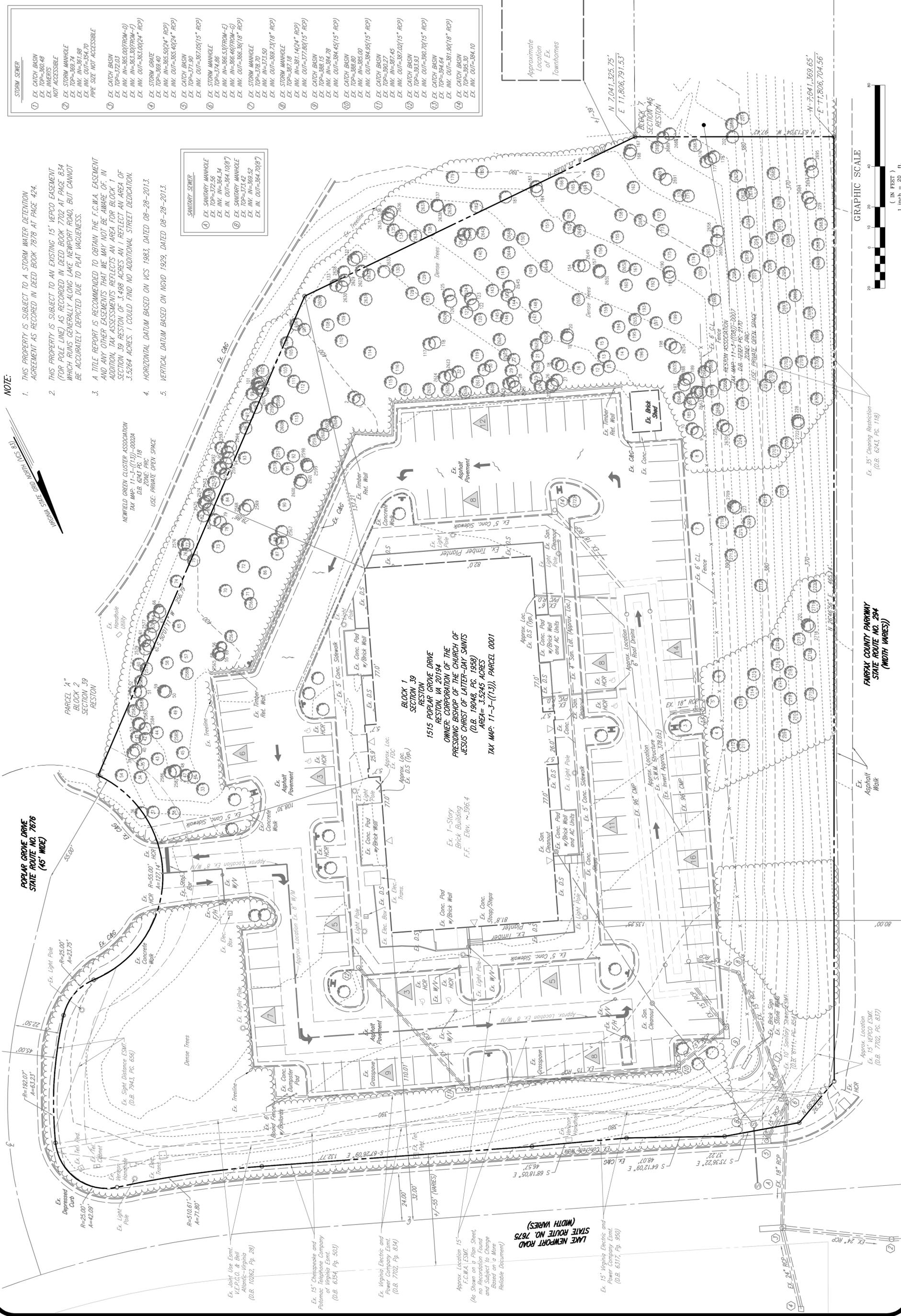
ANDREW M. RINKER
Lic. No. 044781
PROFESSIONAL ENGINEER
4/9/15

CHURCH OF LATTER DAY SAINTS - RESTON
PARKING LOT EXPANSION
PRC PLAN AMENDMENT

FAIRFAX COUNTY, VIRGINIA
FAIRFAX MILL DISTRICT

REVISIONS:

DATE:	APRIL 2015
SCALE:	AS SHOWN
DESIGN:	JLK/JC/ATY
DRAFT:	CAD
CHECKED BY:	
ARCH:	N/A
JOB NUMBER:	13-070
SHEET NUMBER:	2 OF 10



- NOTE:**
1. THIS PROPERTY IS SUBJECT TO A STORM WATER DETENTION AGREEMENT AS RECORDED IN DEED BOOK 7878 AT PAGE 424.
 2. THIS PROPERTY IS SUBJECT TO AN EXISTING 15' VEPCO EASEMENT (FOR POLE LINE) AS RECORDED IN DEED BOOK 7702 AT PAGE 834 WHICH RUNS GENERALLY ALONG LAKE NEWPORT ROAD, BUT CANNOT BE ACCURATELY DEPICTED DUE TO PLAT VAGUENESS.
 3. A TITLE REPORT IS RECOMMENDED TO OBTAIN THE F.C.W.A. EASEMENT AND ANY OTHER EASEMENTS THAT WE MAY NOT BE AWARE OF. IN ADDITION, TAX ASSESSMENTS REFLECTS AN AREA FOR BLOCK 1 SECTION 39 RESTON OF 3.489 ACRES AN I REFLECT AN AREA OF 3.5264 ACRES. I COULD FIND NO ADDITIONAL STREET DEDICATION.
 4. HORIZONTAL DATUM BASED ON VCS 1983, DATED 08-28-2013.
 5. VERTICAL DATUM BASED ON NGVD 1929, DATED 08-28-2013.

SEWER

1	EX. CATCH BASIN
2	EX. TOP=360.48
3	EX. INVERTS
4	NOT ACCESSIBLE
5	EX. STORM MANHOLE
6	EX. TOP=369.74
7	EX. INV. IN=361.88
8	EX. INV. IN=354.70
9	PIPE SIZE NOT ACCESSIBLE
10	EX. CATCH BASIN
11	EX. TOP=372.03
12	EX. INV. IN=365.00(FROM-D)
13	EX. INV. IN=363.30(FROM-F)
14	EX. INV. OUT=363.00(24" RCP)
15	EX. STORM ORATE
16	EX. TOP=369.40
17	EX. INV. IN=365.50(24" RCP)
18	EX. INV. OUT=365.40(24" RCP)
19	EX. CATCH BASIN
20	EX. TOP=371.31
21	EX. INV. OUT=367.00(15" RCP)
22	EX. STORM MANHOLE
23	EX. TOP=374.86
24	EX. INV. IN=366.53(FROM-E)
25	EX. INV. IN=366.46(FROM-G)
26	EX. INV. OUT=366.36(18" RCP)
27	EX. STORM MANHOLE
28	EX. TOP=378.70
29	EX. INV. IN=373.50
30	EX. INV. OUT=369.73(18" RCP)
31	EX. STORM MANHOLE
32	EX. TOP=382.18
33	EX. INV. IN=381.14(24" RCP)
34	EX. INV. OUT=377.80(15" RCP)
35	EX. CATCH BASIN
36	EX. TOP=388.15
37	EX. INV. IN=388.78
38	EX. INV. OUT=384.46(15" RCP)
39	EX. CATCH BASIN
40	EX. TOP=388.80
41	EX. INV. IN=385.00
42	EX. INV. OUT=384.98(15" RCP)
43	EX. CATCH BASIN
44	EX. TOP=390.27
45	EX. INV. IN=387.45
46	EX. INV. OUT=387.02(15" RCP)
47	EX. CATCH BASIN
48	EX. TOP=393.83
49	EX. INV. OUT=390.70(15" RCP)
50	EX. CATCH BASIN
51	EX. TOP=394.64
52	EX. INV. OUT=381.90(18" RCP)
53	EX. CATCH BASIN
54	EX. TOP=395.30
55	EX. INV. OUT=384.10

POPULAR GROVE DRIVE
STATE ROUTE NO. 7676
(45' WIDE)

PARCEL 14"
BLOCK 2
SECTION 39
RESTON

NEWFIELD GREEN CLUSTER ASSOCIATION
TAX MAP: 11-3-(113)-0002A
DB 6243 PG. 118
ZONE: PRC
USE: PRIVATE OPEN SPACE

1515 POPULAR GROVE DRIVE
RESTON, VA 20194
OWNER: CORPORATION OF THE
PRESIDENT BISHOP OF THE CHURCH OF
JESUS CHRIST OF LATTER-DAY SAINTS
(D.B. 19048, PG. 1958)
AREA= 3.5245 ACRES
TAX MAP: 11-3-(113), PARCEL 0001

LAKE NEWPORT ROAD
STATE ROUTE NO. 7675
(WIDTH VARIES)



