



PLANNING & DEVELOPMENT

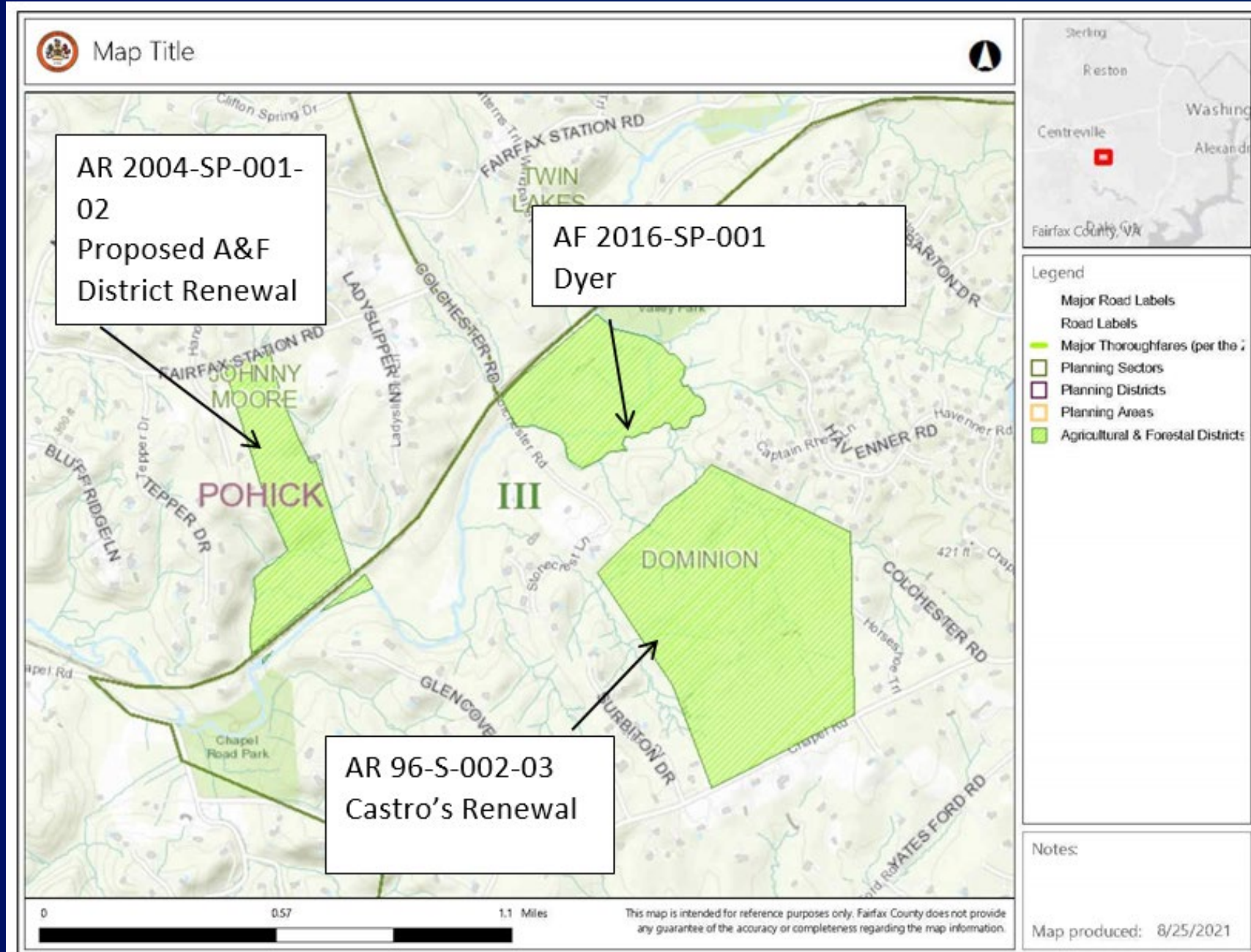


AR 96-S-002-03

Castro Local Agricultural and Forestal District

Location

- 11720 Chapel Road and 11800 Chapel Road, Clifton
- Springfield District
- 118.25 acres
- Zoned R-C



