



**APPLICATION ACCEPTED:** March 15, 2016  
**BOARD OF ZONING APPEALS:** July 13, 2016 @ 9:00 a.m.

# County of Fairfax, Virginia

---

**July 6, 2016**

## **STAFF REPORT**

### **SPECIAL PERMIT SP 2016-HM-021**

#### **HUNTER MILL DISTRICT**

**APPLICANT/OWNER:** Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints

**STREET ADDRESS:** 1628, 1632 and 1636 Crowell Road, Vienna 22182

**TAX MAP REFERENCE:** 18-4 ((5)) 1, 2, and 3

**LOT SIZE:** 7.15 acres (total of 3 lots)

**ZONING DISTRICT:** R-E

**ZONING ORDINANCE PROVISION:** 8-301

**SPECIAL PERMIT PROPOSAL:** To permit a place of worship.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2016-HM-021, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

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 the application.

Heath Eddy, AICP

---

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

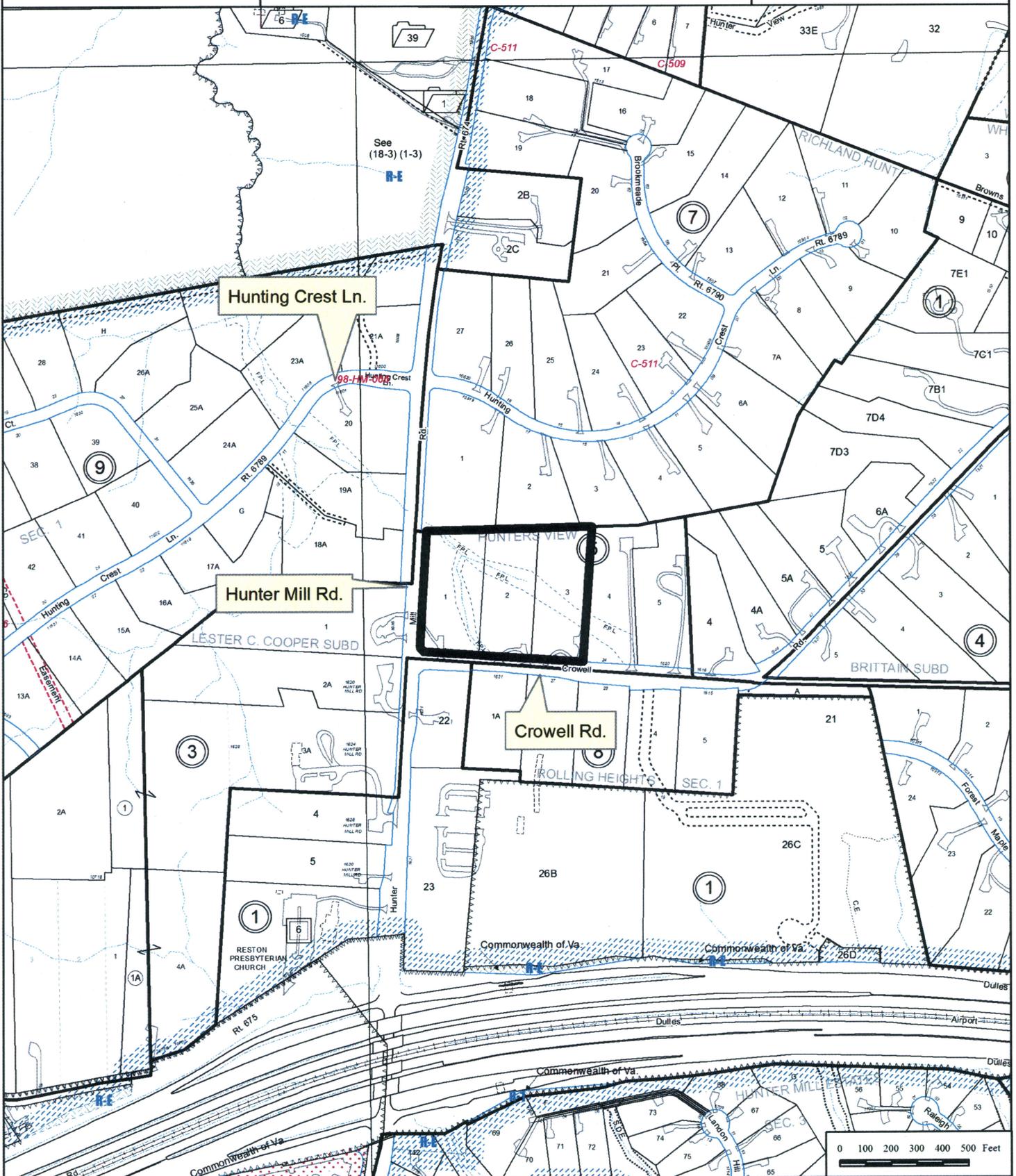


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



# Special Permit SP 2016-HM-021

CORP. OF THE PRESIDING BISHOP OF THE CHURCH OF JESU'S CHRIST OF LATTER DAY SAINTS

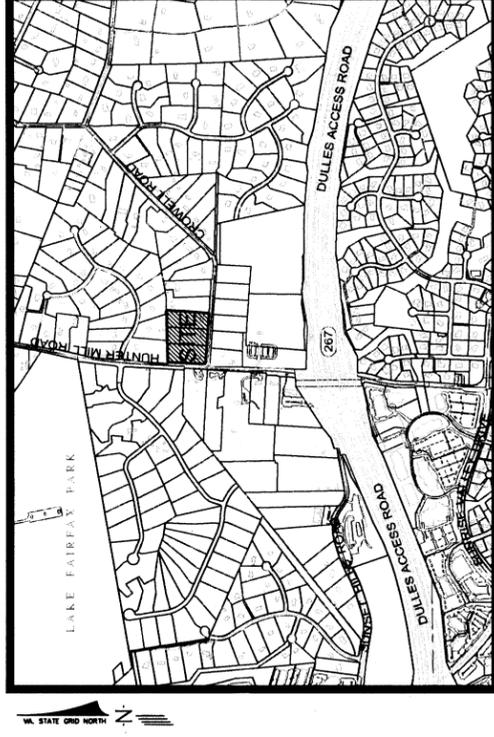


# THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS CROWELL ROAD

## SPECIAL PERMIT PLAT

Hunter Mill District  
Fairfax County, Virginia

JANUARY 12, 2016  
FEBRUARY 11, 2016  
MAY 25, 2016



VICINITY MAP  
SCALE 1"=1000'

### SHEET INDEX

- |     |                           |
|-----|---------------------------|
| 1   | COVER SHEET               |
| 2   | NOTES & DETAILS           |
| 3   | CONCEPTUAL ELEVATIONS     |
| 4   | EXISTING CONDITIONS MAP   |
| 5   | EXISTING VEGETATION MAP   |
| 6   | SPECIAL PERMIT PLAN       |
| 7   | LANDSCAPE PLAN            |
| 7A  | LANDSCAPE COMPUTATIONS    |
| 8-9 | PRELIMINARY BMP ANALYSIS  |
| 10  | PRELIMINARY SWM ANALYSIS  |
| 11  | ADEQUATE OUTFALL ANALYSIS |
| 12  | SIGHT DISTANCE ANALYSIS   |
| 13  | LIGHTING PLAN             |

RECEIVED  
Department of Planning & Zoning  
JUN 16 2016  
Zoning Evaluation Division

#### APPLICANT:

THE CHURCH OF JESUS CHRIST  
OF LATTER-DAY SAINTS,  
CORPORATION OF THE PRESIDING BISHOP  
50 E NORTH TEMPLE ST FLR 22  
C/O LDS CHURCH TAX ADMINISTRATION  
SALT LAKE CITY, UTAH 84150-3620

#### ARCHITECT:

L2M, INC.  
811 CROWELL PARK DRIVE  
SUITE 113  
GLEN BURNIE, MARYLAND 21061  
(410) 863-1302

#### ATTORNEY:

McGUIREWOODS, LLP  
1750 TYSONS BLVD.  
SUITE 1800  
MCLEAN, VIRGINIA 22102-4215  
(703) 712-5000

#### CIVIL ENGINEER:

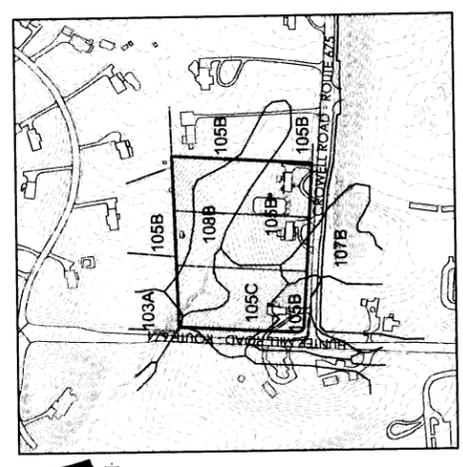
 urban  
L2M, Inc.  
7131 Lee River Turnpike  
Arlington, Virginia, 22203  
Tel: 703.642.8680  
www.l2m-inc.com



**GENERAL NOTES**

- ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE. ALL REFERENCES HEREIN TO PROPERTY, PARCEL OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN THE HUNTER MILL DISTRICT, ON FAIRFAX COUNTY TAX MAP 0184-05-0001, 0184-05-0002, AND 0184-05-0003.
- THE PROPERTY IS CURRENTLY ZONED R-E AND A SPECIAL PERMIT FOR USE AS A CHURCH WITHIN AN R-E ZONE IS PROPOSED.
- THE PROPERTY IS COMPRISED OF PARCELS OWNED BY THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, CORPORATION OF THE PRESIDING BISHOP.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY OF THIS PROPERTY PERFORMED BY URBAN, LTD. IN AUGUST, 2015.
- THE TOPOGRAPHY SHOWN HEREON IS AT ONE FOOT CONTOUR INTERVAL, BASED ON A FIELD SURVEY PERFORMED BY URBAN, LTD. IN AUGUST, 2015.
- BASED UPON COUNTY MAPPING THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS LOCATED ON THE PROPERTY.
- AN EXISTING "FLOODPLAIN AND STORM DRAINAGE EASEMENT" (AS LABELED ON D.B. 4498, PG. 318), OVER 25 FEET WIDE IN VARIOUS LOCATIONS EXISTS ON THE PROPERTY. THIS EASEMENT IS NOT A FEMA MAPPED FLOODPLAIN AND THE DRAINAGE AREA IS WELL BELOW 70 ACRES. THE EASEMENT IS TO BE VACATED WHERE NECESSARY AND THE DRAINAGE WILL BE HANDLED APPROPRIATELY THROUGH THE STORMWATER MANAGEMENT FACILITIES PROPOSED ON SITE.
- AN ENVIRONMENTAL QUALITY CORRIDOR IS PROPOSED WITH THIS APPLICATION.
- THERE ARE NO AREAS ON SITE THAT HAVE SCENIC ASSETS OR NATURAL FEATURES WORTH PROTECTING AND PRESERVING.
- THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THIS PROPERTY.
- THERE ARE NO KNOWN ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES IN THE PROJECT AREA.
- ACCORDING TO THE COUNTYWIDE TRAILS PLAN, A "MINOR PAVED TRAIL WITH PARALLEL NATURAL SURFACE OR STONE DUST TRAIL" IS REQUIRED ALONG THE EASTERN SIDE OF HUNTER MILL ROAD. SEE WAIVER REQUEST, THIS SHEET.
- THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- ALL STRUCTURES ON THE PROPERTY ARE TO BE REMOVED.
- LANDSCAPING WILL SERVE TO SOFTEN THE BUILT ENVIRONMENT AND BUFFER VIEWS TO ADJACENT PROPERTIES AND STREETS.
- THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN A SINGLE PHASE.
- A PHASE I CULTURAL RESOURCES INVESTIGATION HAS BEEN COMPLETED BY THUNDERBIRD ARCHEOLOGY, DATED SEPTEMBER, 2015. NO ARCHEOLOGICAL SITES OR ARCHEOLOGICAL RESOURCES WERE RECORDED AS A RESULT OF THIS INVESTIGATION. NO ADDITIONAL WORK WAS RECOMMENDED.
- WETLANDS SHOWN HEREIN WERE DELINEATED BY WSSI, INC. (WETLAND STUDIES AND SOLUTIONS, INC.) AS SHOWN IN "WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION AND RESOURCE PROTECTION AREA (RPA) EVALUATION, LDS CHURCH - CROWELL ROAD" REPORT DATED SEPTEMBER 9, 2014 AND APPROVED JURISDICTIONAL DETERMINATION BY U.S. ARMY CORPS OF ENGINEERS, NORTHERN VIRGINIA REGULATORY SECTION ON JANUARY 9, 2015.
- THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE SPECIFIED OTHERWISE.
- PUBLIC WATER SHALL BE PROVIDED BY EXTENSION OF EXISTING SERVICE ON THE PROPERTY. SANITARY SEWER WILL BE PROVIDED BY INSTALLATION OF A PROPOSED DRAIN FIELD. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTORS.
- ALL PROPOSED UTILITIES, INCLUDING ELECTRIC, SHALL BE PLACED UNDERGROUND.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE CHURCH FOOTPRINT SHOWN IS ILLUSTRATIVE AND APPROXIMATE. THE SIZE AND CONFIGURATION MAY BE REVISED PROVIDED THAT THE MINIMUM SETBACKS ARE NOT DIMINISHED.
- MINOR MODIFICATIONS INCLUDING THE LIMITS OF CLEARING AND GRADING, LANDSCAPED OPEN SPACE AND LOCATIONS OF SIDEWALKS, UTILITIES, DRAINFIELD AND STORM WATER MANAGEMENT FACILITIES MAY OCCUR WITH FINAL SITE ENGINEERING WITHOUT REQUIRING AN AMENDMENT TO THIS PLAN.
- LANDSCAPING CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES AND SHRUBS WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND THIS PLAN.
- SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
- STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPWES AND PFM REQUIREMENTS.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 305; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.
- NO FREESTANDING SIGNS ARE PROPOSED WITH THIS APPLICATION. A BUILDING MOUNTED SIGN AND AN ADDRESS SIGN ARE PROPOSED TO BE INSET ON THE FRONT (WEST ELEVATION) FACADE OF THE BUILDING'S EXTERIOR MASONRY. SEE SHEET 3, DETAIL 2 FOR SIGN LOCATION AND APPROXIMATE SIZES. ALL SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
- FIRE LANE MARKINGS WILL BE INSTALLED PER CODE.

**SOILS MAP**  
SCALE 1"=300'

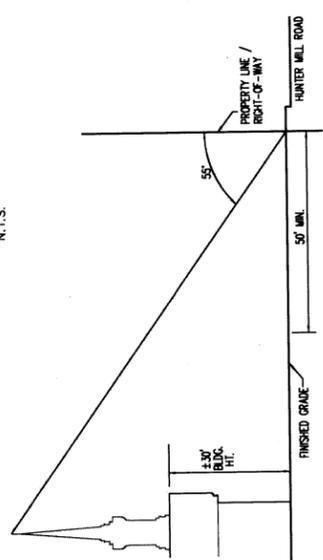


**SOILS RATINGS**

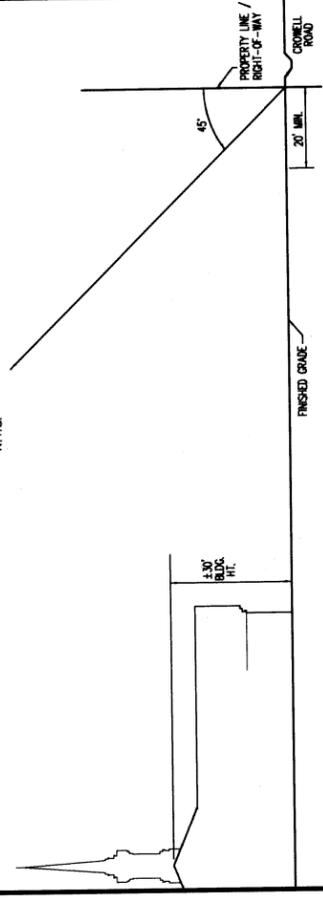
SOIL NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	ERODIBILITY	DRAINFIELD SUITABILITY	GEOTECHNICAL <sup>2</sup> REPORT RECD.
103A	WEATON-CODRUS COMPLEX	POOR-F, W5	POOR-F, W5	HIGH	LOW	POOR-F, W5	YES
105B	WEATON-CLINEL COMPLEX	GOOD	GOOD	MOD.-HIGH	HIGH	GOOD	NO (GEOTECHNICAL INVEST. RECD.)
105C	WEATON-CLINEL COMPLEX	GOOD	GOOD	MODERATE	HIGH	GOOD	NO (GEOTECHNICAL INVEST. RECD.)
107B	WEATON-SUMERDICK COMPLEX	MARGINAL-W5	FAIR-W5	MOD.-HIGH	MEDIUM	MARGINAL-W5	NO (GEOTECHNICAL INVEST. RECD.)
108B	WEATON-SUMERDICK COMPLEX	POOR-W5	MARGINAL-WB	MOD.-HIGH	MEDIUM	POOR-W5	NO (GEOTECHNICAL INVEST. RECD.)

**SOILS NOTES:**  
1. SOILS INFORMATION AND MAPPING PROVIDED BY THE OFFICIAL 2011 FAIRFAX COUNTY SOIL MAPS.  
2. GEOTECHNICAL REPORT REQUIRED AT TIME OF SITE PLAN.

**ANGLE OF BULK PLANE FRONT YARD**  
N.T.S.



**ANGLE OF BULK PLANE SIDE YARD**  
N.T.S.



**ZONING TABULATIONS**

- GROSS SITE AREA..... 311,415 SQ. FT. or 7.15 AC.
- REQUIRED OPEN SPACE..... NONE REQUIRED
- PROPOSED OPEN SPACE..... 4.56 AC. or 63.8%
- MAXIMUM BUILDING HEIGHT PERMITTED..... 60 FT.
- PROPOSED BUILDING HEIGHT..... 330 FT. (DOES NOT INCLUDE SPIRE)
- OVERALL STRUCTURE HEIGHT..... 370 FT. TOTAL (330 FT. BUILDING + 40 FT. SPIRE)
- MINIMUM YARDS:  
FRONT YARD..... 55° ANGLE BULK PLANE, NOT LESS THAN 50 FT.  
SIDE YARD..... 45° ANGLE BULK PLANE, NOT LESS THAN 20 FT.  
REAR YARD..... 45° ANGLE BULK PLANE, NOT LESS THAN 25 FT.
- MAXIMUM FLOOR AREA RATIO..... 0.15
- PROPOSED FLOOR AREA RATIO..... 0.053
- PROPOSED GROSS FLOOR AREA..... 16,566 SQ. FT.

**PARKING TABULATIONS**

- PARKING SPACES REQUIRED..... 73 SPACES (1 SPACE PER 4 SEATS)
- PARKING SPACES PROVIDED..... 233 SPACES (225 STANDARD + 8 HANDICAP)

**WAIVER REQUESTS**

- PER THE FAIRFAX COUNTYWIDE TRAILS PLAN, A "MINOR PAVED TRAIL WITH PARALLEL NATURAL SURFACE OR STONE DUST TRAIL" IS REQUIRED ALONG THE EASTERN SIDE OF HUNTER MILL ROAD. A 5 FOOT WIDE CONCRETE WALK IS PROPOSED ALONG THE EASTERN SIDE OF HUNTER MILL ROAD WITH THIS APPLICATION. HOWEVER, THERE ARE NO EXISTING OR PROPOSED NATURAL OR STONE DUST TRAILS DIRECTLY NORTH OR SOUTH OF THE SUBJECT SITE THAT A PROPOSED NATURAL OR STONE DUST TRAIL COULD CONNECT TO. THEREFORE, A WAIVER OF THE "PARALLEL NATURAL SURFACE OR STONE DUST TRAIL" IS HEREBY REQUESTED.
  - PER FAIRFAX COUNTY Z.O. SECTION 13-306, A WAIVER TO THE BARRIER REQUIREMENTS ALONG THE NORTH (A-B), EAST (B-C), SOUTH (C-D), AND WEST (D-A) PROPERTY BOUNDARIES IS BEING REQUESTED. THE SUBJECT PROPERTY'S PROPOSED USE THROUGH THIS APPLICATION WILL BE A CHURCH, WHILE ALL ADJACENT PROPERTIES CONTAIN SINGLE FAMILY DETACHED DWELLINGS. ROAD FRONTAGE OCCURS ALONG THE WESTERN (HUNTER MILL ROAD) AND SOUTHERN (CROWELL ROAD) BOUNDARIES BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT SINGLE FAMILY DETACHED PROPERTIES. GIVEN THESE ADJACENT USES, TRANSITIONAL SCREENING 1 IS REQUIRED ALONG WITH A 42-48 INCH CHAIN LINK FENCE (BARRIER TYPE 'D'), A 6 FOOT BRICK OR ARCHITECTURAL BLOCK FACED WALL (BARRIER TYPE 'E'), OR A 6 FOOT HIGH SOLID WOOD FENCE (BARRIER TYPE 'F') ALONG ALL PROPERTY BOUNDARIES.
- THE WAIVER OF THE REQUIRED BARRIER IS BEING REQUESTED PER ZO 13-306.3, WHICH STATES THAT TRANSITIONAL SCREENING MAY BE MODIFIED WHERE THE BUILDING, A BARRIER, AND/OR THE LAND BETWEEN THAT BUILDING AND THE PROPERTY LINE HAS BEEN SPECIFICALLY DESIGNED TO MINIMIZE ADVERSE IMPACTS THROUGH A COMBINATION OF ARCHITECTURAL AND LANDSCAPING TECHNIQUES. IN THIS CASE, EXISTING VEGETATION HAS BEEN PRESERVED AND COMPRISES THE ENTIRE TRANSITIONAL SCREEN YARD ALONG THE NORTH PROPERTY BOUNDARY (A-B), AND EXISTING VEGETATION HAS BEEN PRESERVED TO THE MAXIMUM EXTENT POSSIBLE AND WILL BE SUPPLEMENTED WITH ADDITIONAL PROPOSED PLANTINGS ALONG THE EAST BOUNDARY (B-C). ADDITIONAL LANDSCAPING HAS ALSO BEEN PROVIDED IMMEDIATELY TO THE EAST END OF THE PARKING AREA TO FURTHER SCREEN THE CHURCH FROM THE ADJACENT PROPERTY. IN ADDITION, THE CENTRAL PLACEMENT OF THE CHURCH ON THE SITE AND THE PLANTINGS THAT HAVE BEEN PROPOSED ALONG THE SOUTH (C-D) AND WEST (D-A) PROPERTY BOUNDARIES TO FULFILL THE TRANSITIONAL SCREENING REQUIREMENTS HAVE BEEN PROPOSED AS SUCH TO MINIMIZE ADVERSE IMPACTS ON THE NEIGHBORS. A BARRIER ALONG THE NORTH, SOUTH, EAST, OR WEST BOUNDARY WOULD NOT BE IN CHARACTER WITH THE SURROUNDING OPEN NATURAL QUALITY OF THE ADJACENT PROPERTIES. THEREFORE, THE TRANSITIONAL SCREENING BARRIER REQUIREMENTS OF ZO 13-304 FOR ALL PROPERTY BOUNDARIES (NORTH A-B, EAST B-C, SOUTH C-D, AND WEST D-A) ARE HEREBY REQUESTED TO BE WAIVED.