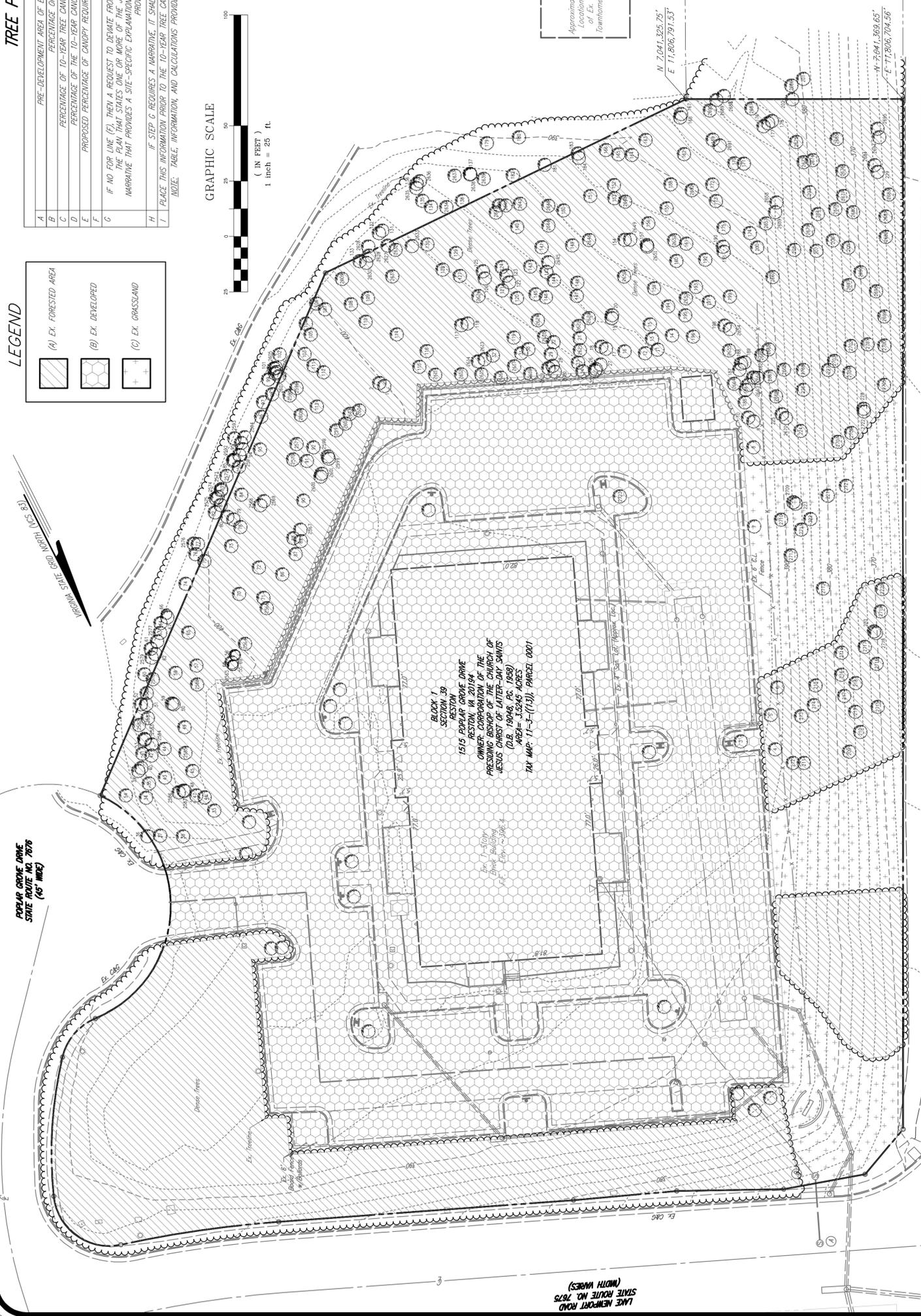
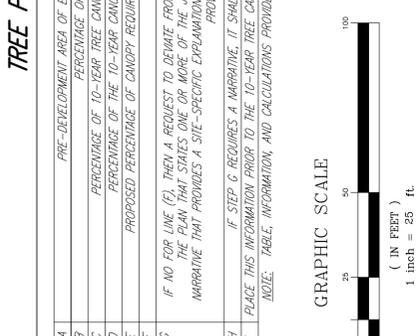
FAIRFAX COUNTY PARKWAY
STATE ROUTE NO. 284
(WIDTH VARIES)

Approx. Location
Ex. 15' VEPCO ESMIT
(D.B. 7702, PG. 837)

Approx. Location
Ex. 15' Virginia Electric and
Power Company Esmat
(D.B. 6317, Pg. 950)

LEGEND

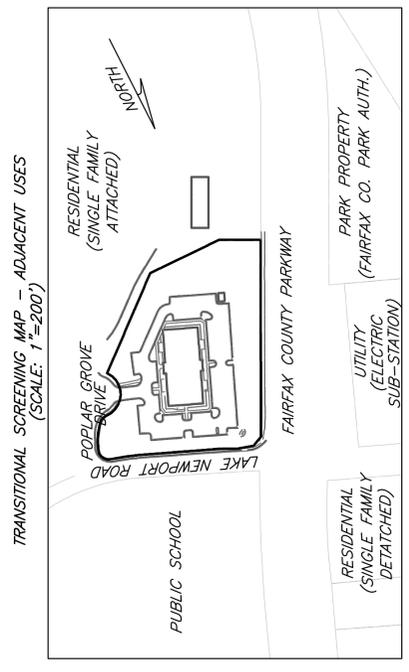
	(A) EX. FORESTED AREA
	(B) EX. DEVELOPED
	(C) EX. GRASSLAND



EXISTING VEGETATION MAP - SUMMARY TABLE

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA	COMMENTS
A	EXISTING FOREST	OAKS, PINES, LOCUST, POPULAR, & MAPLES	UPLAND FOREST	MODERATE	65,900 SQ. FT.	NATURAL FOREST & MINOR MAINTENANCE AROUND TREES
B	DEVELOPED	N/A	N/A	N/A	75,433 SQ. FT.	PARKING, EXISTING CHURCH LANDSCAPING TREES & LAWN FOUNDATION PLANTINGS & LAWN
C	MAINTAINED GRASSLAND	TURFCOASS	N/A	N/A	12,195 SQ. FT.	OPEN GRASS AREA

TOTAL AREA = 153,528 SQ. FT. (3.525 AC.)
 EX. TREE COVER = 65,900 SQ. FT. (1.513 AC.)
 EX. TREE COVER TO REMAIN = 51,393 SQ. FT. (1.180 AC.)



NOTES

- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) = 1.51 AC. (65,900 SF)
- PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY = 42.8 %
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (PER TABLE 12.4 OF THE PFM) = 30.00 % (46,065 SF)
- PERCENTAGE OF 10-YEAR TREE CANOPY THAT SHOULD BE MET THROUGH TREE PRESERVATION = 42.8 % (19,716 SF)
- PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION = 43.5 % (15,329 SQ. FT.)
- HAS THE TREE PRESERVATION TARGET BEEN MET? YES
- IF NO FOR LINE (F), THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN SECTION 12-0507.1 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET, PROVIDE SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED.
- IF STEP C REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH SECTION 12-0507.2
- PLACE THIS INFORMATION FROM THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12.1. SO NOTED

NOTE: TABLE INFORMATION AND CALCULATIONS PROVIDED ARE IN ACCORDANCE WITH SECTION 12-0507 AND TABLE 12.3 OF THE PFM.

10-YEAR TREE CANOPY CALCULATION WORKSHEET

STEP	TREES PRESERVATION TARGET AND STATEMENT	TOTALS	REFERENCE
A.1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	SEE THIS SHEET	SEE SEC. 12-0507.2 FOR LIST OF REQUIRED ELEMENTS AND WORKSHEET
B. TREE CANOPY REQUIREMENT			
B.1	IDENTIFY GROSS SITE AREA = 153,528 SQ. FT.	153,528 SQ. FT.	SEC. 12-0511.14
B.2	SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTS = 0 SQ. FT.	0 SQ. FT.	SEC. 12-0511.18
B.3	SUBTRACT AREA OF EXEMPTIONS = 0 SQ. FT.	0 SQ. FT.	SEC. 12-0511.19(1) - SEC. 12-0511.19(2)
B.4	ADJUSTED SITE AREA (B1 - B2) = 153,528 SQ. FT.	153,528 SQ. FT.	
B.5	IDENTIFY SITE'S ZONING AND/OR USE = PRC, CHURCH		
B.6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED = 30%		SEC. 12-0510.1 AND TABLE 12.4
B.7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B6) = 46,065 SQ. FT.	46,065 SQ. FT.	YES OR NO
B.8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED? NO		SHEET NUMBER
B.9	IF B.8 IS YES, THEN LIST SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A	
C. TREE PRESERVATION			
C.1	TREE PRESERVATION TARGET AREA = 19,716 SQ. FT.	19,716 SQ. FT.	(EXISTING TREE COVER TO REMAIN)
C.2	TOTAL CANOPY AREA MEETING STANDARDS OF SEC. 12-0200 = 53,983 SQ. FT.	53,983 SQ. FT.	SEC. 12-0510.3B
C.3	C2 x 1.25 = 66,741 SQ. FT.	66,741 SQ. FT.	
C.4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES = 0 SQ. FT.	0 SQ. FT.	SEC. 12-0510.3B(1)
C.5	TOTAL OF CANOPY AREA PROVIDED BY "HERITAGE," "NATURAL," "SPECIMEN," OR "SHRUB TREES" = 0 SQ. FT.	0 SQ. FT.	
C.6	C4 x 1.5 = 0 SQ. FT.	0 SQ. FT.	
C.7	TOTAL OF CANOPY AREA PROVIDED BY "HERITAGE," "NATURAL," "SPECIMEN," OR "SHRUB TREES" = 0 SQ. FT.	0 SQ. FT.	SEC. 12-0510.3B(2)
C.8	CANOPY AREA OF TREES WITHIN PRA'S AND 100-YR FLOODPLAINS = 0 SQ. FT.	0 SQ. FT.	SEC. 12-0510.3B(1)
C.9	C8 x 1.0 = 0 SQ. FT.	0 SQ. FT.	IF AREA OF C10 IS LESS THAN B7 REMAINDER OF REQUIREMENT MUST BE MET THROUGH TREE PLANTING - GO TO D
C.10	TOTALS OF C.3, C.5, C.7, AND C.9 = 66,741 SQ. FT.	66,741 SQ. FT.	
D. TREE PLANTING			
D.1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C10) = N/A	N/A	
D.2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS = 0 SQ. FT.	0 SQ. FT.	SEC. 12-0510.4B(1)
D.3	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION = 0 SQ. FT.	0 SQ. FT.	
D.4	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS = 0 SQ. FT.	0 SQ. FT.	SEC. 12-0510.4B(2)
D.5	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS = 0 SQ. FT.	0 SQ. FT.	SEC. 12-0510.4B(3)
D.6	AREA OF CANOPY PROVIDED BY NATIVE TREES = 0 SQ. FT.	0 SQ. FT.	SEC. 12-0510.4B(4)
D.7	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS & VARIETIES = 0 SQ. FT.	0 SQ. FT.	SEC. 12-0510.4B(5)
D.8	PERCENTAGE OF D14 REPRESENTED BY D15 = 0 %	0 %	MUST NOT EXCEED 53% OF D14
D.9	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING = 8,875 SQ. FT.	8,875 SQ. FT.	YES OR NO
D.10	IS AN OFFSITE PLANTING RELIEF REQUESTED? NO		SEC. 12-0512
D.11	TREE BANK OR TREE FUND? N/A		
D.12	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND = N/A	N/A	
D.13	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND = N/A	N/A	
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED			
E.1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) = 66,741 SQ. FT.	66,741 SQ. FT.	
E.2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) = 8,875 SQ. FT.	8,875 SQ. FT.	
E.3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) = 0 SQ. FT.	0 SQ. FT.	
E.4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED = 75,116 SQ. FT.	75,116 SQ. FT.	TOTAL OF E1 THROUGH E4 AREA SHOULD MEET OR EXCEED AREA IN B7

REVISIONS:

DATE:	APRIL 2015
SCALE:	AS SHOWN
DESIGN:	JLK/JC/ATY
DRAFT:	CAD
CHECKED BY:	
ARCH:	N/A
JOB NUMBER:	13-070
SHEET NUMBER:	4 OF 10

NOTES:
 1. TABLE, INFORMATION, AND CALCULATIONS PROVIDED ARE IN ACCORDANCE WITH SECTION 12-0510.1(1) AND TABLE 12.12 OF THE PFM.



