



Docket Item #8
Development Site Plan #2009-0002
All Nations Church of God – Extension Request

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Project Name: All Nations Church of God	PC Hearing:	March 5, 2009
	CC Hearing:	n/a
	If approved, DSP Expiration:	March 5, 2010
Location: 5200 & 5150 Fillmore Avenue	Plan Acreage:	55,990 SF (1.29 Acres)
	Zone:	R-12/Residential
	Proposed Use:	Addition to existing church
Applicant: All Nations Church of God, Maynard Crum Represented by Aaron Vinson, agent	Dwelling Units:	n/a
	Floor Area:	6,700 sf (addition)
	Small Area Plan:	Alexandria West

Purpose of Application

Approval of a second one year extension to approved DSP 2005-0008 for an addition to an existing church.

Special Use Permits, Modifications, and other Approvals Requested:

N/A

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Katy Parker, Urban Planner, AICP [katye.parker@alexandriava.gov](mailto:katy.parker@alexandriava.gov)

PLANNING COMMISSION ACTION:



KEY MAP



DSP #2009-0002

03/05/09



I. INTRODUCTION

Staff recommends **approval** of the requested extension to the approved site plan for an addition to the existing All Nations Church of God. The church has been actively pursuing release of the final site plan and approval of a building permit for the construction of the addition, but has had some difficulty finalizing construction costs and loans. The church now has all the information needed to fund the construction and believes they will be able to start construction this year. The addition and parking lot improvements will be an appropriate improvement to this long-standing use.

II. BACKGROUND

A. Site Context

The 1.29 acre site consists of two parcels with approximately 400 feet of frontage along the curve of Fillmore Avenue. The existing building on the western parcel functions as the main church building and a large concrete slab has been constructed to the west of the building from the previous site plan approved in the 1990's for the church expansion. The second, eastern parcel includes a single-family house that is used for auxiliary church functions. The property contains a number of mature trees, particularly in the northeastern portion of the site. The neighborhood consists predominantly of single-family dwellings, with homes to the immediate north, west, and south of the site. A parking lot for the NOVA Community College is located to the northeast, a Methodist church is located to the southeast, and several townhouse developments are present in this neighborhood.

B. Site History

In 1992 and again in 1995, the City approved the Church of God's site plan for an addition to the church of the same size as what is currently proposed. The 1992 site plan was approved by the Planning Commission, and later approved by the City Council after an appeal by an adjacent landowner. After the 1992 site plan expired for lack of progress, the Commission approved a new site plan proposal in 1995. Although a building permit was issued for the addition in 1996 and construction began, the addition was not completed and the building permit and site plan expired. The existing concrete slab adjacent to the existing church facility is the foundation from the addition that was started in 1996. The proposal that was approved in September 2006 is consistent with the previous approvals with improvements to tree preservation, landscaping, and drainage. In March 2008, a one year extension to the 2006 site plan was granted and the applicant continued to work with staff on the final site plan. Unfortunately, the applicant has not been able to complete the site plan within this year and needs another extension.

III. PROJECT DESCRIPTION

The applicant, All Nations Church of God, requests a second one year extension of an approved development site plan (DSP # 2005-0008) for a 6,700 sf addition to the existing 2,400 sf church

and a new parking lot. The new addition will be one story with a basement, which will provide a total of 240 sanctuary seats for the church and new classroom space. The improved parking lot will provide 48 parking spaces for the church. The site plan was approved by the Planning Commission in September 2006 and a one year extension was requested and approved in March 2007. Although the applicant has been working with staff during this past year, the final site plan has not been released yet and they have not begun construction.

IV. ZONING

Total Site Area:	55,990 SF (1.29 Acres)	
Zone:	R-12	
Current Use:	Church	
Proposed Use:	Church	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area:	0.30 (16,797 sf)	0.23 (12,766 SF)
Height:	40 ft (churches and schools) 90 ft for steeple	26 ft 78 ft for steeple
Setbacks:	<i>Front</i> 35 feet	25.2 feet*
	<i>Side – West</i> 25 feet	21.3 feet*
	<i>Side – East</i> 25 feet	58.7 feet
	<i>Rear</i> 25 feet	33.5
Parking:	48 spaces	48 spaces
* modifications approved by DSP 2005-0008		

V. CONCLUSION

Staff recommends **approval** of a one year extension subject to compliance with all applicable codes and ordinances and all the conditions from previous approvals DSP 2005-0008 and DSP 2008-0002.