**Client**  
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
59 E NORTH TEMPLE ST. FLR 22  
390 US CHURCH TAX ADMINISTRATION  
BALTIMORE CITY, MD 21201-3620

**Revision / Issue**  
No. Description Date  
1. DPZ Acceptance 01/17/16  
2. 1st Submittal 02/11/16  
3. 2nd Submittal 02/22/16  
4. 3rd Submittal 05/19/16

**Issue** Description  
Date

**Project Name**  
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
CROWELL ROAD  
SPECIAL PERMIT PLAT

Drawn By: JL  
Checked By: DTM  
Project No.: MISC-2231  
Date: MAY 25, 2016

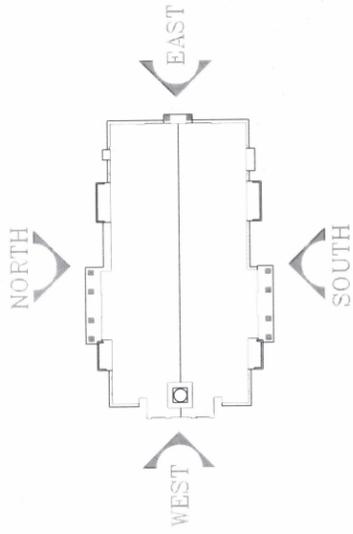
**NOTES AND DETAILS**

Scale: AS SHOWN  
Drawing Number: 2  
Sheet 2 of 13

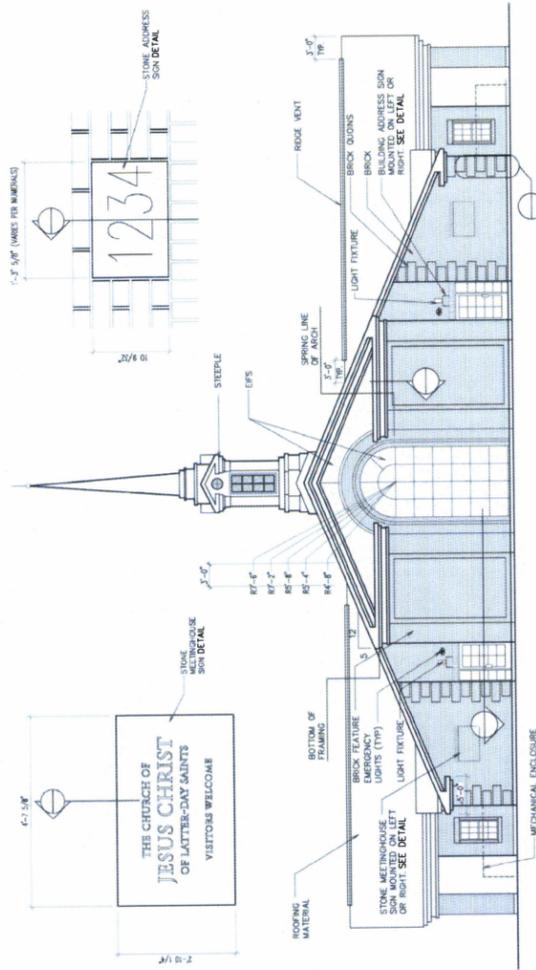
# FOR ILLUSTRATIVE PURPOSES ONLY

**NOTES:**

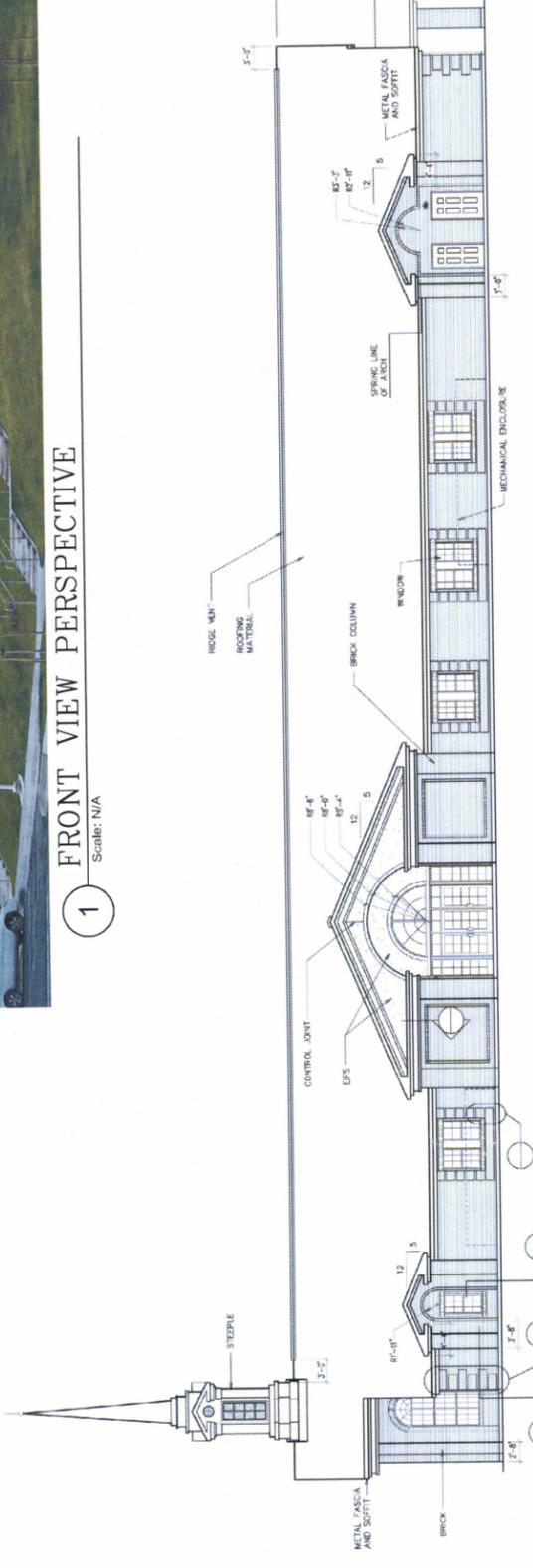
1. CONCEPTUAL ELEVATIONS AND PERSPECTIVE PROVIDED BY LZM, INC., ARCHITECTURAL FIRM.
2. CONCEPTUAL ELEVATIONS AND PERSPECTIVE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ILLUSTRATIONS HEREIN SHOW INTENT OF BUILDING CHARACTER, BUILDING MATERIALS AND COLORS MAY VARY AT TIME OF FINAL DESIGN.



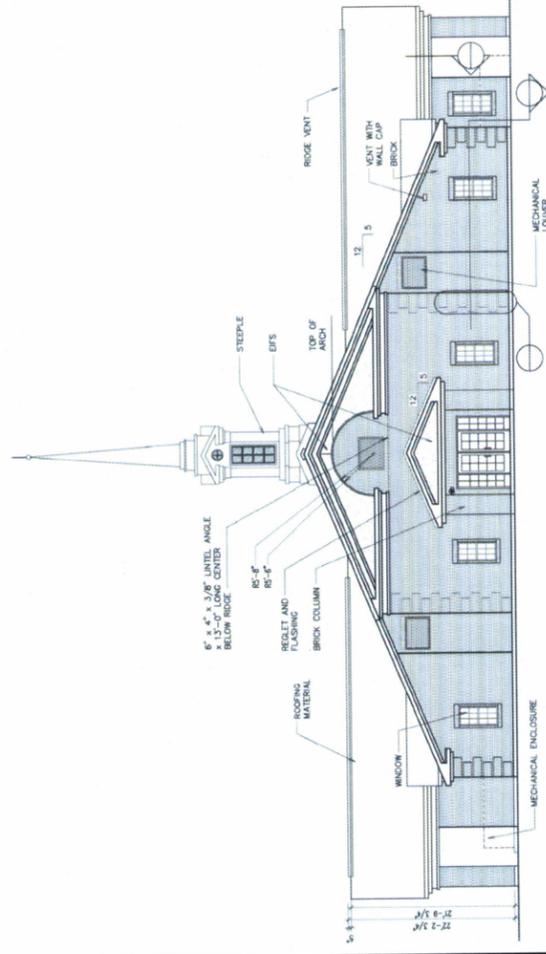
**KEY**



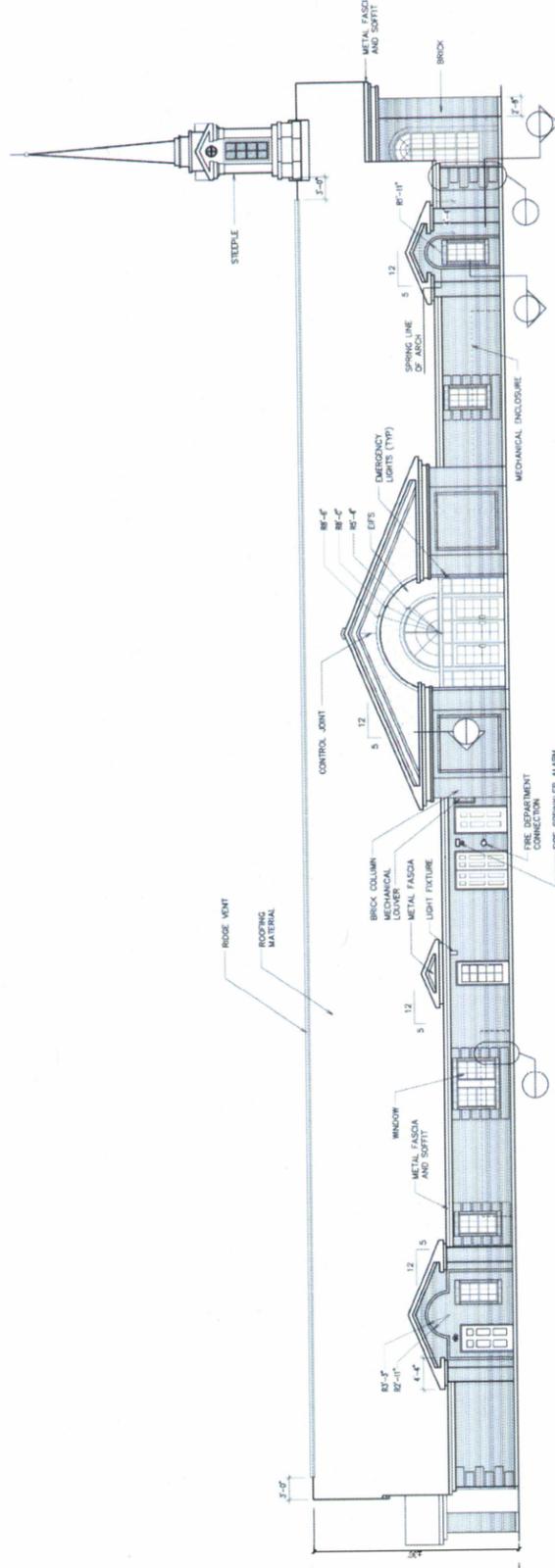
**2 WEST ELEVATION**  
N.T.S.



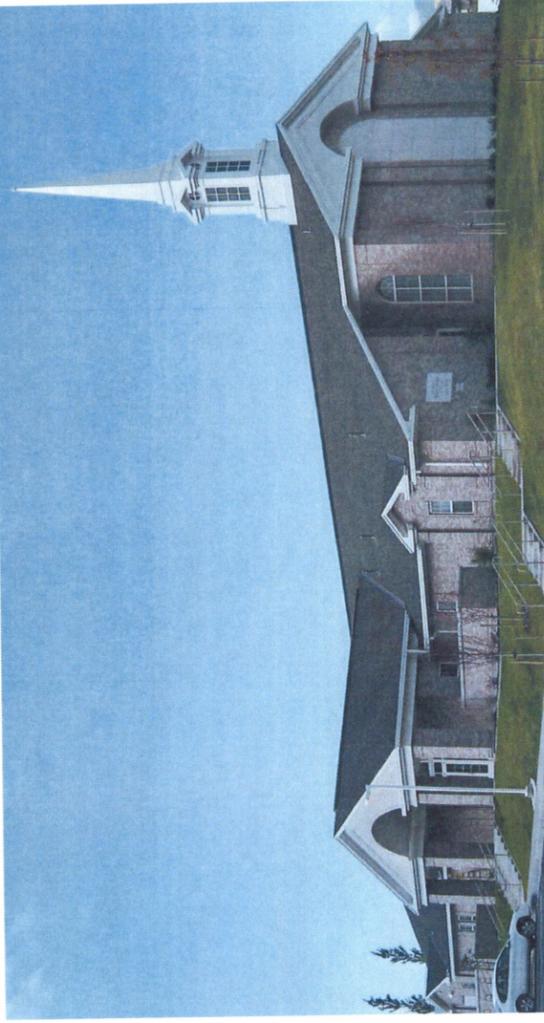
**3 SOUTH ELEVATION**  
N.T.S.



**4 EAST ELEVATION**  
N.T.S.



**5 NORTH ELEVATION**  
N.T.S.



**1 FRONT VIEW PERSPECTIVE**  
Scale: N/A

7712 Lake River Turnpike  
Suite 100  
Virginia Beach, VA 23462-2251  
TEL: 757.642.8200 FAX: 757.642.2251  
www.lzm-urb.com

Seal  
COMMONWEALTH OF VIRGINIA  
DAVID T. MEGRAW  
No. 022048  
PROFESSIONAL ENGINEER  
EXPIRES 12/31/16

Client  
the CHURCH OF JESUS CHRIST  
OF LATTER-DAY SAINTS  
59 E NORTH TEMPLE ST FLR 22  
90 LS CHURCH TAX ADMINISTRATION  
SALT LAKE CITY, UTAH 84150-3620

Revision / Issue	Date
1. DPZ Acceptance	01/12/16
2. 1st Submission	02/11/16
3. 2nd Submission	05/25/16
4. 3rd Submission	06/15/16

Issue	Description

Project Name  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**  
CROWELL ROAD  
SPECIAL PERMIT PLAT  
Hunter Mill District  
Fairfax County, Virginia

Drawn By: JL  
Checked By: DTM  
Project No.: MISC-2231

Date: MAY 25, 2016

Drawing Title  
**CONCEPTUAL ELEVATIONS**

Scale: AS SHOWN

Drawing Number  
**3**

Sheet 3 of 13



7172 Lee River Turnpike  
Arlington, Virginia 22203  
TEL: 703.542.8800 FAX: 703.542.8281  
www.urban-ld.com



Client  
The CHURCH OF JESUS CHRIST  
OF LATTER-DAY SAINTS  
30 EAST DESERET BLVD  
SALT LAKE CITY, UTAH 84143-0200

Revision / Issue  
No. Description  
1. DPZ Acceptance  
2. Submittal  
3. Submittal  
4. Submittal  
Date  
01/21/16  
02/25/16  
03/25/16  
05/16/16

Issue  
Date  
Description

Project Name  
THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS  
CROWELL ROAD  
SPECIAL PERMIT PLAT

Hunter Mill District  
Fairfax County, Virginia

Drawn By  
JL  
Checked By  
DTM

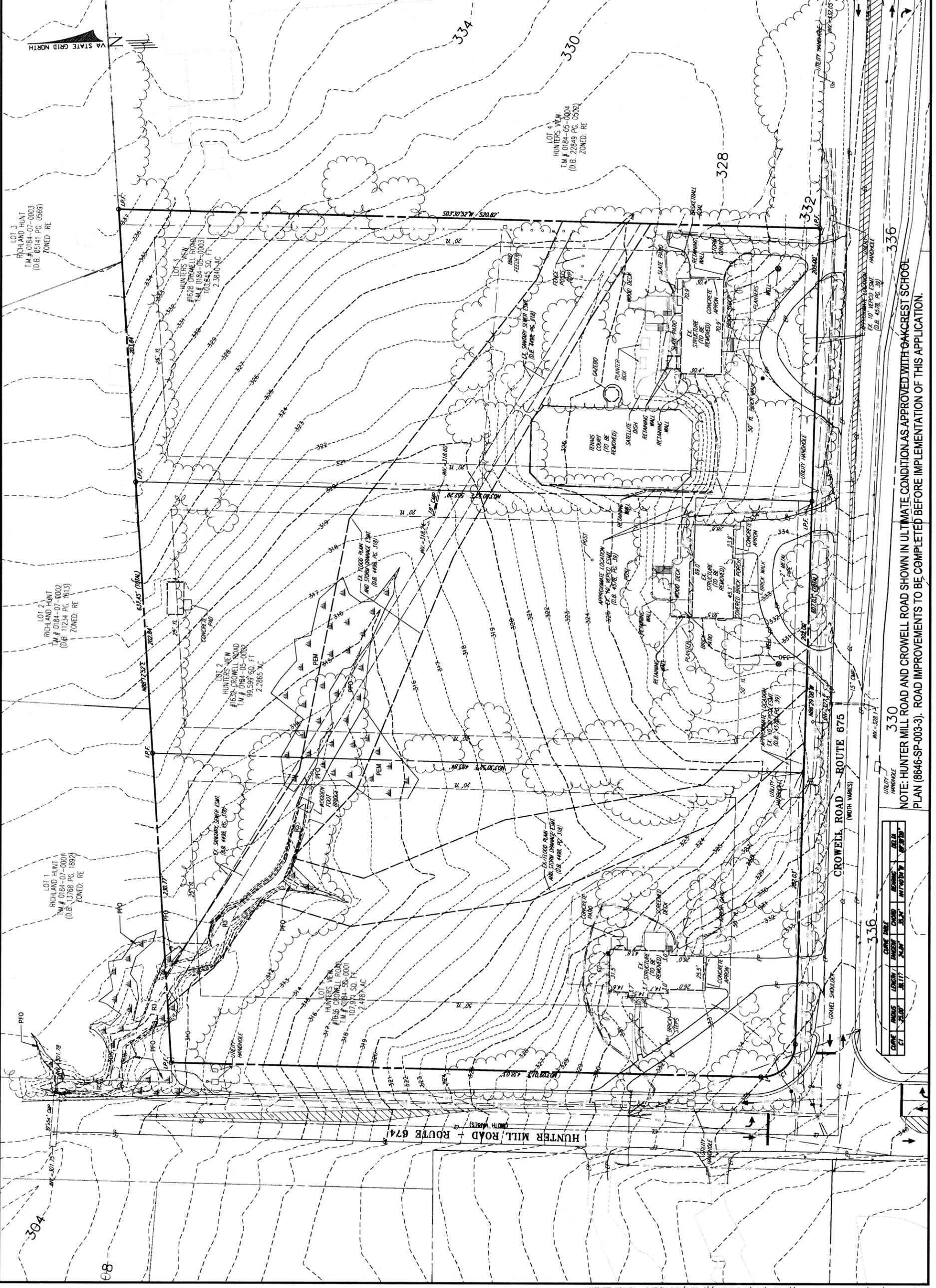
Project No.  
MISC-2231  
Date  
MAY 25, 2016

Drawing Title  
EXISTING  
CONDITIONS MAP

Scale: 1"=30'

Drawing Number  
4

Sheet 4 of 13



330  
NOTE: HUNTER MILL ROAD AND CROWELL ROAD SHOWN IN ULTIMATE CONDITION AS APPROVED WITH GAKCREST SCHOOL  
PLAN (8646-SP-003-3). ROAD IMPROVEMENTS TO BE COMPLETED BEFORE IMPLEMENTATION OF THIS APPLICATION.

DATE	BY	REVISION
01/21/16	JL	DPZ ACCEPTANCE
02/25/16	JL	SUBMITTAL
03/25/16	JL	SUBMITTAL
05/16/16	JL	SUBMITTAL



712 Little River Turnpike  
 Alexandria, Virginia 22304  
 TEL: 703.533.8800  
 www.urban-ltd.com



**Client:**  
 THE CHURCH OF JESUS CHRIST  
 OF LATTER-DAY SAINTS  
 51 E NORTH TEMPLE STREET 22  
 50 S.E. CHURCH TAX ADMINISTRATION  
 SALT LAKE CITY, UT 84143-3820

**Revision / Issue**  
 No. Description Date  
 1. DPT Acceptance 01/2/16  
 2. 1st Submission 02/11/16  
 3. 2nd Submission 05/25/16  
 4. 3rd Submission 08/19/16

**Issue**  
 Date Description

**Project Name**  
 THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS  
 CROWELL ROAD  
 SPECIAL PERMIT PLAT

Hunter Mill District  
 Fairfax County, Virginia

Drawn By: J.L.  
 Checked By: DTM

Project No. MISC-2231

Date: MAY 25, 2016

**Drawing Title**  
 EXISTING  
 VEGETATION MAP

Scale: 1"=30'

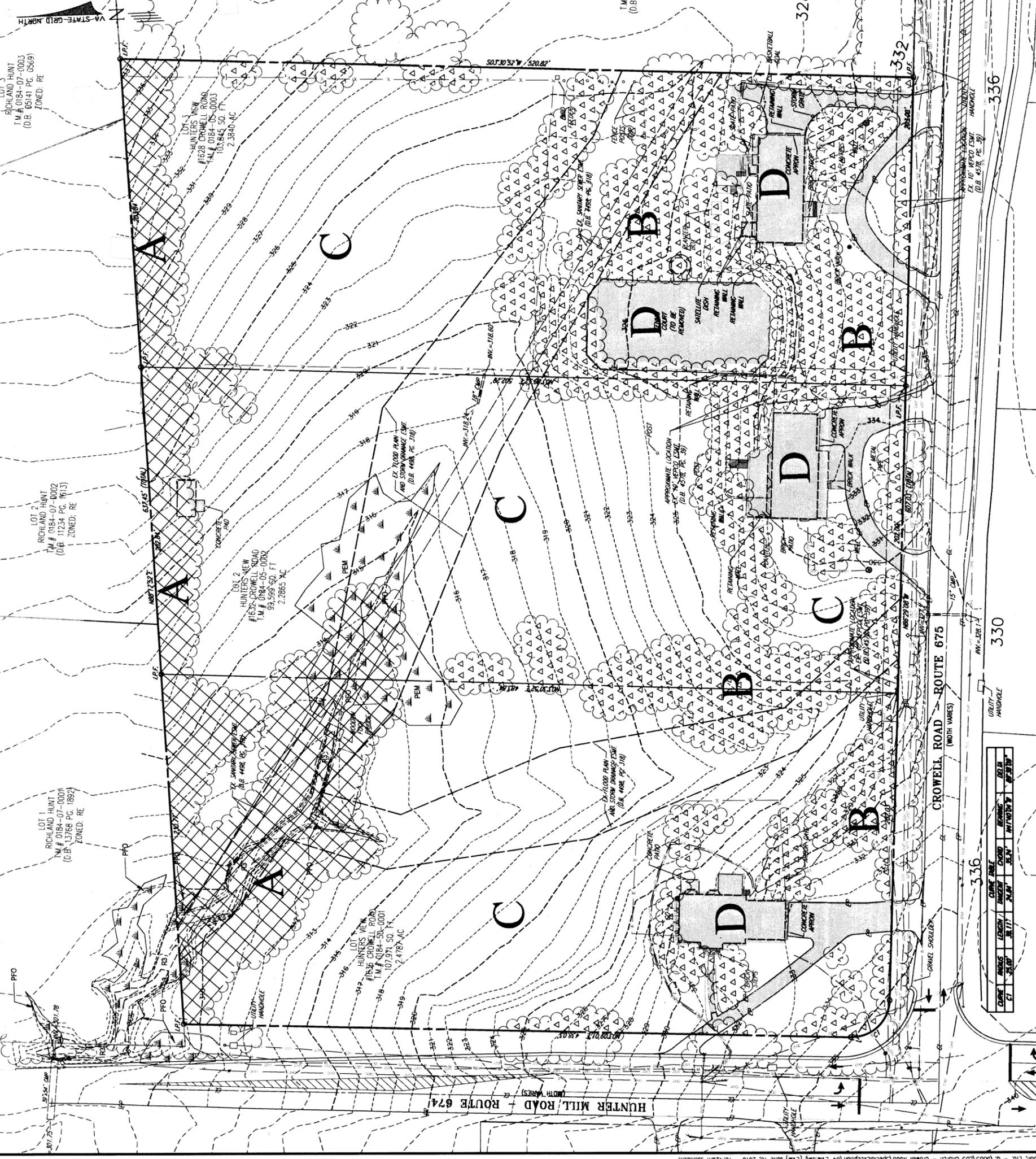
Drawing Number  
**5**  
 Sheet 5 of 13

**EXISTING VEGETATION SUMMARY**

Cover Type	Primary Species	Subclass	Condition	Area	Comments
<b>A</b> Disturbed Woodlands	Red Maple (Acer rubrum), Black Locust (Robinia pseudoacacia), Black Walnut (Juglans nigra), Black Willow (Salix nigra), White Pine (Pinus strobus), Sassafras (Sassafras albidum)	n.a.	Disturbed	0.81 ac.	This cover type is an uneven aged stand, moderately stocked, consisting mostly of hardwoods with an average overall dbh of 5 to 21 inches. The vegetation is primarily composed of Red Maple, Black Walnut, and White Pine. Sassafras is the native understory common throughout. However, a patch of Bamboo (Phyllostachys sp.) exists along the northern boundary. The vegetation is located along the northern boundary.
<b>B</b> Undeveloped Woodlands	Red Maple (Acer rubrum), Silver Maple (Acer spicatum), White Pine (Pinus strobus), Hickories (Carya sp.), Oaks (Quercus), Eastern Red Cedar (Juniperus virginiana), Red Spruce (Picea canadensis), Flowering Dogwood (Cornus florida)	n.a.	Disturbed	1.32 ac.	This cover type exists as tree islands within the landscape, primarily of varying sizes and species range greatly. However, White Pine, Red Maple, various Hickories and Oaks are the dominant species. The vegetation is located along the northern boundary.
<b>C</b> Maintained Grassland	Various Grasses including Fescue and Ryegrass	n.a.	n.a.	4.46 ac.	This cover type exists as a well-maintained grassland. Meadows in the near yards were previously for horse grazing.
<b>D</b> Developed Land	n.a.	n.a.	n.a.	0.56 ac.	This cover type exists as a developed area, including paved surfaces, such as walkways, and a tennis court.
<b>Total</b>				7.15 ac.	

Note: EIM data collected from an site visit by Urban, Ltd. Project Arbolista, John Lippold (ISA #MA-5174A) on Sept. 30, 2015.