OUTFALL SUMMARY

ADEQUACY OF OUTFALL WAS CONSIDERED ACCORDING TO CRITERIA STATED IN COUNTY CODE 124-4-4.C.4. WHICH REFERENCES 124-4-4.B.3b. THE STORM WATER MANAGEMENT FACILITIES ON THIS SITE WILL RESULT IN A REDUCTION OF PEAK OUTFLOW AND VOLUME IN ACCORDANCE WITH THE CRITERIA STATED:

$Q_{dev} \leq (Q_{forest} \times R_{Vforest}) / R_{Vdev}$

SEE CALCULATIONS PROVIDED ON THIS SHEET:

LIMITS OF ANALYSIS FOR OUTFALL ADEQUACY IS LIMITED TO CHECKING OF FLOODING OF EXISTING DWELLINGS OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT FROM THE 100-YEAR STORM EVENT FOR THE EXTENT OF REVIEW DESCRIBED IN 124-4-4.C.4. THE CONCENTRATED FLOW FROM THIS SITE OUTFALLS TO EXISTING STORM SEWER LOCATED IN FAIRFAX COUNTY PARKWAY. THE STORM SEWER FLOWS WEST 2,100 LF TO A NATURAL CHANNEL.

DETENTION OF THE 1-YEAR, 2-YEAR, AND 10-YEAR STORMS IS PROVIDED IN ACCORDANCE WITH PPM SECTION 6-203.4 AND CHAPTER 124 OF THE COUNTY CODE.

A PROPORTIONAL IMPROVEMENT IS PROVIDED PER SECTION 124-4-4.B.3b

$Q_{dev} \leq (Q_{forest} \times R_{Vforest}) / R_{Vdev}$

$Q_{forest} = 4.48 \text{ cfs}$

$R_{Vforest} = 11,082 \text{ cf}$

$Q_{dev} = 2.22 \text{ cfs}$

$R_{Vdev} = 7,726 \text{ cf}$

$(Q_{forest} \times R_{Vforest}) / R_{Vdev} = 6.41$

$Q_{dev} \leq (Q_{forest} \times R_{Vforest}) / R_{Vdev}$

$2.22 \text{ cfs} \leq 6.41$

Therefore Condition is met

Post Developed Flow (1-year) = 2.22 cfs

From Ex Underground = 0 cfs

From Previous Pavement A = 0.12 cfs

From Previous Pavement B = 0.01 cfs

From Previous Pavement C = 0.01 cfs

From Uncontrolled Area = 2.08 cfs

Post Developed Volume (1-year) = 7726 cfs

From Ex Underground = 0 cfs

From Previous Pavement A = 1,814 cfs

From Previous Pavement B = 445 cfs

From Previous Pavement C = 321 cfs

From Uncontrolled Area = 5,146 cfs

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

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

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (8-011.21 & 21.1)
- Cluster Subdivisions (8-015.15 (G & H) & 11-016.302.2 & 4L)
- Professional Engineer (18-202.101 & 102)
- EDP - P Districts (except PRC) 916-502.1F & 10)

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

Facility Name/Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
EXISTING (e.g. DETENTION BASIN)	0.00 ACRES	0.00 ACRES	0.00 ACRES	3,586 SF	13,505 CF	
PROPOSED PAVEMENT	0.41 ACRES	0.00 ACRES	0.41 ACRES	4,120 SF		
PERVIOUS STRUCTURES	0.46 ACRES	0.00 ACRES	0.46 ACRES	104 SF		
STORM FILTER	0.25 ACRES	0.00 ACRES	0.25 ACRES	137 SF		
						Totals
						3

3. Pond inlet and outlet pipe systems are shown on Sheet N/A.

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet N/A.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.

6. Type of maintenance access road surface noted on the plan is N/A (asphalt, geoblock, gravel, etc.)

7. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 4.

8. A stormwater management narrative, which contains a description of how detention and best management practices requirements will be met is provided on Sheet THIS SHEET.

9. A description of the existing conditions of each numbered site outfall extended downstream from the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet THIS SHEET.

10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is a survey or field run is provided on Sheets 2.

11. A submission waiver is requested for N/A.

12. Stormwater management is not required because N/A.

OUTFALL NARRATIVE

THE STORMWATER RUNOFF GENERATED FROM THE DEVELOPMENT OF THIS SITE WILL CONTINUE TO HONOR ALL EXISTING DRAINAGE DIVIDES. NO MAJOR CHANGES WILL BE MADE TO THE EXISTING SITE OUTFALLS.

THE SUBJECT SITE AND SURROUNDING PROPERTIES ARE FULLY DEVELOPED. NO SIGNIFICANT CHANGES TO THE UPSTREAM OR DOWNSTREAM LAND USE ARE ANTICIPATED. NO FAIRFAX COUNTY MAPPED FLOOD PLAIN OR RPA AREAS ARE LOCATED ON THIS SITE.

THE SITE DRAINS WEST TO ROSIEFS BRANCH, WHICH CONTINUES WEST TO SUGARLAND RUN. RUNOFF IS CONVEYED VIA EXISTING STORM SEWER AND DITCH SECTIONS TO SUGARLAND RUN. SUGARLAND RUN FLOWS NORTH TO THE POTOMAC RIVER.

APPROXIMATELY 2.92 ACRES OF ONSITE AREA IS COLLECTED BY THE EXISTING UNDERGROUND DETENTION FACILITY. THIS FACILITY OUTFALLS TO EXISTING STORM SEWER IN LAKE NEWPORT ROAD. THIS STORM SEWER FLOWS WEST, CROSSING FAIRFAX COUNTY PARKWAY, AND OUTFALLS TO SUGARLAND BRANCH.

A SMALL DRAINAGE AREA ALONG THE EASTERN PERIMETER OF THE SITE SHEET FLOWS EAST TO STORM SEWER IN POPULAR GROVE DRIVE, WHICH IS CARRIED SOUTH, OUTFALLING AT SUGARLAND BRANCH.

A THIRD ONSITE DRAINAGE AREA AT THE SOUTHERN END OF THE SITE SHEET FLOWS TO STORM SEWER IN FAIRFAX COUNTY PARKWAY. THIS EXISTING STORM SEWER OUTFALLS TO SUGARLAND BRANCH TO THE WEST.

THE SUBJECT SITE IS LOCATED ON A NATURAL HIGH POINT. NO SIGNIFICANT AMOUNT OF OFFSITE DRAINAGE FLOWS ONTO THE SUBJECT PROPERTY. THE INCREASE IN IMPERVIOUS AREA TO EACH OUTFALL WILL BE MINIMAL. THE PERIMETER OF THE SITE CONTAINS ESTABLISHED FORESTED AREA AND LANDSCAPING TREES.

OVERALL DRAINAGE PATTERN

ALL SITE OUTFALLS HAVE BEEN ANALYZED IN ACCORDANCE WITH SECTION 6-0200 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) AND ARE FURTHER DESCRIBED AS FOLLOWS:

PRIMARY OUTFALL - NORTH

P-1 (NORTH) THIS OUTFALL IS ASSOCIATED WITH THE EXISTING UNDERGROUND SWM FACILITY. DRAINAGE TO THIS OUTFALL CONSISTS OF THE CHURCH, MUCH OF THE PARKING LOT, AND SURROUNDING AREA. THE TOTAL DRAINAGE AREA TO THIS OUTFALL IS 2.92 ACRES. THIS ONSITE DRAINAGE AREA OUTFALLS TO EXISTING STORM SEWER IN LAKE NEWPORT ROAD. THE STORM SEWER FLOWS WEST APPROXIMATELY 1600 LF, FLOWING UNDER FAIRFAX COUNTY PARKWAY, FOLLOWING LAKE NEWPORT ROAD WEST TO SUGARLAND RUN.

MUCH OF THE SITE IMPERVIOUS AREA IS WITHIN THE 2.92 ACRE DRAINAGE AREA FLOWING TO THE UNDERGROUND DETENTION FACILITY. ALL OF THE IMPROVEMENTS PROPOSED WITH THIS PLAN ARE LOCATED WITHIN THIS DRAINAGE AREA. THE UNDERGROUND DETENTION OUTFALL TO EXISTING STORM SEWER IN LAKE NEWPORT ROAD IS THE PRIMARY OUTFALL.

SECONDARY OUTFALLS

THE SOUTHERN DRAINAGE AREA, AS WELL AS THE WESTERN DRAINAGE AREA SHEET FLOWS FROM THE SUBJECT SITE TO EXISTING STORM SEWER IN LAKE NEWPORT ROAD AND FAIRFAX COUNTY PARKWAY.

S-1 (SOUTH) THIS OUTFALL IS LOCATED AT THE SOUTHERN AREA OF THE SUBJECT SITE. THE DRAINAGE TO THIS OUTFALL IS APPROXIMATELY 0.70 ACRES. THE AREA WITHIN THIS OUTFALL CONSISTS OF FORESTED AREA, AND A SMALL AMOUNT OF IMPERVIOUS AREA. THE IMPERVIOUS AREA CONSISTS OF PARKING AREA AND TRAVEL WAY. THE MAJORITY OF THIS DRAINAGE AREA IS PERVIOUS AREA. THE PERIMETER OF THIS SECONDARY OUTFALL CONSISTS OF EXISTING MATURE TREES. THIS OUTFALL SHEET FLOWS TO STORM SEWER LOCATED IN THE FAIRFAX COUNTY PARKWAY R.O.W. THE EXISTING STORM SEWER OUTFALLS AT SUGARLAND RUN.

