



Proposed Expansion of Rajdhani Temple

Community Briefing
February 2023



Site Location



Existing Temple Expansion Profile

- Total acreage of the existing site – 7.87 acres/ 342,882 sq ft
- Total undisturbed open space provided – 107,905 sq ft
- Total area of the existing temple – 8,000 sq ft
- Total building area of existing and proposed – 32,885 sq ft
- Total number of parking spaces – 297 spaces; code requires 175 spaces with the expansion (2.35 pat/spa)
- Current Maximum occupancy – 250
- Proposed Maximum 700 occupancy

Proposed Expansion of Existing Building



FRONT ELEVATION

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

AE COLLECTIVE, P.C.

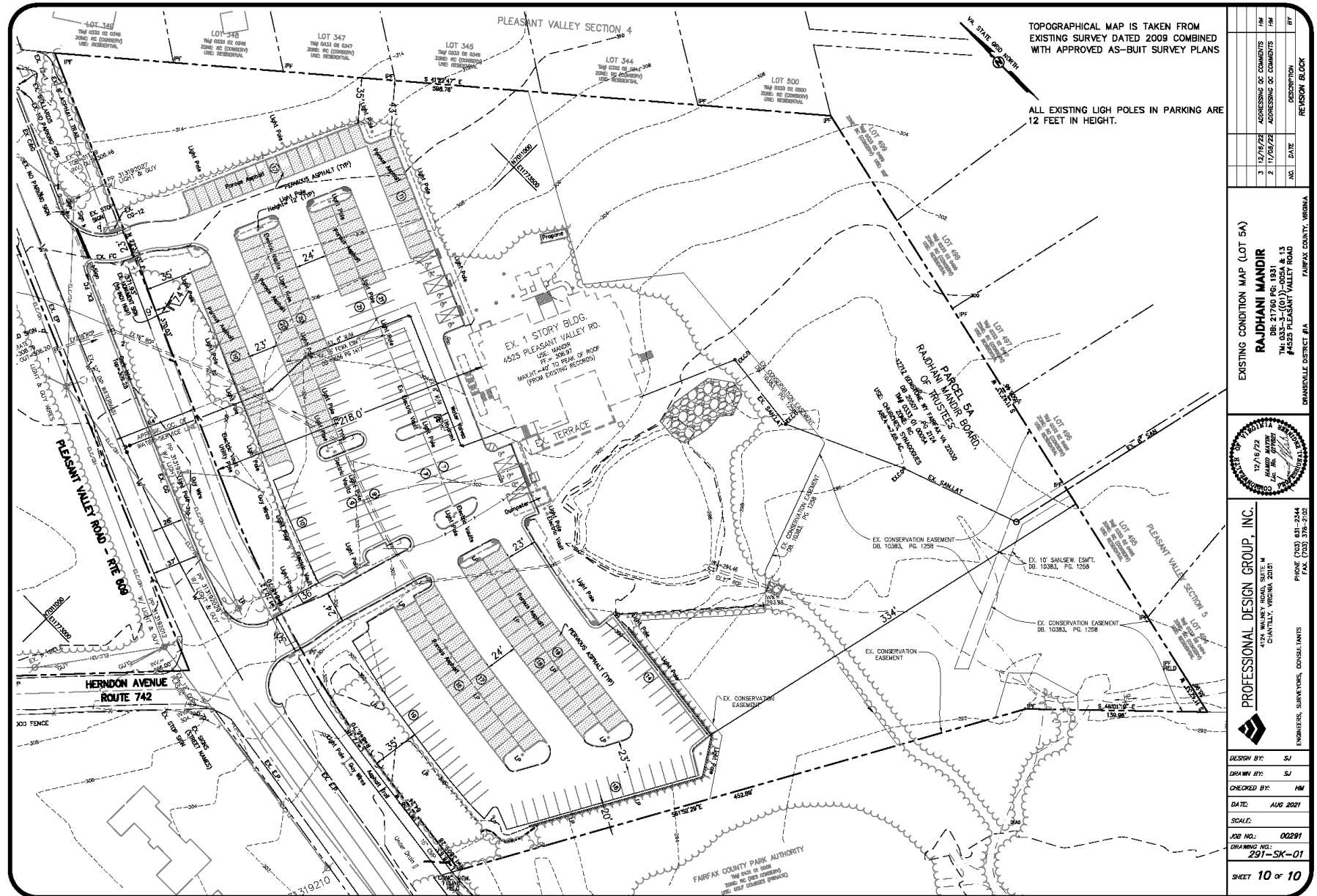
737 WALKER RD. SUITE 1A GREAT FALLS, VIRGINIA 703-757-0107