This Plan Prepared or Approved by:  
 John Lightie, ISA Certified Arborist  
 # MA-5174A



Curve	Radius	Length	Chord	Offset	Delta
CT	25.00'	38.17'	24.00'	5.54'	89.27°





7172 Lee Hwy, Turnpike  
Arlington, Virginia 22203  
TEL: (703) 241-1000 FAX: (703) 241-1001  
www.urbanllc.com



Client  
THE CHURCH OF JESUS CHRIST  
OF LATTER-DAY SAINTS  
50 E NORTH TEMPLE ST FL 22  
50 E CHURCH TAX ADMINISTRATION  
SALT LAKE CITY, UT 84143-8620

Revision / Issue  
No. Description Date  
1. DP2 Acceptance 01/12/16  
2. 1st Submission 02/11/16  
3. 2nd Submission 05/25/16  
4. 3rd Submission 06/16/16

Issue Date  
Description

Project Name  
THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS  
CROWELL ROAD  
SPECIAL PERMIT PLAT

Hunter Mill District  
Fairfax County, Virginia

Drawn By: JL  
Checked By: DTM

Project No. MISC-2231

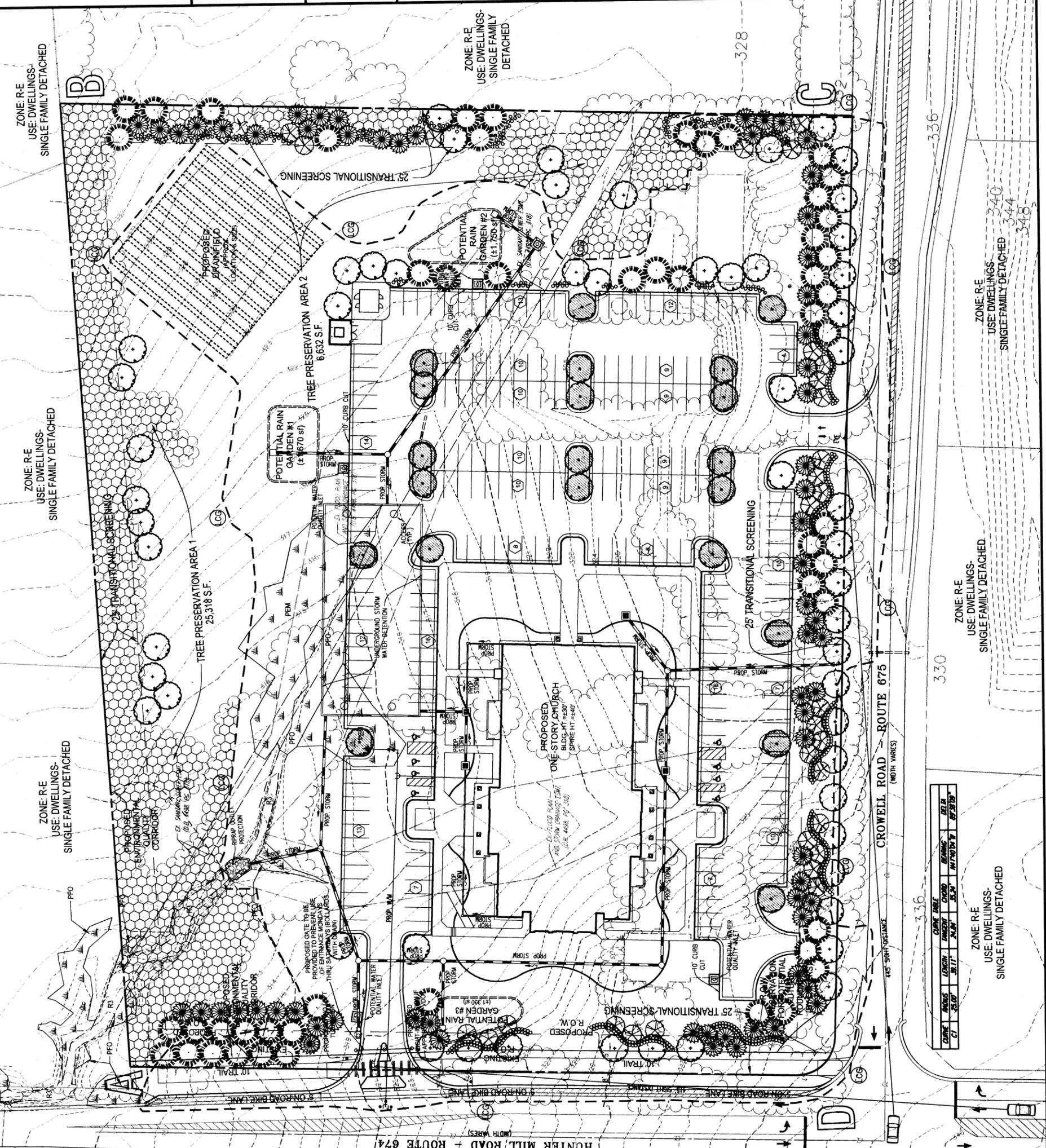
Date: MAY 25, 2016

Drawing Title  
LANDSCAPE  
PLAN

Scale: 1"=30'

Drawing Number  
7

Sheet 7 of 13



**LEGEND**

- REFERENCE POINT FOR DENOTING LIMITS OF TRANSITIONAL SCREENING YARDS
- TREE PRESERVATION AREA
- CANOPY TREE CREDITED TOWARDS INTERIOR PARKING LOT LANDSCAPING REQUIREMENT
- CAT. IV DECIDUOUS TREE
- CAT. II DECIDUOUS TREE
- CAT. IV EVERGREEN TREE
- CAT. II EVERGREEN TREE
- SHRUBS

**NOTES:**

- SEE SHEET 2 FOR TRANSITIONAL SCREENING BARRIER WAIVER REQUEST.
- LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. TREE PRESERVATION AREAS, PLANT LOCATIONS, SPECIES, AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.
- SITE CANOPY COVERAGE PROVIDED AT TIME OF SITE PLAN WILL MEET MINIMUM REQUIREMENTS IN THE PPM.
- TREE PROTECTION MEASURES WILL BE PROVIDED IN THE TREE PRESERVATION PLAN AS PART OF THE FINAL SITE PLAN, AND BASED UPON FINAL DESIGN AND ENGINEERING.

CURVE	ARC LENGTH	CHORD	BEARING	DELTA
C1	25.00'	24.00'	89.10°	90.90°

### TREE PRESERVATION TARGET CALCULATIONS

Gross Site Area (s.f.)	311,415
Pre-Development Area of Existing Tree Canopy (s.f.)	92,862
Percentage of Gross Site Area Covered by Existing Tree Canopy	30%
Tree Preservation Target	30%
10-Year Tree Canopy Requirement (See "10-Year Tree Canopy Calculations" Table)	93,425
Percentage of the 10-Year Tree Canopy Requirement that Should be Met	30%
Through Tree Preservation (This is the "Tree Preservation Target")	30%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	28,028
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)	38,280
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	41%
Tree Preservation Target met (s.f.)...	38,280
Tree Preservation Target met (%)...	41%
38,280 is greater than...	28,028
38,280 is greater than...	28,028

### 10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS

Gross Site Area (s.f.)	311,415
Zone: R-E	
Tree Canopy Required (s.f.)	93,425

### 10-YEAR TREE CANOPY PROVIDED

Total Canopy Area Provided Through Tree Preservation (s.f.)	38,280
Total Proposed Canopy Area (s.f.)	55,313
Total Tree Canopy Provided (s.f.)	93,593

### TREE PRESERVATION CALCULATIONS

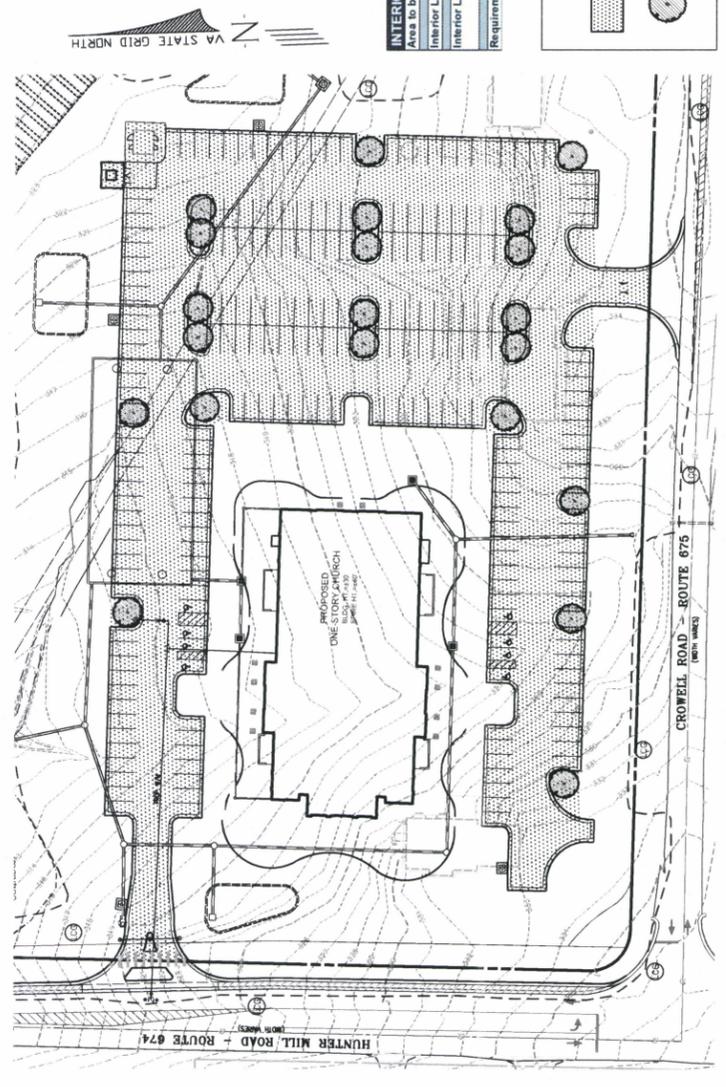
Tree Preservation Target (%)	30%			
Tree Preservation Target (s.f.)	28,028			
Tree Preservation Areas				
Tree Preservation Area 1	Normal	SE	Credit Factor	Total
Tree Preservation Area 2	Normal	6.332	1.00	31,848
Total Tree Preservation Provided (s.f.)				38,280

### TRANSITIONAL SCREENING AND BARRIER CALCULATIONS

Adjacent Use (Group)	Required Transitional Screening / Barrier	Width (ft.)	Length (ft.)	Area (s.f.)	Required 10-Year Canopy Cover (75%)	Provided Trees and Shrubs	Total Canopy
North "Buffer A-B" Dwellings, Detached (Group 1)	Transitional Screening 1 Banner D.E. or F (See Barrier Waiver Request)	25	638	15,950	11,983 s.f.	15,424 s.f. Existing Vegetation	15,424 s.f.
East "Buffer B-C" Dwellings, Detached (Group 1)	Transitional Screening 1 Banner D.E. or F (See Barrier Waiver Request)	25	521	13,025	9,788 s.f.	2,940 s.f. Existing Vegetation	2,940 s.f.
South "Buffer C-D" Dwellings, Detached (Group 1)	Transitional Screening 1 Banner D.E. or F (See Barrier Waiver Request)	25	608	15,200	11,400 s.f.	250 s.f.	2,750 s.f.
West "Buffer A-D" Dwellings, Detached (Group 1)	Transitional Screening 1 Banner D.E. or F (See Barrier Waiver Request)	25	438	10,975	8,231 s.f.	125 s.f.	2,375 s.f.
<b>Total</b>						<b>15,424 s.f.</b>	<b>15,424 s.f.</b>

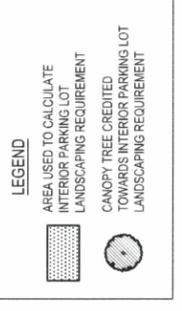
### PLANT SCHEDULE

Symbol	Qty.	Botanical Name	Common Name	Size	Type	Remarks	Multipier	10-Year Canopy Total
	77	Category: Deciduous Trees						
		Acer rubrum	Red Maple	3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits: 1.50	
		Liriodendron tulipifera	Tulip Poplar	3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits: 1.50	
		Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar 1.25	
		Quercus coccinea	Scarlet Oak	3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits: 1.50	
		Quercus prinus	White Oak	3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits: 1.50	
		Thuja occidentalis	Eastern Arborvitae	3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits: 1.50	
		Ulmus americana 'Valley Forge'	Valley Forge American Elm	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar 1.25	
		Category: Deciduous Trees						
		Amelanchier alnifolia	Downy Woodpecker	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits: 1.50	
		Cornus canadensis	American Spicebush	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits: 1.50	
		Cornus 'Stellar'	Rebut	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar 1.25	
		Magnolia virginiana	Star Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits: 1.50	
		Pyrus x iracuna 'Okame'	Chame Cherry	3" Cal.	B & B	Strong Central Leader	Improved Cultivar 1.25	
		Category: Evergreen Trees						
		Magnoia grandiflora	Southern Magnolia	10" Ht.	B & B	Full to granitic, Dense	Wildlife Benefits: 1.50	
		Prunus nigra	Black Cherry	10" Ht.	B & B	Full to granitic, Dense	Wildlife Benefits: 1.50	
		Prunus pennsylvanica	Ladybird Pine	10" Ht.	B & B	Full to granitic, Dense	Wildlife Benefits: 1.50	
		Category: Evergreen Trees						
		Cryptomeria japonica	Japanese Cryptomeria	10" Ht.	B & B	Full to granitic, Dense	Wildlife Benefits: 1.50	
		Ilex opaca	American Holly	10" Ht.	B & B	Full to granitic, Dense	Wildlife Benefits: 1.50	
		Juniperus virginiana	Eastern Redcedar	10" Ht.	B & B	Full to granitic, Dense	Wildlife Benefits: 1.50	
		Category: Shrubs						
		Centella asiatica	Sweet Peppercorn	24" Ht.	Cort.	Dense		
		Ilex glabra	Boxwood	24" Ht.	Cort.	Dense		
		Thuja occidentalis 'Spartan'	Blue Spreading Arborvitae	24" Ht.	Cort.	Dense		
		Rosa rugosa	Rugosa Rose	24" Ht.	Cort.	Dense		
		Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	24" Ht.	Cort.	Dense		
		Taxus canadensis 'Dark Green Spreader'	Dark Green Spreader	24" Ht.	Cort.	Dense		
		<b>Total Canopy Coverage Provided:</b>						<b>58,313 s.f.</b>



### INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

Area to be Covered (s.f.)	93,500
Interior Landscaping Required (5%) (s.f.)	4,228
Interior Landscaping Provided:	
21 Shrubs Trees at 250 s.f. each	5,250
Requirement is met...	5,250 s.f. is greater than... 4,228



# 1 INTERIOR PARKING LOT LANDSCAPING

1"=50'



7171 Lee Ave, Fairfax, VA 22033  
 703.442.8800 FAX 703.442.8251  
 www.urban-va.com



Client  
 THE CHURCH OF JESUS CHRIST  
 OF LATTER-DAY SAINTS  
 50 NORTH TEMPLE ST. FLR 22  
 SALT LAKE CITY, UTAH 84150-8020

Revision / Issue  
 No. Description Date  
 1. DPZ Acceptance 01/12/16  
 2. 1st Submission 02/11/16  
 3. 2nd Submission 05/25/16  
 4. 3rd Submission 06/10/16

Issue Date  
 Description

Project Name  
 THE CHURCH OF JESUS CHRIST  
 OF LATTER-DAY SAINTS  
 CROWELL ROAD  
 SPECIAL PERMIT PLAT

Hunter Mill District  
 Fairfax County, Virginia

Drawn By: JL  
 Checked By: DTM

Project No. MISC-2231  
 Date: MAY 25, 2016

Drawing Title  
 LANDSCAPE  
 COMPUTATIONS

Scale: AS SHOWN

Drawing Number

7A

Sheet 7A of 13

## PRELIMINARY BMP NARRATIVE

BMP REQUIREMENTS FOR THE SITE MAY BE MET THROUGH THE USE OF BIORETENTION FACILITIES, MANUFACTURED FILTERS, AND AN UNDERGROUND STORMWATER DETENTION FACILITY. THE SECTION FACILITIES THAT ARE ULTIMATELY UTILIZED ON THIS SITE SHALL BE IN COMPLIANCE WITH SECTION 9VAC25-870-65 OF THE VIRGINIA STATE CODE FOR WATER QUALITY AND THE LATEST VERSION OF THE FAIRFAX COUNTY PFM.

PER SECTION 24-4-3A OF THE COUNTY CODE, THE PRELIMINARY BMP COMPUTATIONS FOR THE SUBJECT SITE WERE COMPLETED USING THE LATEST DEO VIRGINIA RUNOFF REDUCTION METHOD (VRRM) SPREADSHEET. THE COMPUTATIONS SHOW THE TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED FOR THIS SITE DEVELOPMENT IN LBS PER YEAR WITH THE CONSIDERATION OF THE POTENTIAL BMP FACILITIES SHOWN ON THIS APPLICATION; THE COMPUTATIONS CAN BE FOUND ON SHEET 9.

THE POTENTIAL BMP AND SWM FACILITIES SHOWN WITH THIS APPLICATION ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL COMPUTATIONS, BMP FACILITY LOCATIONS, AND TYPES OF FACILITIES TO UTILIZED ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.

## PRELIMINARY BMP FACILITY NOTES

- POTENTIAL BIORETENTION FACILITIES WILL BE SIZED PER THE 2013 VIRGINIA DCR STORMWATER DESIGN SPECIFICATION NO. 9. THE POTENTIAL FACILITIES HAVE BEEN CONCEPTUALLY SHOWN AS LEVEL 1 DESIGNS PER TABLE 9.4 OF THE DCR DESIGN SPECIFICATION.
- THE POTENTIAL UNDERGROUND STORMWATER DETENTION FACILITY WILL BE SIZED PER THE 2013 VIRGINIA DCR STORMWATER DESIGN SPECIFICATION NO. 8. THE POTENTIAL FACILITY HAS BEEN SHOWN AS A LEVEL 2 DESIGN PER TABLE 8.2 OF THE DCR SPECIFICATION.
- THE POTENTIAL MANUFACTURED FILTER TO BE USED WITH THIS APPLICATION WILL BE PER THE BMP CLEARINGHOUSE APPROVED LIST OF PROPRIETARY BMPs.
- THE BMP ANALYSIS WITH THIS APPLICATION IS FOR PRELIMINARY PURPOSES ONLY. FINAL COMPUTATIONS, BMP FACILITY LOCATIONS, AND TYPES OF FACILITIES ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.

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

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

This information is required under the following Zoning Ordinance Sections

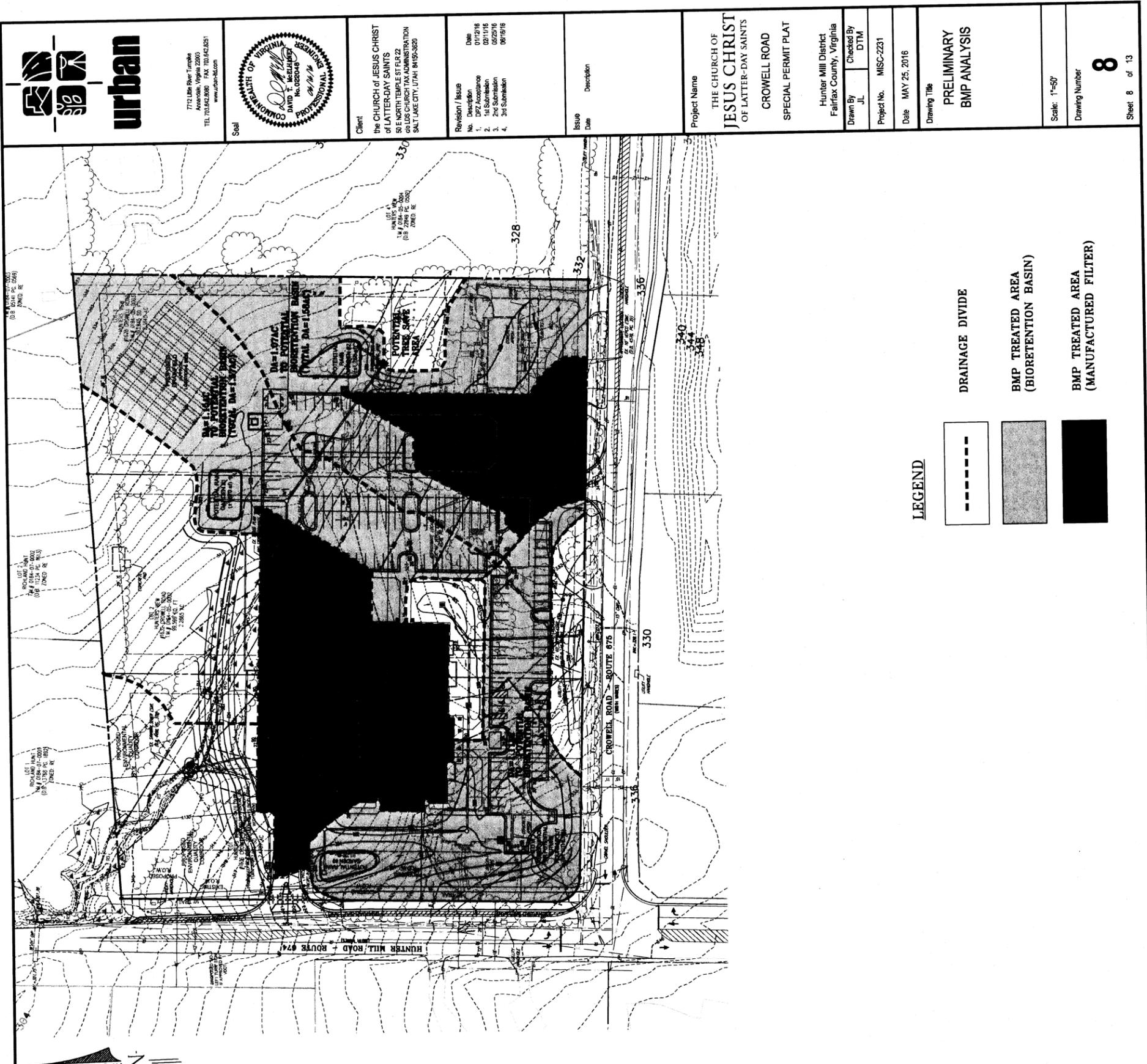
- Special Permits (Sect. 9-011.21 & 21)
- Cluster Subdivision (Sect. 9-015.13 & 11)
- Development Plans PRC District (Sect. 16-302.3 & 4L)
- FDP-P Districts (Sect. 16-502.1A (6) & (17))
- Special Exceptions (Sect. 9-011.21 & 21)
- Commercial Reutilization Districts (Sect. 9-022.2A (12) & (14))
- PRC Plan (Sect. 16-303.1E & 1 O)
- Amendments (Sect. 18-202.10F & 10I)

- Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 6.6
- If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility

3. Provide:

Facility Name/Type & No. (e.g. Stormwater Detention Facility)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft)
Underground Vault	± 3.8	± 10.6	± 14.4	± 9,100	± 24,000	N/A
<b>Totals:</b>						

- On-site drainage channels, outfalls and pipe systems are shown on Sheet(s) 6.8. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A. Access MH (asphalt, geoblock, gravel, etc.)
- Type of maintenance access road surface noted on the plat is: N/A - Access MH
- Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 7
- Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 8-10
- A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 8-11. If the outfall is proposed to be improved off-site it should be specifically noted
- A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 11
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 4
- A submission waiver is required for N/A
- Stormwater management is not required because N/A



### LEGEND

- DRAINAGE DIVIDE
- BMP TREATED AREA (BIORETENTION BASIN)
- BMP TREATED AREA (MANUFACTURED FILTER)

7711 Lee Blvd, Suite 100  
Falls Church, VA 22041  
TEL: 703.642.8900 FAX: 703.642.8251  
www.urban-va.com

Client:  
the CHURCH OF JESUS CHRIST  
OF LATTER-DAY SAINTS  
50 E NORTH TEMPLE ST FLR 22  
SALT LAKE CITY, UT 84143-3620

Revision / Issue  
No. Description  
1. DPZ Acceptance 01/12/16  
2. 1st Submission 02/11/16  
3. 2nd Submission 02/25/16  
4. 3rd Submission 08/19/16

Issue Date  
Description

Project Name  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**  
CROWELL ROAD  
SPECIAL PERMIT PLAT

Drawn By: JL  
Checked By: DTM  
Project No.: MISC-2231

Date: MAY 25, 2016

Drawing Title:  
**PRELIMINARY BMP ANALYSIS**

Scale: 1"=50'  
Drawing Number: **8**  
Sheet 8 of 13



**PRELIMINARY SWM NARRATIVE:**

THE SITE AREA IS APPROXIMATELY 7.15 ACRES AND CONSISTS OF HYDROLOGIC GROUP D SOILS (SEE SHEET 2 OF THE PLANS). THIS APPLICATION IS PROPOSING A CHURCH SHOWN ON SHEET 6. AS CURRENTLY SHOWN WITH THIS APPLICATION, THERE IS ONE POINT OF CONCENTRATED DISCHARGE FROM THE DEVELOPED SITE. OUTFALL #1 IS LOCATED TO THE NORTHWEST OF THE SITE. THE CONCENTRATED FLOW FOR OUTFALL #1 WILL BE DISCHARGED DIRECTLY INTO AN EXISTING NATURAL CHANNEL THAT FLOWS IN A NORTHWESTERLY DIRECTION, CROSSING UNDER HUNTER MILL ROAD. OFFSITE DRAINAGE FROM THE EAST AND SOUTH OF THE SITE WILL PASS THROUGH THE PROJECT.

UPSTREAM OF OUTFALL #1'S DISCHARGE POINT, A POTENTIAL UNDERGROUND STORMWATER DETENTION FACILITY MAY BE UTILIZED IN ORDER TO REDUCE PEAK FLOW RATES FROM THE SITE TO BELOW THE PEAK RUNOFF RATES FOR THE 1-YEAR, 2-YEAR, AND 10-YEAR POST DEVELOPMENT PEAK RUNOFF RATES FOR THE ENERGY BALANCE EQUATION. THE POTENTIAL FACILITY IS CURRENTLY SIZED FOR SWM AND BMP ASSUMING NO INFILTRATION. HOWEVER, THIS IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING. IN ADDITION, UPSEWER OF THE UNDERGROUND STORMWATER DETENTION FACILITY, MULTIPLE BIOTRETENTION BASINS MAY BE UTILIZED IN ORDER TO FURTHER REDUCE POST-DEVELOPMENT PEAK FLOW RATES AND PROVIDE WATER QUALITY BENEFITS. PEAK FLOW RATE MAY ALSO BE REDUCED WITH THE RUNOFF REDUCTION CREDIT WITHIN THE VRRM SPREADSHEET FROM ALL PROPOSED FACILITIES.

THE SWM FACILITIES, OUTFALL LOCATIONS, AND EXISTING STORM SEWER CONNECTIONS SHOWN WITH THIS APPLICATION ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.

**PRELIMINARY SWM ANALYSIS FOR OUTFALL #1:**

AS STATED IN THE NARRATIVE ABOVE, THE POTENTIAL SWM/BMP FACILITIES WILL BE ANALYZED WITH THE INTENTIONS OF REDUCING THE 1-YEAR, 2-YEAR AND 10-YEAR POST DEVELOPMENT PEAK RUNOFF RATES FROM THE SITE TO BELOW THE PEAK RUNOFF RATES FOR THE SITE USING THE ENERGY BALANCE EQUATION.