S-2 (EAST) THIS OUTFALL IS LOCATED AT THE EASTERN AREA OF THE SUBJECT SITE. THE DRAINAGE TO THIS OUTFALL IS APPROXIMATELY 0.39 ACRES. THE AREA WITHIN THIS OUTFALL CONSISTS OF FORESTED AREA, AND A SMALL AMOUNT OF IMPERVIOUS AREA. THE IMPERVIOUS AREA CONSISTS OF PARKING AREA AND TRAVEL WAY. THE MAJORITY OF THIS DRAINAGE AREA IS PERVIOUS AREA. THE PERIMETER OF THIS SECONDARY OUTFALL CONSISTS OF EXISTING MATURE TREES. THIS OUTFALL SHEET FLOWS TO STORM SEWER LOCATED IN THE POPULAR GROVE DRIVE R.O.W. THE EXISTING STORM SEWER OUTFALLS AT SUGARLAND RUN.

WATER QUALITY/BMP NARRATIVE

THE SITE IS LOCATED OUTSIDE OF THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (MSP0D). THE BMP REQUIREMENT FOR THE SITE IS BASED ON THE NEW STATE/FAIRFAX COUNTY REGULATIONS.

BMP REQUIREMENTS WILL BE MET BY MAINTAINING A VEGETATED BUFFER ON THE PERMETER OF THE SUBJECT PARCEL, WITH THE USE OF A PEAK DIVERSION STORMFILTER STRUCTURE, AND WITH THE USE OF PERVIOUS PAVEMENT. ALL BMP REQUIREMENTS FOR THE SUBJECT SITE SHALL BE MET PRIOR TO FINAL SITE PLAN APPROVAL. POTENTIAL LOCATIONS FOR BMP MEASURES HAVE BEEN IDENTIFIED. PRELIMINARY ENGINEERING CALCULATIONS HAVE BEEN PERFORMED. THE PHOSPHORUS REMOVAL RATE IS ACHIEVABLE; HOWEVER, THE EXACT METHODS AND MEASURES USED TO MEET THE BMP REQUIREMENTS FOR THE SITE WILL NOT BE KNOWN UNTIL FINAL ENGINEERING DESIGN AND ANALYSES ARE PERFORMED. THE PLAN IDENTIFIES POTENTIAL LOCATIONS OF BMP DEVICES. THE TYPES OF THESE DEVICES MAY INCLUDE THE USE OF PERVIOUS PAVEMENT, A STORM FILTER STRUCTURE, VEGETATED BUFFERS, OR A COMBINATION OF METHODS. FINAL BMP DESIGN IS CONTINGENT UPON FINAL GRADING, SUITABILITY OF IN-SITU SOILS, AND ADDITIONAL FACTORS NOT KNOWN AT THIS TIME. HOWEVER, THE APPLICANT IS AWARE OF THE BMP REQUIREMENTS FOR THE SITE AS SET FORTH BY THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE FAIRFAX COUNTY PFM. AS REQUIRED, THE FINAL ENGINEERING DESIGN WILL ENSURE THAT THE MINIMUM PHOSPHORUS REMOVAL RATE FOR THE SITE IS ACHIEVED AT THE TIME OF SITE PLAN SUBMITTAL.

IN ADDITION, THE RESTON ASSOCIATION HAS REQUESTED THAT THE PHOSPHORUS LOADING INCREASE CREATED WITH THE EXPANSION OF THIS FACILITY BE TREATED WITH STRUCTURAL BMPs ONLY. THESE STRUCTURES SHALL ACTIVELY REMOVE PHOSPHORUS FROM THE RUNOFF PRIOR TO THE RUNOFF ENTERING SHAKEDEN BRANCH. THE USE OF CONSERVATION AREAS SHALL NOT BE INCLUDED WITH THE PHOSPHORUS LOADING CALCULATION. THESE CALCULATIONS WILL NOT BE INCLUDED WITH THE SITE PLAN SUBMISSION, BUT SHALL BE PROVIDED TO RESTON ASSOCIATION SEPARATELY. IF ADDITIONAL STRUCTURAL MEASURES BEYOND THOSE SHOWN ON THIS PRC PLAN ARE REQUIRED TO MEET THE PHOSPHORUS LOADING REDUCTION, THEN THEY SHOULD BE ADDED TO THE SITEPLAN AS NECESSARY.

SWM NARRATIVE

THIS SITE IS CURRENTLY SERVED BY AN EXISTING UNDERGROUND STORM WATER DETENTION FACILITY. AS STATED IN THE OUTFALL NARRATIVE ON THIS SHEET, RUNOFF FROM THIS SITE FLOWS WEST TO SUGARLAND RUN. ALL CONCENTRATED FLOW FROM THE SITE IS CONVEYED TO THE FLOODPLAIN VIA EXISTING STORM SEWER AND NATURAL DRAINAGE CHANNELS THAT HAVE CAPACITY TO CONVEY THIS RUNOFF.

THE PROPOSED IMPROVEMENTS ARE ANTICIPATED TO ADD 0.28 ACRES OF IMPERVIOUS AREA. PERVIOUS PAVEMENT WILL ACCOUNT FOR 0.03 ACRES OF THE ADDITIONAL IMPERVIOUS AREA. THERE WILL BE A PROPORTIONAL IMPROVEMENT IN ACCORDANCE WITH SECTION 124-4-4.B.3b. NEW SWM REGULATIONS WHICH GO INTO EFFECT JULY 2014.



RINKER DESIGN P.C. ASSOCIATES, LAND PLANNING ENGINEERING SURVEYING RIGHT OF WAY ENVIRONMENTAL TRANSPORTATION
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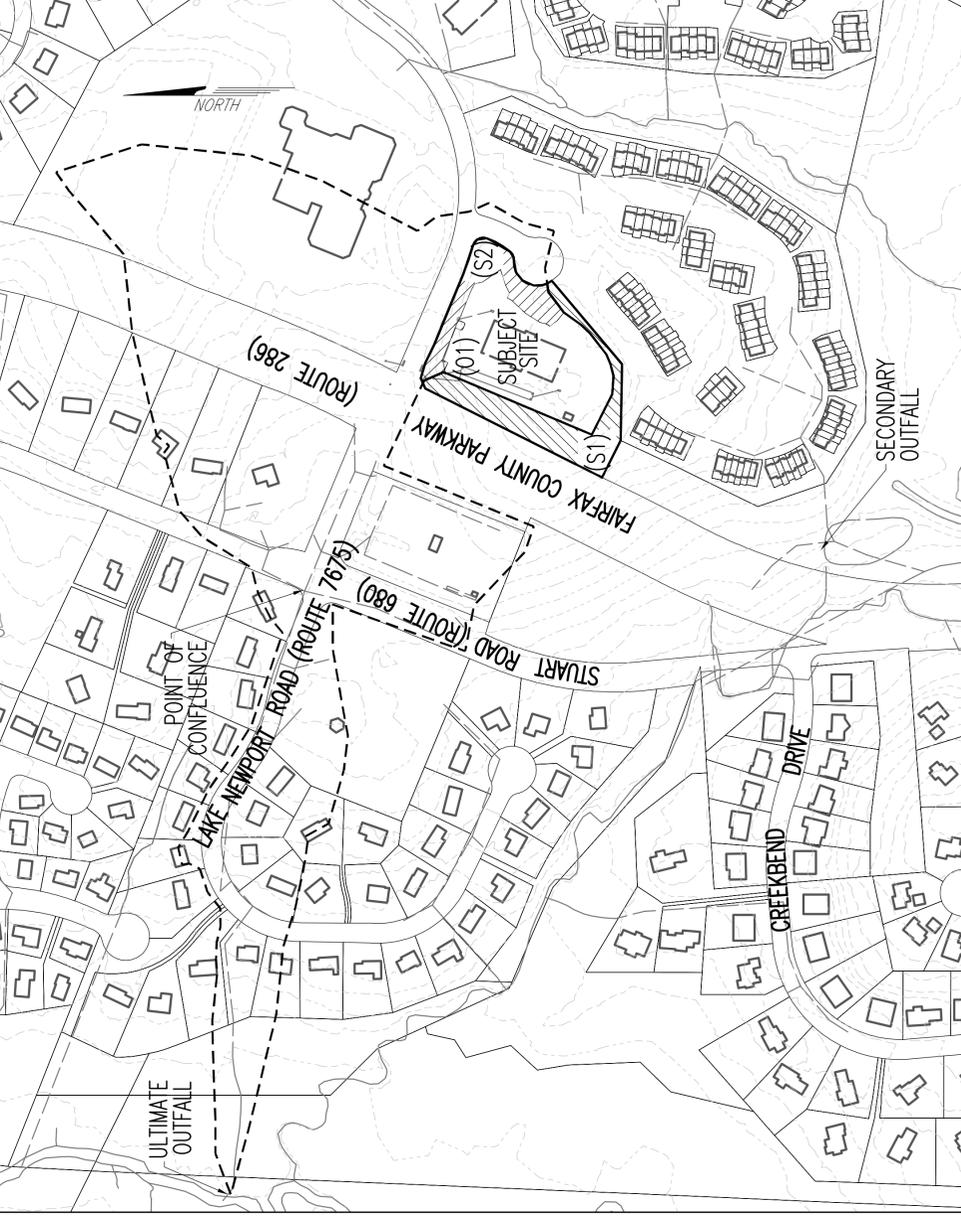


CHURCH OF LATTER DAY SAINTS-RESTON PARKING LOT EXPANSION PRC PLAN AMENDMENT
 FAIRFAX COUNTY, VIRGINIA

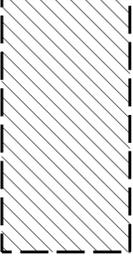
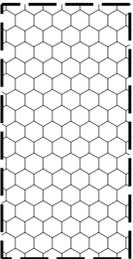
REVISIONS:

DATE:	APRIL 2015
SCALE:	AS SHOWN
DESIGN:	JLK/JC/ATY
DRAFT:	CAD
CHECKED BY:	
ARCH:	N/A
JOB NUMBER:	13-070
SHEET NUMBER:	7 OF 10