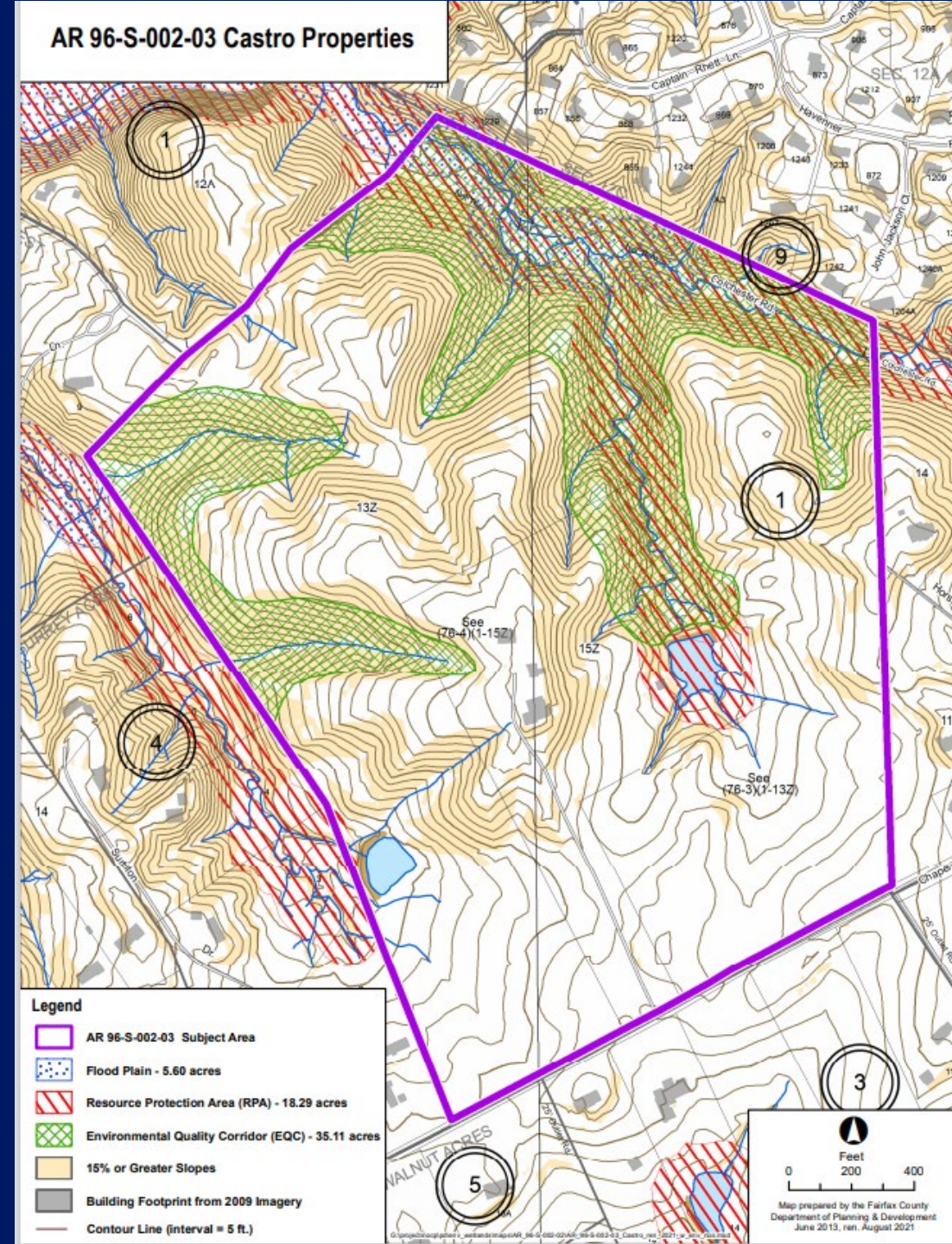
Details

- Active Agricultural uses – 56.25 acres
- Forest/undeveloped – 60.0 acres
- Residential Uses – 2.0 acres