Staff: Faroll Hamer, Director, Planning and Zoning;
 Gwen Wright, Chief, Development;
 Gary Wagner, Principal Planner; and
 Katy Parker, AICP, Urban Planner

IV. STAFF RECOMMENDATIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions from the previous approval (DSP 2008-0002):

A. PARKING:

1. The applicant shall implement mechanisms to maximize the use of the parking lot, which shall include:
 - a. No fewer than 48 parking spaces shall continue to be provided on the parking lot(s).
 - b. The Sunday services shall continue to be held within the sanctuary and shall not occur within the underground space or adjoining freestanding building.
 - c. The applicant shall encourage the use of the on-site parking for visitors and the congregation. (P&Z) (DSP 2005-0008)
2. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be included in the final site plan for approval by the Directors of P&Z and T&ES. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, and bus schedules and routes. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES) (DSP 2005-0008)
3. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (T&ES) (DSP 2005-0008)
4. Show turning movements of standard vehicles in the parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSP 2005-0008)

B. SITE PLAN:

5. The applicant shall provide a continuous 3.0 ft. tall decorative brick screening wall along the front to screen the proposed parking spaces from the adjoining residential street, Fillmore Avenue, to the satisfaction of the Director of P&Z. The wall shall be installed prior to a certificate of occupancy permit. Any proposed signage shall be incorporated as part of the proposed screening wall. A detail of the wall and signage shall be included in the final site plan. (P&Z) (DSP 2005-0008)
6. The retaining walls on the southern portion of the site shall be brick to match the proposed addition and building. Provide cross sections of retaining wall-including materials, grade condition, limits of disturbance and existing trees. Provide elevation (top wall/bottom wall) of retaining wall and label the material for the proposed wall. (P&Z) (RP&CA) (PC) (DSP 2005-0008)
7. A plat of consolidation shall be approved and recorded prior to the release of the final site plan. The plat and all easements shall be submitted as part of the final site plan submission. (P&Z) (DSP 2005-0008)
8. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a contact name and phone number for public questions regarding the project. (P&Z) (DSP 2005-0008)
9. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSP 2005-0008)
10. Show all utility structures, including transformers, on the final site plan. All utility structures (except fire hydrants) shall be clustered and located so as not to be visible from a public right-of-way or private street where possible. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. (P&Z) (DSP 2005-0008)
11. Provide a lighting plan with the first final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z, and T&ES, in consultation with the Chief of Police, and shall include the following:
 - a. Clearly show the locations of all existing and proposed street lights and site lights, shading back less relevant information;
 - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;

- c. Manufacturer's specifications and details for all proposed fixtures including landscape lighting, pedestrian area, sign(s), and security lighting; and
 - d. A photometric plan with lighting calculations that includes all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties. Lighting proposed near the rear and side property lines shall be the minimum necessary and shall be designed to ensure that there is not spillover lighting onto the adjoining single-family homes.
 - e. Provide detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. Pole mounted light foundations shall be concealed from view. (P&Z) (T&ES) (DSP 2005-0008)
12. The developer agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) (DSP 2005-0008)
13. The infrastructure shall comply with the following to the satisfaction of the Director of T&ES.
- a. All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys.
 - b. Provide City standard pavement for emergency vehicle easements.
 - c. Provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES.
 - d. All driveway entrances, sidewalks, curbing, etc. in public ROW or abutting public ROW shall meet City design standards. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. All disability signs to be City Standard with a detail.
 - e. All curb and gutter is to be is to be labeled city standard.
 - f. The minimum diameter for public storm sewers is 18 inches. The minimum diameter for public sanitary sewer is 10 inches. Provide utility locations including for gas, water, electric, phone and cable.
 - g. The proposed construction entrance is on top of the existing storm sewer that is to be replaced with the SWM system, suggest moving it further south to allow installation of detention system. (T&ES) (DSP 2005-0008)
14. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES) (DSP 2005-0008)

15. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSP 2005-0008)
16. A “Certified Land Disturber” shall be named on all Erosion & Sedimentation Control sheets prior to the approval of the final site plan as per the Memorandum to Industry 2002-0001. (T&ES) (DSP 2005-0008)
17. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner’s other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES) (DSP 2005-0008)
18. Erosion and sediment control is required to contain sediment movement to within the property. Thus, the silt fence shall follow the limits of clearing and grading. (T&ES) (DSP 2005-0008)
19. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSP 2005-0008)

C. BUILDING:

20. The final design of the proposed addition to the church shall be brick and shall be consistent in architectural style, character, and material quality as depicted on the preliminary architectural elevations dated June 8, 2006, and as depicted on the color rendering dated January 20, 2003, to the satisfaction of the Director of P&Z. (P&Z) (DSP 2005-0008)
21. The mechanical equipment shall be located on the proposed addition so that it is not visible from the adjoining single-family home. The noise of the mechanical equipment shall also be mitigated through the use of screening. (P&Z) (DSP 2005-0008)
22. The building shall incorporate the use of green building and sustainable techniques for the site and building systems. Provide specific examples in the final site plan as to how this development will incorporate this technology, including low impact development (LID) measures, green roof technology, and energy efficient materials into the design. The applicant shall complete the green building checklist as part of the final site plan submission. The applicant is encouraged to work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials. (P&Z) (T&ES) (PC) (DSP 2005-0008)