IN ACCORDANCE WITH PFM SECTION 6-0203.3, THE OUTFALL POINT AT THE NATURAL CHANNEL WILL BE ANALYZED WITH THE RELEASE RATE BASED ON THE CHANNEL PROTECTION AND INFILTRATION REQUIREMENTS OF CHAPTER 124-4.4 OF THE COUNTY CODE. EXISTING AND PROPOSED PEAK RUNOFF AREAS, THE DRAINAGE DIVIDES ARE SHOWN BASED ON THIS SHEET IN ORDER TO DEMONSTRATE THE PRE AND POST DEVELOPMENT PEAK RUNOFF AREAS. THE DRAINAGE DIVIDES ARE SHOWN BASED ON THE CONCEPTUAL LAYOUT AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

USING THE EQUATION REFERENCED IN SECTION 124-4.4.8.3.C OF THE COUNTY CODE, THE POTENTIAL FACILITIES ARE PROPOSED TO REDUCE THE DEVELOPED PEAK FLOW RATE FROM THE SITE TO BELOW THE PEAK RUNOFF RATES FOR THE SITE USING THE ENERGY BALANCE EQUATION. THE POTENTIAL FACILITY IS CURRENTLY SIZED FOR SWM AND BMP ASSUMING NO INFILTRATION. HOWEVER, THIS IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING. IN ADDITION, UPSEWER OF THE UNDERGROUND STORMWATER DETENTION FACILITY, MULTIPLE BIOTRETENTION BASINS MAY BE UTILIZED IN ORDER TO FURTHER REDUCE POST-DEVELOPMENT PEAK FLOW RATES AND PROVIDE WATER QUALITY BENEFITS. PEAK FLOW RATE MAY ALSO BE REDUCED WITH THE RUNOFF REDUCTION CREDIT WITHIN THE VRRM SPREADSHEET FROM ALL PROPOSED FACILITIES.

IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN SECTION 124-4.4.8 OF THE COUNTY CODE, THE RELEASE RATE REQUIREMENT WILL BE SATISFIED. ADDITIONAL CALCULATIONS WILL BE INCLUDED WITH THE FINAL SITE PLAN.

**PRELIMINARY SWM NOTE:**

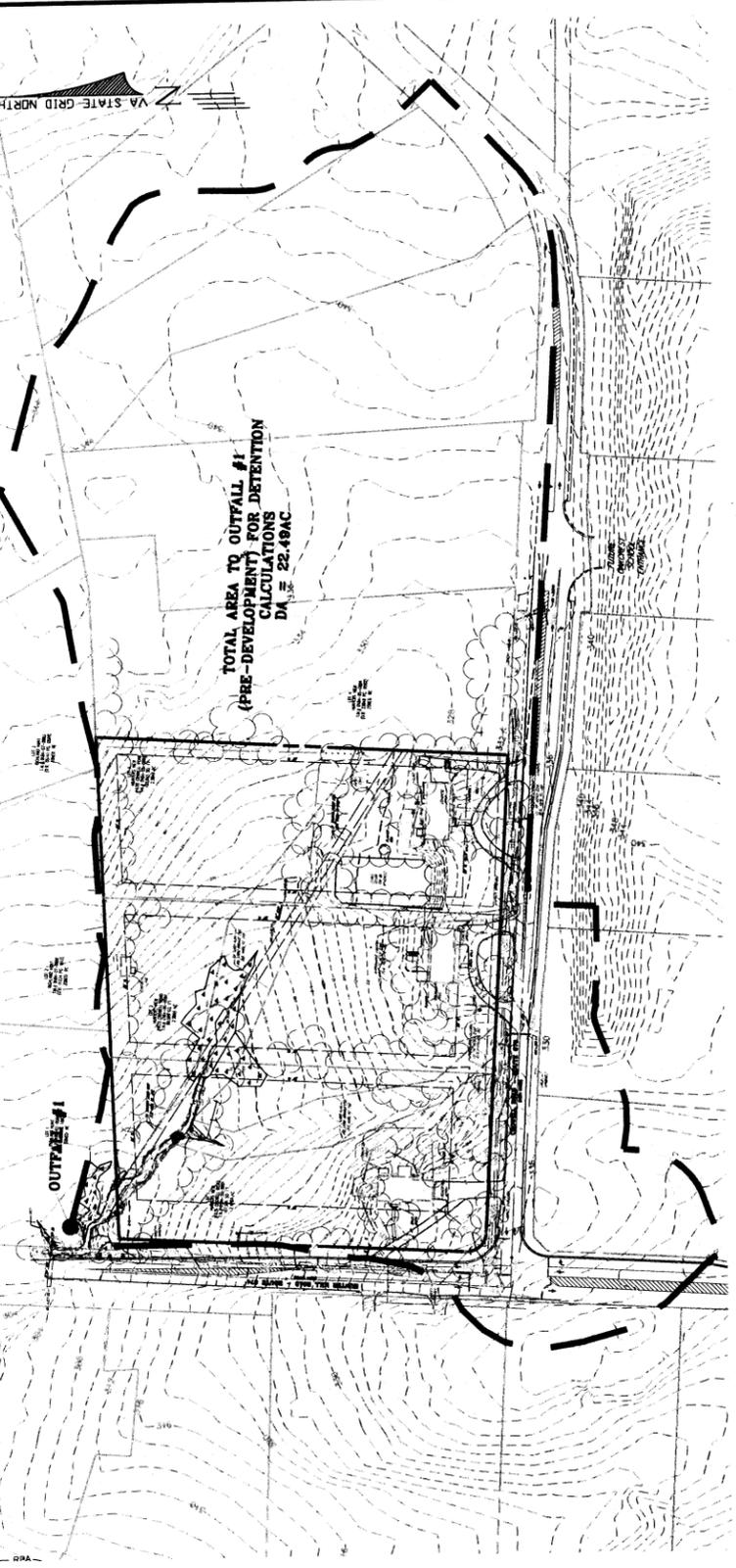
AREAS CALCULATIONS AND FACILITY LOCATIONS SHOWN WITH THIS APPLICATION ARE FOR PRELIMINARY PURPOSES ONLY. THEY ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

Based on the use of Runoff Reduction practices in the onsite drainage areas, the spreadsheet calculates an adjusted RVD<sub>developed</sub> and adjusted Curve Number.

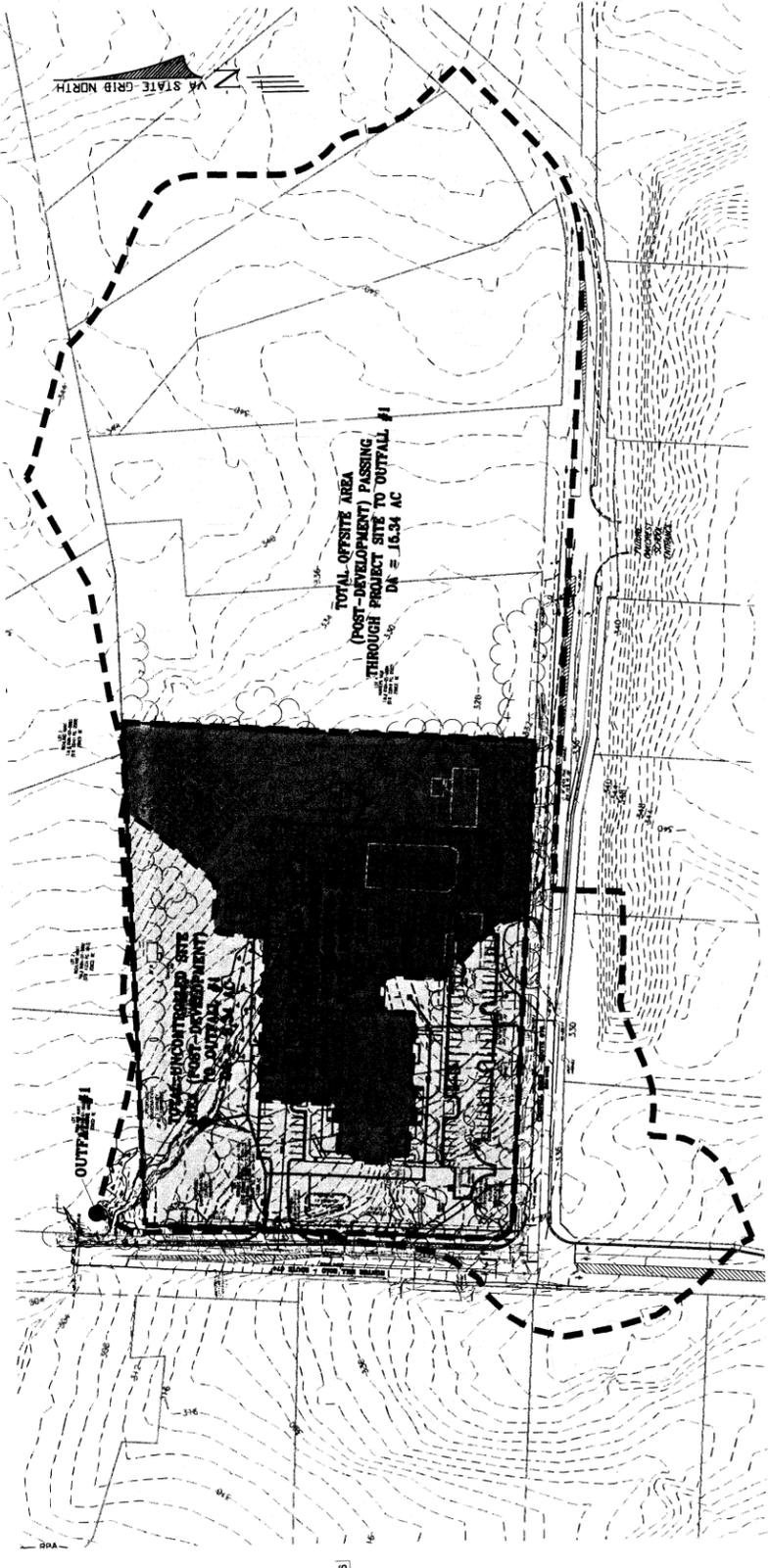
Drainage Area A	1-year storm			2-year storm			10-year storm			
	Area (acres)	A Soils	B Soils	C Soils	D Soils	Weighted CN	RVD <sub>developed</sub> (in) with no Runoff Reduction	Adjusted CN	RVD <sub>developed</sub> (in) with Runoff Reduction	Adjusted CN
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00	1.34	81	1.76	85
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	30	0.00	0.00	0.00	0.00	0.00	1.06	81	1.51	82
Impervious Cover	39	0.00	0.00	0.00	0.00	0.00	1.06	81	1.51	82
	98	0.00	0.00	0.00	0.00	0.00	1.34	81	1.76	85

**LEGEND**

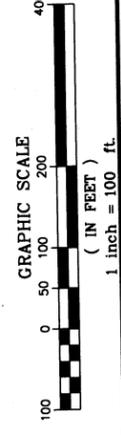
-  PROPOSED DRAINAGE DIVIDE
-  AREA DRAINING TO OUTFALL #1
-  AREA DRAINING TO OUTFALL #1 (UNCONTROLLED)
-  EXISTING DRAINAGE DIVIDE TO OUTFALL #1



**EXISTING SWM DIVIDE**  
SCALE: 1" = 100'



**PROPOSED SWM DIVIDE**  
SCALE: 1" = 100'



7715 Lee River Turnpike  
Annandale, Virginia 22003  
TEL: 703.842.8680 FAX: 703.842.8251  
www.urban-va.com

DAVID J. LUTZ  
No. 0220149  
STATE OF VIRGINIA  
PROFESSIONAL ENGINEER

Client  
The CHURCH OF JESUS CHRIST  
OF LATTER-DAY SAINTS  
38 NORTH TEMPLE ST. #2  
SALT LAKE CITY, UTAH 84143-8220

Revision / Issue

No.	Description	Date
1.	DPZ Acceptance	01/21/16
2.	1st Submission	02/25/16
3.	2nd Submission	05/25/16
4.	3rd Submission	06/16/16

Issue Description

Issue	Description

Project Name  
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
CROWELL ROAD  
SPECIAL PERMIT PLAT

Drawn By  
JL  
Checked By  
DTM  
Project No.  
MISC-2231  
Date  
MAY 25, 2016

Drawing Title  
PRELIMINARY SWM ANALYSIS

Scale: 1" = 100'  
Drawing Number  
**10**  
Sheet 10 of 13





712 Lila River Turnpike  
Arleneville, Virginia 22003  
TEL: 703.942.8800 FAX: 703.942.8251  
www.urbaninc.com



Client:  
THE CHURCH OF JESUS CHRIST  
OF LATTER-DAY SAINTS  
50 E NORTH TEMPLE ST FLR 22  
60 S CHURCH TAX ADMINISTRATION  
SALT LAKE CITY, UTAH 84150-3620

Revision / Issue  
No. Description Date  
1. DPT / Issuance 01/12/16  
2. 1st Submission 02/11/16  
3. 2nd Submission 05/25/16  
4. 3rd Submission 06/16/16

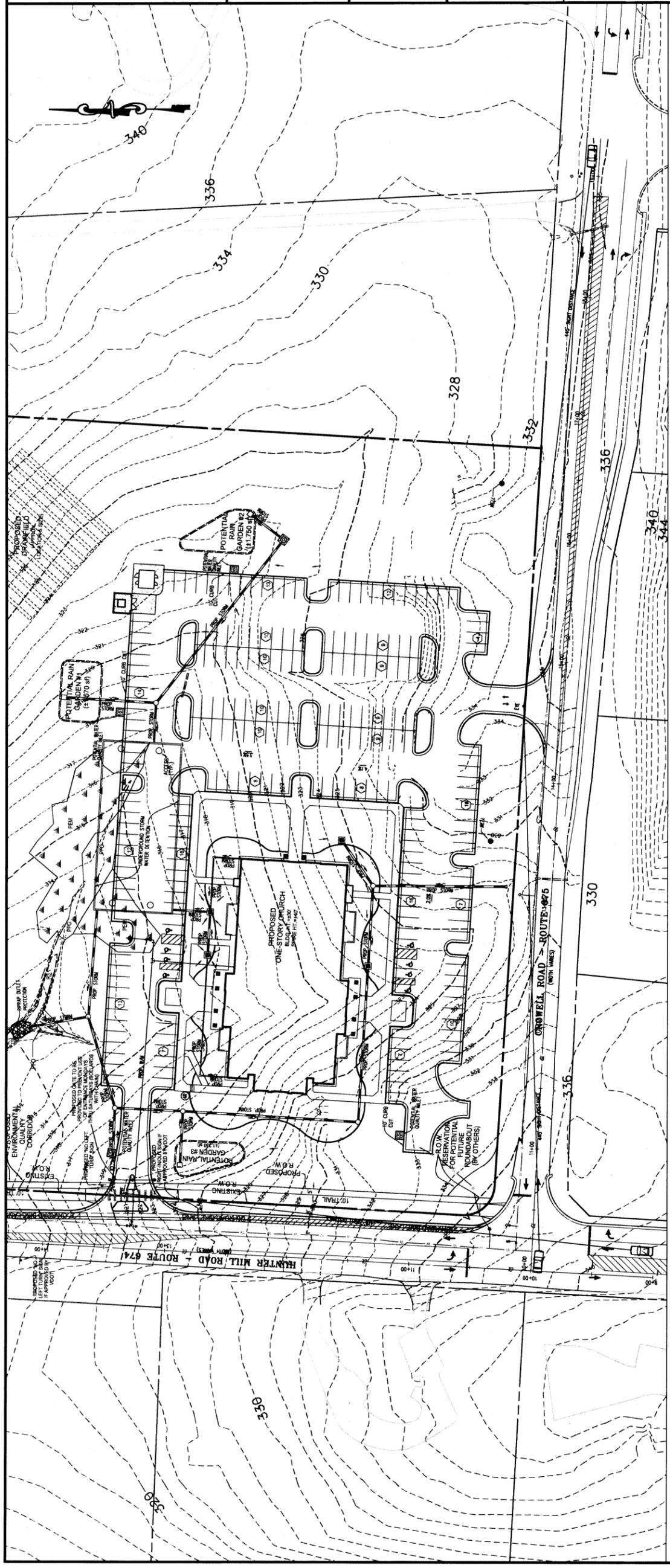
Issue Date Description

Project Name  
THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS  
CROWELL ROAD  
SPECIAL PERMIT PLAT

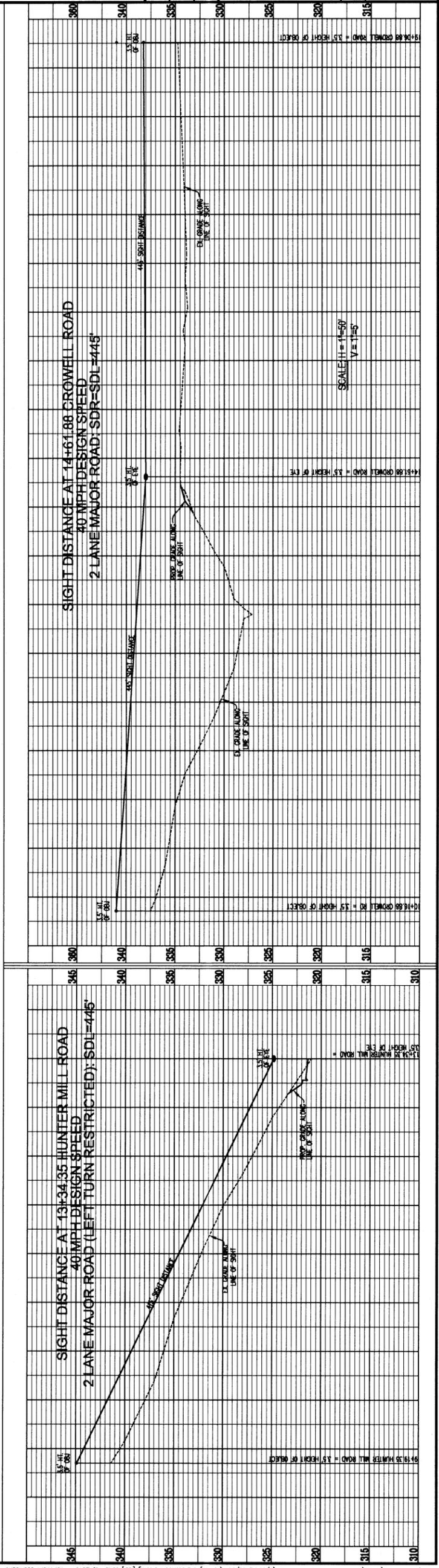
Hunter Mill District  
Fairfax County, Virginia  
Drawn By: JLL  
Checked By: DTM  
Project No.: MISC-2231  
Date: MAY 25, 2016

Drawing Title  
SIGHT DISTANCE  
ANALYSIS

Scale: AS SHOWN  
Drawing Number  
**12**  
Sheet 12 of 13



SCALE: 1"=40'



SIGHT DISTANCE AT 13+34.35 HUNTER MILL ROAD  
40 MPH DESIGN SPEED  
2 LANE MAJOR ROAD (LEFT TURN RESTRICTED): SDL=416'

SIGHT DISTANCE AT 14+61.88 CROWELL ROAD  
40 MPH DESIGN SPEED  
2 LANE MAJOR ROAD: SDR=SDL=445'

SCALE: H=1"=50'  
V=1"=5'



## SPECIAL PERMIT REQUEST

The applicant requests special permit approval to permit a place of worship on a 7.15-acre tract of 3 combined lots located at the corner of Crowell Road and Hunter Mill Road just north of the Dulles Toll Road (DTR). Specifically, the applicants propose a 16,558 square foot church building and 292 seats for The Church of Jesus Christ of Latter-Day Saints of up to 250 members in each of two initial services on Sundays. The subject property comprises three residential lots. Figure 1 depicts the subject property in relationship to its surroundings.



**Figure 1: Subject property**, Source: Pictometry 2015.

A copy of the special permit plat, entitled “The Church of Jesus Christ of Latter-Day Saints - Crowell Road, Special Permit Plat,” prepared by David T. McElhany, P.E., of Urban, Ltd., dated January 12, 2016, last revised June 16, 2016, consisting of fourteen sheets (Special Permit Plat) is provided at the front of this staff report. A copy of the applicant’s statement of justification and relevant photographs, architectural renderings and proposed floor plans, and the affidavit are provided in Appendices 1-3, respectively.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The 7.15 acre property is located on the northeast corner of the intersection of Crowell Road and Hunter Mill Road. The subject property consists of Lots 1, 2 and 3 of the Hunters View Subdivision, and all three are currently developed with single family

detached dwellings and their various accessory improvements (including driveways, patios/decks, a swimming pool, and a tennis court). All three lots currently have access to Crowell Road, though Lot 1 also has a small driveway access onto Hunter Mill Road. These driveways are standard residential access points, and are all paved.

The property has a slight downhill slope from the Hunter Mill/Crowell Road intersection toward the north central portion of the overall site. The property is substantially maintained as suburban landscape with grass and trees. The northern lot line is the only location with existing screening from the properties to the north.

The subject property is zoned R-E, as is the surrounding area in this portion of the Hunter Mill District. As is typical of this zoning district, the properties in the area are generally 1-3 acre single family residential lots in a very low density residential pattern. The primary exceptions are an existing school located on the west side of Hunter Mill Road; a commercial property (currently under-utilized) south of the subject property on the east side of Hunter Mill Road; and the currently under-development Oakcrest School, a private school of general education approved on property southeast of the subject property under Special Exception Amendment SEA 2009-DR-008 by the Board of Supervisors on February 25, 2014.

## **BACKGROUND AND HISTORY**

Fairfax County Tax Records indicate that the existing single family dwellings on the subject property were constructed in the mid 1980s. The area previously was zoned RE-2 and was rezoned to the RE District with the 1978 Zoning Ordinance. The three parcels were reconfigured as currently shown in 1978. The subdivision to the north, Richland Hunt, was originally platted in 1979. The Victoria Farms subdivision, located east of the subject property on Crowell Road, was platted in two phases, first in 1980, the second in 1996. A golf driving range on Hunter Mill Road, located just south of the subject property and just north of the DTR, was established in 2002. The Bachman Property subdivision (Hunting Crest Lane) was first established in 2004.

Finally, in 2009, a special exception was approved by the Board of Supervisors for a private school of general education located across the street and southeast of the subject property, which was amended under SEA 2009-DR-008 on February 25, 2014. This school, the Oakcrest School, was designed for a maximum of 450 students in Grades 6-12. The school is located on Tax Map 18-4 ((1)) 26C, A and 4, as shown on Figure 2, next page.

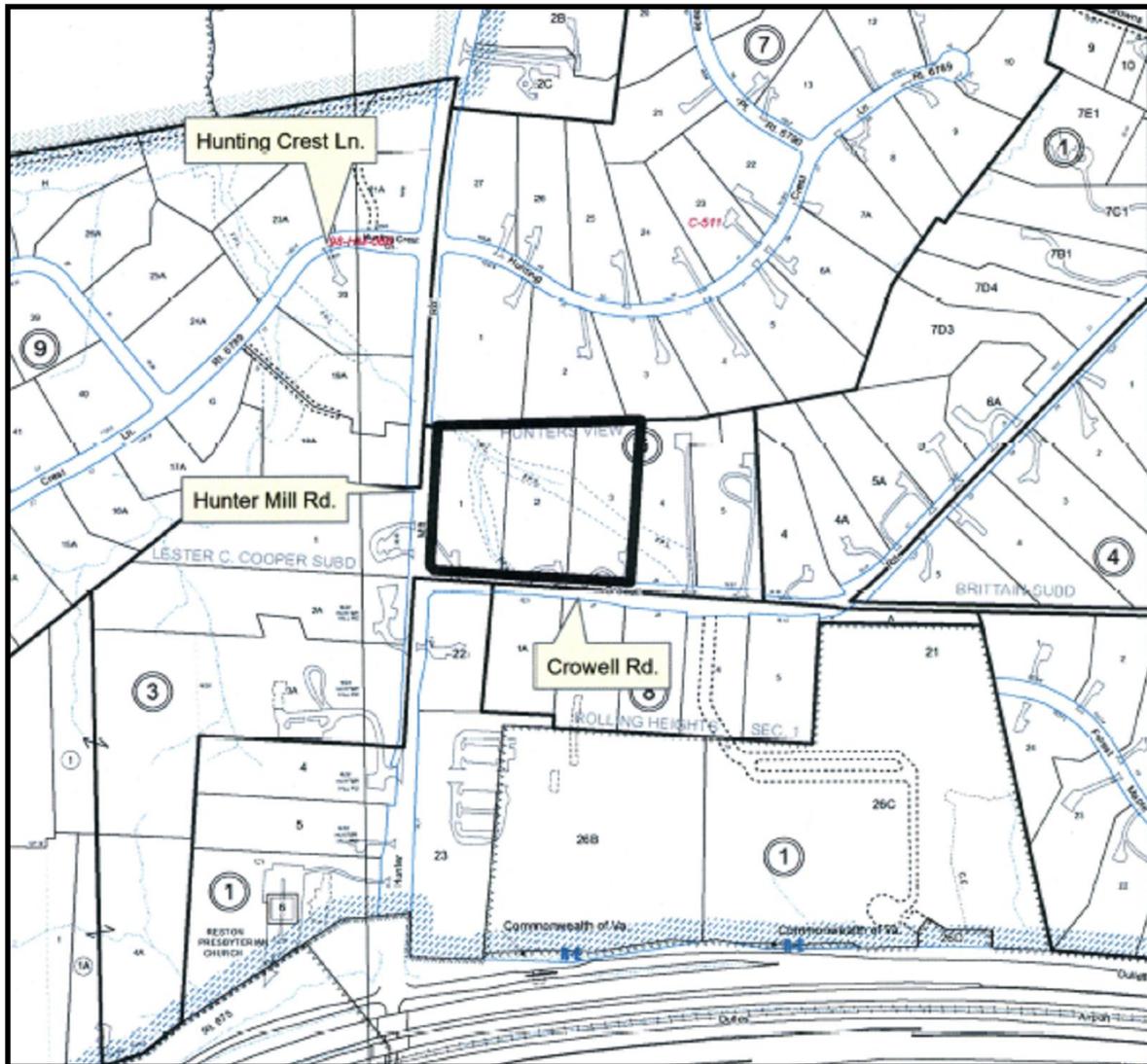


Figure 2: Area map showing adjacent subdivisions and roads. Source: County DIT.