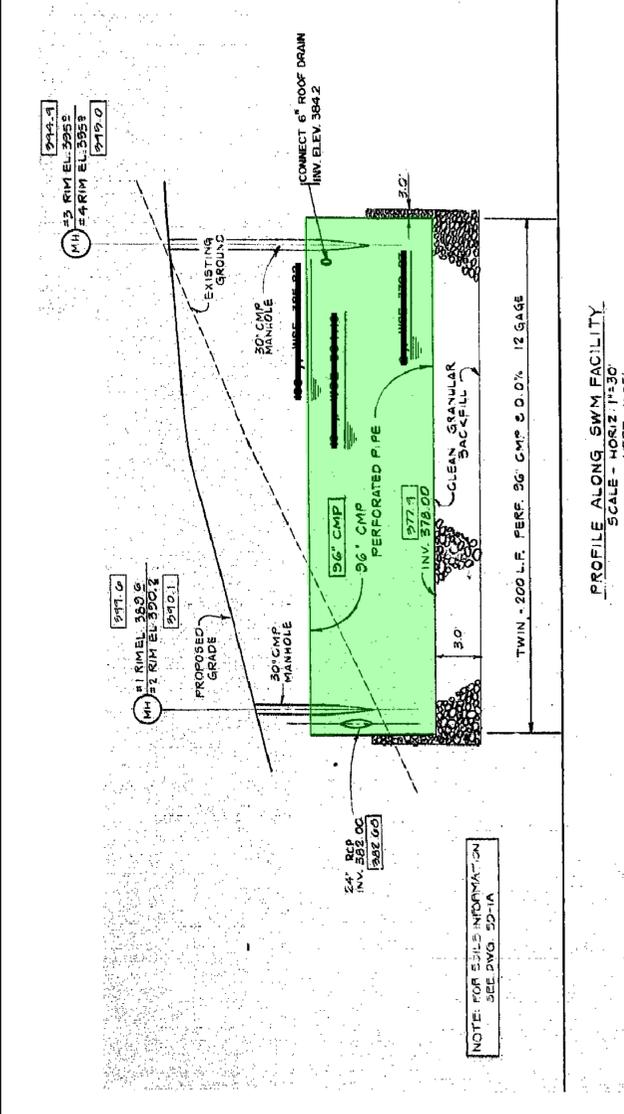
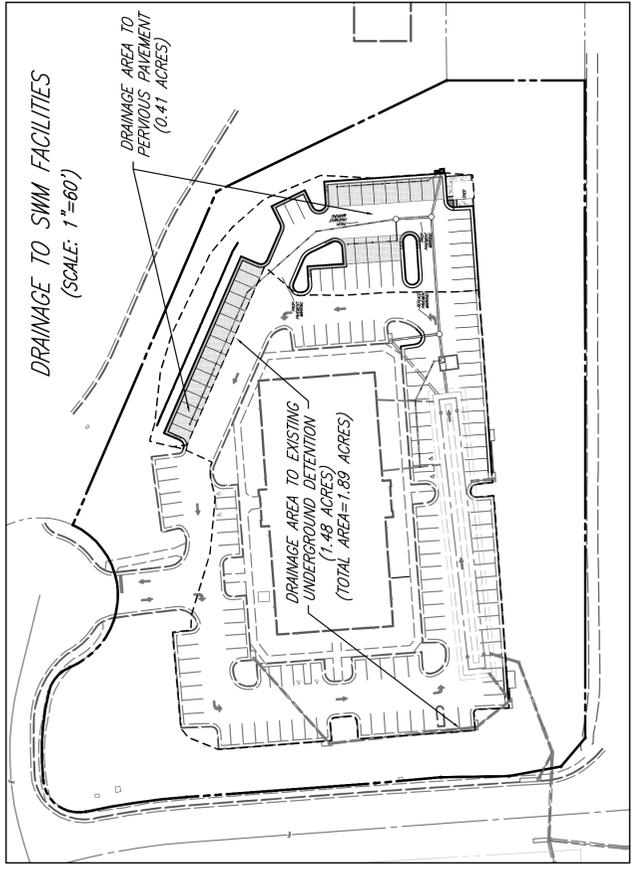
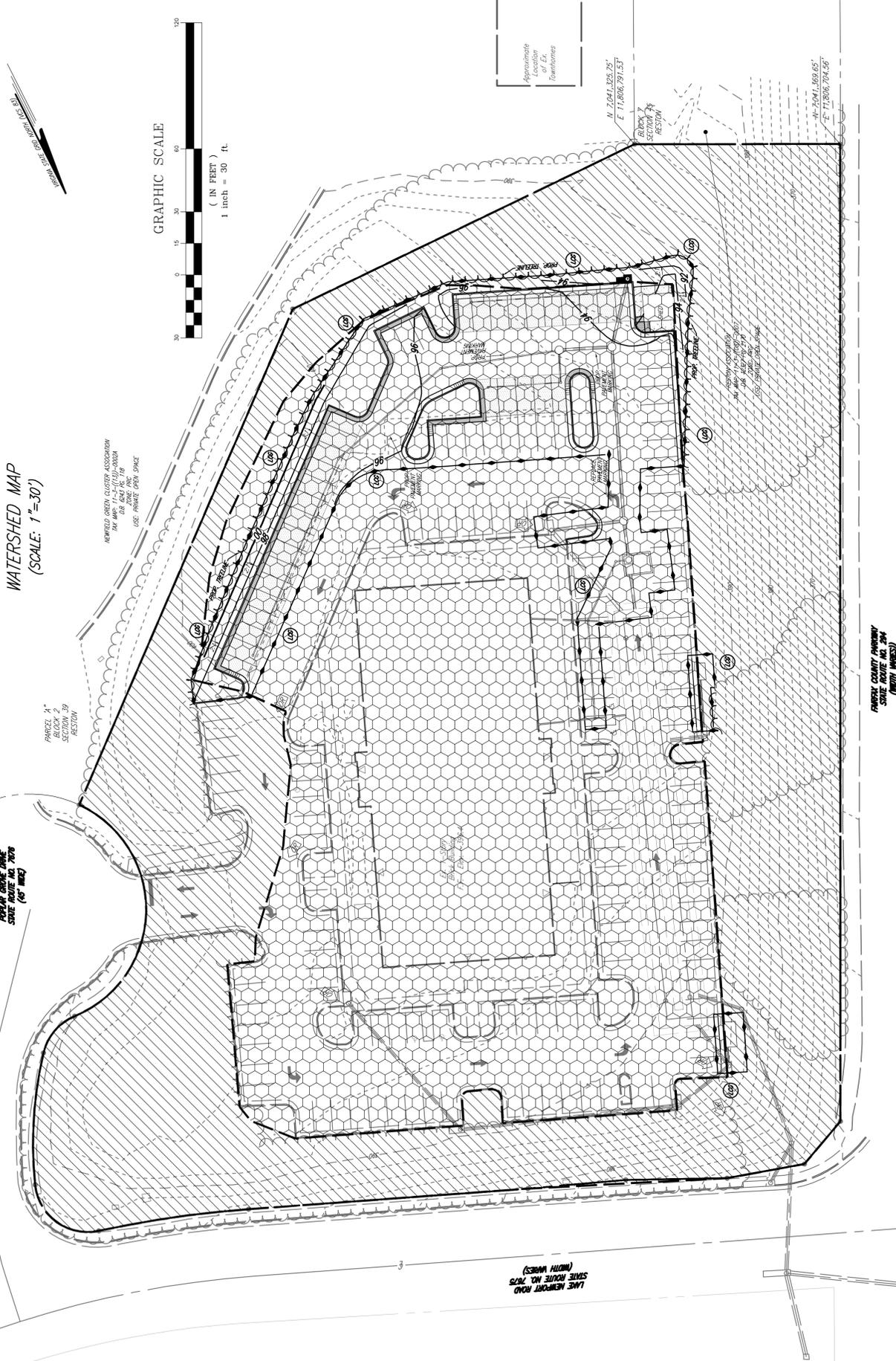
OUTFALL DRAINAGE MAP
 SCALE: 1"=200'



LEGEND

	WATERSHED AREA #2 ON-SITE AREA = 1.64 ACRES
	WATERSHED AREA #1 ON-SITE AREA = 1.89 ACRES

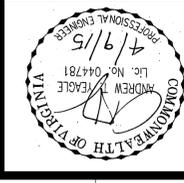
WATERSHED MAP (SCALE: 1"=30')



SWM INFORMATION FROM PREVIOUSLY APPROVED PLAN (8017-SP-001-3)

Project : POPLAR GROVE DRIVE		Date: 07-21-09		User: joo		Checked: _____		Date: _____		Version: 1.11	
County : FAIRFAX		State: VA		Subareas #1 - A		Subareas #2 - B		Sheet		Time of Concentration = 0.35*	
Subsites: EXISTING CONDITIONS		Flow Type		2 Year Length (ft)		Slope Surface code (ft/ft)		Area (sq/ft)		Velocity (ft/sec)	
Sheet		Shallow Concent'd		2 Year Length (ft)		Slope Surface code (ft/ft)		Area (sq/ft)		Velocity (ft/sec)	
Sheet		Shallow Concent'd		2 Year Length (ft)		Slope Surface code (ft/ft)		Area (sq/ft)		Velocity (ft/sec)	
Sheet		Shallow Concent'd		2 Year Length (ft)		Slope Surface code (ft/ft)		Area (sq/ft)		Velocity (ft/sec)	

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CHURCH OF LATTER DAY SAINTS-RESTON PARKING LOT EXPANSION
 STORMWATER MANAGEMENT PLAN
 FAIRFAX COUNTY, VIRGINIA
 FAIRFAX MILL DISTRICT

REVISIONS:

DATE:	APRIL 2015
SCALE:	AS SHOWN
DESIGN:	JLK/JC/ATY
DRAFT:	CAD
CHECKED BY:	
ARCH:	N/A
JOB NUMBER:	13-070
SHEET NUMBER:	8 OF 10

Virginia Runoff Reduction Method Redevelopment Worksheet - v2.0 - June 2014
To be used w/ 2011 BMP Standards and Specifications

Site Data

Project Name: LDS Reston
Date: April 7, 2015

data input cells
calculation cells
constant values

Post-Redevelopment Project & Land Cover Information

Annual Rainfall (inches)	43
Target Baseflow Event (inches)	1.00
Phosphorus EMC (ppb)	0.25
Target Phosphorus Target Load (lb/acre-yr)	0.41
PI	0.80