23. The applicant shall submit a wall check to the Department of Planning & Zoning prior to the commencement of framing for the building(s). The building footprint depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered engineer or surveyor and shall be approved by the City prior to commencement of framing. (P&Z) (DSP 2005-0008)
24. As part of the request for a certificate of occupancy permit, the applicant shall submit to the Department of Planning & Zoning a building and site location survey for all site improvements and a certification of height for the building and steeple. The certification shall be prepared and sealed by a registered architect and shall state that the height of the building complies with the height permitted pursuant to the approved development site plan and that the height was calculated based on all applicable provisions of the zoning ordinance. (P&Z) (DSP 2005-0008)
25. All exterior building mounted loudspeakers are prohibited. (T&ES) (DSP 2005-0008)
26. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES) (DSP 2005-0008)
27. No material may be disposed of by venting into the atmosphere. (T&ES) (DSP 2005-0008)
28. The applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES) (DSP 2005-0008)

D. LANDSCAPING AND TREE PROTECTION:

29. Develop, provide, install, and maintain an integrated Landscape Plan that is coordinated with other associated site conditions and plan sheets and shall consist of the level of landscaping provided on the preliminary landscape plan to the satisfaction of the Directors of RP&CA and P&Z, that at a minimum shall include the following:
 - a. Where possible, the applicant shall provide street trees along the northeastern property line from the parking lot entrance to the eastern edge of property. The trees shall be planted within the 4 ft. wide landscape strip between the curb and the sidewalk.
 - b. A continuous row of evergreen shrubs shall be provided to screen the proposed four parking spaces on Fillmore Avenue.
 - c. Where feasible, additional evergreen plantings shall be provided on the southern portion of the site for additional screening for the single-family home.
 - d. An additional 15 shrubs and foundation planting shall be provided between the church and Fillmore Drive.

- e. Coordinate above and below grade site utilities, site furnishings, fences, architecture, lights, signs and site grading to avoid conflicts. Ensure positive drainage in all planted areas.
 - f. Specifications for turf areas as grass or sod. Indicate limits of grassing operations and limits of work.
 - g. Wheel stops on the perimeter parking spaces to prevent damage to the adjoining evergreen plantings.
 - h. Specifications for plantings in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC.
 - i. Note on drawings that indicates: “In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.”
 - j. Note on drawings that indicates: “Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City’s Arborist and Landscape Architects to review plant installation procedures and processes.”
 - k. The plan shall be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia. (P&Z) (RP&CA) (PC) (DSP 2005-0008)
30. Provide, implement and follow a tree conservation and protection program that is developed to the satisfaction of the City Arborist. Protection program shall be authored by an Arborist certified by the International Society of Arboriculture to include the following:
- a. Location and method for protection and preservation of existing trees on all plan sheets including demolition, sediment and erosion control, site plan and landscape plan. Provide a tree protection detail.
 - b. Provide protection of existing vegetation in compliance with Landscape Guidelines of the City of Alexandria. Location and method for protection and preservation of existing trees shall be approved in-field by the City Arborist.
 - c. Site utilities shall not violate the crown area perimeter of the existing 30-inch caliper double trunk Red Oak at the westernmost corner of the property.
 - d. Prior to release of the final site plan the applicant must provide documentation of communication with the adjacent property owner(s) verifying notification of construction impact, potential for loss, and agreed upon remedial measures pertaining to the existing tree(s) including the 30-inch caliper Red Oak on adjacent property along the west property line.
 - e. Provide specific construction staging information that indicates the methods, and procedures to be implemented for protection of existing on-site and off-site vegetation. (RP&CA) (DSP 2005-0008)

E. STORMWATER:

31. The project site lies within the Four Mile Run watershed. Thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES) (DSP 2005-0008)
32. The storm water collection system is located within the Four Mile Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES) (DSP 2005-0008)
33. Developer to comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. (T&ES) (DSP 2005-0008)
34. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (DSP 2005-0008)
35. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSP 2005-0008)
36. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or the developer is to design and build on-site or off-site improvements to discharge to an adequate outfall. (T&ES) (DSP 2005-0008)
37. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES) (DSP 2005-0008)
38. Plan must demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES) (DSP 2005-0008)
39. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. Any deviation from these requirements must be addressed by the submission of a formal exception letter to the City of Alexandria as described in Memorandum to Industry #2002-0001. The BMP shown is inappropriately located after detention. For this device to work effectively it shall be located upstream of the detention facility. This may change the drainage area flowing to the BMP, compliance computations, etc. (T&ES) (DSP 2005-0008)

40. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) (DSP 2005-0008)
41. The applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the second final site plan submission. The Agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES) (DSP 2005-0008)
42. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES) (DSP 2005-0008)
43. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES) (DSP 2005-0008)
44. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) (DSP 2005-0008)
45. To obtain credit for treating water quality volume with rain barrels one must calculate the volume of storage in the barrels and then relate it to impervious area. Calculations shall be shown on the plan. (T&ES) (DSP 2005-0008)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement

The following are repeat comments. Updated comments are in BOLD.