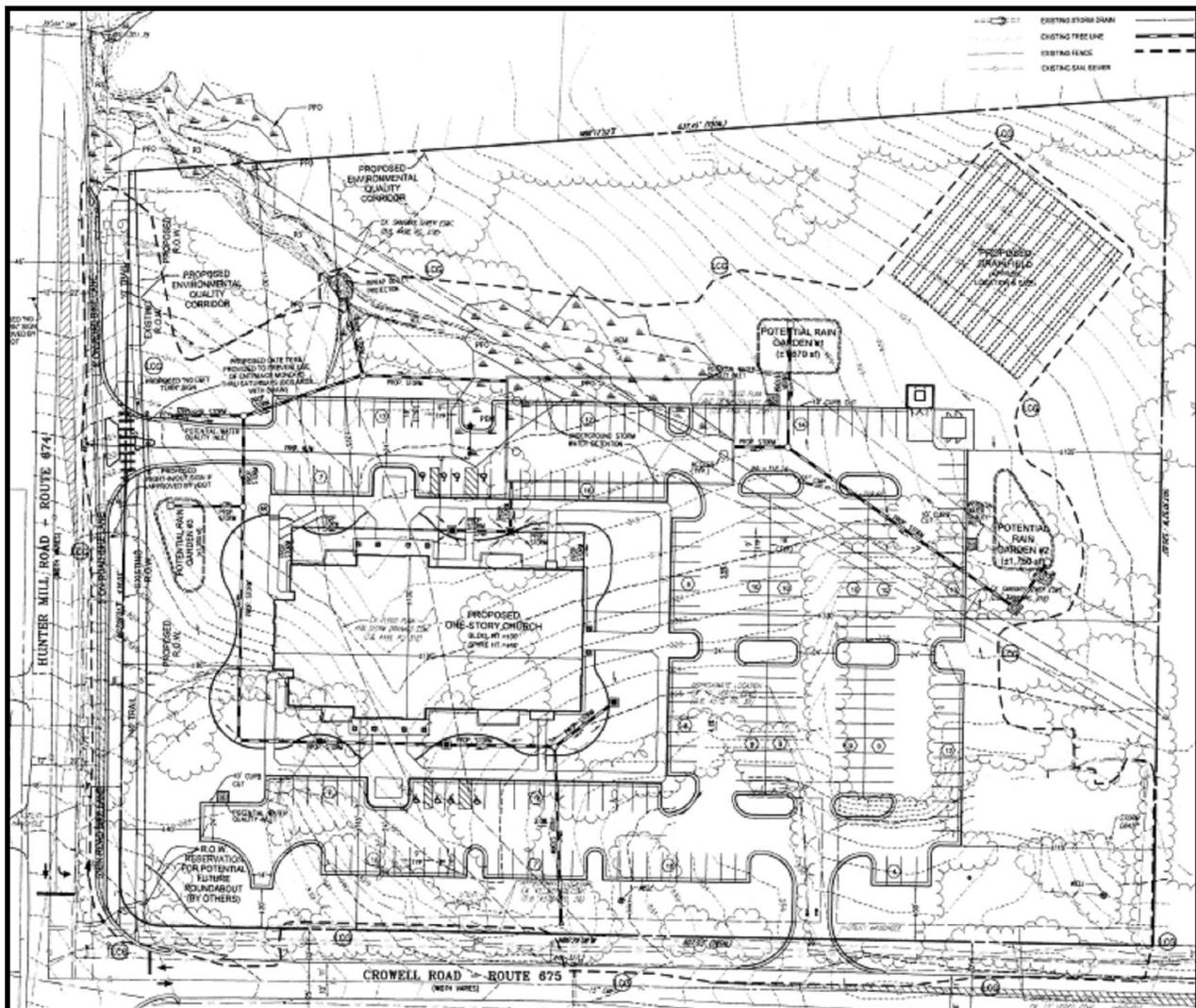
## DESCRIPTION OF THE APPLICATION

### Proposed Layout

The applicant requests approval to permit a new 16,558 square foot sanctuary building on 7.15 acres. The proposed sanctuary will contain a maximum capacity of 292 seats. According to the applicant's statement of justification, the new facility is designed as a campus as part of the Church of Jesus Christ of Latter-Day Saints (Mormon).

The facility will be used initially for two scheduled services of 9 a.m. to 12 p.m., and a 1 p.m. to 4 p.m. worship period. The schedule allows for congregants to arrive, worship, have some fellowship time and then depart the campus before the next service. When the population in this ward of the Church grows beyond the intended number of congregants for each service, a third service will be added to this campus, the applicant

states that the services would be 9 a.m., 11 a.m. and 1 p.m. with some overlap between the three groups. Each scheduled period is intended to have a maximum number of 250 congregants, and the Church assigns congregants to service times, so there is no overlap.



**Figure 3:** Proposed site layout. Source: Applicant.

The proposed layout features the building located in the southwest quadrant of the subject property, closer to the Hunter Mill Road frontage than to Crowell Road, and closer to the intersection than to any other part of the site.

### Vehicle Access and Parking

The layout includes 233 parking spaces surrounding the proposed church to the north, east, and south. This amount of parking is well in excess of the minimum number required in Article 11 of the Zoning Ordinance, which would be one parking space per four seats, or 73 parking spaces total. However, given staff's preference that all parking is accommodated on site, staff supports the proposed size and design of the parking area.

The applicant proposes two access points, which is a reduction of the existing four driveway accesses. One such access will be a full movement access point off of Crowell Road, while the other is a right-in/right-out access to Hunter Mill Road. The right-in/right-out access point needs to be designed to prevent the potential for any left-turning traffic into or out of the site. This access point also includes a gate to prevent access to the site Monday through Saturday from Hunter Mill Road.

Trees, Landscaping and Open Space

The proposed use requires the establishment of screening consistent with Transitional Screening 1 requirements of Article 13 of the Zoning Ordinance. As such, the applicant provides such screening completely along the road frontages, as well as supplementing existing tree preservation areas on the north and east property lines. The applicant’s proposed landscaping around the site, including the interior parking areas, meets or exceeds the requirements of Article 13; the proposed layout provides 63 percent open space.

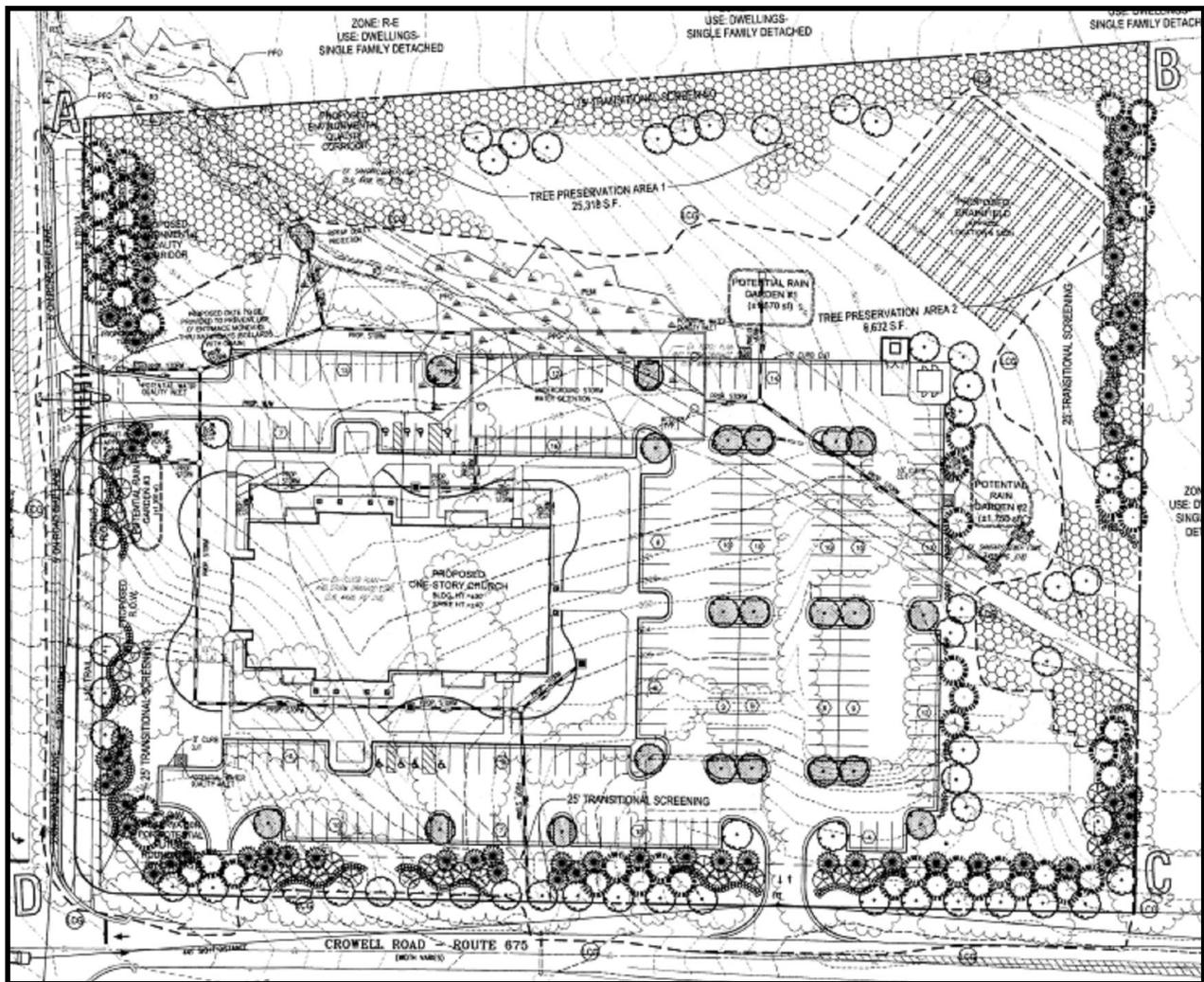


Figure 3: Proposed landscaping plan. Source: Applicant.

### Stormwater Management/Best Management Practices

The proposal identifies the basic elements of the stormwater management design. The applicant intends to provide stormwater detention in the form of an underground tank to be placed under the parking lot. Further, the applicant proposes three rain garden features consistent with the water quality requirements of the Stormwater Ordinance. The applicant also proposes to eliminate an existing “floodplain easement,” which actually amounts to a storm drainage easement, since this is not a FEMA mapped floodplain and the drainage area is well under 70 acres in size.

### Architecture

The proposed architecture for the church is consistent with other LDS churches in the area. The architecture features gables and a 70-foot high steeple to be located closer to the Hunter Mill Road frontage. Images of the proposed design are found in Appendix 2 and are also part of the Special Permit Plat located in the front of the staff report. Figure 4, below, shows the proposed design of the church building.



**Figure 4:** Proposed church facility architectural design. Source: Applicant.

## **ANALYSIS**

### **Comprehensive Plan Provisions**

<b>Plan Area:</b>	III
<b>Planning District:</b>	Upper Potomac
<b>Planning Sector:</b>	Hickory (UP3)
<b>Plan Map:</b>	Low Density Residential 0.2-0.5 units/acre

The Plan recommends that this area should be developed with very low density residential uses in reflection of development impact on the Difficult Run watershed. The plan recommends the following for uses such as religious institutions:

“Uses requiring special permit or special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area. The cumulative effect of special permit and special exception uses should be considered prior to allowing additional uses or the expansion of existing uses to determine if adding new uses or expanding existing uses will change the low density residential character of the area.”

Staff finds that the proposed church campus is of a scale and intensity that the busiest times, occurring on Sundays, will not adversely impact the adjacent neighborhood or impact the residential character of the area. While the church is located very close to an existing small private school and a larger private school (currently under construction), the use pattern is very different and distinct from the peak use periods of the schools. In staff's opinion, the proposed church is a complementary use within the residential neighborhoods in the surrounding area.

#### **Environmental Planning Analysis (Appendix 4)**

The subject property contains several environmental features that staff worked with the applicant to address. One such feature as shown on Sheet 4 of the special permit plat is an isolated wetlands area. This small feature (less than an acre in size) is located at the very northern end of the creek which runs along the northern edge of the subject property. The wetlands area is currently maintained as lawn, with a few ornamental trees within or adjacent to the wetlands area. Staff's review indicates that this wetland area is not a major natural feature and would not require additional permitting through the State or U.S. Army Corps to disturb or impact. Therefore staff has no objections to the proposal.

Staff reviewed the area of the stream, particularly the area in the northwestern corner of the property adjacent to an existing culvert under Hunter Mill Road. Staff believes this area should be protected through an Environmental Quality Corridor (EQC) designation. The applicant complied with this request. Doing so limits disturbance in this area to non-significant changes, such as controlled outlet features or minor trail paving. Staff supports the applicant's EQC designation.

Staff further supports the designation of tree preservation along the northern property line, as this contributes to the screening requirement without eliminating existing features, and also supports maintaining the integrity of the natural drainage system in the area.

Finally, the applicant submitted a photometric analysis of the proposed site lighting primarily in the parking lot area and this preliminarily demonstrates compliance with the lighting requirements in Article 14 of the Zoning Ordinance. Final determination of compliance will be made with site plan review.

### **Stormwater Analysis (Appendix 5)**

Staff from the Site Development and Inspections Division (SDID) of the Department of Public Works and Environmental Services (DPWES) reviewed the application and had no substantive comments regarding the proposed design. The review indicates that the existing floodplain easement needs to be vacated for the construction proposed, and a drainage study provided with the site plan. The SDID review did indicate that there was a complaint on file for a wet yard adjacent to the wetland area. However, staff believes this constraint can be mitigated during site development.

VDOT's review comments also indicate that there is a drainage capacity maintenance problem with the culvert under Hunter Mill Road north of the subject property. Staff recommends that the applicant consider the existing condition of this culvert when preparing the stormwater management plan for site plan review.

### **Urban Forestry Analysis (Appendix 6)**

Staff from the Urban Forestry Management Division (UFMD) reviewed the application and provided technical comments for review. Staff noted minor issues and required clarifications on the tree save area along the northern and eastern lot lines.

#### Transitional Screening Barrier Waiver Request

The UFMD review made some technical comments on the location of the barriers and the need to clarify the nature of the waiver request. However, staff does not believe in this case that the barrier is necessary. Review of the waiver requests will be found later in the staff report.

#### Tree Preservation Plan

The applicant has proposed to protect existing trees along the northern and eastern property lines, a tree preservation plan and narrative and analysis should be provided during the site plan review process. A proposed development condition has been added to this effect.

#### Technical Adjustments

The UFMD review makes reference to several corrections to be made, some of which have been addressed with the Special Permit Plat. Staff believes these corrections can be addressed with site plan review. One exception, however, is the listing of "Cornus florida" on the plant list. As UFMD notes, this species creates problems related to its planting requirements and invasive tendencies and recommends against allowing it. Staff supports this recommendation, and a development condition is proposed to address this.

## **Transportation Analysis (Appendices 7 and 8)**

During review of this special permit application, the Virginia Department of Transportation (VDOT), the Fairfax County Department of Transportation (FCDOT), and the Fairfax County Parks Authority (FCPA) provided comments regarding the transportation related elements of the applicant's proposal. Each raised concerns regarding the applicant's proposal, which were addressed as follows.

### Proposed Access

Both VDOT and FCDOT were initially opposed to the right-in/right-out access onto Hunter Mill Road. However, VDOT indicated that the access would be acceptable if the applicant provided a gate or other cut-off feature outside of the right-of-way to prevent access to the site from Monday through Saturday. FCDOT further stated that the original design should be modified to provide more restriction and eliminate the potential for persons attempting left turns through this access. The applicant has altered the design to provide more clarification and restriction, though staff believes the turn-in portion of the access needs to be longer, and the gate placed further into the site in order to eliminate left turns as well as providing space for vehicles entering the driveway when it is closed to be able to exit without backing onto Hunter Mill Road. This would require elongating the access to provide a clear lane for the entrance. VDOT and FCDOT are preparing a design alternative to demonstrate this design. A proposed condition has been added to address this issue.

For the Crowell Road access, VDOT is primarily concerned with having a wide enough access to mitigate movement conflicts in and out of the site. VDOT recommends increasing the Crowell Road entrance to 30 feet. Staff supports this recommendation.

### Frontage Improvements

The applicant depicts the proposed improvements that will be made by the Oakcrest School as part of their special exception approval. The frontage improvements along Hunter Mill Road include widening and curb/gutters in the approach to the intersection at Crowell Road. These improvements involve relocation and extension of electric utility lines to the school property. In addition, the school will also provide some widening and pavement markings on Crowell Road including turn lanes into the school property.

Staff's initial review comments also indicated that the applicant should provide curb and gutter along Crowell Road, and the addition of a bike lane along Hunter Mill Road. However, the Oakcrest School approval did not provide for a bike lane, and the applicant objected to the potential of removing the newly installed curb and gutter to widen the roadway by 5 feet. In follow-up conversations, the Oakcrest School agreed to expand the paving on Hunter Mill Road to include space for the bike lane; staff recommends requiring the applicant to provide the pavement marking for this bike lane, and a development condition has been added to this effect.

Finally, staff noted in its review that the ongoing Hunter Mill corridor study includes a

recommendation for a 4-way intersection at Crowell Road with a relocated Sunset Hills Road terminus. The corridor study includes a recommendation for a standard 4-way signalized intersection and also a potential roundabout. Staff recommended that the applicant provide a right-of-way reservation on the southwestern corner based on the schematic design of the roundabout, in order to prevent improvements from being implemented in that area. The applicant complied with that recommendation.

#### Major Trail Along Hunter Mill Road

Staff from FCDOT and FCPA state that a major trail (8-10 feet in width) is required along Hunter Mill Road in keeping with the Countywide Trails Plan. A minor trail is also indicated in the Plan for the south side frontage of Crowell Road. The applicant has agreed to provide a 10-foot wide trail up to a point approximately 18 feet south of the property edge due to the rapid fall-off of the property in the vicinity of the stream and culvert under Hunter Mill Road. In order for the trail to be a VDOT-maintained facility, the applicant has agreed to comply with VDOT design requirements including an 8-foot grassy buffer from curb to trail and another 5-foot wide buffer behind the trail prior to landscaping located on the subject property. Furthermore, the applicant is providing a right-of-way dedication along Hunter Mill Road of 14-15 feet from the existing right-of-way to incorporate the trail and buffers into VDOT-maintained right-of-way.

#### **ZONING ORDINANCE REQUIREMENTS** (Appendix 9)

The subject property is zoned R-E Residential Estate, and currently is developed with three single family detached residences on three lots. The applicant proposes to consolidate the three lots under a single site plan, demolish the existing dwellings, and construct the new church. The chart below provides the minimum bulk requirements in the R-E District compared to the subject property.

BULK REQUIREMENTS (R-E)		
STANDARD	REQUIRED (NONRESIDENTIAL USES)	PROVIDED/PROPOSED
Minimum Lot Area	75,000 sq. ft.	7.15 acres
Minimum Lot Width	225 feet	607.03 feet (Crowell Rd) 438.03 feet (Hunter Mill Rd)
Maximum Building Height	60 feet	30 feet (spire exempt)
Front Yard	55° angle of bulk plane but not less than 50 ft	115± feet (Crowell Rd) 80± feet (Hunter Mill Rd)
Side Yard	45° angle of bulk plane but not less than 20 ft	330± feet
Rear Yard	45° angle of bulk plane but not less than 25 ft	225± feet
Maximum Floor Area Ratio	0.15	0.053
Parking Spaces	Place of Worship: 73 spaces plus 8 ADA-compliant spaces	225 spaces plus 8 ADA-compliant spaces

**Special Permit Requirements**

This special permit application is subject to the following provisions of the Zoning Ordinance and are provided as Appendix 9. Subject to the development conditions, the special permit must meet these standards.

- Sect. 8-006 General Special Permit Standards
- Sect. 8-303 Group 3 Standards

The following is staff’s analysis of the Zoning Ordinance provisions and the proposal to permit a place of worship on the subject property.

General Standards for Special Permit Uses (Sect. 8-006)

**General Standard 1** states that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan. The Land Use Policy Plan of the Comprehensive Plan states that “Fairfax County should seek to establish areas of community focus which contain a mixture of compatible land uses providing for housing...institutional/public services...” The Plan also “encourages a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.” Further the Plan “should seek to achieve a harmonious and attractive development pattern, which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.” (Fairfax County Comprehensive Plan Land Use Objectives 2, 8 and 14).

The Comprehensive Plan recommends low density single family detached residential uses in the vicinity of the subject property and the property is proposed for an institutional use. The immediate vicinity includes a small private school of general education and a currently under construction larger private school of general education. There is a former golf driving range to the south, and otherwise the rest of the immediate vicinity is single family detached residential uses.

The subject property has been single family detached residential in character since the early 1980s. The applicant has designed the site to mitigate as much as possible the impacts by providing generous setbacks and screening from adjacent residences. In addition, the proposed design should have no adverse impacts on public facilities, transportation systems, or the environment.

Overall, staff believes that the proposed church is in conformance with the land use recommendations of the Comprehensive Plan and therefore Standard 1 is met.

**General Standard 2** states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations*. The R-E District was established to provide for single-family detached dwellings and to allow other selected uses that were deemed to be compatible with the low density residential character of the district. A church is a special permit use within the R-E District. The applicant is proposed a 292-seat sanctuary that, as proposed, would not create a functional impact on the surrounding transportation network. Additionally, this use occurs at non-peak hours. Staff believes that the proposed church will be in harmony with the purpose and intent of the R-E District. Therefore, in staff's opinion, the application meets this standard.

**General Standard 3** requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof*. The neighboring properties to the north and east are single family detached dwellings located on lots typically found in the R-E District. The properties to the south are a combination of single family residential, vacant land, and the under-construction Oakcrest School. Properties to the west consist of a small private school and single family detached residential. Staff believes that the proposed church will not adversely affect the use or development of neighboring properties. While the proposal represents an increase in gross floor area over the existing residential character of the subject property, the applicant has worked to minimize the impact to adjacent properties through the location of the building, tree preservation, transitional screening, and landscaping.

The applicant states that the property is designed to provide for services on Sunday in the morning, middle afternoon, and into the evening. Otherwise, the site will be primarily vacant during the rest of the week, save for a few small group meetings or a potential early morning youth group meeting. Staff believes the design of the site would

accommodate this level of use and would present no adverse impact on adjacent property owners.

Overall, more than 60 percent of the site is proposed to remain as open space. Staff believes the proposed building locations, screening and vegetation adequately shields the church from adjacent properties. Therefore, staff finds that this standard has been met.

**General Standard 4** states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood*. The applicant proposes a 292-seat sanctuary with up to three worship periods on Sundays. Therefore, the applicant anticipates an increase in traffic on the surrounding roadways adjacent to the site. Arrivals and departures are anticipated in the early morning, at midday, and the late afternoon. However, the property is anticipated for no more than 3-4 small meetings during the week. The applicant proposes a full entrance on Crowell Road and a right in-right out access on Hunter Mill Road, which will be designed to prevent potential left turn traffic and is restricted to ingress only on Sundays. Furthermore, the applicant will provide for pavement markings for a bike lane on the improved Hunter Mill Road (to be done by the Oakcrest School), and will provide additional right-of-way and the construction of a minor trail along the Hunter Mill Road frontage. VDOT and FCDOT have reviewed the designs and the operational analysis provided by the applicant and found the design and operational analysis complies with the proposed limits of the site. Finally, the applicant is proposing to provide well above the minimum number of parking spaces, which should help to avoid adverse impacts on the surrounding streets. Staff believes that the proposal meets this standard.

**General Standard 5** states that *in addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13*. The application has been reviewed by the Urban Forestry Management Division. The applicant has demonstrated that tree preservation has meet the minimum requirements. A development condition is proposed to ensure compliance. This tree preservation is located along the northern property line and in portions of the center of the eastern property line. The total proposed tree preservation plus new vegetation will exceed the amount of tree cover required in the R-E District.

The applicant's landscaping plan complies with the requirements of the Transitional Screening 1 as required by Article 13 of the Zoning Ordinance. Given the relatively flat character of the site, the applicant is proposing a significant planting zone along the street frontages just beyond the property lines, which should serve to mitigate any glare impacts of the adjacent parking area along Crowell Road. The additional transitional screening on the east side of the parking area will mitigate glare to the adjacent property owner. Staff notes that the applicant is requesting a waiver of the barrier requirement under the Transitional Screening 1, on the basis that the transitional area landscaping will provide sufficient screening to prevent glare and impacts from the parking area. Staff

believes this waiver is supportable, as discussed below. On balance, staff believes that the application meets this standard.

**General Standard 6** requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located*. There is no specific open space requirement for the proposed use and the applicant has proposed a total of 63.8 percent of the subject property as open space; therefore, this standard has been met.