ADDITION TO RAJDHANI MANDIR
CHANTILLY, VA

FRONT ELEVATION

DATE: 04-15-2021
SCALE: 1/8" = 1'-0"
DESIGN BY: AAE
DRAWN BY: RVP
CHECKED BY:

Existing Conditions



ALL EXISTING LIGHT POLES IN PARKING ARE 12 FEET IN HEIGHT.

NO.	DATE	DESCRIPTION	REVISION BLOCK
3	12/18/22	ADDRESSING OR COMMENTS	HM
2	11/08/22	ADDRESSING OR COMMENTS	HM

EXISTING CONDITION MAP (LOT 5A)
RAJDHANI MANDIR
 DB: 21760 PFC 1931
 TM: 033-3-(01)-005A & 13
 #4525 PLEASANT VALLEY ROAD
 FAIRFAX COUNTY, VIRGINIA
 DRAINAGE DISTRICT #A



PROFESSIONAL DESIGN GROUP, INC.
 1472 WALNUT CREEK, SUITE 100
 CHANTILLY, VIRGINIA 20151
 ENGINEERS, SURVEYORS, CONSULTANTS
 PHONE (703) 831-2344
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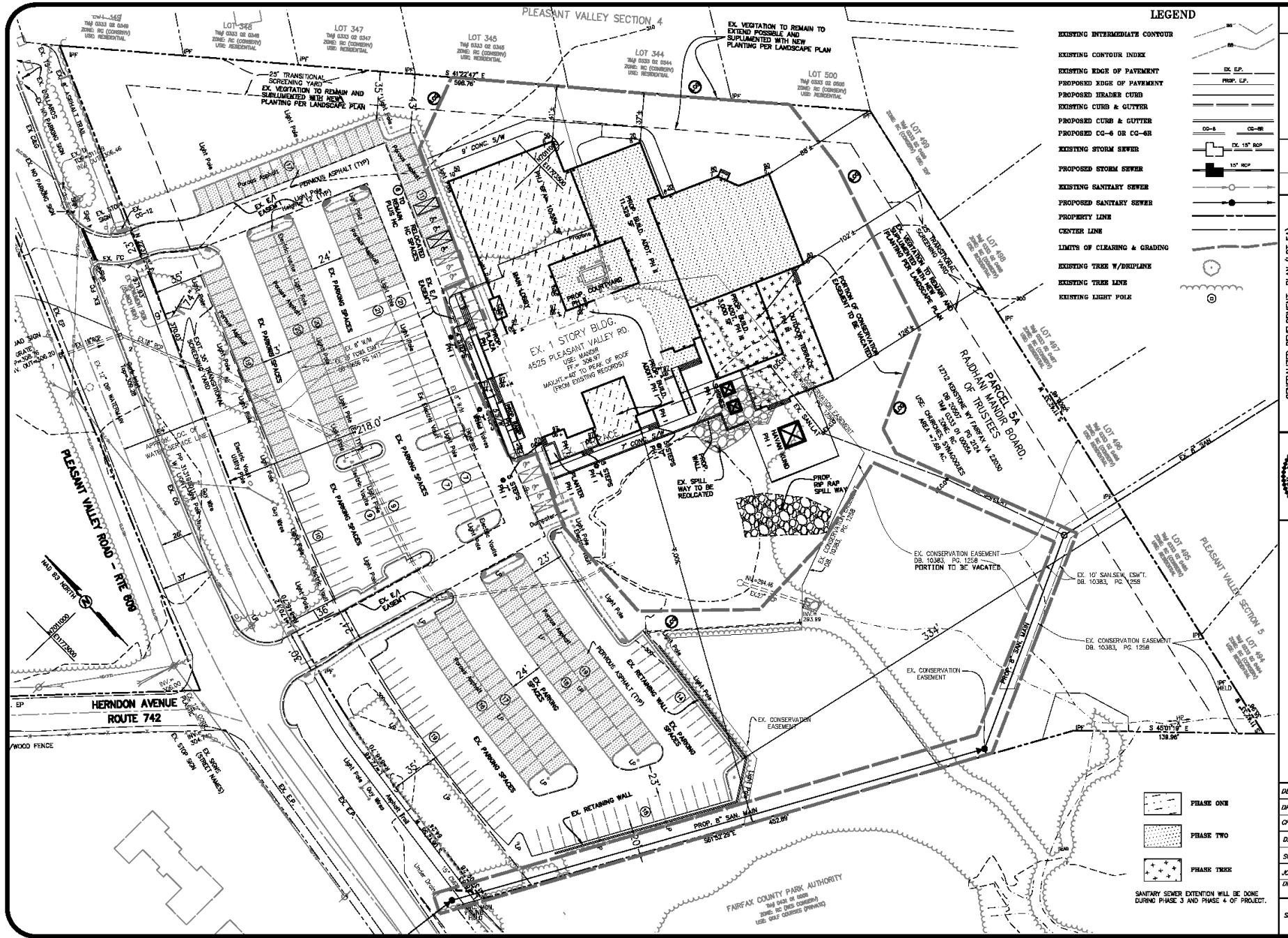
DESIGN BY: SJ
 DRAWN BY: SJ
 CHECKED BY: HM
 DATE: AUG 2021
 SCALE:
 JOB NO.: 00291
 DRAWING NO.: 291-SK-01