- F-1 The basement classroom stairwell egress shall be revised to comply with Chapter 10 of the USBC. At least 50% of the basement means of egress shall discharge directly to the exterior of the structure. The remaining basement egress stair and egress path shall conform to the requirements of the USBC. Finding resolved.
- F-2 Provide an Emergency Vehicle Easement to the rear of the structure. EVE provided. Show turning movements for fire pumper meeting City of Alexandria standards for Fire Apparatus. Turning movements shall demonstrate hammerhead turnaround ability at rear of church. **Turning movement diagram provided. Provide apparatus specifications used for turning movement diagram. Mountable curb detail was not provided in preliminary submission. Include detail with other curb details on Sheet 2A.**
- F-3 Show location and sizes of fire lines and water lines to building and fire hydrants on plans. Location and sizes provided. Tap for fire line, domestic service and hydrant are shared. Separate taps. **Taps separated, finding resolved.**
- F-4 The current proposed use of this project is A-Assembly and E-Educational. However, the applicant indicates daycare services for children 2 years and under. This proposed use will require a third use group for I-Institutional. The proposed design of the new use shall be incorporated into this project. Applicant indicates there will be no childcare provided for children age 2 ½ or less. Should there be a need to provide care for this age group over and above the exceptions granted under the USBC, the applicant shall submit an application for a Change of Use to the Director of Code Enforcement, and comply with the USBC requirements for the new proposed use group. **Acknowledged by applicant.**
- F-5 Provide full building code analysis data that includes: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. **Full data provided, finding resolved.**
- F-6 Relocate front Fire Department Connection (FDC) East, away from in front of planter. **Planter to be removed, however Planter is still shown as of Preliminary submission. Maintain area around FDCs clear of all landscaping.**
- F-7 Plans show steps along the accessible path from the East parking area leading to the front of the building. Pathway does not appear to be ADA compliant. **Pathway revised and is now compliant. Finding resolved.**

- F-8 No comments regarding the extension.
- C-1 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. Plan provided.
- C-2 Dead end Emergency Vehicle Easements which exceed 100 feet in length shall be provided with an emergency vehicle turn around meeting turn around requirements for fire apparatus. Hammerhead turn around provided, subject to review of turning movements requested in F-2 above.
- C-3 A separate tap is required for the building fire service connection. **Condition met.**
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant.**
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant.**
- C-6 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. Provide an additional sign on the East side traffic island. Emergency Vehicle Easement signage shall conform to the new requirements as adopted by the City of Alexandria on June 21, 2005. **Condition met.**
- C-7 A soils report must be submitted with the building permit application. **Acknowledged by applicant.**
- C-8 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. **Acknowledged but not submitted.**
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0. **Acknowledged by applicant.**
- C-10 A fire prevention code permit is required for the proposed operation at the time of Certificate of Occupancy. **Acknowledged by applicant.**
- C-11 This structure contains mixed use groups [A, Assembly; E, Educational], and is subject to the mixed use and occupancy requirements of the USBC. **Acknowledged by applicant.**

- C-12 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided. **Acknowledged by applicant.**
- C-13 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Acknowledged by applicant.**
- C-14 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Acknowledged by applicant.**
- C-15 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. **Acknowledged by applicant.**
- C-16 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. **Acknowledged by applicant.**
- C-17 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection. **Acknowledged by applicant.**

Transportation and Environmental Services (T&ES)

- F-1 Provide the DSP number in the approval block on all plan sheets.
- F-2 It is unclear if the letter requesting to exercise the option to pay into the Water Quality Improvement Fund takes the presence of the rain barrels into account. Revise as necessary.
- F-3 The detention system is to have water tight joints. Sheet 11: Project is within the Four Mile Run watershed thus Miscellaneous Block shall state this (rather than Cameron Run Watershed).
- F-4 Provide additional information regarding the roof drains being released through the face of wall into parking lot. It appears that the roof drains are being daylighted into the sidewalk which will freeze during winter season and be hazardous to pedestrian traffic.
- F-5 Provide additional information on how the Q2 (Rel) and Q10 (Rel) stated in the compliance section of the storm water management summary were obtained. Provide a pre and post development computation for the overall site.
- F-6 No comments regarding the extension.

- C-1 A performance Bond to guarantee installation of the required public improvements must be posted prior to release of a development plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sanitary sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be placed underground.
- C-8 Provide site lighting plan to meet minimum city standards.
- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction per City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-11 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-12 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.
- C-13 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-14 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.

Historic Alexandria

F-1 Low potential. No archaeological action required.

Recreation, Parks and Cultural Activities (RP&CA):

F-1 Provide accurate crown area coverage calculations per City of Alexandria Landscape Guidelines.

F-2 No comments regarding the extension.

Docket Item #18
DEVELOPMENT SITE PLAN #2005-0008
ALL NATIONS CHURCH

Planning Commission Meeting
September 7, 2006

REQUEST: Consideration of a request for a development site plan, with modifications, for the construction of an addition and a new parking lot.

APPLICANT: All Nations Church of God
by Ken Newton

LOCATION: 5200 Fillmore Avenue

ZONE: R-12/Residential

PLANNING COMMISSION ACTION, SEPTEMBER 7, 2006: On a motion by Mr. Jennings, seconded by Mr. Leibach, the Planning Commission voted to approve the request for a development site plan for the construction of an addition and a new parking lot subject compliance with all applicable codes, ordinances, and staff recommendations, and amendments to conditions #6, 22, and 29 at the request of the applicant. The motion carried a vote of 7 to 0.