**General Standard 7** requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking requirements are proposed to be in accordance with the provisions of Article 11*. The applicant proposes 233 parking spaces, which far exceeds the Zoning Ordinance requirement of 73 parking spaces. The proposed uses will be served by an onsite sewage disposal system and public water, which would increase the level of sewage treatment of the subject property over the existing condition, but will reduce the amount of potable water used. The applicant has proposed stormwater management storage and rain gardens to detain and treat the anticipated runoff. A development condition has been included requiring on-site stormwater detention and water quality best management practices (BMPs) as approved by DPWES during site plan review. In addition, the applicant will need to designate two loading spaces on the site plan as required by the Zoning Ordinance. A development condition has been included to that effect. Overall, staff believes that Standard 7 has been met.

**General Standard 8** requires that *signs be regulated by the provisions of Article 12; however, the BZA may impose more strict requirements for a given use than those set forth in this Ordinance*. The applicant has provided a preliminary signage design to be located on the front wall of the church facing Hunter Mill Road, which will be less than 15 square feet in area. This signage will be reviewed and approved for a sign permit when the applicant applies for the building permit. This standard has been met.

With the approval and adoption of the Proposed Development Conditions, the general standards for all General Standards have been met.

#### Standards for all Group 9 Uses (Sect. 8-303)

**Standard 1** states that *all uses shall comply with the lot size and bulk regulations of the zoning district in which located*. As previously summarized in the bulk requirements chart above, the application meets this standard.

**Standard 2** states that *all uses shall comply with the performance standards for the applicable zoning district*. This use does not have any increased effect on performance standards applicable to a church or other place of worship. Noise will be regulated under the Noise Ordinance, but the applicant's proposal complies with the noise standards. Staff's preliminary review of the lighting plan finds that the proposed lighting system for the site complies with the requirements for outdoor lighting. Staff has proposed a development condition to ensure compliance during the site plan review

process. The use complies with the performance standards in Article 14 of the Zoning Ordinance. This standard has been met.

**Standard 3** states that *all uses shall be subject to the provisions of Article 17, Site Plans*. The applicant will be required to submit a site plan for the proposed improvements.

## **WAIVERS/MODIFICATIONS REQUESTED**

### Waiver of Barrier Requirements

Per Sect. 13-302.6 of the Zoning Ordinance, the applicant requests a waiver to the requirement under Transitional Screening 1 that a barrier fence shall be installed along the extent of the development area of the site. This barrier would consist of either a metal fence or wall. The applicant states that the existing and proposed landscaped materials are sufficient to provide for appropriate screening of the proposed church, and particularly the parking areas, from view and glare off-site.

In staff's opinion, the level of landscaping proposed along the transitional screening areas on all four sides, as well as the placement of the proposed church at the point furthest from adjacent residential areas to the north and east, constitute grounds for supporting this request.

### Waiver of the Paved Trail Requirement

The applicant requests a waiver of the requirement for a minor paved trail to be located adjacent to the Hunter Mill Road frontage, as required by the Countywide Trails Plan. The applicant states that the reason for the waiver is because at present there are no trails along Hunter Mill Road, and there are no other proposed trails in the vicinity to which a required trail would connect.

In staff's opinion, after consultation with FCDOT and FCPA, requiring the trail connection is part of the process to achieve a connection between the residential areas to the east and south with parks located to the north. This is the purpose of the Countywide Trails Plan, to lay out a series of connections between residents and their parks system with trails that allow for transportation options that provide effective exercise options and reduce vehicular traffic from adjacent roadways. While there are no other trail segments at present, staff does not see this as justification for not building this segment first. Therefore, staff does not support this waiver request.

## **CONCLUSION**

Staff finds that the proposed use is consistent with the recommendations of the Comprehensive Plan and meets the General Standards for Special Permits and Group 3 Special Permit uses. Furthermore, the applicant has demonstrated that the proposed use

and development for the subject property will comply with the requirements of the Zoning Ordinance.

## **RECOMMENDATION**

Staff recommends approval of SP 2016-HM-021, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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

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

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 the application.

## **APPENDICES**

1. Proposed Development Conditions
2. Statement of Justification and Photographs
3. Affidavit
4. Environmental Analysis
5. Stormwater Analysis
6. Urban Forestry Analysis
7. Parks Authority Analysis
8. Fairfax County Department of Transportation/Virginia Department of Transportation Analysis
9. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2016-HM-021****July 6, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2016-HM-021 located at Tax Map 18-4 ((5)) 1, 2, and 3 to permit a place of worship pursuant to Sect. 8-301 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant only, Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, and is not transferable without further action of this Board, and is for the location indicated on the application, 1628, 1632 and 1636 Crowell Road (7.15 acres), and is not transferable to other land.
2. This special permit is granted only for the purpose, structure and/or use indicated on the special permit plat entitled "The Church of Jesus Christ of Latter-Day Saints - Crowell Road, Special Permit Plat," prepared by David T. McElhany, P.E., of Urban, Ltd., dated January 12, 2016, last revised June 16, 2016, consisting of fourteen sheets (the "Special Permit Plat") and approved with this application, as qualified by these development conditions.
3. These conditions shall be recorded by the applicant among the land records of Fairfax County for this consolidated lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
4. A copy of this special permit, conditions, and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County Of Fairfax during the hours of operation of the permitted use.
5. The proposed church facility shall be generally consistent with the architectural renderings as shown in Attachment 1 to these conditions. Compliance shall be demonstrated at the time of building permit application.
6. This special permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

7. The maximum number of seats in the sanctuary shall not exceed 292 seats
8. A minimum of 233 parking spaces shall be provided on site, as depicted on the Special Permit Plat. Such parking shall be located generally as depicted on the Special Permit Plat.
9. The applicant shall provide two loading spaces in compliance with loading requirements in Article 11 of the Zoning Ordinance, unless waived at the time of site plan approval.
10. A maximum of three (3) separate church services shall be held on Sundays between the hours of 9 a.m. and 8 p.m. At least one (1) hour shall elapse between the end of one service and the beginning of the next.
11. The facility may be utilized for up to four (4) evening meetings per week.
12. The facility may be utilized for a limited number of early morning youth gatherings before school, provided such functions occur entirely indoors and without outdoor noise or other disturbance prior to 7 a.m.
13. Prior to site plan approval for the proposed development, the applicant shall dedicate in fee simple the proposed right-of-way dedication area to the Board of Supervisors of Fairfax County (County), as shown on Sheet 6 of the Special Permit Plat.
14. Prior to site plan approval for the proposed development, the applicant shall reserve for future dedication in fee simple to the County a right-of-way reservation area (Reservation Area) as shown on Sheet 6 of the Special Permit Plat, at the intersection of Hunter Mill Road and Crowell Road. The applicant shall dedicate the Reservation Area, along with all necessary ancillary easements required to complete construction of potential transportation improvements, upon written request by the County or its representatives.
15. The final design, marking, signing and location of the 5-foot bike lane to be constructed on Hunter Mill Road on the northbound lane north of Crowell Road, shall be reviewed and approved by FCDOT and VDOT prior to site plan approval
16. The applicant shall construct a 10-foot wide trail along the length of the property frontage with Hunter Mill Road as shown on Sheet 6 of the Special Permit Plat. Said trail shall be built to comply with VDOT standards and approved by VDOT to be accepted for maintenance.

17. The right in-right out access to Hunter Mill Road shall be approved by VDOT prior to site plan approval.
18. The gate feature for the Hunter Mill Road right in-right out access shall be located as identified on Sheet 6 of the Special Permit Plat, and restriction signs shall be posted in compliance with VDOT standards. These restriction signs shall state that the gate shall be closed Monday through Saturday and Sundays before 7 a.m. and after 8 p.m. Therefore, the access shall only be utilized on Sundays from 7 a.m. to 8 p.m.
19. The applicant shall submit a Tree Preservation Plan and Narrative as part of the site plan submission. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.
20. All proposed landscaping shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD.
21. Interior parking lot landscaping shall be maintained in accordance with Article 13 of the Zoning Ordinance. Landscaping shall be maintained in a healthy condition and dead and/or dying plant materials replaced. Prior to the issuance of the Non-RUP, UFMD shall inspect the site and shall require replacement and/or new vegetation to meet the intent of the parking lot landscaping requirements. This condition may be modified as needed to reflect the time of year and an alternative time frame may be established upon recommendation by UFMD.
22. Pursuant to Sect. 13-302.6 of the Zoning Ordinance, the existing and/or proposed vegetation shall be deemed to fulfill the requirements for transitional screening as shown on the Special Permit Plat. Prior to the issuance of the Non-RUP, the applicant shall coordinate an inspection of transitional screening by the UFMD. Replacement plantings as recommended by the UFMD for any vegetation which is dead, dying or less than six (6) feet in height shall be installed in a timely manner, but dependent upon the season in an effort to maximize survival.
23. Stormwater Management Best Management Practices (BMPs) shall be provided as generally depicted on the Special Permit Plat or as approved by DPWES. The facilities shall be maintained as determined by DPWES.
24. All new lighting, including security lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. All lights shall be low intensity design, full cut-off fixtures, which focus the light directly onto the subject property and does not create glare or a nuisance off the property. Lighting shall be controlled with

an automatic shut-off device and shall be turned off when the site is not in use, excepted for security lighting directly adjacent to the building. There shall be no up-lighting of the proposed building.

25. The Countywide Trail shall be constructed as shown on the Special Permit Plat, and approved for inclusion to VDOT's maintenance program following completion.

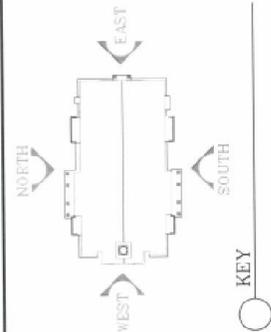
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures,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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**ATTACHMENT 1: Architectural Renderings for Proposed Place of Worship**

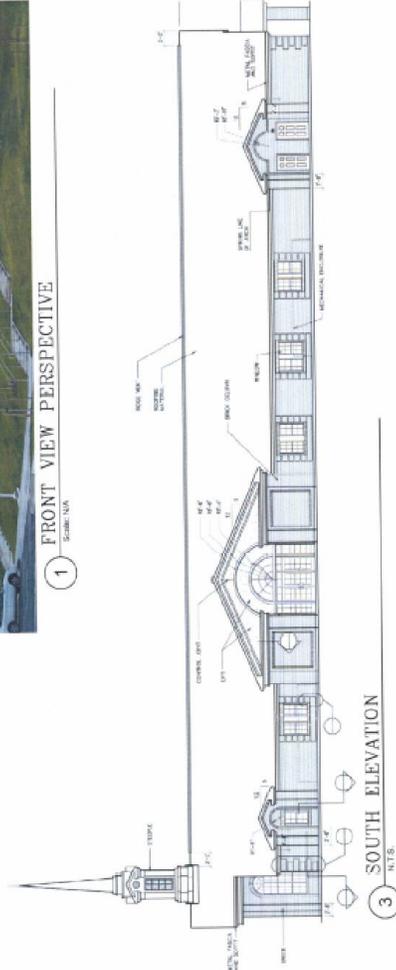
**FOR ILLUSTRATIVE PURPOSES ONLY**

- NOTES
1. CONCEPTUAL ELEVATIONS AND PERSPECTIVE PROVIDED BY GJM, INC. ARCHITECTURAL FIRM.
  2. CONCEPTUAL ELEVATIONS AND PERSPECTIVE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ILLUSTRATIONS HEREIN SHOW INTENT OF BUILDING CHARACTER, BUILDING MATERIALS AND COLORS MAY VARY AT TIME OF FINAL DESIGN.



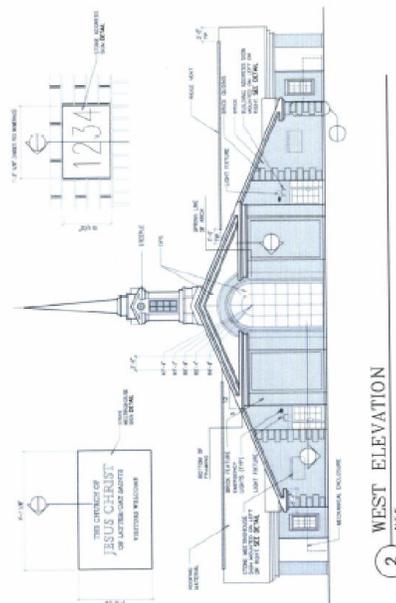
FRONT VIEW PERSPECTIVE

Scale: N/A



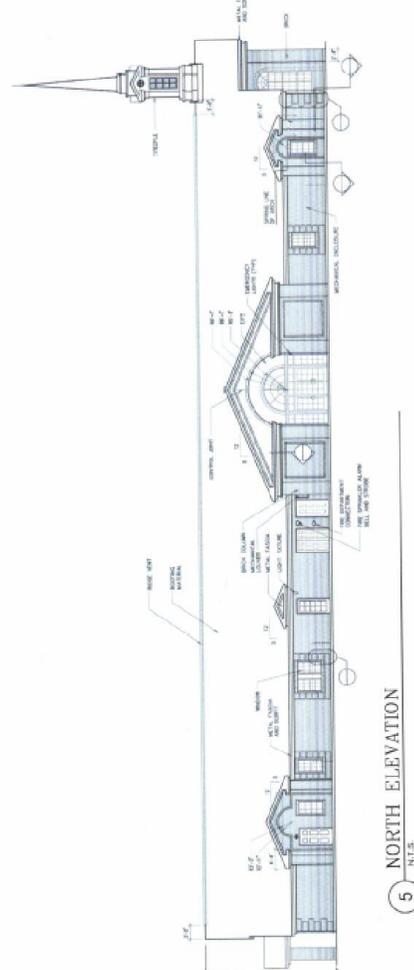
SOUTH ELEVATION

1/8" = 1'-0"



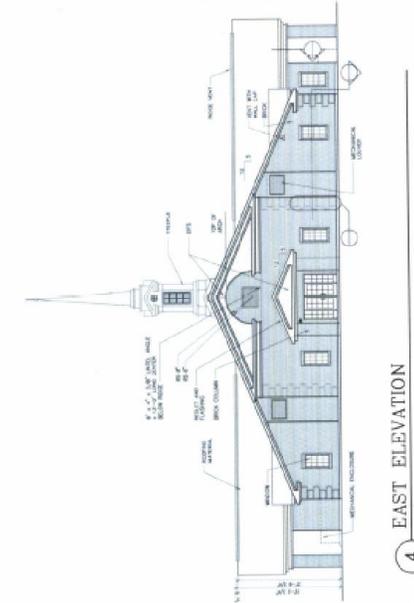
WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

JUN 16 2016

Zoning Evaluation Division

**STATEMENT OF JUSTIFICATION  
SPECIAL PERMIT  
Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day  
Saints  
January 29, 2016  
Revised June 16, 2016**

Pursuant to Sections 3-E03 and 8-301 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints ("LDS Church"), hereby requests approval of a special permit to establish a church on property identified as Tax Map Reference Number 18-4((5))1, 2, 3 (the "Property").

**LOCATION**

The Property is zoned R-E and contains approximately 7.15 acres. It is located in the northeast quadrant of the intersection of Hunter Mill Road and Crowell Road in the Hunter Mill District. The Property is bordered by properties zoned R-E and developed with single family detached dwellings. To the southeast, on the south side of Crowell Road is property which was approved by the Board of Supervisors for a private school of general education, Oakcrest School, currently under construction. To the southwest, on the west side of Hunter Mill Road, is a private school of general education, Fairfax Christian School, approved by the Board of Supervisors in 1989.

Each of the three lots which comprise the Property is developed with a single family detached dwelling.

**OVERVIEW/BACKGROUND OF PROPOSAL**

The LDS Church is requesting this special permit in order to establish a church with no child care center or private school on the Property. It is the policy of the LDS Church to limit the size of each congregation or ward and once a particular ward grows to its limits, additional church sites are established. The geographical boundaries of the ward are set by the LDS Church and those church members within the boundaries are "assigned" to a specific church location and a service time. This policy affords a very predictable usage pattern for the LDS Church, which is beneficial when analyzing traffic and parking impacts. The closest LDS churches are in Reston and Vienna and both are at capacity.

**SPECIAL PERMIT PLAT FEATURES**

The special permit plat shows a proposed one story church building, 16,558 square feet in size, which will have up to 292 seats in the sanctuary area. The proposed 233-space parking lot surrounds the building to the north, south and east sides. More than three times the required parking is provided. The developed portion of the Property is located in the southwest corner of the Property to provide as much buffer as possible to

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day  
Saints  
Special Permit Statement of Justification  
Page 2 of 77

the north and east. All of the required setbacks of the R-E District are satisfied. Two access points are proposed for the church, a full movement access point off of Crowell Road and a right-in/right-out off of Hunter Mill Road. Both access points meet sight distance requirements and a graphic depicting this is located on Sheet 12 of the special permit plat. The Property will be served by public water and private septic. Stormwater management requirements will be met by an underground detention facility in the northern portion of the Property and several rain gardens and potential water quality inlets throughout the site. Sheet 6 of the special permit plat depicts the proposed landscaping which includes significant tree preservation along the northern lot line and along the eastern lot line, where there will also be supplementation to the level of the required Transitional Screening 1. Transitional Screening 1 will also be provided along the southern and western lot lines. All proposed plantings will be native species. The tree preservation target, the tree canopy requirement and the interior parking lot landscaping amounts all exceed Zoning Ordinance requirements. While there is no open space requirement in the R-E District, the layout provides 63% open space. There is an existing floodplain easement which, in reality, functions as a storm drainage easement. It is not a FEMA mapped floodplain and the drainage area is well below 70 acres. The easement will be vacated and the drainage will be handled appropriately through the stormwater management facilities proposed on site. Wetlands are located on a certain portion of the site which will be preserved to the extent possible. Where they are impacted, appropriate mitigation measures per the Department of Environmental Quality and the Army Corps of Engineers will be provided.

### ZONING ORDINANCE REQUIREMENTS

The following information is provided pursuant to Section 8-011 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Church (Note that there will be no child care center or private school of education associated with the use.)
  
- B. Hours of operation: The use of an LDS church is very predictable and structured. The building is designed to accommodate three congregations. Initially, there will be two congregations that meet at the church on Sunday, for three hours each, and the timing of services will be staggered so as to allow orderly dismissal and arrival. **There may be some variability, but generally if there are two services, their times will be 9am and 1pm. If there are three services, the times will most likely be 9am, 11:00 am and 1pm so that there is overlap.** Other than Sunday use, there will be two to three evenings a week where a particular group in the church may meet. These meetings generally occur after 7pm, so out of the PM peak traffic period, and rarely involve more than 20 people. There may also be an early morning meeting for small groups of high school students during

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day  
Saints  
Special Permit Statement of Justification  
Page 3 of 77

the academic school year which would occur from 6:30am to 7:30 am. This is also outside of the peak hour for the morning.

- C. Estimated number of patrons/clients/patients/pupils: The main area of worship will contain up to 292 seats. Each congregation is generally about 250 people and, as discussed previously, when a congregation is nearing its maximum, additional church sites are secured.
- D. Number of employees: There will be no full-time or paid LDS Church employees at the church.
- E. Estimate of traffic impact: The proposed church has no child care or school associated with it so the use is predominantly a Sunday use. As described above, there may be meetings in the weekday evenings but those are purposely scheduled later in the evening so families can enjoy dinner together and thus, are out of the PM peak traffic period. Given that the peak traffic period for the use is on Sunday when the surrounding street system is generally at its lowest volume, it is not anticipated that the use will have an adverse impact. According to the Institute of Transportation Engineers' Trip Generation Manual, 9<sup>th</sup> Edition, the weekday AM and PM peak hour of the adjacent street trip generation is estimated at approximately 7 and 8 net trips, respectively, when considering the displaced single family detached homes. The Sunday peak hour trip generation is anticipated to be approximately 236 net new trips (inbound and outbound trips). As previously discussed, many of those who will attend church services in this building are already attending services in other LDS Church buildings in the area. One of the positive by-products of establishing a new ward in a new area is to reduce travel distances for the congregation resulting in a corresponding reduction in traffic impact in the area in general.
- F. Vicinity or general area to be served by the use: It is anticipated that, in general, the vicinity served will be the Reston, Vienna, and Great Falls areas.
- G. Architectural compatibility: The proposed building will be one story in height and designed to be compatible in scale with the surrounding uses. The exterior materials will be masonry and asphalt shingles with appropriately sized windows and entries to provide for a compatible residential aesthetic and human scale. The perimeter of the building will be landscaped with low maintenance shrubs and bushes and any / all mechanical equipment will be screened.

- H. Hazardous and toxic substances: There will be no hazardous or toxic substances, hazardous waste or petroleum products as outlined in the State and Federal regulations generated, utilized, stored, treated or disposed of on site.
  
- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards, and any applicable conditions with the exception of those requirements which are discussed with this statement.

**CONFORMANCE WITH SECT. 8-303, Standards for All Group 3 Uses**

As required by Sect. 8-303, the use will meet the lot size and bulk regulations of the R-E Zoning District as well as the performance standards specified in the Ordinance. It is acknowledged that approval of a site plan per Article 17 will be required.

**CONFORMANCE WITH SECT. 8-006, General Standards for Special Permits**

1. The proposed use is in harmony with the applicable provisions of the Comprehensive Plan. The Plan language recommends that special permit and special exception uses be rigorously reviewed to ensure that their size and scale is compatible with the area. The proposed church building is one story, 30 feet in height, which, in some cases, is less than homes in the surrounding area. The building does have a spire which is tastefully designed to match the building architecture and signify the building as a church. The site will be heavily landscaped, to an even greater degree than currently exists on the site to screen parking areas from surrounding lots. The Comprehensive Plan also recommends that the cumulative effect of special permit and special exception uses be taken into account in the area. It is noted that a special permit use, the golf driving range, which had a greater potential impact than the proposed church in that it was in use every day, has ceased operating. Further, the limited use of the church to mainly Sunday coordinates well with the two schools in the area which are weekday uses.
  
2. The use will be in harmony with the general purpose and intent of the R-E Zoning District. As mentioned previously, usage of the building is minimal other than on Sundays, so the level of activity will be harmonious with the surrounding area. A large majority of the trees on site will be saved and the site will be extensively landscaped. Even though the R-E District does not have a specific open space requirement, the rural nature of the district implies that sites should contain a

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day  
Saints  
Special Permit Statement of Justification  
Page 5 of 77

large amount of open space. The proposed layout depicts 63% of the site as open space.

3. The use will be harmonious with and will not adversely affect the use or development of surrounding properties. As explained above, the proposed building has been designed to be compatible with the surrounding buildings, the site will be extensively landscaped and buffered and the use of the building will be concentrated primarily on one day a week.
4. The proposed use will not be hazardous nor conflict with existing or anticipated traffic in the area. The traffic on both Hunter Mill Road and Crowell Road has been a major issue during both the weekday AM and PM peak hours of the adjacent streets. Significant traffic analyses were conducted during the review of the Oakcrest School special exception. The mitigations measures that were recommended by the County/VDOT for that application, in terms of road widening and turn lanes (northbound right and southbound left turn lanes from Hunter Mill Road onto Crowell Road and turns lanes into the school driveway), as well as the required signal at Hunter Mill Road and Crowell Road will be in place before the opening of the proposed church. These improvements addressed issues related to the Oakcrest School's weekday AM and PM peak traffic impacts. The proposed church use, as previously discussed, is a Sunday use and therefore, will have little to no impact on the weekday AM and PM peak traffic periods. The ITE trip generation estimates anticipate the total net new trips (inbound and outbound) for the site to be 7 during the weekday AM peak hour and 8 during the weekday PM peak hour, and 236 during the Sunday peak hour. The peak hour for this particular use on Sunday does not coincide with the peak traffic periods of the adjacent street system which occur on weekdays (Monday thru Friday). In accordance with the requirements of 24 VAC 30-155, a trip generation analysis associated with the proposed church was completed and it was determined the site would generate approximately 150 and 591 daily trips on a weekday and Sunday, respectively, which is significantly less than the 5,000 daily trip threshold that the Virginia Department of Transportation (VDOT) considers to be a substantial affect on the transportation network. As a result, the application would be exempt from a formal VDOT Chapter 870 traffic impact study. The Applicant has engaged a traffic engineering firm to provide more detailed analysis, which would be coordinated with staff from both Fairfax County and the Virginia Department of Transportation, if such is necessary during the review process.
5. This standard allows the BZA to require landscaping and screening as necessary. Transitional Screening 1 is provided along all lot line and the tree preservation target, the tree canopy requirement and the interior parking lot landscaping amounts all exceed Zoning Ordinance requirements.

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day  
Saints  
Special Permit Statement of Justification  
Page 6 of 77

6. There is no open space requirement in the R-E District.
7. Utility, drainage, parking and loading requirements have been met.
8. Signs shall meet the regulations of Article 12.

**WAIVER REQUEST**

- A waiver is requested to the barrier requirement along all lot lines, which is permitted per Par. 3 of 13-305 when the area between the use and the lot line is designed to minimize adverse impact. The existing vegetation has been retained and will be supplemented. Further, a barrier along all lot lines will not be in keeping with the character of the surrounding areas.
- A waiver is requested to the Countywide Trail requirements along Hunter Mill Road as no trail exists to either the north or south. To the south is the underpass for the Toll Road and the existing concreted slope & bridge stabilization in the underpass will make it impossible to connect to any trail on the south side of the Toll Road.

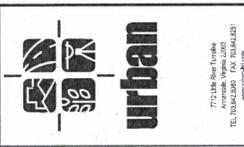
**CONCLUSION**

This special permit for a church is in harmony with the Comprehensive Plan recommendations for the property which highlight the need for compatibility. The building is designed to be compatible with the scale of the residential uses which surround it, the site has been heavily landscaped for beautification as well as buffering purposes and the activity level of the use is low in keeping with the residential character of the area.