SHEET 10 of 10


















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Proposed Expansion

-  PHASE ONE
-  PHASE TWO
-  PHASE THREE



LEGEND

	EXISTING INTERMEDIATE CONTOUR
	EXISTING CONTOUR INDEX
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED TRAILER CURB
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPERTY LINE
	CENTER LINE
	LIMITS OF CLEARING & GRADING
	EXISTING TREE W/DIAGRAM
	EXISTING TREE LINE
	EXISTING LIGHT POLE

NO.	DATE	DESCRIPTION	REVISION BLOCK
3	12/19/22	ADDRESSING CC COMMENTS	
2	11/29/22	ADDRESSING CC COMMENTS	

GENERALIZED DEVELOPMENT PLAN (LOT 5A)
 PHASE ONE TO THREE
RAJAHANI MANDIR
 DB: 21760 PG: 1931
 TM: 033-5-(01)-005A & 13
 #425 PLEASANT VALLEY ROAD
 FAIRFAX COUNTY, VIRGINIA



PROFESSIONAL DESIGN GROUP, INC.
 4124 WALNUT ROAD, SUITE 4
 CHANTILLY, VIRGINIA 20151
 ENGINEERS, SURVEYORS, CONSULTANTS
 PHONE (703) 831-2344
 FAX (703) 376-2102

DESIGN BY: SJ
 DRAWN BY: SJ
 CHECKED BY: HM
 DATE: AUG 2021
 SCALE: 1"=30'
 JOB NO.: 00291
 DRAWING NO.: 291-SK-01

Parcel 13 (Cross the Street) Profile

- Total acreage of the existing site – 9.696 acres/ 442,376 sq ft
- Total undisturbed open space provided – 271,814 sq ft
- Total area of the proposed community center – 13,600 sq ft
- Total number of parking spaces – 132 spaces; code requires 54 spaces with the expansion (2.27 pat/spa)
- Proposed Maximum 300 occupancy



FRONT ELEVATION

ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR

AE COLLECTIVE, P.C.



