



PLANNING & DEVELOPMENT

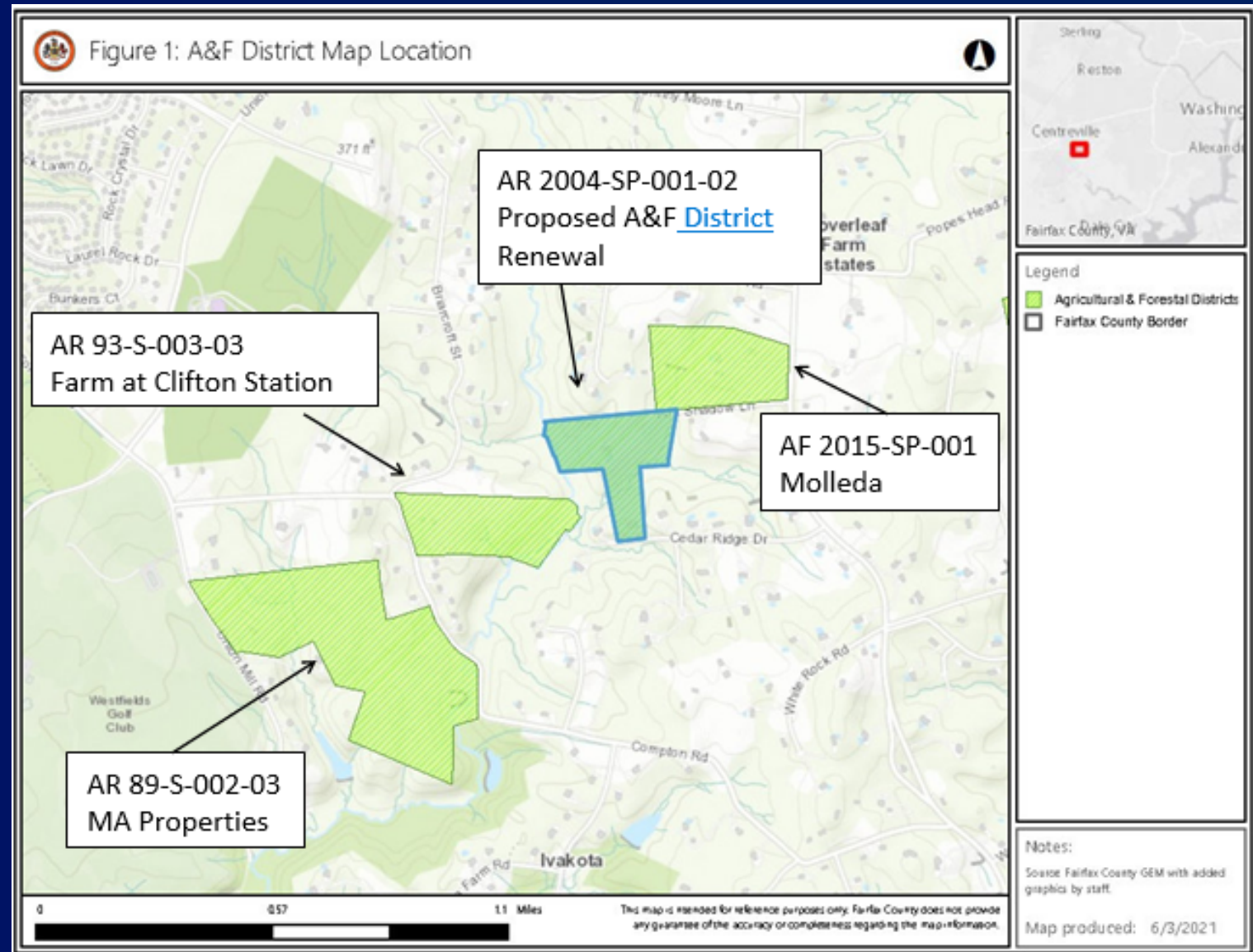


# AR 2004-SP-001-02

## Kosters Local Agricultural and Forestal District

# Location

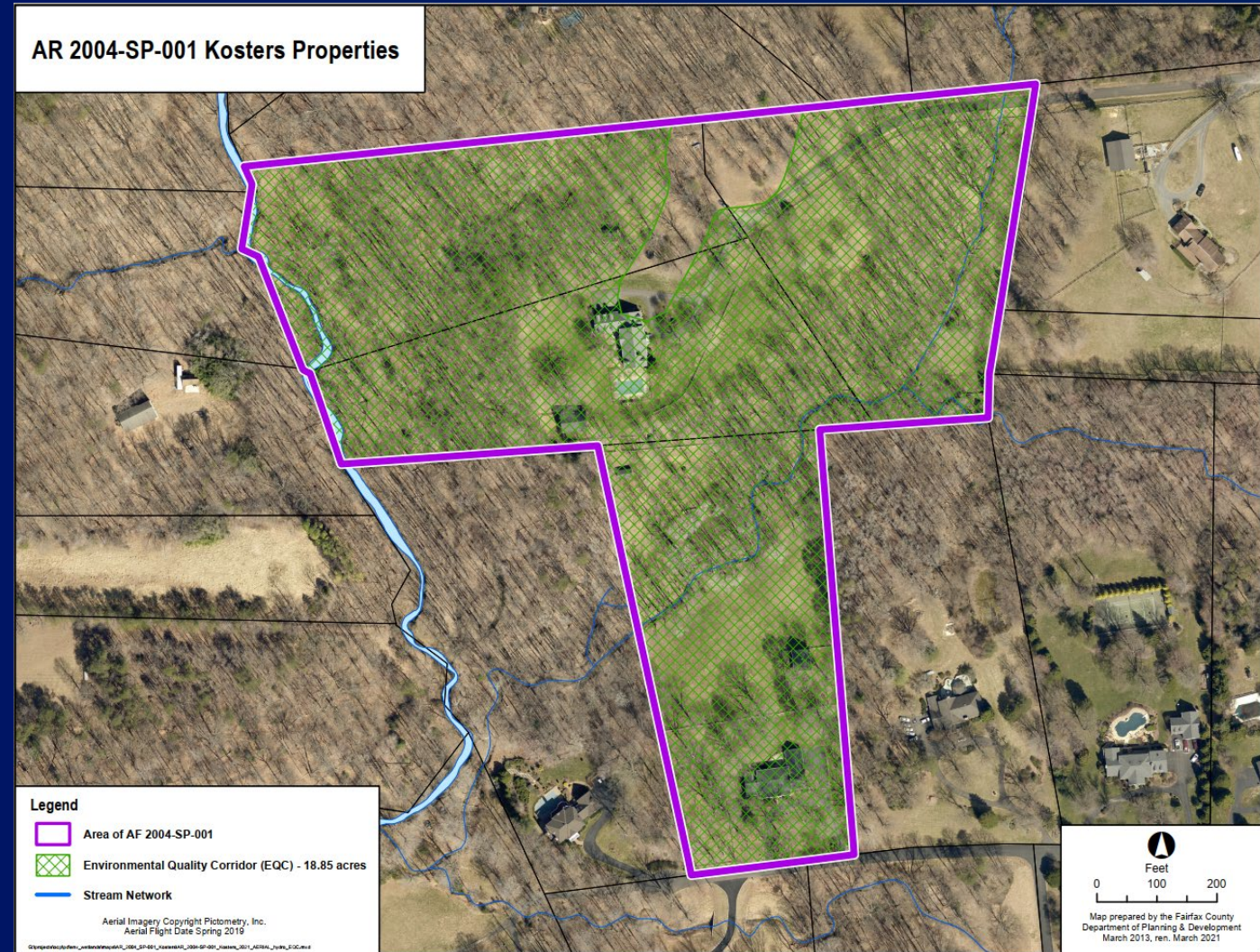
- 13120 Cedar Ridge Drive and 13121 Fox Shadow Lane, Clifton VA 20124
- Springfield District
- 20.3 acres
- Zoned R-C





# Details

- Active Agricultural uses – 15.0 acres
- Forest/undeveloped - 5.0 acres
- Residential Uses – 0.3 acres