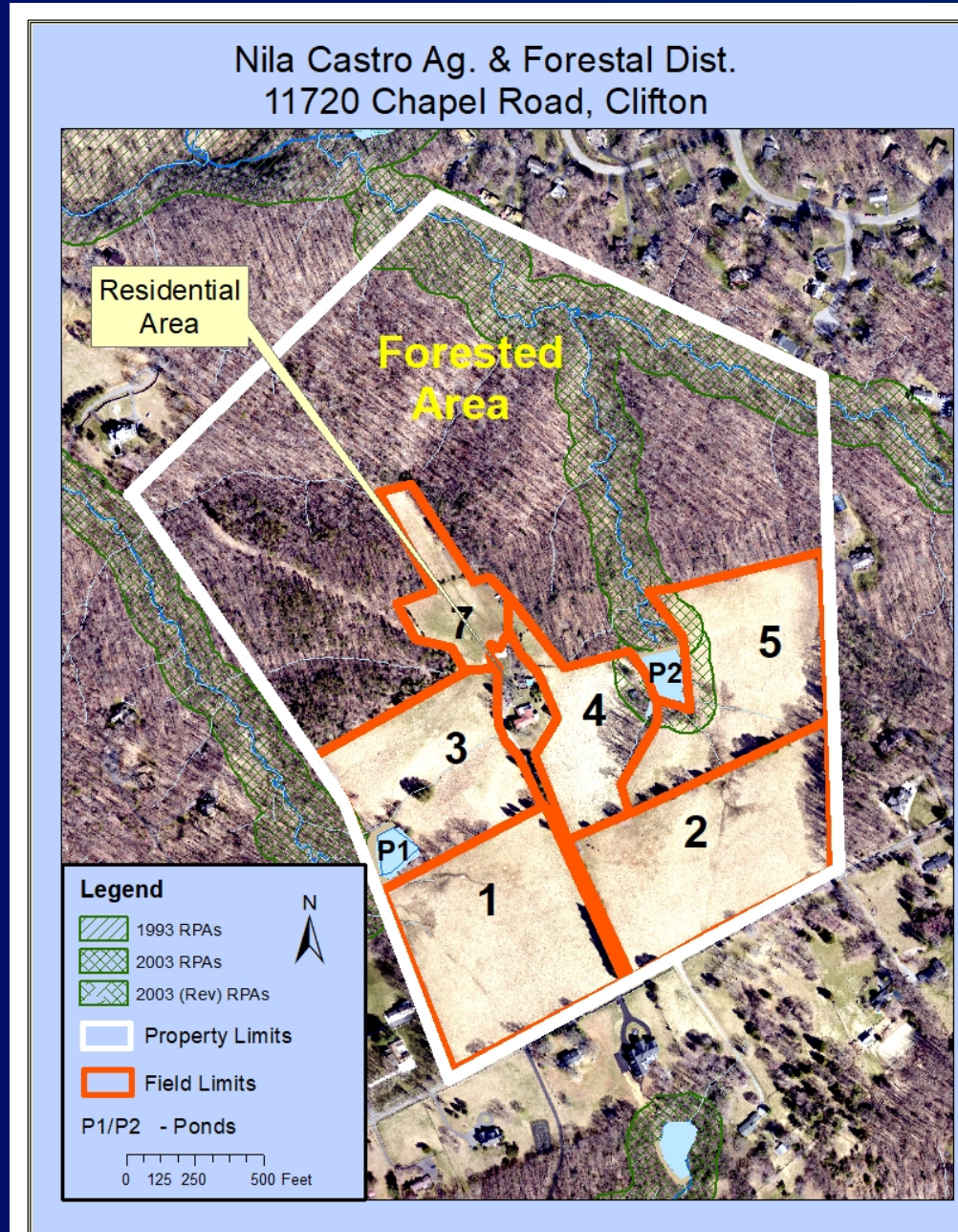


Environmental Features

- RPA 18.29 acres
- Floodplain 5.56 acres
- EQC 35.11 acres



Soil and Water Conservation Plan



Virginia Dept.
Of Forestry
Guidance
(60 acres of
Forest)



Staff Analysis

Resource Management Plans:

- Soil & Water:
 - A Soil and Water Quality Conservation Plan was prepared.
- Forestry:
 - Forest Management Plan was prepared.

Evaluation Criteria:

- Group A (all are recommended):
 - Satisfies all applicable recommendations.
- Group B (at least 2 recommended):
 - Satisfies 4 criteria:
 - The family continues to raise cattle and harvest hay;.
 - The land provides scenic vistas and contributes to maintaining the existing rural character of the area;
 - The property contains an historically and/or archaeologically significant site which would be preserved in conjunction with the establishment of a district; and
 - Located in R-C Zoning District.

Staff Recommendations

- Staff recommends approval, subject to the proposed Ordinance Provisions dated October 13, 2021.