For these reasons and the others stated in this statement of justification, the Applicant respectfully requests approval of this special permit application.

Respectfully submitted,

Lori Greenlief  
Land Use Planner  
McGuirewoods LLP



Client

Revised/Issue No. Description

Issue Date Description

Project Name  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**  
 CROWELL ROAD  
 SPECIAL PERMIT PLAT

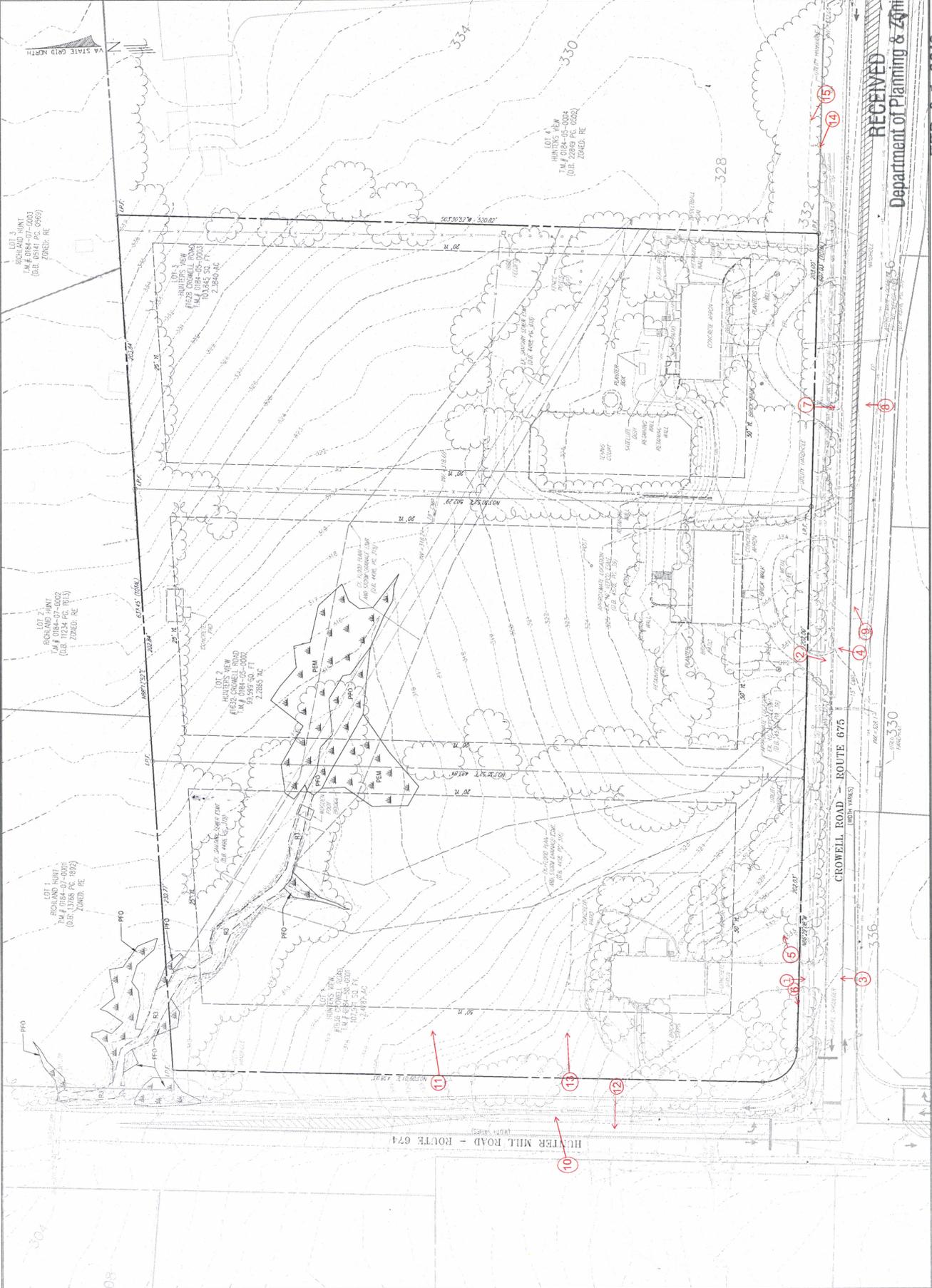
Planned/Map District  
 Planning & Zoning  
 Drawing By  
 J.J. AHH/EDTM

Project No. MISC-2231

Drawing Title  
**EXISTING CONDITIONS MAP**

Scale: 1"=30'

Drawing Number  
**3**  
 Sheet 3 of 12



RECEIVED  
 Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division



Photo 1 – 1/14/16



Photo 2 – 1/14/16

RECEIVED  
Department of Planning & Zoning  
FEB 01 2016  
Zoning Evaluation Division



Photo 3 - 1/14/16

RECEIVED  
Department of Planning & Zoning  
FEB 01 2016  
Zoning Evaluation Division



Photo 4 – 1/14/16

RECEIVED  
Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division



Photo 5 – 1/14/16

RECEIVED  
Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division



Photo 6 – 1/14/16

RECEIVED  
Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division



Photo 7 – 1/14/16

RECEIVED  
Department of Planning & Zoning  
FEB 01 2016  
Zoning Evaluation Division

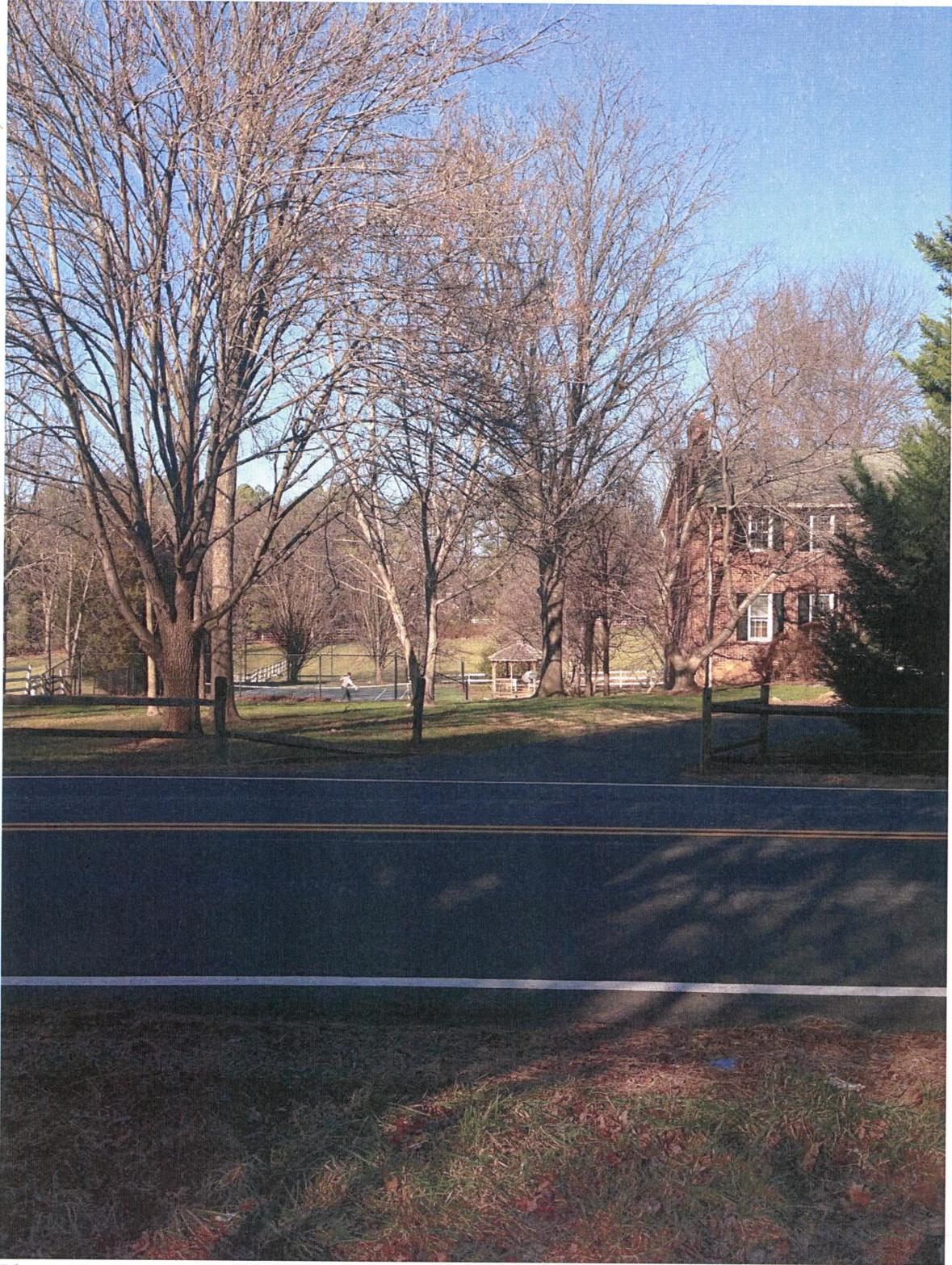


Photo 8 – 1/14/16

RECEIVED  
Department of Planning & Zoning  
FEB 01 2016  
Zoning Evaluation Division

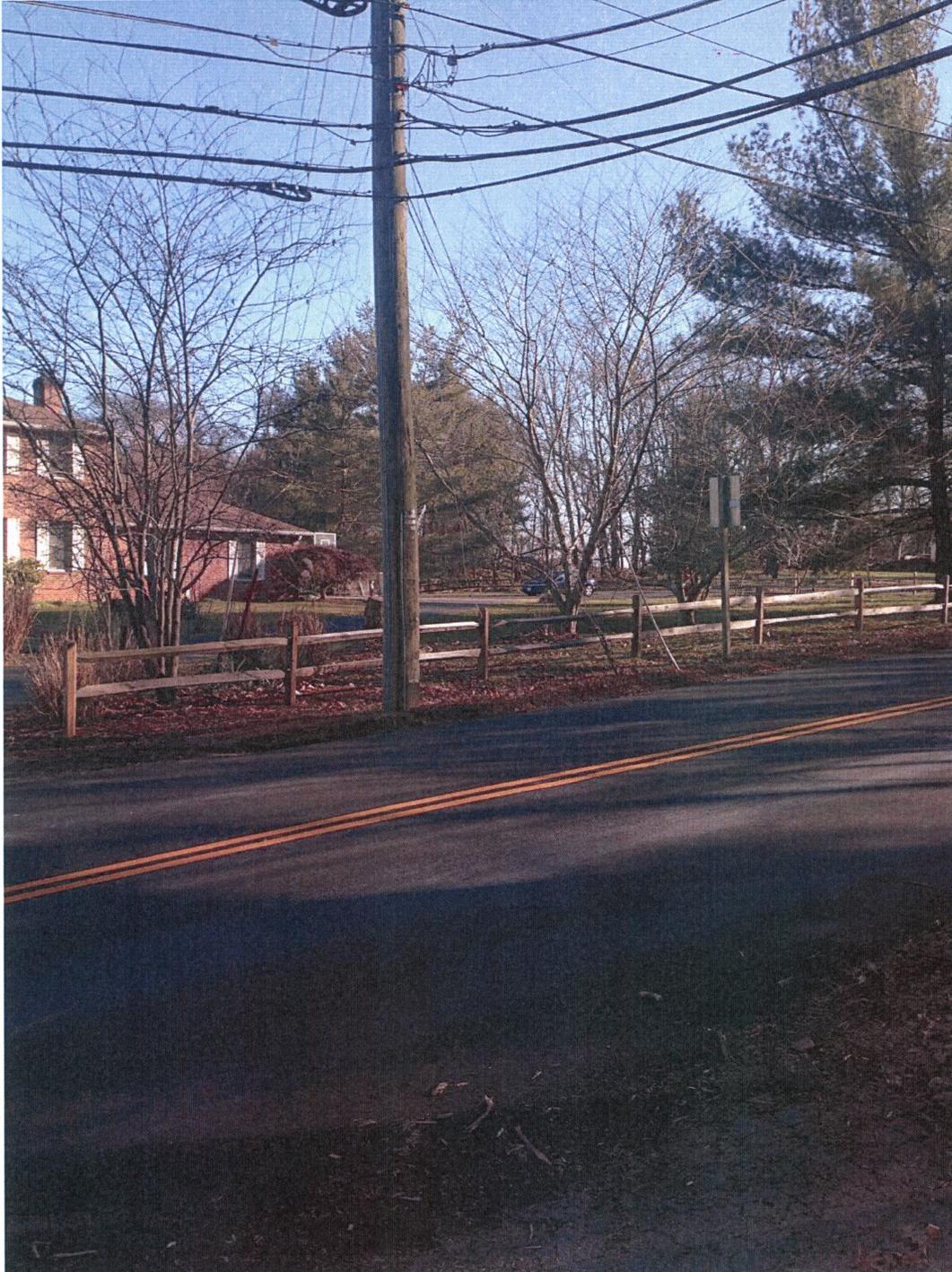


Photo 9 – 1/14/16

RECEIVED  
Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division



Photo 10 – 1/14/16

RECEIVED  
Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division

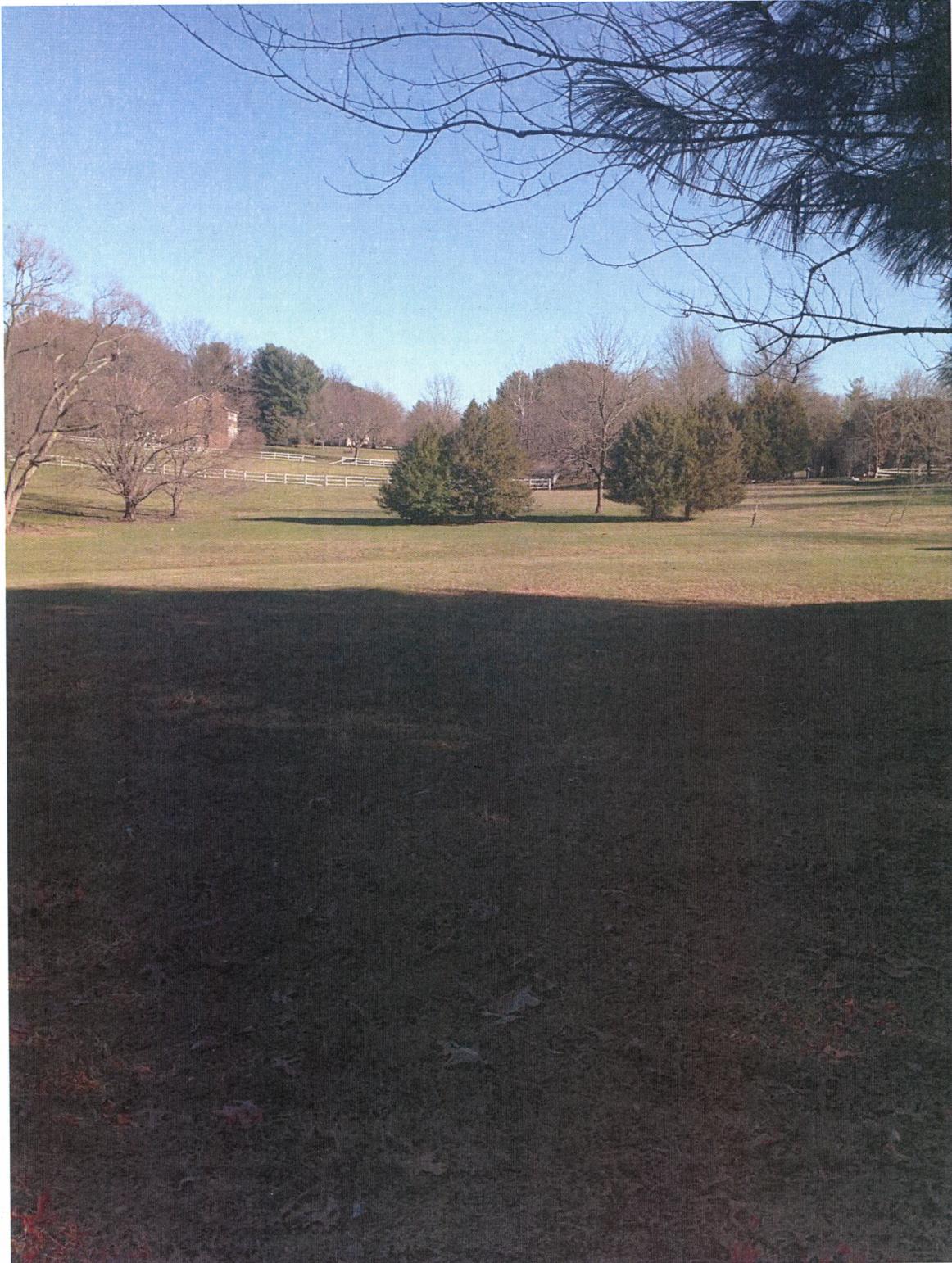


Photo 11 – 1/14/16

RECEIVED  
Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division

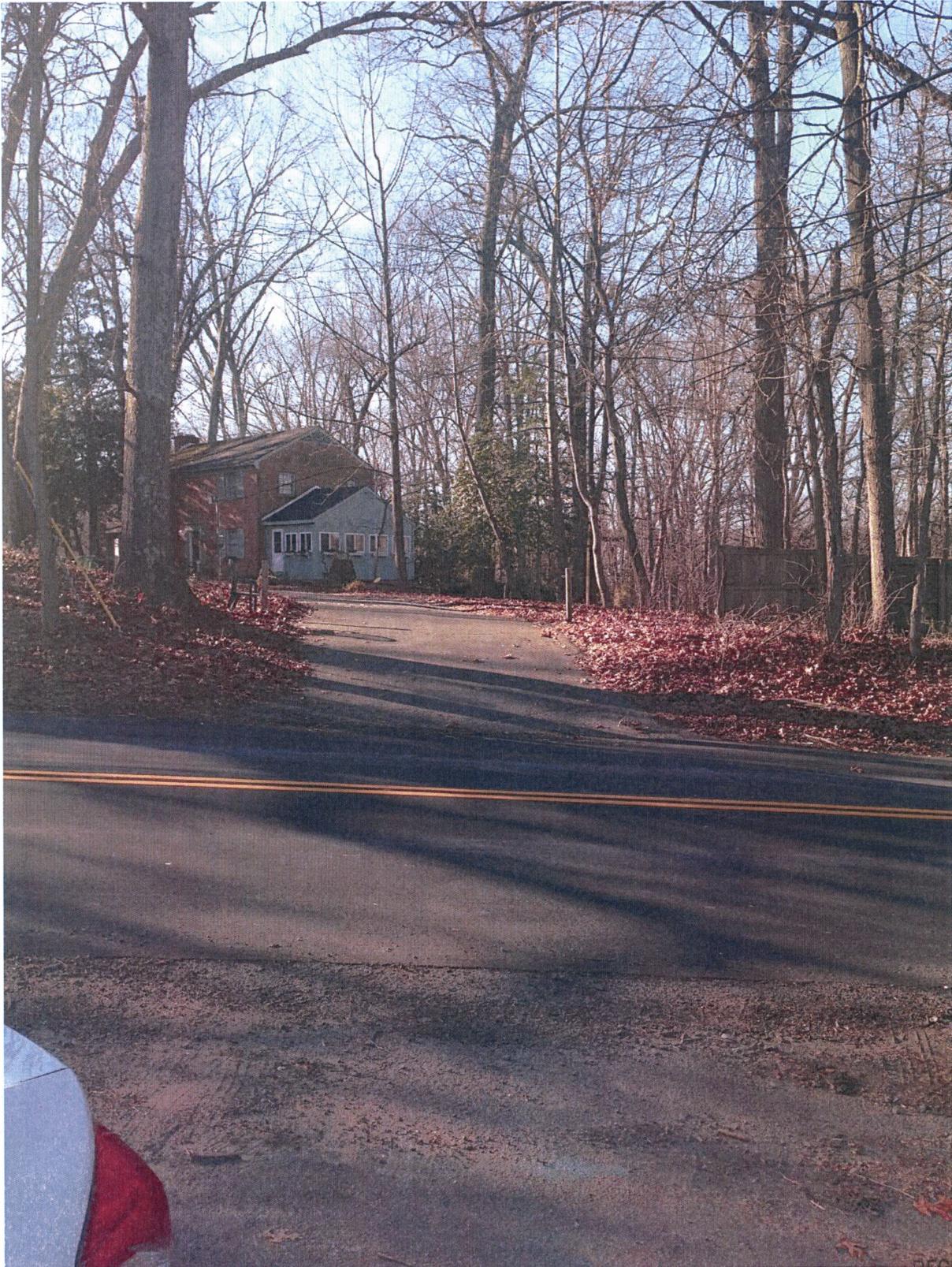


Photo 12 – 1/14/16

RECEIVED  
Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division



Photo 13 – 1/14/16

RECEIVED  
Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division



Photo 14 1/14/16

RECEIVED  
Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division



Photo 15 1/14/16

RECEIVED  
Department of Planning & Zoning  
FEB 01 2016  
Zoning Evaluation Division



# County of Fairfax, Virginia

## MEMORANDUM

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

**DATE:** March 8, 2016

**TO:** Deborah Pemberton, Planner III  
Applications Acceptance Section  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sepideh Aflaki-Khosrowshahi, Paralegal  
Office of the County Attorney

**SUBJECT:** BZA Affidavit  
Temporary Application No. SP 2016-0023

**REF.:** 133371

Attached is a copy of an application and an original affidavit that has been approved by the Office of the County Attorney for the following case:

Name of Applicant

Affidavit Date of Oath

Corp. of the Presiding Bishop  
of the Church of Jesus Christ of Latter-day Saints

1/28/16

Attachment

FEB 01 2016

Zoning Evaluation Division

Ms. Barbara Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning  
12055 Government Center Parkway  
Suite 801  
Fairfax, VA 22035

RE: Authorization for filing of a Special Permit Application on Property Referenced  
as Tax Map 18-4((5))1, 2, 3

Dear Ms. Berlin:

The undersigned, as applicant and property owner in the above referenced  
application, hereby authorizes McGuireWoods LLP as legal counsel to represent it with  
regard to the processing of this application.

Sincerely,

OWNER/APPLICANT  
Corporation of the Presiding Bishop of The  
Church of Jesus Christ of Latter-Day Saints

By: [Signature]

Printed Name: GORDON S. DAINES

Title: PROJECT MANAGER

STATE OF Virginia  
CITY/COUNTY OF Fairfax, to-wit:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of  
January, 2016 by Gordon S. Daines as Project Manager of  
Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints.