737 WALKER RD, SUITE 1A GREAT FALLS, VIRGINIA 703-797-0107

**COMMUNITY BUILDING
RAJDHANI MANDIR
CHANTILLY, VA**

FRONT ELEVATION

DATE: 05-13-2021
SCALE: 1/8" = 1'-0"
DESIGN BY: AAE
DRAWN BY: JF Carabetta
CHECKED BY:



10-00
N
SITE LAYOUT

What has been done to date

- Application filed and accepted by the County
- Briefing to Sully District Council in March
- Public hearings in May

Next Steps

- Staffing and Review of the proposal by the staff:
- Community informative meetings:
- Addressing staff comments and resolving issues:
- Notices:
- Public hearing by BZA

Statement of Justification

Please consider this to be our Statement of Justification for a proposed amendment to SPA 87-S-012-03 to add to the floor area of an existing temple.

The Applicant and Owner is the Board of Trustees of Rajdhani Mandir. Rajdhani Mandir is an existing and established temple located on parcel 033-3 01 0005A (“Parcel 5A”).

The proposal will be done in three (3) phases. The first three (3) phases will be additions to the existing temple, including an increase in seating. The temple has sufficient parking to serve the additional seats, but the storm water/BMP’s capacity will be increased.

The parcel faces Pleasant Valley Road (Route 609) in the Sully District. The parcel is zoned R-C and the surrounding area is developed with residential neighborhoods and several houses of worship. At the intersection of Pleasant Valley Road and Herndon Avenue, a Catholic church is in the preliminary stages of approval. The Catholic church will also eventually have a rectory, nursery school, private school of education and childcare.

The parcel is in the Bull Run Planning District, BR2 Upper Cub Run Community Planning Sector. The plan calls for .1-.2 dwelling units per acre. Relevant plan language for this application states:

“Non-residential uses requiring special exception or special permit approval within the Low-Density Residential Areas should be rigorously reviewed. These uses, if permitted at all, should only be located at the boundary of Low-Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal and should be granted only if the following conditions are met:

- Access for the use is oriented to an arterial roadway;
- The use is of a size and scale that will not adversely impact the character of the area in which is it located; and
- The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.”

The applicant respectfully submits that these conditions are met with this application.

For clarity, the requirements of Section 8-011 of the Zoning Ordinance are broken down and detailed separately for the temple and community center properties.

The Temple: 033-3 01 0005A

A. Type of Operation:

The Rajdhani Mandir is an existing and established temple (Religious Center). The current temple building will be enlarged in three (3) phases. The phases will add the following:

Phase I: To include remodeling/renovation of the existing temple building which is 8,323 square feet; expansion on two sides of the existing prayer hall and addition of the administration wing and classrooms on the north of the existing building with an approximate total building area of the addition as 10,556 square feet for a total building area of 18,879 square feet.

Phase II: To include the addition of the auditorium and new kitchen facility and partial lobby area on the east side of the existing temple building with an approximate building area of 11,329 square feet for a total building area of 30,208 square feet.

Phase III: To include the addition of the Senior Center, auxiliary facilities and lobby area on the south east side of the existing temple building with an approximate building area of 3,000 square feet for a total building area of 33,208 square feet. This phase will also include the exterior outdoor activity areas.

The phases shall be performed as funds for each phase are raised.

B. Hours of Operation:

There is no change in hours of operation:

Weekdays: 8:00 a.m. to 12:30 p.m.
4:30 p.m. to 9:00 p.m.

Weekends: 8:00 a.m. to 9:00 p.m.

There are twelve (12) religious holidays in a year when the temple will operate from 8:00 a.m. to 11:00 p.m.

C. Estimated Number of Patrons/Clients/Patients/Pupils/etc.:

After all three phases are completed, 330 is the anticipated normal weekend attendance. Rituals are staggered and the maximum will usually be 150 in attendance at

any time. On major holidays, attendance may be up to 700 for the day, but attendance is staggered.