Total Disturbed Acreage 0.08

Nitrogen EMC (mg/L) 1.85

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	1.89	1.89
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.23	0.23
Impervious Cover (acres)	0.00	0.00	0.00	1.40	1.40
Total					3.52

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	1.51	1.51
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.51	0.51
Impervious Cover (acres)	0.00	0.00	0.00	1.50	1.50
Total					3.52

Area Check

Area Check	Clay	Clay	Clay	Clay
Pre-Development Land Cover (acres)	0.05	0.20	0.25	0.85
Post-Development Land Cover (acres)	0.05	0.20	0.25	0.85

Land Cover Summary Post-Redevelopment

Land Cover	Adjusted ¹
Forest/Open Space (acres)	1.89
Composite P/(Forest) % Forest	0.05
Managed Turf Cover (acres)	0.23
Composite P/(Managed Turf) % Managed Turf	0.23
Impervious Cover (acres)	1.40
Composite P/(Impervious) % Impervious	0.85
Total Site Area (acres)	3.52
Site IV	0.43

Land Cover Summary Pre-Redevelopment

Land Cover	Adjusted ¹
Forest/Open Space (acres)	1.51
Composite P/(Forest) % Forest	0.05
Managed Turf Cover (acres)	0.51
Composite P/(Managed Turf) % Managed Turf	0.25
Impervious Cover (acres)	1.40
Composite P/(Impervious) % Impervious	0.85
Total Site Area (acres)	3.42
Site IV	0.43

Pre-Development Treatment Volume (acres-ft)

Pre-Development Treatment Volume (acres-ft)	0.1279
Post-Development Treatment Volume (cubic feet)	5,985
Pre-Development Load (TP) (lb/yr)	3.89

¹Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the previous land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post-Development acreage (minus the acreage of new impervious cover). The user reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.

Pre-Development Load (TP) (lb/yr) 24.08

Maximum % Reduction Required Below Pre-Development Load 10%

TP Load Reduction Required for Redeveloped Area (lb/yr) 0.46

Total Load Reduction Required (lb/yr) 0.64

Post-Development Load (TP) (lb/yr) 26.56

Land Cover Summary Post-Redevelopment New Impervious

New Impervious Cover (acres) (Impervious) % Impervious	0.10
Total New Dev. Site Area (acres) New Dev. Site IV	0.85
Post-Development Treatment Volume (acres-ft)	0.0079
Post-Development Treatment Volume (cubic feet)	945
Post-Development Load (TP) (lb/yr)	0.22

TP Load Reduction Required for New Impervious Area (lb/yr) 0.18

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER TREATED	0.59	0.41	0.00	0.00	0.00	OK
TURF AREA TREATED	0.59	0.41	0.00	0.00	0.00	OK
TURF AREA TREATED	0.18	0.05	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.64
RUNOFF REDUCTION (C)	459
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	1.59
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	2.32
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS! YOU EXCEEDED THE TARGET REDUCTION BY 148 LB/YEAR!

Nitrogen (for information purposes)

RUNOFF REDUCTION (C)	459
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	3.96
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	22.00

Virginia Runoff Reduction Method Redevelopment Worksheet - v2.0 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	1.51	1.51	42.90
Turf (acres)	0.00	0.00	0.00	0.51	0.51	14.49
Impervious (acres)	0.00	0.00	0.00	1.50	1.50	42.61
Total					3.52	100.00

Site IV

Post-Development Treatment Volume (ft ³)	0.46
Post-Development TP Load (lb/yr)	3.71
Post-Development TM Load (lb/yr)	26.56
Total TP Load Reduction Required (lb/yr)	0.64

Total Runoff Volume Reduction (ft³)

Total TP Load Reduction Achieved (lb/yr)	450
Total TM Load Reduction Achieved (lb/yr)	1
Adjusted Post-Development TP Load (lb/yr)	3.96
Adjusted Post-Development TM Load (lb/yr)	2.32
Remaining Phosphorous Load Reduction (lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.04	0.00	0.00	0.00	0.00	0.04
Turf (acres)	0.18	0.05	0.00	0.00	0.00	0.23
Impervious (acres)	0.59	0.41	0.00	0.00	0.00	1.00
Total						1.27

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.86	0.53	0.00	0.00	0.00	1.39
TM Load Red. (lb/yr)	3.30	0.66	0.00	0.00	0.00	3.96

Channel and Flood Protection

	Weighted CN	1-year storm Adjusted CN	2-year storm Adjusted CN	10-year storm Adjusted CN
Target Rainfall Event (in)	2.70	3.20	5.20	5.20
D.A. A CN	53	51	51	52
D.A. B CN	96	96	96	96
D.A. C CN	0	#N/A	#N/A	#N/A
D.A. D CN	0	#N/A	#N/A	#N/A
D.A. E CN	0	#N/A	#N/A	#N/A

SUMMARY:
THE REQUIRED PHOSPHOROUS REMOVAL IS 0.64 LB/YR.
NET PHOSPHOROUS REMOVAL ACHIEVED IS 1.39 LB/YR.
THE PHOSPHOROUS REMOVAL REQUIREMENT IS MET AND EXCEEDED BY 0.75 LB/YR.
(1.39 LB/YR - 0.64 LB/YR) = 0.75 LB/YR



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CHURCH OF LATTER DAY SAINTS - RESTON PARKING LOT EXPANSION PRC PLAN AMMENDMENT
STORMWATER MANAGEMENT COMPUTATIONS
HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

REVISIONS:

DATE:	APRIL 2015
SCALE:	AS SHOWN
DESIGN:	JLK/JC/ATY
DRAFT:	CAD
CHECKED BY:	
ARCH:	N/A
JOB NUMBER:	13-070
SHEET NUMBER:	9 OF 10

DESCRIPTION OF THE APPLICATION

The applicant is requesting PRC Plan approval to permit the expansion of the existing church parking lot from 121 spaces to 160 spaces, and the removal and reconstruction of a storage shed.¹ The expansion is located on the south and east sides of the parking lot.

A reduced copy of the PRC Plan is included at the front of this report. The proposed development conditions and the applicant's statement of justification are included in Appendices 1 and 2, respectively.

Waivers and Modifications

The applicant requests a modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening requirement to permit the landscaping as shown on the PRC Plan, and a waiver of Sect. 13-304 for the barrier requirement.

LOCATION AND CHARACTER

The property is bounded by the Fairfax County Parkway to the west, Lake Newport Road to the north and Poplar Grove Drive to the south/southeast. Access to the church is from Poplar Grove Drive. The church is located roughly in the center of the approximately 3.5-acre site, with parking circling the church and vehicular movement directed in a counter-clockwise fashion. Existing vegetation screens the property on all sides. Surrounding land uses are identified in the table below.

Surrounding Area Description			
Direction	Use	Zoning	Plan Map
North	Armstrong Elementary School	PRC	Public Facilities
East	Single Family Attached	PRC	Residential Planned Community
South	Single Family Attached Private Open Space	PRC	Residential Planned Community
West	Virginia Power Substation (across Fairfax County Pkwy)	PRC	Residential Planned Community

¹ Paragraph 2.D. of Sect. 16-203 of the Zoning Ordinance exempts an addition or change of up to ten percent of the existing area occupied by a non-structural site element, such as transitional screening, parking and loading from the requirement for PRC Plan approval. The existing parking area occupies 42,280 square feet, and the proposed additional parking area covers 11,053 square feet, not including landscape islands or adjacent sidewalks, which represents an increase of 26 percent. Therefore, the proposed parking lot expansion is not exempt from the requirement for approval of a PRC Plan.



Source: Fairfax County GIS, 2013 Imagery, with added annotations

BACKGROUND

The property was rezoned to PRC (Planned Residential Community) as part of RZ 80-C/D-111 on October 26, 1981 for the Northern Sector of Reston. It was designated for “Community Facility (Church or Day Care, Group 3 or Category 3)” in DPA 80-C/D-111-3, which was approved on October 31, 1983 for an overall area consisting of approximately 114 acres. The site plan was approved on November 14, 1991, and the one-story church was built in 1992. A note on the building permit states that a special permit was not required because the site is part of an approved development plan for the Reston PRC.

COMPREHENSIVE PLAN PROVISIONS

The property is located within the Reston Community Planning Sector (UP5) within the Upper Potomac Planning District, in Area III of the Comprehensive Plan. It is designated for Residential Planned Community on the Plan map, and is shown as a

Convenience Center on the Reston Land Use Plan. The Comprehensive Plan text does not contain any specific recommendations for this property.

DESCRIPTION OF THE PRC PLAN

The PRC Plan, titled “Church of Latter Day Saints-Reston Parking Lot Expansion,” was prepared by Rinker Design Associates, P.C., and consists of ten sheets dated April 9, 2015.

The approximately 3.5-acre site is developed with a one-story, 14,259-square foot, brick church, a 281-square foot brick accessory storage structure (shed), 121 parking spaces and an underground detention facility. The church has 258 seats. No modifications to the church, including seating, services or other programs are proposed. The shed will be removed and replaced with a 190-square foot shed. Parking will be expanded to the south and east to provide an additional 39 spaces for a total of 160 spaces. The wooded area will be reduced in the areas of the parking lot expansion. Supplemental landscaping is proposed to include shrubs, 51 evergreen trees and nine deciduous trees. Interior parking lot landscaping is proposed to include six additional trees. Stormwater quality will be addressed through permeable pavement, Filterra and storm filter structures.

ANALYSIS

Section 16-203 of the Zoning Ordinance requires PRC plans to be in accordance with the approved rezoning, development plan, and any conditions or modifications that may have been approved by the Board. PRC plans are required to conform to the design standards of Sect. 16-102 of the Zoning Ordinance and the applicable objectives and regulations of the PRC District.

Section 6-301 of the Zoning Ordinance sets forth the objectives for the PRC District in order to achieve the purpose and intent to allow flexibility “to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning.” Objective 2 calls for “an orderly and creative arrangement of all land uses with respect to each other and to the entire community.” Staff believes that the proposed provision of additional onsite parking to reduce conflicts with the surrounding community meets this objective. Staff also finds that the proposed parking lot expansion is in conformance with the applicable regulations of the PRC District, including the minimum yard requirement of Paragraph 2.A. of Section 6-307 of the Zoning Ordinance that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the neighborhood.