Reason: The Planning Commission agreed with staff analysis and found that the proposed development is consistent with the context and use of the neighborhood, and of an appropriate scale and character for the site.

Speakers:

Reverend Tony Adinall, applicant, spoke in support of the applications.

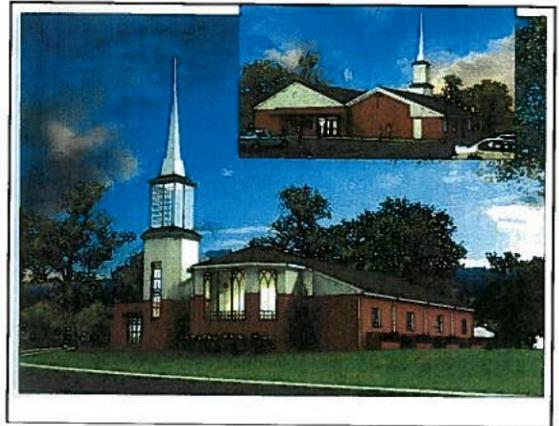
Pam Corsini, 5119 Echols Avenue, spoke in favor of the development and expressed appreciation that the church chose to expand their facilities to keep the church in the neighborhood rather than sell the property.

I. OVERVIEW:

The applicant is requesting site plan approval to construct a 6,702 sq.ft. addition to the existing 2,404 sq.ft. church in the Fillmore-Dawes neighborhood. The expansion will allow this long-established church to implement its previously approved plans for an expanded sanctuary and classroom space, and therefore remain in Alexandria. The proposed addition is the same as the one that was previously approved by the Planning Commission in 1992 and again in 1995. In fact, the footing for the previous addition was constructed but the remainder of the addition was not completed due to funding issues and the site plan approvals have subsequently expired. The applicant has indicated that the church is now able to fund the proposed addition.

Staff recommends approval of the proposal for the following reasons:

- The proposed building improvements will significantly enhance the existing nondescript church structure, resulting in a well-designed church building with an identifying, prominent steeple;
- The proposal combines all buildings and uses in an integrated site plan. The expanded sanctuary will be attached to the existing building; the trailer will be removed; and the adjacent lot with the church annex building will be consolidated with the main church building lot and coordinated in the site plan;
- A 48 space parking lot will be constructed primarily behind the building, with a portion of the parking lot to the side of the building, which will effectively screen the parking from the adjoining (primarily residential) streets. Staff has also worked with the applicant to add landscaping to screen the parking



lot and has added recommendations for additional screening; and
The site plan retains 35 of the 42 mature trees and tree canopy on the site.

The proposed use is permitted by the R-12 zoning, and the applicant has worked with staff to locate the addition and parking to minimize impacts on the adjoining single-family homes and mature trees. For all of these reasons and with the recommendations as outlined below, staff recommends approval. In addition, the Seminary West Civic Association has expressed their support of the proposal.

II. BACKGROUND

A. **Site Description:**

The 1.29 acre site consists of two parcels, both of which are owned by the applicant, All Nations Church of God, with approximately 400 feet of frontage along the curve of Fillmore Avenue. The Church of God has owned the property since the 1960s, although the name has changed several times over the years. The existing, nondescript building on the western parcel functions as the main church building and a large concrete slab has been constructed to the west of the building from the previous (now expired) site plan approval for the church expansion.

At the rear of the sanctuary parcel is a trailer used for storage and additional classroom space. This will be demolished. The second, eastern parcel includes a single-family house that is used for auxiliary church functions. The property contains a number of mature trees, particularly in the northeastern portion of the site.

The neighborhood consists predominantly of single-family dwellings, with homes to the immediate north, west, and south of the site. A parking lot for the NOVA Community College is located to the northeast, a Methodist church is located to the southeast (although there is no entrance to this church along Fillmore Avenue), and several townhouse developments are present in this neighborhood. The Hermitage Retirement Community and Washington House are just east of the site on Fillmore Avenue.



B. Proposal:

The applicant is requesting site plan approval to construct a 6,702 sq.ft. addition to the existing 2,404 sq.ft. one-story church. The proposal consists of a one-story at grade addition to the church building with a 4,772 sq.ft. basement. The addition increases the useable size of the church facilities (including the 3,600 sq.ft. Annex Building) from 6,004 sq.ft. to 12,169 sq.ft. which is well below the allowable FAR for this site. The new addition will be used as the sanctuary, providing 240 seats, and the basement will provide additional classroom space. The existing sanctuary will be converted to the Fellowship Hall that will be used for social functions. The new addition brings the height of the building to 26 feet, with a 78 foot placed on the building's Fillmore Avenue frontage.

The current vehicle entrances to the site will be maintained. Entrances to the building will be provided along the western, southern, and eastern facades and will be accessed by concrete sidewalks. Forty-four parking spaces will be provided to the rear of the building and along the eastern side of the entrance aisle. An additional four spaces will be provided near the Annex Building bringing the total provided on site to forty-eight.