[Signature]  
Notary Public  
Notary Registration No:  
7628292

My Commission Expires: 12/31/2019

133371



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

**APPLICATION No:** \_\_\_\_\_  
 (Staff will assign)

RECEIVED  
 Department of Planning & Zoning

FEB 01 2016

Zoning Evaluation Division

**APPLICATION FOR A SPECIAL PERMIT**

(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> Corp. of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints
	<b>MAILING ADDRESS</b> 50 E. North Temple Street, 22nd Floor c/o LDS Tax Administration Salt Lake City, UT 84150
	<b>PHONE HOME</b> ( ) <b>WORK</b> ( )
	<b>PHONE MOBILE</b> ( )
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 1628, 1632 and 1636 Crowell Road, Vienna, VA 22182
	<b>TAX MAP NO.</b> 18-4((5))1, 2, 3 <b>SIZE (ACRES/SQ FT)</b> 7.15 acres
	<b>ZONING DISTRICT</b> R-E <b>MAGISTERIAL DISTRICT</b> Hunter Mill
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b>
<b>SPECIAL PERMIT REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> Sect. 8-301
	<b>PROPOSED USE</b> Church
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Gordon S. Daines, Project Manager
	<b>MAILING ADDRESS</b> 3944 Wilcoxson Drive Fairfax, VA 22031
	<b>PHONE HOME</b> ( ) <b>WORK</b> (703 ) 405-3566
	<b>PHONE MOBILE</b> ( )
<b>MAILING</b>	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Gordon S. Daines, Project Manager</p>	
<b>TYPE/PRINT NAME OF APPLICANT/AGENT</b>	<b>SIGNATURE OF APPLICANT/AGENT</b>

SP 2016-0023

DO NOT WRITE IN THIS SPACE

Date Application accepted: \_\_\_\_\_ Application Fee Paid: \$ \_\_\_\_\_

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: JAN 28 2016  
(enter date affidavit is notarized)

133371

I, Gordon S. Daines, do hereby state that I am an  
(enter name of applicant or authorized agent)

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

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

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints Gordon S. Daines Scott M. Wheatley	50 E. North Temple Street, 22nd Floor c/o LDS Tax Administration Salt Lake City, UT 84150	Applicant/Title Owner of Tax Map 18-4 ((5)) 1, 2, 3
Urban Engineering & Associates, Inc. t/a Urban, Ltd. Brian A. Sears David T. McElhaney	7712 Little River Turnpike Annandale, VA 22003	Engineer/Consultant for Applicant
L2M, Inc. Jeffrey D. Mahler	811 Cromwell Park Drive, Suite 113 Glen Burnie, MD 21061	Architect/Consultant for Applicant

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff) Page 1 of 1

**Special Permit/Variance Attachment to Par. 1(a)**

DATE: JAN 23 2016  
(enter date affidavit is notarized)

133 371

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
McGuireWoods LLP Scott E. Adams David R. Gill Janet F.S. Griffith Jonathan P. Rak Gregory A. Riegler Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Consultant for Applicant Attorney Attorney Attorney Attorney Planner Planner
M.J. Wells & Associates, Inc. Kevin R. Fellin Robin L. Antonucci William F. Johnson Larry E. Sefcik John F. Cavan Lester E. Adkins Andrew C. Buntua	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Traffic Consultant for Applicant

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

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: JAN 28 2016  
(enter date affidavit is notarized)

133371

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

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

**CORPORATION INFORMATION**

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

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints  
50 E. North Temple Street, 22nd Floor  
c/o LDS Tax Administration  
Salt Lake City, UT 84150

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

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

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

This corporation is a Utah corporation, sole,  
and as such has no shareholders

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

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

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 2

**Special Permit/Variance Attachment to Par. 1(b)**

DATE: JAN 23 2016  
(enter date affidavit is notarized)

133371

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

Urban Engineering & Associates, Inc.  
t/a Urban, Ltd.  
7712 Little River Turnpike  
Annandale, VA 22003

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

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

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

J. Edgar Sears, Jr.  
Brian A. Sears

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

L2M, Inc.  
811 Cromwell Park Drive, Suite 113  
Glen Burnie, MD 21061

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

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

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

Scot D. Loiselle  
Jeffrey D. Mahler

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

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 2

**Special Permit/Variance Attachment to Par. 1(b)**

DATE: JAN 23 2016  
(enter date affidavit is notarized)

133371

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

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 610  
Tysons, VA 22102

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

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

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

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

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

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

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

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

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

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: JAN 28 2016  
(enter date affidavit is notarized)

133571

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

**PARTNERSHIP INFORMATION**

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

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

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

**Equity Partners of McGuireWoods LLP**

- |                         |                    |                       |
|-------------------------|--------------------|-----------------------|
| Adams, John D.          | Belcher, Dennis I. | Busch, Stephen D.     |
| Allen, Joel S.          | Bell, Craig D.     | Cabaniss, Thomas E.   |
| Anderson, Arthur E., II | Bilik, R. E.       | Cacheris, Kimberly Q. |
| Anderson, Mark E.       | Blank, Jonathan T. | Cairns, Scott S.      |
| Andre-Dumont, Hubert    | Boardman, J. K.    | Capwell, Jeffrey R.   |
| Bagley, Terrence M.     | Brenner, Irving M. | Cason, Alan C.        |
| Barger, Brian D.        | Brooks, Edwin E.   | Chaffin, Rebecca S.   |
| Barrett, John M.        | Brose, R. C.       | Chapman, Jeffrey J.   |
| Becker, Scott L.        | Burk, Eric L.      | Clark, Jeffrey C.     |

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

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

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 3

**Special Permit/Variance Attachment to Par. 1(c)**

DATE: JAN 23 2016  
(enter date affidavit is notarized)

133371

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

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

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

- |                        |                         |                           |
|------------------------|-------------------------|---------------------------|
| Cockrell, Geoffrey C.  | Fratkin, Bryan A.       | Hosmer, Patricia F.       |
| Collins, Darren W.     | Freedlander, Mark E.    | Isaf, Fred T.             |
| Covington, Peter J.    | Freeman, Jeremy D.      | Jackson, J. B.            |
| Cramer, Robert W.      | Fuhr, Joy C.            | Jewett, Bryce D., III     |
| Cromwell, Richard J.   | Gambill, Michael A.     | Jordan, Hilary P.         |
| Culbertson, Craig R.   | Glassman, Margaret M.   | Justus, J. B.             |
| Cullen, Richard (nmi)  | Glickson, Scott L.      | Kahn, Brian A.            |
| Daglio, Michael R.     | Gold, Stephen (nmi)     | Kanazawa, Sidney K.       |
| De Ridder, Patrick A.  | Goldstein, Philip (nmi) | Kane, Matthew C.          |
| Dickerman, Dorothea W. | Grant, Richard S.       | Kang, Franklin D.         |
| DiMattia, Michael J.   | Greenberg, Richard T.   | Kannensohn, Kimberly J.   |
| Dooley, Kathleen H.    | Greene, Christopher K.  | Katsantonis, Joanne (nmi) |
| Downing, Scott P.      | Greenspan, David L.     | Keeler, Steven J.         |
| Edwards, Elizabeth F.  | Gresham, A. B.          | Kilpatrick, Gregory R.    |
| Ensing, Donald A.      | Grieb, John T.          | King, Donald E.           |
| Evans, Gregory L.      | Harmon, Jonathan P.     | Kobayashi, Naho (nmi)     |
| Evans, Jason D.        | Harmon, T. C.           | Konia, Charles A.         |
| Ey, Douglas W., Jr.    | Hartsell, David L.      | Kratz, Timothy H.         |
| Farrell, Thomas M.     | Hatcher, J. K.          | Kromkowski, Mark A.       |
| Feller, Howard (nmi)   | Hayden, Patrick L.      | Krueger, Kurt J.          |
| Finger, Jon W.         | Hayes, Dion W.          | Kutrow, Bradley R.        |
| Finkelson, David E.    | Hedrick, James T., Jr.  | La Fratta, Mark J.        |
| Foley, Douglas M.      | Hilton, Robert C.       | Lamb, Douglas E.          |
| Fox, Charles D., IV    | Horne, Patrick T.       | Lapp, David R.            |
| Franklin, Ronald G.    | Hornyak, David J.       | Lias-Booker, Ava E.       |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Special Permit/Variance Attachment to Par. 1(c)" form.

**Special Permit/Variance Attachment to Par. 1(c)**

DATE: JAN 23 2016  
(enter date affidavit is notarized)

133371

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

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

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

- |                            |                            |                            |
|----------------------------|----------------------------|----------------------------|
| Link, Vishwa B.            | Michalik, Christopher M.   | Richardson, David L.       |
| Little, Nancy R.           | Milianti, Peter A.         | Riegle, Gregory A.         |
| Long, William M.           | Miller, Amy E.             | Riley, James B., Jr.       |
| Lukitsch, Bethany G.       | Moldovan, Victor L.        | Riopelle, Brian C.         |
| Mandel, Michael D.         | Muckenfuss, Robert A.      | Roberts, Manley W.         |
| Manning, Amy B.            | Mullins, P. T.             | Robinson, Stephen W.       |
| Marianes, William B.       | Murphy, Sean F.            | Roeschenthaler, Michael J. |
| Marshall, Gary S.          | Nahal, Hardeep S.          | Rogers, Marvin L.          |
| Marshall, Harrison L., Jr. | Natarajan, Rajsekhar (nmi) | Rohman, Thomas P.          |
| Marsico, Leonard J.        | Neale, James F.            | Ronn, David L.             |
| Martin, Cecil E., III      | Nesbit, Christopher S.     | Rosen, Gregg M.            |
| Martin, George K.          | Newhouse, Philip J.        | Russo, Angelo M.           |
| Martinez, Peter W.         | O'Grady, John B.           | Rust, Dana L.              |
| Mason, Richard J.          | Oakey, David N.            | Satterwhite, Rodney A.     |
| Mathews, Eugene E., III    | Older, Stephen E.          | Scheurer, Philip C.        |
| Mayberry, William C.       | Oostdyk, Scott C.          | Schewel, Michael J.        |
| McDonald, John G.          | Padgett, John D.           | Schmidt, Gordon W.         |
| McFarland, Robert W.       | Parker, Brian K.           | Sellers, Jane W.           |
| McGinnis, Kevin A.         | Perzek, Philip J.          | Sethi, Akash D.            |
| McIntyre, Charles W.       | Phillips, Michael R.       | Shelley, Patrick M.        |
| McKinnon, Michele A.       | Pryor, Robert H.           | Simmons, L. D., II         |
| McLean, David P.           | Pumphrey, Brian E.         | Slone, Daniel K.           |
| McLean, J. D.              | Pusateri, David P.         | Spahn, Thomas E.           |
| McNab, S. K.               | Rak, Jonathan P.           | Spitz, Joel H.             |
| McRill, Emery B.           | Reid, Joseph K., III       | Spivey, Angela M.          |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page 3 of 3

**Special Permit/Variance Attachment to Par. 1(c)**

DATE: JAN 23 2016  
(enter date affidavit is notarized)

133371

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

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

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

Stallings, Thomas J.  
Steen, Bruce M.  
Steggerda, Todd R.  
Stein, Marta A.  
Stone, Jacquelyn E.  
Swan, David I.  
Symons, Noel H.  
Tackley, Michael O.  
Tarry, Samuel L., Jr.  
Taylor, R. T.

Thanner, Christopher J.  
Thornhill, James A.  
Van Horn, James E.  
Vance, Robin C.  
Vaughn, Scott P.  
Vick, Howard C., Jr.  
Viola, Richard W.  
Wade, H. L., Jr.  
Walker, John T., IV  
Walker, Thomas R.

Walker, W. K., Jr.  
Walsh, Amber M.  
Westwood, Scott E.  
Whelpley, David B., Jr.  
White, H. R., III  
White, Walter H., Jr.  
Wilburn, John D.  
Williams, Steven R.  
Woodard, Michael B.  
Wren, Elizabeth G.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: JAN 23 2016  
(enter date affidavit is notarized)

133371

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

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

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

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

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

NONE

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

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: JAN 28 2016  
(enter date affidavit is notarized)

133372

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

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

Stephen W. Robinson of McGuireWoods LLP donated in excess of \$100 to John Cook for Supervisor.

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

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

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

WITNESS the following signature:

(check one)

[Signature]  
 Applicant [ ] Applicant's Authorized Agent

Gordon S. Daines, Project Manager  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 28<sup>th</sup> day of January, 2016, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]  
Notary Public

My commission expires: 12/31/2019



[Signature]



# County of Fairfax, Virginia

## MEMORANDUM

DATE: June 20, 2016

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

**FROM:** Denise M. James, Chief *J.R.B. for DMJ*  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: SP 2016-HM-021  
The Church of Jesus Christ of Latter Day Saints – Crowell Road

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special permit plat as revised through May 25, 2016. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

Note: The applicable Comprehensive Plan citations may be found at the end of this report.

### ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities. Analysis for this application addresses the overall development plan and proffered commitments for the subject property.

#### Environmental Quality Corridor (EQC)

The northwest corner of the subject property includes a small segment of intermittent stream channel which should be identified as EQC. The early versions of the proposed development included no such designation. The latest version have been corrected to include an EQC designation for this area in order to ensure that there is no encroachment for any potential future expansion of this use. A small wetland area is not included as part of the EQC as it does not appear to be connected by surface flow. Staff feels that this issue has been adequately addressed.

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-653-9447  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



### Water Quality

The subject property is located within a portion of the Difficult Run watershed. The proposed development is planned to include an underground detention vault and up to three (3) rain gardens to provide additional water quality benefits. The proposed measures appear to provide adequate water quantity and quality controls for the proposed development. Staff feels that this issue has been fully addressed. However, any final determination regarding the need for any additional onsite stormwater management measures will be made by DPWES.

### Lighting

The original plans for this application included no information regarding exterior lighting. Staff had requested that the applicant provide information regarding exterior lighting and a lighting study in order to ensure that the proposed lighting concepts would meet Zoning Ordinance standards. The latest plat includes a lighting study which appears to demonstrate that the proposed development will be in compliance with current standards. However, any final determination regarding lighting should be made at the time of site plan review.

### **COMPREHENSIVE PLAN CITATIONS:**

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

In the Fairfax County Comprehensive, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 14 – 17, the Plan states:

**“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC).... Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- **Connectivity:** This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- **Hydrology/Stream Buffering/Stream Protection:** The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.
- **Pollution Reduction Capabilities:** Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10, the Plan 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. . . .”

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 7 through 9, the Plan states:

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

Policy k.           For new development and redevelopment, apply better site design and low impact development (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:"

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 12, the Plan states:

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

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

DMJ:JRB



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** 06/15/2017

**TO:** Heath Eddy, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Camylyn Lewis, Senior Engineer III (Stormwater) *CML*  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Permit Application #SP 2016-BR-002, The Church of Jesus Christ, Latter-day Saints, Generalized Development Plan dated May 25<sup>th</sup>, 2016, LDS Project #8646-ZONA-001-1, Tax Map #018-4-05 parcels 0001, 0002 and 0003, Hunter Mill District

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

- The applicant has provided a Stormwater Information Sheet (LTI 06-06).
- The plan would not qualify for Grandfathered/Time Limit plan and Stormwater management shall be designed using Article 4 (new criteria) of the Stormwater Management Ordinance (SWMO) and 2014 version of the Public Facilities Manual (PFM).

### Chesapeake Bay Preservation Ordinance (CBPO)

There is NO County mapped Resource Protection Area (RPA) on this site.

- Water quality controls are required for this development (PFM 6-0401)
- The approximate location of BMP facilities are shown on the plan.
- Phosphorus removal computations are provided.
- The applicant should provide the soil boring/infiltration tests to demonstrate that the proposed BMPs (bio-retention) are feasible. Where possible, these facilities should be designed as off-line. The existing conditions plan indicates wetlands on the property. Additionally, how are these wetlands to be mitigated?
- The applicant should observe the minimum setbacks from the drainfield; 50 feet.
- Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

---

Department of Public Works and Environmental Services  
Land Development Services  
12055 Government Center Parkway, Suite 444  
Fairfax, Virginia 22035-5503  
Phone 703-324-1780 • TTY 711 • FAX 703-653-6678  
www.fairfaxcounty.gov



#### Floodplain

- The drainage area to the property is less than 70 acres. It is not clear why there is a floodplain easement recorded on the property. The proposed building is in the floodplain easement; the easement would need to be vacated for the building. A drainage study will be required with the site plan.

#### Downstream Drainage Complaints

- There are no downstream drainage complaints on file. There is a complaint on file for the property; wet yard. More information on this complaint is available from the Maintenance & Stormwater Management Division (703-877-2800).

#### Downstream Drainage System/ Chapter 124

- An outfall narrative has been provided, see sheet 11. The applicant intends to meet the requirements of Chapter 124 using the energy balance method.

#### Stormwater Detention

- Stormwater detention is required. The applicant indicates that detention will be provided under the parking lot. The underground detention appears to be show as

#### Onsite Major Storm Drainage System and Overland Relief

- The applicant should provide overland relief narratives and flow arrows on plan

#### Stormwater Planning Comments

- There are no comments from Stormwater Planning at this time.

#### Stormwater Management Proffers

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

Please contact me at 703-324-1808 if you require additional information.

CML/mk

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning Division, (SPD), Department of Public Works and Environmental Services (DPWES)  
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES  
Shahab Baig, P.E., Chief, North Branch, SDID, Land Development Services (LDS),  
Zoning Application File



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 17, 2016

**TO:** Heath Eddy, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Linda Barfield, Urban Forester  
Forest Conservation Branch, DPWES 

**SUBJECT:** Church of Jesus Christ of Latter Day Saints-SP 2016-HM-021

The following comments are based on a review of the re-submission of the Special Permit plan set stamped "Received, Department of Planning and Zoning, May 27, 2016". Previous comments submitted by UFMD on April 27<sup>th</sup>, 2016 have not been addressed as follows:

### Specific Comments:

1. **Comment:** The applicant has requested a waiver of the Transitional Screening Barrier requirements. The designed to minimize impacts justification cited is utilized for a transitional screening modification not a barrier waiver as a public use is not proposed. The applicant has not clearly delineated the required barriers on the plan nor presented an applicable justification for a barrier waiver.

**Recommendation:** The plan should clearly delineate all required barriers generally located near the use or activity and not at the property boundaries/lot lines and should revise or eliminate waiver request note #2 on sheet 2.

2. **Comment:** It appears that the lots adjacent to the site and across Crowell and Hunter Mill Roads are identified by zoning but not by use.

**Recommendation:** The applicant should clearly delineate and present use of all adjoining and across the street properties.

3. **Comment:** The preservation of off-site trees has not been fully described. The limits of tree protection measures have not been illustrated. A Tree Inventory and Condition Analysis has not been provided for individual trees located 25' from the LCG especially at the northeast and southeast corners of the site and along the road right of way areas.

**Recommendation:** A Tree Preservation Plan and narrative should include the limits of tree protection measures and a Tree Inventory and Condition Analysis should be provided.

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](http://www.fairfaxcounty.gov/dpwes)



4. **Comment:** The following discrepancies exist on the Landscape Plan sheet;
- a. The tables incorrectly list approximately 6400 sq. ft. of existing tree canopy at northwest corner of the site when it is not clear that trees exists continuously within the tree preservation area.
  - b. Buffer A-B has not specified the required nor provided trees and shrubs.
  - c. The plant list specifies *Cornus florida* which is on the list of species that cause problems after planting.
  - d. The quantity of each species has not been provided.
  - e. The interior parking lot landscaping areas to be counted graphic has not been provided. It is not clear which areas were included in the 84,560 sq. ft.

**Recommendation:** The discrepancies listed above should be corrected.

5. **Comment:** The 10-year tree canopy provided chart states that 38,325 sq. ft. will be conserved however the plan has not clearly labeled where located. The plan is hatched as a tree save area within the existing sanitary sewer easement and it is not clear if the calculations include this area.

**Recommendation:** The applicant should provide a clear description and label the square footage of the 10-year tree canopy areas to be counted for this site.

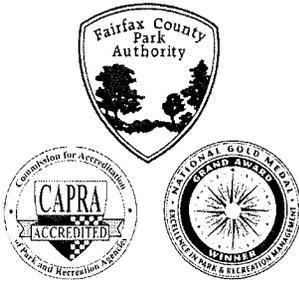
If you have any further questions, please feel free to contact us at 703-324-1770.

lb/

UFMDID #: 213380

cc: DPZ File





# FAIRFAX COUNTY PARK AUTHORITY

## M E M O R A N D U M

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

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

**DATE:** April 22, 2016

**SUBJECT:** SP 2016-HM-021, Corp. of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, Tax Map Numbers: 18-4 ((5)) 1, 2, and 3

### **BACKGROUND**

The Park Authority staff has reviewed the proposed development plan dated February 11, 2016, for the above referenced application. The applicant requests a Special Permit to establish a place of worship on approximately 7.15 acres at the intersection of Hunter Mill Road and Crowell Road in the Hunter Mill Magisterial District. Located in an R-E zoning district, the site is surrounded by low density residential, recreational, and institutional/educational land uses.

The proposed location is not adjacent to County parkland; however, the 476-acre Lake Fairfax Park, one of the Park Authority's most popular recreational destinations, is approximately 0.2 miles north of the site along Hunter Mill Road.

### **COMPREHENSIVE PLAN GUIDANCE**

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8).

Recommendations in the Area III Plan for the Upper Potomac Planning District describe the importance of Hunter Mill Road, its eligibility for listing in the Virginia Landmarks Register and National Register of Historic Places, its current designation as a Virginia Byway, and the potential for known and unknown cultural resources along the portion of the roadway within the Planning District (Area III Plan, Page 22). The Plan recommends that prior to any zoning action, staff from the Department of Planning and Zoning and the Cultural Resource Management and Protection Branch of the Park Authority should be consulted to develop a scope of work for any

on-site archaeological surveys prior to development or ground disturbing activity (Area III Plan, Page 23).

Recommendations specific to the UP3/Hickory Community Planning Sector in the Area III Plan describe the importance of existing and planned trails in the UP3 sector as an integral part of the overall county trail system (Area III Plan, Page 52).

Finally, text from the Upper Potomac District chapter of the Great Parks, Great Communities (GPGC) Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include integrating parks through surrounding land uses (neighborhoods and employment centers) to allow for greater access and enjoyment. Strategy suggestions include adding trails, trail connections, and other forms of access to and between parks (GPGC Plan, Upper Potomac Chapter, page 8).

## **ANALYSIS AND RECOMMENDATIONS**

### Cultural Resources:

The parcels were subject to archival review. The site is partially developed and the remaining portions have a low probability of containing significant resources. Therefore there are no cultural resources issues and no archaeological work is warranted.

### Trails and Connectivity:

The applicant has requested a waiver to the Countywide Trail Plan recommendations along Hunter Mill Road as there are currently no trail connections to the north or south, and connectivity south of the Dulles Toll Road is limited. The Countywide Trails Plan depicts two planned trails adjacent to the property: a minor paved trail between 4' to 7'11" in width with a parallel natural surface or stone dust trail along the eastern side of Hunter Mill Road, and a planned major paved trail at least 8' in width along the southern side of Crowell Road. The future construction of the Hunter Mill Road trail, in particular, is shown on the subject property and would facilitate connectivity between the surrounding residential neighborhoods and schools and Lake Fairfax Park to the north per the Plan recommendations and guidance from the GPGC Plan. In addition, the public voiced the need for "pedestrian areas from neighborhoods next to Lake Fairfax into the park" during the development of the GPGC Plan (GPGC Plan, Upper Potomac Chapter, page 9). The Park Authority recommends against granting the Countywide Trails Plan waiver requested by the applicant. DPZ and FCDOT staff should explore the possibility of the applicant granting a trail easement to the County to enable future pedestrian connectivity along Hunter Mill Road.

## **SUMMARY OF RECOMMENDATIONS**

- The applicant has satisfied the Plan recommendation to consult with the Park Authority on cultural resources issues. No archeological work is warranted; however, DPZ may provide additional guidance.
- The Park Authority recommends against granting the Countywide Trails Plan waiver requested by the applicant and supports a trails outcome along Hunter

Mill Road that would facilitate future pedestrian access to nearby park facilities.

FCPA Reviewer: Ryan J. Stewart, Senior Planner, Park Planning Branch  
DPZ Coordinator: Heath Eddy, Senior Planner, ZED/DPZ

Copy: Cindy Walsh, Director, Resource Management Division  
Liz Crowell, Manager, Cultural Resource Management & Protection Section  
John Stokely, Manager, Natural Resource Management & Protection Section  
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch  
Heath Eddy, DPZ Coordinator  
Chron File  
File Copy



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.  
COMMISSIONER

June 22, 2016

Ms. Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5505

Re: The Church of Jesus Christ of Latter Day Saints  
Fairfax County Plan No: **SP 2016-HM-021**

Dear Ms. Berlin:

VDOT has completed our reviewed the plans for this project signed by the engineer on May 25, 2016 and offer the following comments.

### Sheet 6

1. The entrance on Hunter Mill Road is not desirable. However if this entrance only be used on Sundays, as suggested, it will be accepted however the design needs to change such that when a driver mistaking leaves the roadway he can return to Hunter Mill Road without backing on to the roadway or driving over the crosswalk.
2. Enlarge the entrance on Crowell Road to 30'.
3. Indicate the closure and removal of the existing driveway entrances on Crowell Road.
4. The traffic study indicates that a left-turn lane is not needed for the Crowell Road entrance if a secondary entrance is provided on Hunter Mill Road (see item 1.). However, the traffic study assumes far fewer trips generated by the site than the parking lot would indicate (122 versus 233). Either the size of the parking lot should be reduced or the traffic study amended to address the higher number of trips.
5. A left-turn lane should be constructed a the Crowell Road entrance is so indicated on a revised traffic study (see item 4.).
6. Drainage for the curb and gutter proposed along Hunter Mill Road needs to be collected and discharged to the downstream channel through a proper conveyance. Simply dropping stormwater over the existing culvert headwall is unacceptable.

### Sheet 8 and Sheet 9

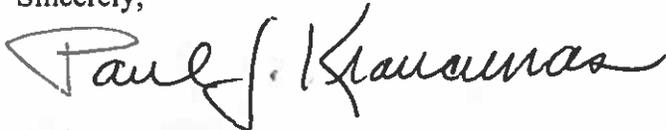
7. Stormwater management and BMP need to be provided for the increase in impervious area for the widening of Hunter Mill Road and the sidewalk (as well as the left-turn lane if required (see item 4.)).

Ms. Barbara Berlin  
June 22, 2016  
Page 2

8. The condition and adequacy of the downstream cross culvert on Hunter Mill Road needs to be analyzed.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Paul J. Kraucunas". The signature is written in a cursive style with a large, stylized initial "P".

Paul J. Kraucunas, P.E.  
Land Development Program Manager

cc: Heath Eddy, ZED  
Ariel Yang, FCDOT  
Michael Davis, FCDOT

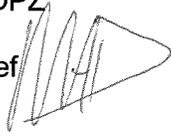


# County of Fairfax, Virginia

## MEMORANDUM

DATE: June 22, 2016

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

**FROM:** Michael A. Davis, Acting Chief  
Site Analysis Section, DOT 

**SUBJECT:** Transportation Impact

**REFERENCE:** SP 2016-HM-021; Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints  
Tax Map #18-4 ((5)) 1, 2, 3

This department has reviewed the revised SP plat, dated June 16, 2016, and we have the following comments.

- The applicant has provided a 10' trail with an 8' buffer adjacent to the roadway and a 5' buffer to the property line within the Hunter Mill Road Right-of-Way (ROW). The proposed trail needs to meet VDOT trail standards in order to be accepted into the state maintenance system. No trees should be planted nor poles installed within 3 feet on either side of the proposed 10' trail.
- The proposed bike lane should follow the Manual on Uniform Traffic Control Devices standard for bike lane design at the intersection corner. The bike lane should start at the curb return as a full width lane, and not as a tapered lane. The final design and location of the bike lane should be reviewed and coordinated with FCDOT and VDOT prior to site plan approval.
- The applicant has not shown an example of a gate feature at the right-in/right-out access on Hunter Mill Road to preclude the use of this access on Mondays through Saturdays. The placement of this feature should be far enough into the site to allow a driver to turn around to Hunter Mill Road if the gate is closed. The proposed right-in/right-out signage and placement should be approved by VDOT at site plan.
- The applicant has proposed an area to be placed in ROW reservation for potential future roadway improvement project in the Hunter Mill Road corridor. Said ROW reservation area should be included in the development condition.
- Staff suggests that the applicant provide at least one pedestrian path from far ends of the parking lot to the building entrance as there is no pedestrian amenity in the proposed development. This would greatly benefit parents with strollers or young kids and the elderly.

MAD/AY  
cc: Heath Eddy

**8-006 General Standards**

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

**8-303 Standards for all Group 3 Uses**

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

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.