The property was designated for a community facility use, such as a church, on the approved development plan. The proffers associated with RZ 80-C/D-111 and DPA 80-C/D-111-3 do not address issues relevant to the subject application to expand

the parking lot for the existing church. Therefore, staff believes that the proposed PRC Plan is in accordance with the approved rezoning and development plan.

Design Standards For All Planned Developments (Sect. 16-102)

Sect. 16-102 of the Zoning Ordinance sets forth the design standards for review of rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats.

Design Standard 1 requires that in order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, and PRC Districts, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes that particular type of development under consideration.

The subject property is not located near the peripheral boundary of the PRC District. The existing church is located near the center of the subject 3.5-acre site, and no expansion of the building is proposed. The shed is proposed to be located 66.15 feet from the southern property line. Although the vegetative buffer to the south and southeast will be reduced, the required 25-foot width for the transitional screening area will be maintained. The Urban Forest Management Division review of the proposed plan has determined that it conforms to the landscaping requirements for tree preservation, 10-year tree canopy and interior parking lot landscaping (Appendix 3).

Design Standard 2 specifies that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations shall have general application in all planned developments.

Staff finds that the proposed PRC Plan conforms to the applicable regulations for the PRC District. There is no specific open space requirement for the PRC District. Although a portion will be reduced as part of the parking lot expansion, an existing vegetative buffer surrounds the church and parking lot. The Zoning Ordinance does not require loading spaces for churches. The church is required to comply with Article 12 of the Zoning Ordinance regarding signage.

The church provides parking in excess of that required by the Zoning Ordinance. Sect. 11-106 of the Zoning Ordinance requires one parking space per four seats in the principal place of worship. Existing parking is provided at a ratio of 1 space per 2.1 seats. The proposed expansion will increase parking to 1 space per 1.6 seats. As noted in the review by the Environment and Development Review Branch (EDRB), with the proposed expansion, the total parking will represent 146 percent of the minimum required (Appendix 4). The EDRB encouraged the applicant to explore opportunities to reduce the parking, such as through a parking agreement with the school to the north or a service schedule adjustment. In response, the applicant has indicated that informal parking counts have found that there are typically 110 to 150 cars at each service on Sundays, with higher attendance on holidays. The church has found that public schools

have not been receptive to a parking agreement with the self-insured church. Also, the church is concerned about the safety of families crossing Lake Newport Road. The stormwater review by DPWES has not identified any concerns with the application (Appendix 5). Therefore, with the supplemental landscaping, staff does not object to the proposed increase in parking.

Design Standard 3 requires streets and driveways to generally conform to county design regulations and, where applicable to afford access to mass transportation facilities. The standard requires a network of trails and sidewalks.

The subject application does not include the design of streets, driveways, trails or sidewalks.

Waivers and Modifications

The applicant requests a modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening requirement to permit the landscaping as shown on the PRC Plan. A Type 1 transitional screening area is required between the church and adjacent single family attached dwellings located to the south and southeast, consisting of a 25-foot wide unbroken strip of open space planted in accordance with Paragraph 3.A. of Sect. 13-303 of the Zoning Ordinance. The proposed transitional screening areas will maintain a minimum width of 25 feet and will include existing trees as well as a total of 60 supplemental trees and a row of shrubs around the perimeter of the parking lot to the south and southeast. The modification is requested in order to include the use of the existing vegetation. The existing vegetative buffer to the southeast is approximately 49 feet wide, and to the south is a minimum of 67 feet wide. Although the width of the buffer is being reduced, the plan provides for the required 25-foot wide screening area, and with the supplemental landscaping to enhance screening, staff does not object to the requested modification. While the Zoning Ordinance does not require transitional screening between the church and the school use to the north, or the power substation to the west, vegetative buffers of over 30 feet in width exist in these locations.

The applicant requests a waiver of Sect. 13-304 for the barrier requirement. A Type D, E or F barrier² is required between the church and the adjacent single family attached dwellings located to the south and southeast. No barrier exists, and the applicant indicates that installation of a barrier would result in additional disturbance. To the southeast, the church is separated from the dwellings by Poplar Grove Drive. To the south, the nearest dwelling is approximately 95 feet from the proposed parking lot. Given the distance from existing dwellings, and existing and proposed landscaping, staff does not object to the requested waiver. The Zoning Ordinance does not require a

² Type D barrier shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.

Type E barrier shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.

Type F barrier shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

barrier between the church and the school use to the north, or the power substation to the west.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application to expand parking, relocate a shed and provide supplemental landscaping at an existing church is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed development conditions in Appendix 1.

Recommendation

Staff recommends approval of PRC 80-C-111, subject to the proposed development conditions set forth in Appendix 1.

Staff recommends approval of a modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening requirement to permit the landscaping as shown on the PRC Plan, and a waiver of Sect. 13-304 for the barrier requirement.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification
3. Urban Forest Management Review
4. Environment and Development Review Branch Review
5. Stormwater Review
6. Fairfax County Department of Transportation Review
7. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**PRC 80-C-111****June 30, 2015**

If it is the intent of the Board of Supervisors to approve PRC 80-C-111, located at 1515 Poplar Grove Drive, Tax Map 11-3 ((13)) 1, for the PRC Plan associated with RZ 80-C-111 to permit modifications to an existing church pursuant to Sect. 16-203 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This PRC Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This approval is granted only for the purpose(s), structure(s) and/or use(s) indicated on the PRC Plan approved with the application, as qualified by these development conditions.
3. This approval is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan titled "Church of Latter Day Saints-Reston Parking Lot Expansion PRC Plan Amendment" prepared by Rinker Design Associates, P.C., dated April 9, 2015, and these conditions. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
4. The additional parking shall utilize pervious pavement as depicted on the PRC Plan.
5. The applicant shall provide landscaping in substantial conformance with the PRC Plan. The exact number and spacing of trees and other plant material shall be submitted at the time of site plan review and shall be subject to review and approval of the Urban Forest Management Division, DPWES.
6. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist with experience in mitigating decline in trees resulting from the impacts of construction activities, and shall be subject to the review and approval of the UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved on and off-site trees, living or dead, with trunks 12 inches in diameter and greater (measured at

4½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), and located within the area to remain undisturbed and within 25 feet of the limits of clearing and grading and in the disturbed area within 10 feet of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the PRC Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509.

7. Tree Preservation Walk-Through: The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
8. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing shall consist of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees. Tree protection fence shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection

devices, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

9. Root Pruning: The Applicant shall root prune, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted under the supervision of a certified arborist.
 - A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
10. Areas to be Left Undisturbed and Adherence to Limits of Clearing and Grading: The limits of clearing and grading shown on the PRC Plat shall be strictly adhered to. The site plan shall clearly identify these areas as shown on the PRC Plat.

As part of the site plan, the applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the UFMD. The applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFMD if these are found to be damaged, removed or altered in manner not allowed in writing by the UFMD.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFMD in coordination with the Site Development and Inspections Division, DPWES. In addition, the applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFMD. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFMD.

11. Control of Invasive Vegetation: The site plan shall provide for the management and treatment of harmful or invasive plants that may occur in the areas to be left undisturbed that are likely to pose human health problems, or are likely to disrupt or suppress native plants and plant communities. A narrative shall be provided with the site plan that identifies the species of plants to be controlled, methods of control including herbicides to be applied, and the time frame for application of materials and the duration of treatment. Any work impacting vegetation, leaf litter or soil conditions not specifically addressed in the approved plan shall be subject to the review and written approval of UFMD.
12. Site Monitoring: During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts, and provide UFMD with written reports detailing monitoring visits, in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD.

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.

**RINKER DESIGN ASSOCIATES, P.C.**

Engineering • Surveying • Land Planning
Transportation • Environmental

September 19, 2014

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

Re: PRC Application for improvements to Reston LDS Church
Applicant: Corporation for the presiding Bishop of the Church of Jesus Christ of Latter-Day Saints

This letter is provided as a statement of justification for the PRC application to construct improvements to the Reston LDS Church.

The applicant is the owner of a 3.53 acre property located at Fairfax County Tax Map 11-3-((13)) parcel 1. The subject property is located at 1515 Poplar Grove Drive in Reston, Virginia. The site is located to the east of Fairfax County Parkway, to the south of Lake Newport Road, and west of Poplar Grove Drive. This property is zoned PRC, and is located in the Hunter Mill District.

Reston LDS church was originally constructed in 1992. No additions or renovations to the site have occurred since it was originally constructed. The proposed parking lot expansion will improve parking capacity, traffic circulation, and safety of the site. The surrounding properties include residential town houses, a public elementary school, a VEPCO substation, and a park authority owned property.

The existing site includes the approximately 14,259 square foot church, parking area, and associated improvements. The existing FAR is approximately 0.10. There is no established maximum FAR within the PRC district. The proposed improvements will increase the parking area from 65 parking spaces to 160 spaces

The proposed improvements are proposed to support a parking lot expansion. The parking addition will be located at the south-western area of the site. No building additions are proposed. A small storage shed will be removed and replaced by a similar shed. The placement of the proposed expansion has been designed to minimize the amount of site disturbance required. The existing vegetation located at the perimeter of the property will be preserved.

- No changes will be made to the existing church.
- The hours of operation are not expected change.
- The proposed parking expansion has been designed to have minimal impact on the surrounding site.

- The applicant is not aware of any hazardous or toxic substances located on the subject property.
- The proposed development complies with all adopted standards, ordinances, and regulations.
- The Reston Association has approved the proposed PRC plan.
- Additional landscaping and tree planting will be provided.

The proposed improvements are meant to improve and enhance an existing facility. This site has been in place for over 20 years. Pervious pavement is proposed in the expansion area. Additional landscaping will be provided. Please contact us if you have any questions or require additional information.

Thank you,


Andrew Yeagle

Rinker Design Associates, PC
9385 Discovery Boulevard, Suite 200
Manassas, Virginia 20109





RINKER DESIGN ASSOCIATES, P.C.