C. Site Plan History:

In 1992 and again in 1995, the City approved the Church of God's site plan for an addition to the church of the same size as what is currently proposed. The 1992 site plan was approved by the Planning Commission, and later approved by the City Council after an appeal by an adjacent landowner. After the 1992 site plan expired for lack of progress, the Commission approved a new site plan proposal in 1995 which subsequently expired. Both plans asked for a 10 foot modification to the front yard setback to accommodate the new addition and consolidate parking in the rear as well. The existing concrete slab adjacent to the existing church facility is the foundation from the previously approved addition.

The current proposal differs from the previous ones only in that it preserves more existing mature trees, provides landscaping and drainage improvements, and consolidates the site with the Annex Building lot next door in a coordinated church plan.

III. MASTER PLAN - ZONING :

The site falls within the boundaries of the Alexandria West Small Area Plan, which states: “the goals of this plan are to preserve and protect the existing residential neighborhoods and to provide for coordinated development of the large vacant parcels within the area.” This site plan application covers a small site in the Alexandria West neighborhood that functions as a church within a residential area. Residential densities are not affected and no commercial uses are proposed. Therefore, the proposal is consistent with the small area plan.

ZONING TABLE		
All Nations Church		
Property Address:	5200 Fillmore Avenue	
Total Site Area:	55,990 SF (1.29 Acres)	
Zone:	R-12	
Current Use:	Church	
Proposed Use:	Church	
	<i>Permitted/Required</i>	
		<u>Proposed</u>
Lot Size:	12,000 SF	55,990 SF
FAR:	0.30 (16,797 SF)	0.23 (12,766 SF)
Yards:		
Front:	35 feet	25.2 feet*
Side - West:	25 feet	21.3 feet*
Side - East:	25 feet	58.7 feet
Rear:	25 feet	33.5
Height:		
Building:	40 feet (churches and schools)	26 feet
Steeple:	90 feet	77.9 feet
Parking:	48 spaces	48 spaces
Open Space	n/a	5,032 SF
* Modification requested.		

IV. STAFF ANALYSIS

Staff recommends approval of the development site plan. The use of the land for a church supports the residential neighborhood, and the expansion allows the Church of God congregation, which has been worshipping at this location since the 1960s, to remain in the city. The applicant has worked with the City to address issues that pertain to the request, including parking, building design, tree retention, and community response.

A. **Parking**

Although the proposed church expansion complies with the zoning requirements for church parking, staff was concerned through the review process that the increased sanctuary size not negatively impact the neighborhood with overflow parking at peak times.

The parking requirements for churches as outlined in Sec.8-200(A)(10) calls for (a) one space for each five seats in the principal auditorium or (b) one space for each ten classroom seats, whichever is greater. The applicant has provided information to show which standard requires the greater number of parking spaces. As a result, the project requires 48 parking spaces. The majority of the proposed parking will be located in the rear of the church and a row of parking has been added along the driveway entrance. Four additional spaces have also been added in front of the Annex Building and access the main church building by a concrete sidewalk.

Of the 48 parking spaces, 38 are standard spaces, 8 are compact spaces, and 2 are handicap spaces. Non-retail uses such as a church are permitted to use compact spaces for 75% of the required parking. As this project is proposing only 8 compact spaces, which is only 17% of the total parking required, the proposal complies with the parking requirements.

Typical Hours of Service

As with many churches, the peak time for activity at the site will be Sunday mornings during the weekly worship service. Additional activities do occur during the week, such as choir practice and youth group on Wednesday evenings and an occasional prayer service or fellowship meeting throughout the month. However, these activities will not be attended by the entire congregation and the 48 space parking lot should be adequate to serve the needs of these smaller activities.



Increased Parking Demand

The church currently provides parking behind its small building on a gravel area for parking which is not identified in striped spaces or aisles. Staff has viewed the parking lot and estimates that at peak times (Sunday mornings) the parking area typically contains 20 cars. If the proposed building expansion is approved, the church will be doubling the number of seats for parishioners at this small church. Although the applicant meets the parking requirements, adequate parking may still be a concern. However, on street parking is available on both sides of Fillmore Avenue near the church and is generally unoccupied. Because there are large lots and institutional uses to the east and across the street from the church, on street parking in the area will not impact as many residential neighbors as might occur in other church locations. On visits at peak times, staff noted that there were as many as 15 parking spaces available on Fillmore Avenue within close proximity to the church for people attending church if the parking lot were to become full. In addition, a parking lot for the NOVA community college campus is located directly across the street. The church has discussed the possibility of coordinating with NOVA for use of the lot as overflow parking should the need arise.

Improved Parking Area

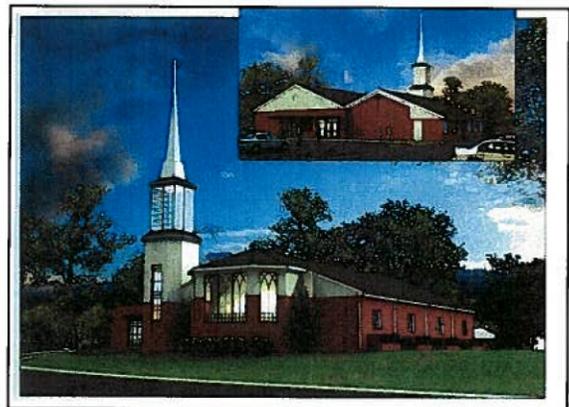
The existing gravel parking lot is not paved and parking spaces are not delineated. With the approval of this site plan, the parking conditions on site will be significantly improved with paving, marking, and the required number of spaces on-site. Additionally, the stormwater generated by the parking area will now be incorporated into the overall stormwater management plan for the site.