D. Proposed Number of Employees/Attendants/Teachers/etc.:

The Temple currently employs five (5) priests and an office manager. Two (2) priests and the office manager are generally present at the temple during hours of operation.

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day:

The traffic generated by this use is off-peak. An Operational Analysis for traffic impact will be submitted after acceptance of this application. Currently the trips are 66 ADT on weekdays, and 221 ADT on weekends and religious holidays. The proposed expansion will add 164 weekday ADT and 735 ADT on Sundays to the existing traffic.

F. Vicinity or general area to be served by the use:

Rajdhani Mandir is one of several Hindu temples in northern Virginia. The temple primarily serves the spiritual and cultural needs of the Hindu population of Fairfax County, Western Loudoun County, and Prince William County.

G. Description of building façade and architecture of proposed expansion of the temple/building or additions:

The architecture of the additions will be complimentary in vernacular to the existing temple building so that the complex looks completely unified and harmonious. The proposed material of the new façade will be primarily stucco and cast stone similar to the current temple façade. Roof forms and material will also be similar to the ones used for the existing temple building. The maximum building height of the new addition will be lower than the highest element of the existing temple building. Preliminary floor plans and front elevations have been prepared and are attached.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4.302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management 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 and the size and contents of any existing or proposed storage tanks or containers:

None.

I. A statement that the proposed use conforms to the provisions of all applicable Ordinances, Regulations, Adopted Standards and any applicable Conditions,

or if any Waiver, Exception or Variance is sought by the applicant from such Ordinances, Regulations, Standards and Conditions, such shall be specifically noted with the Justification for any such Modification:

1. A waiver of the barrier requirement along the northern, eastern and western lot line; and
2. Modification of transitional screening of northern, eastern, and western lot lines in favor of existing vegetation and supplemental plantings.

These were approved in application SPA 87-S-012-03.

The Applicant's requested Special Permit Amendment will enhance the existing and established religious center and provide services to the surrounding community. The proposed amendment is in accordance with the Zoning Ordinance, the Comprehensive Plan and Fairfax County policies. For these reasons, the Applicant respectfully submits that the amendment request is reasonable and should be granted.

Date

William B. Lawson, Jr.
Counsel for Applicant

Statement of Justification

Please consider this to be our Statement of Justification for a proposed Special Permit to establish a building for Religious Assembly (the “Building”) on Parcel 13.

The Applicant and Owner is the Board of Trustees of Rajdhani Mandir. The property is identified as 033-3 01 0013 (“Parcel 13”) and Rajdhani Mandir intends to establish a Building for religious assembly for the temple community. The Building will host weddings, funerals, celebrations on major holidays, and other similar religious assembly gatherings.

The Building will be established on a currently wooded property. Once constructed, the Building site will retain significant open space left in its natural state.

The parcel faces Pleasant Valley Road (Route 609) in the Sully District. The parcel is zoned R-C and the surrounding area is developed with residential neighborhoods and several houses of worship. At the intersection of Pleasant Valley Road and Herndon Avenue, a Catholic church is in the preliminary stages of approval. The Catholic church will also eventually have a rectory, nursery school, private school of education and childcare.

The parcel is in the Bull Run Planning District, BR2 Upper Cub Run Community Planning Sector. The plan calls for .1-.2 dwelling units per acre. Relevant plan language for this application states:

“Non-residential uses requiring special exception or special permit approval within the Low-Density Residential Areas should be rigorously reviewed. These uses, if permitted at all, should only be located at the boundary of Low-Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal and should be granted only if the following conditions are met:

- Access for the use is oriented to an arterial roadway;
- The use is of a size and scale that will not adversely impact the character of the area in which is it located; and
- The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.”

The applicant respectfully submits that these conditions are met with this application.

For clarity, the requirements of Section 8-011 of the Zoning Ordinance are broken down and detailed for the property.