Engineering • Surveying • Land Planning
Transportation • Right of Way • Environmental

April 7, 2015

Zoning Evaluation Division
Attention: Carmen Bishop, Zoning Coordinator
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035
(703) 324-1290

RE: Church parking requirements
Tax Map: 11-3-((13))-0001
Site address: 1515 Poplar Grove Drive
PRC Plan: Reston LDS Parking Expansion
PRC 80-C-111

The associated zoning application PRC 80-C-111 proposes an expansion of the existing parking lot at 1515 Poplar Grove Drive in Reston, VA. The current parking lot has 121 parking spaces, including six handicap spaces. The proposed plan would add 39 spaces to increase the total parking to 160 spaces. The church has 258 seats. No changes to the existing building, uses, or schedule of services is proposed.

This church has found that the amount of onsite parking is not adequate to meet the existing needs. When the parking lot is full, attendees have parked along Poplar Grove Drive. Public parking is allowed on this street. However, residents of the adjacent townhouse development have asked that church attendees not park on Poplar Grove Drive. When the onsite parking lot is full, attendees may leave and not attend services.

The church has conducted informal parking counts. There are typically 110 to 150 cars at each service on Sundays. Holidays may have higher attendance.

Zoning staff has asked whether a parking agreement with Armstrong Elementary would be a possible alternative. The church has pursued parking agreements with public schools previously. The church is self-insured. Public schools does not accept that form of insurance. The church also has concerns about the safety of families crossing Lake Newport Road. It is a busy street. The church does not consider this a feasible option.

The church feels that additional parking is needed to meet the needs of their congregation, to be a good neighbor to the adjacent townhouse residents, and to provide parking with a safe access to the church. There will be no changes to the existing building or current use.

Thank you for your assistance with this application. Please contact me if you have any questions or require additional information.

Thank you,

Andrew Yeagle

ayeagle@rdacivil.com

(703) 368-7373

Rinker Design Associates

9385 Discovery Boulevard, Suite 200

Manassas, VA 20109



County of Fairfax, Virginia

MEMORANDUM

DATE: April 10, 2015

TO: Carmen Bishop, Planner II
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Church of Jesus Christ of Latter Day Saints, PRC 80-C-111

I have reviewed the proposed development conditions dated April 28, 2015, for the above referenced PRC Plan. All recommended tree and landscape related development conditions appropriate for this plan have been included and effectively worded to accurately convey intended requirement.

Forest Conservation Branch staff has not further comments regarding this case.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMDID #: 198902

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: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: March 6, 2015

TO: Carmen Bishop, Planner II
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III *HUN*
Forest Conservation Branch, DPWES

SUBJECT: Church of Jesus Christ of Latter Day Saints, PRC 80-C-111

I have reviewed the above referenced PRC Plan Amendment, stamped as received by the Zoning Evaluation Division on February 25, 2015; and comment response letter dated and also stamped as received February 25, 2015.

Distributed material did not include draft development conditions proposed for this case. Please forward draft development conditions for review when they are available. All other comments made during review of previous submissions of this application have been adequately addressed.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMDID #: 198902

cc: DPZ File

RECEIVED
Department of Planning & Zoning
MAR 13 2015
Zoning Evaluation Division

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: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: February 2, 2015

TO: Carmen Bishop, Planner II
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III
Forest Conservation Branch, DPWES

HUN

SUBJECT: Church of Jesus Christ of Latter Day Saints, PRC 80-C-111

The following comments and recommendations are based on review of the PRC Plan Amendment stamped as received by the Zoning Evaluation Division on September 24, 2014, and Letter of Justification dated September 19, 2014. A site visit was conducted on January 30, 2015.

1. **Comment:** Some symbols in the Tree Legend of the Landscape Plan are not consistent with those used to identify proposed tree locations.

Recommendation: Symbols in the Tree Legend should be consistent with those used to clearly and accurately identify proposed tree locations on the Landscape Plan.

2. **Comment:** Transitional screening yard boundaries are not indicated on the plan.

Recommendation: The boundaries of required transitional screening yards should be shown on the plan so it is clearly understood where transitional screening is required based on section 13-300 of the Zoning Ordinance.

3. **Comment:** It is unclear how the area indicated for the Tree Preservation Target was calculated. The Tree Preservation Target is the product of the area of the 10-yr. tree canopy required (Line B7 of PFM Table 12.10) x the percentage of the gross site area covered by existing tree canopy (Line B of PFM Table 12.3).

Recommendation: An accurate Tree Preservation Target should be provided.

4. **Comment:** Given the nature of tree cover located on the site, and depending on the ultimate development configuration provided, several proffers will be instrumental in assuring adequate tree preservation throughout the development process.

Recommendation: Recommended condition language to ensure effective tree preservation is as follows:

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: 711, Fax: 703-653-9550

www.fairfaxcountv.gov/dpwes



Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist with experience in mitigating decline in trees resulting from the impacts of construction activities, and shall be subject to the review and approval of the UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved on and off-site trees, living or dead, with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), and located within the area to remain undisturbed and within 25 feet of the limits of clearing and grading and in the disturbed area within 10 feet of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the PRC Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509.

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

Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing shall consist of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees. Tree protection fence shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted under the supervision of a certified arborist.
- A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

Areas to be Left Undisturbed and Adherence to Limits of Clearing and Grading: The limits of clearing and grading shown on the PRC Plat shall be strictly adhered to. The site plan shall clearly identify these areas as shown on the PRC Plat.

As part of the site plan, the applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the UFMD. The applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFMD if these are found to be damaged, removed or altered in manner not allowed in writing by the UFMD.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFMD in coordination with the Site Development and Inspections Division, DPWES. In addition, the applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.



Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFMD. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFMD.

Control of Invasive Vegetation: The site plan shall provide for the management and treatment of harmful or invasive plants that may occur in the areas to be left undisturbed that are likely to pose human health problems, or are likely to disrupt or suppress native plants and plant communities. A narrative shall be provided with the site plan that identifies the species of plants to be controlled, methods of control including herbicides to be applied, and the time frame for application of materials and the duration of treatment. Any work impacting vegetation, leaf litter or soil conditions not specifically addressed in the approved plan shall be subject to the review and written approval of UFMD.

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

If there are any questions or further assistance is desired, please contact me at (703)324-1770.

HCW/
UFMDID #: 198902

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: March 31, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **PRC 80-C-111**
Church of Jesus Christ of Latter Day Saints

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Planned Residential Community application (PRC), revised through March 27, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, pages 7-9 state:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

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

- Minimize the amount of impervious surface created. . . .”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 10 states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 18 states:

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

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

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

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities. This application requests an increase in parking spaces for the 258 seat Church of Jesus Christ of Latter Day Saints located on the southeast corner of the intersection of Lake Newport Road and the Fairfax County Parkway.

Water Quality Protection and Stormwater Management Best Management Practices:

The 3.53 acre subject property is situated within the Sugarland Run watershed. The Church of Jesus Christ of Latter Day Saints proposes to increase the total number of parking spaces from 121 spaces to 160 spaces; 65 spaces are required. With 121 currently existing spaces the application property has 86% more parking than what is required, and the request for an additional 39 spaces represents a 60% increase from what currently exists, or 95 (146%) more spaces than what is required.

The applicant proposes to meet water quality and quantity control requirements for the subject property by maintaining a vegetated buffer around the periphery of the site. A stormfilter structure and pervious pavement are also proposed to achieve water quality control requirements.

The applicant is encouraged to explore opportunities to facilitate a reduction in the requested number of parking spaces on site, such as the establishment of a parking agreement with the school to the north or a service schedule alteration allowing for a greater amount of time between services.

Tree Preservation: This place of worship is surrounded by residential use to the east, south and west. This request to increase surface parking onsite will result in the loss of a considerable amount of existing vegetation which currently provides a buffer to the surrounding residential use, as well as a natural water quality filtration system. The applicant is encouraged to look for opportunities to reduce the amount of tree loss by reducing the amount of requested additional surface parking.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: April 10, 2015

TO: Carmen Bishop, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: PRC 80-C-111(Corp of the Presiding Bishop); 8017-ZONA-001-1, Tax Map #011-3-13-0001 Hunter Mill District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area present on this site.

Floodplain

There is no regulated floodplain on this site.

Downstream Drainage Complaints

There is no storm water complaint on file within the property.

Drainage Diversion

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



Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2). The applicant has provided water quality compliance sheet of VRRM and it shows that water quality requirements have been met. BMP design and specification should be according to Virginia BMP clearing house specifications. BMP sizing computations, setbacks and construction specifications shall be provided/reviewed during site plan review.

Stormwater Detention

Unless waived by the Director, the post development peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the post development peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4.D.

The plan indicates that the existing underground detention facility will be utilized to meet the detention requirements. Runoff routing through the facility and hydrologic and hydraulic computations will be reviewed during site plan review.

Water Quantity Control

The applicant has provided a narrative and a summary of computations to demonstrate how the concentrated stormwater flow will be released into a stormwater conveyance system. The details of the hydrological and hydraulic computations will be reviewed during site plan/sub division plan review.

Downstream Drainage System

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement. Adequate outfall analysis will be reviewed during the site plan review.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: April 9, 2015

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

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, Department of Transportation

FILE: PRC 80-C-111

SUBJECT: PRC 80-C-111 – Corp. of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints
Tax Map: 011-3 ((13)) 0001

This department has reviewed the subject application and plans, dated December 19, 2014, and revised through March 27, 2015. The application requests approval to construct an expansion to the parking lot within the subject property and to replace a small storage shed on the southwest part of the subject property with a different, but similar shed.

The subject property is located on the southeast quadrant of the intersection of Fairfax County Parkway and Lake Newport Road. The single point of access to the church is from Poplar Grove Drive, which also provides the single access point to an adjacent townhome community, from Lake Newport Road. Armstrong Elementary School is located directly across from the church on Lake Newport Road.

The church currently has 258 seats and 121 parking spaces, a 1:2.1 ratio. The application requests approval to construct an additional 39 parking spaces, for a total of 160; the parking to seat ratio would be 1:1.6. The applicant indicated that informal parking counts have shown a range of 110-150 cars per service, with the potential for higher attendance on holidays. As such, the proposed parking capacity of 160 spaces should adequately address the church's parking needs for most services.

In response to previous comments, the applicant has clarified pavement markings for the parking lot extension, to ensure adequate and safe circulation.

The proposed use will have no significant transportation impacts to the existing network; as such, this Department does not object to approval of the subject application.

MAD/VLH

cc: Carmen Bishop/DPZ

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		