B. Building Compatibility

The addition will significantly improve the existing building by creating a more traditional church building design. The addition will be built to the west of the existing church where the concrete foundation currently exists. The addition includes a 78 foot steeple and a rounded front facade to house the baptistery. A number of large windows and an all glass segment of the steeple will add further visual interest to the new addition.

The applicant has also taken measures to reduce the impact of the addition on its adjacent neighbors by

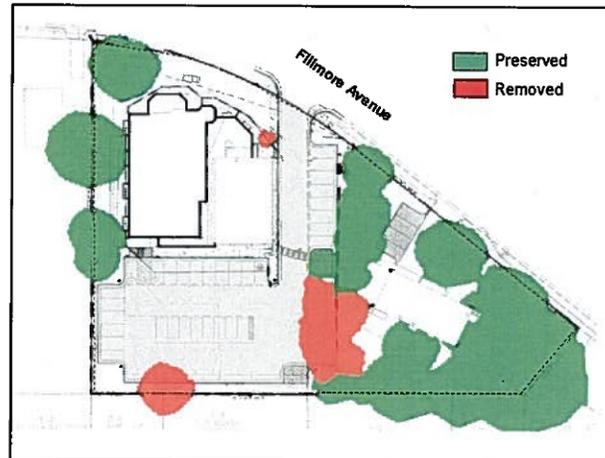


proposing new landscaping as a buffer of a continuous row of evergreens along the western and southern property lines near the parking lot. Additionally, the applicant has retained a majority of the existing trees to maintain a buffer for the adjoining homes and streets.

Conditions are recommended to limit lighting on the site, particularly in the areas immediately adjacent to the neighboring residential properties.

C. Tree Retention and Vegetative Buffering

The tree survey submitted in the preliminary plans identifies 42 trees of 10” and greater caliper on the site, five of which are 30” inch or greater caliper. As most of these trees are located in the southeastern portion of the site and away from the construction, many (35) will be preserved. The seven trees to be removed are located within the construction footprint. The applicant has proposed and identified the limits of tree protection fencing to protect the existing trees during construction. Additionally, Eastern Redcedars, Foster’s Holly, and Leyland Cypress will be planted along the western and southern property line to screen the parking lot from the adjacent properties.



D. Yard Modifications:

The site plan does require approval of setback modifications to the front yard (10 feet) and the western side yard (4 feet). The R-12 zone requires 35 feet for the front yard and the applicant has proposed a 25.2 foot setback. While this does not meet the City requirement, it does comply with the Building Restriction Line (BRL) imposed on this property. Furthermore, staff does not object to the modification because the location is necessary in order to consolidate the parking spaces behind the building, because there is significant open space on the combined church lots, and because the building location is consistent with the prior site plan approvals and the existing, already constructed foundation for the new sanctuary.

The R-12 zone requires that the side yard dimension be the same as the height of the building at that location or a minimum of 25 ft, whichever is greater. In this case, the height along the western side of the building is 19.4 ft; the site plan provides a side yard setback of 25.1 ft to the property line, but when measured to the building protrusions (lightwells), the setback is only 21.3 ft. Within this setback are other structures such as a concrete pedestrian path and railings. According to the applicant, the location of the new sanctuary addition was dictated by a number of factors, including the need for additional sanctuary space for the church congregation, the need to maximize the space for parking behind the building and, significantly, the location of the existing foundation for the addition that was constructed ten years ago with site plan approval. Staff agrees with the applicant that each of these points is relevant. In addition, staff notes that

the applicant has retained ample open space throughout the site, although open space is not a requirement of the R-12 zone. The western side yard also includes three significant trees which will be retained and that provide a natural buffer to the building. Finally, staff notes that the footprint location, with the zoning modifications, is the same as had been previously approved by the Planning Commission. For all of these reasons, staff recommends approval of the modifications requested.

E. Community

The applicant and City staff met with the Seminary West Civic Association. Overall, the community response to the proposal was positive. The main concerns from the community were regarding when construction would begin, the prospect of permanent lodging facilities, and parking. Staff explained that the applicant would need to achieve substantial construction within 18 months of Planning Commission approval and the applicant added that they were anxious to begin construction. The applicant stated that the existing single family structure would be used as an annex for additional classroom and office space and would not be used as a permanent residence. Finally, with regard to parking, staff explained that the applicant met the parking requirements of the zoning ordinance. In fact, citizens noted that on-street parking was also available in this area.

V. CONCLUSION:

Staff recommends approval of the proposed site plan.

STAFF: Eileen Fogarty, Director, Planning and Zoning;
Jeffrey Farner, Chief, Development; and
Katie Parker, Urban Planner.