The Building for Religious Assembly: 033-3 01 0013

To construct a new Building on an approximately 10-acre site across the road from the existing temple building. The Building will be a 13,600 square foot facility and will include a community hall for 300 occupants, a commercial kitchen, a caretaker apartment, and outdoor terrace.

A. Type of Operation:

An accessory Building for Religious Assembly serving the temple community. The Building will host weddings, funerals, celebrations on major holidays, and other similar religious assembly gatherings. There will be one to two events per month.

B. Hours of Operation:

Anticipated hours of operation are: No set hours of operation at this time. Most events will be on weekends and evenings. Events will conclude by midnight if not earlier. All lights in the parking area will be turned off by 12:15 a.m.

C. Estimated Number of Patrons/Clients/Patients/Pupils/etc.:

There may be up to 300 people when special events are held at full capacity, but there will usually be significantly less patrons.

D. Proposed Number of Employees/Attendants/Teachers/etc.:

There will be a full-time caretaker living at the Building. When events are held, there will be 10 – 15 staff members at the Building.

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day:

The majority of events will be off-peak. Parcel 13 is estimated to generate 100 weekday daily trips and 373 vehicle trips on Sunday.

F. Vicinity or general area to be served by the use:

The Building will primarily serve the spiritual and cultural needs of the Hindu population of Fairfax County, Western Loudoun County, and Prince William County.

G. Description of building façade and architecture of proposed new building or additions:

The Building serving the temple community is designed as a stately one-story building. The structure faces Pleasant Valley Drive and is located more than 150 feet from the road. The area at the rear of the Building and the two sides is left undisturbed, in its natural wooded state which acts as a buffer from the adjacent properties.

The Building is fronted with a Porte Cochere that serves as a vehicle drop-off area and leads to the main entrance lobby with a domed ceiling. The main entrance is further enhanced with a water feature set in a landscaped island in front of the Porte Cochere. A colonnaded verandah along the front provides entrance to the administrative office and the green rooms for the community hall. A covered colonnade veranda at the rear opens up to the recreational area/gazebo and the surrounding wooded areas.

Dominant exterior materials are stucco and cast-stone which are similar to materials used on the Temple building. The form and massing of the building is in a Classical-modern style. The main structure sits on a cast stone base. Window/ door surrounds and the cornice at the roof parapet level are of cast-stone/GFRC (Glass Fiber Reinforced Concrete). The Building is designed with a flat roof and is provided with a parapet along its perimeter. The maximum height to top of the parapet is 25 feet and the highest part of the dome is 35 feet.

Preliminary floor plans and front elevations have been prepared and are attached.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4.302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management 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 and the size and contents of any existing or proposed storage tanks or containers:

None.

I. A statement that the proposed use conforms to the provisions of all applicable Ordinances, Regulations, Adopted Standards and any applicable Conditions, or if any Waiver, Exception or Variance is sought by the applicant from such Ordinances, Regulations, Standards and Conditions, such shall be specifically noted with the Justification for any such Modification:

The proposed establishment of a Building for Religious Assembly will conform to the provisions of all applicable ordinances, regulations and adopted standards of the Fairfax County Zoning Ordinance for the community center property.

J. A statement that the proposed use conforms to the provisions of all applicable Ordinances, Regulations, Adopted Standards and any applicable Conditions, or if any Waiver, Exception or Variance is sought by the applicant from such Ordinances, Regulations, Standards and Conditions, such shall be specifically noted with the Justification for any such Modification:

1. A waiver of the barrier requirements in favor of existing vegetation with supplemental plantings; and

2. Modification of transitional screening requirements along the north, south and west property line to permit existing vegetation with supplemental plantings to satisfy the requirement.

The Applicant's requested Special Permit will enhance the existing and established religious center and provide services to the surrounding community. The proposed Special Permit is in accordance with the Zoning Ordinance, the Comprehensive Plan and Fairfax County policies. For these reasons, the Applicant respectfully submits that the Special Permit request is reasonable and should be granted.

Date

William B. Lawson, Jr.
Counsel for Applicant

QUESTIONS