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

the Owner Contract Purchaser Lessee or Other: Trustee of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

INSTRUCTIONS DEVELOPMENT SITE PLAN APPLICATION

1. APPLICATIONS FOR DEVELOPMENT SITE PLAN. A Development Site Plan for new construction in the City of Alexandria is permitted in accordance with Section 11-400 of the Alexandria Zoning Ordinance. Such Development Site Plan must be approved by the Alexandria Planning Commission through a public hearing. If the project includes land subdivision, a subdivision application must also be filed. Complete all parts of the application form using black ink or type. Sign the form, and include a daytime telephone number.

2. FILING DEADLINES AND REQUIRED PLANS. The Development Site Plan application form and 12 copies (folded) of plans for City staff Completeness Review must be submitted to the Department of Planning and Zoning at least 75 calendar days prior to the Planning Commission public hearing date. Staff will evaluate the application materials for completeness and will notify the applicants of additional materials required to complete the application. A revised application form (if necessary) and 24 full-sized (folded) copies, 12 half-sized copies, and one 8.5 x 11 copy of the complete preliminary Development Site Plan must be submitted to the Department of Planning and Zoning at least 60 calendar days prior to the Planning Commission public hearing date.

Full-sized plans must be individually folded to a maximum size of 9" x 14" and in such manner that the lower right corner of the plan is on top with the plan title in view. Rolled plans will not be accepted. Plans received after 4:30 p.m. will be stamped as received on the following business day.

3. FILING FEE. See current fee schedule for fees.

4. PROPERTY OWNER NOTIFICATION. Applicants must send written notice to all abutting property owners. See detailed instructions on "Notice Requirements for Development Site Plans".

The applicant must send a notice of the Planning Commission (PC) meeting to all abutting property owners, by certified mail, **at least 10 days and not more than 30 days** prior to the PC meeting. The notice must state the date, time and place of the meeting. The applicant must supply to the Department of Planning and Zoning a copy of (1) the Certification of Notice, (2) the Notice of Meetings, (3) the List of Property Owners Notified, and (4) the Post Office Stamped Receipts.

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date.

Property ownership information is to be obtained from the City Office of Real Estate Assessments, Room 2600, City Hall, 301 King Street, or at the office's web site: www.realestate.alexandriava.gov.

6. STAFF REPORT. A staff report and recommendation will be prepared and made available in the Department of Planning and Zoning office. The report is typically available 11 days prior to the Planning Commission public hearing.

**For assistance with any of these procedures,
please call the Department of Planning and Zoning at 703-838-4666**



All Nations Church of God

Pastors Tony & Emily Addinall

5200 Fillmore Avenue

Alexandria, VA 22311

Phone: 703/820-4228

Fax: 703/820-3211

<http://www.allnationscog.org>

email: taddinall@allnationscog.org

February, 4 2008

Mr. Vinson,

Per our discussion, here is my response to support the church's request for a construction extension.

Why the church construction could not begin within the 18 months already approved?

Response: After the Planning Commission approved an extension for All Nations Church in early 2008, we immediately engaged with Mr. Aaron Vinson, W.L. Phillips, our Civil Engineers, to finalize the additional questions that City requested in regards to our site plans. Additionally, we started a search for a new Construction Company to replace Scott Long Construction; due to the extremely high cost estimated we were provided for the project. We settled on, after several months, Dolphin Construction, a small business construction company, who really wanted to be a part of this project and see the church built for the community. We received some initial cost estimates from Dolphin, which were within our cost ranges, so we then engaged them in the process and with W.L. Phillips.

Dolphin Construction immediately started to work to answer and provide documentation on the outstanding questions posed by the City of Alexandria on the site plans. Dolphin Construction worked with the Architects and Civil Engineers to finally provide the information required for W.L. Phillips so we could answer the questions for the city. The last 6 months, since Dolphin Construction came aboard, we have been working constantly with them in regards to subcontractors and final construction estimates. We were able to complete our work with the Construction Teams a few weeks ago, which was slowed by the holidays from December to January. We now have final construction estimates and the subcontractors are now being firmed up. There are still a few contractual areas to close the loop on, but we seem to be ready to commence construction in a few months, once final agreements are completed and final materials are agreed upon to purchase. The process with the Construction Team took much longer than expected, but being slowed by changing construction companies really delayed us.

Additionally, even though we provided our lenders all the information we had at the time of submission, they too needed the final construction estimates, which we have now provided to them. We now have all the information we need to work with the lending

institution and they will have to review the latest information provided, along with our latest financial statements, membership, assets and liabilities.

How will the church be able to begin within the one year extension?

Response: All Nations Church is now ready to move forward in 2009. All Nations Church is confident we will be able to start our construction with the extended period requested.

I hope my responses have provided the assurance that All Nations Church will be able to begin within the requested extended period you will provide. If you have any further questions please contact me. Thank you.

Respectfully,

Rev. Maynard Crum
All Nations Church of God
Associate Pastor, Finance & Budget Director
Church Treasurer
703-969-3393

5200 Fillmore Ave.
Alexandria, VA. 22311