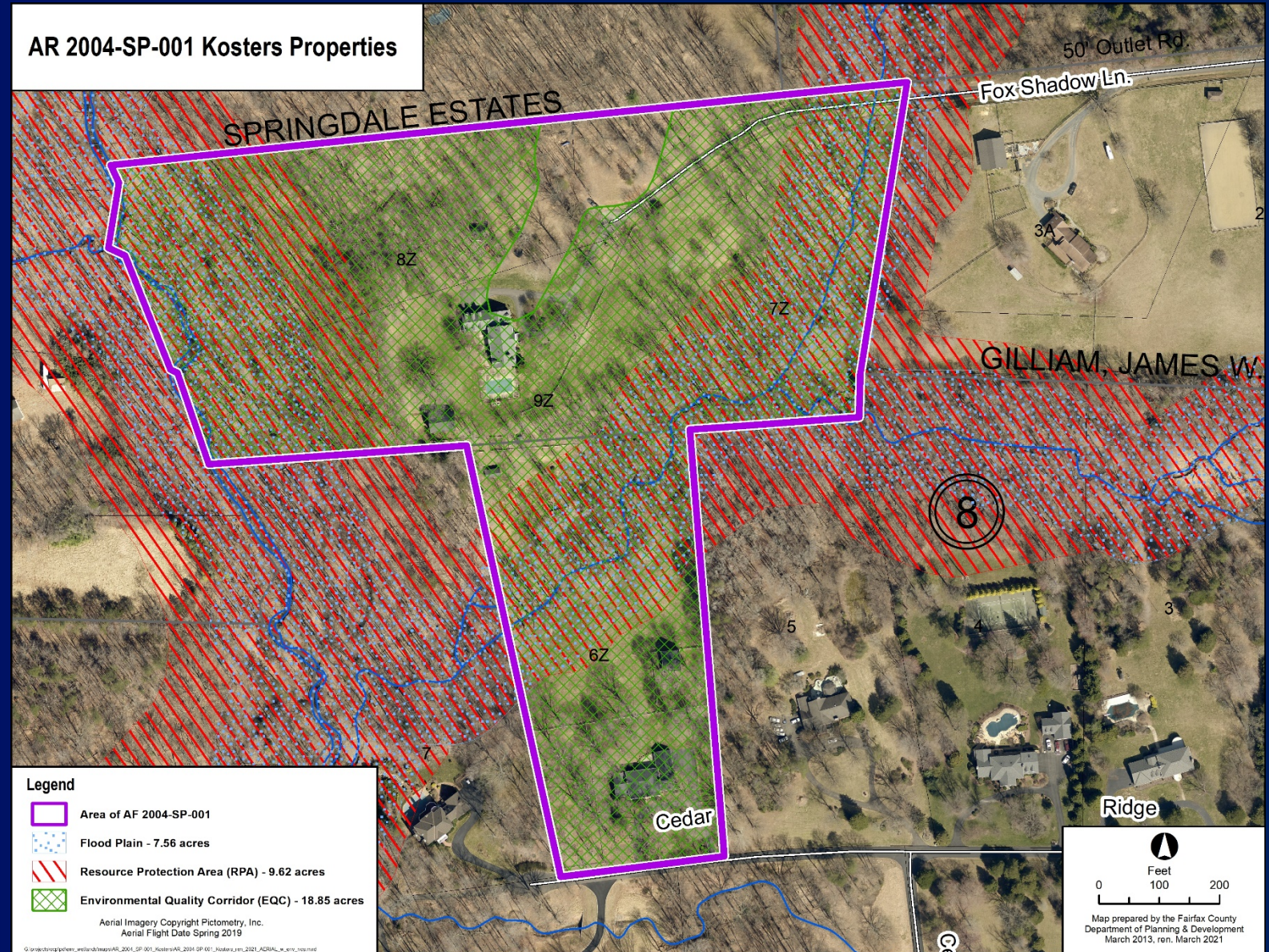








- RPA 9.62 acres
- Floodplain 7.56 acres
- EQC 18.85 acres

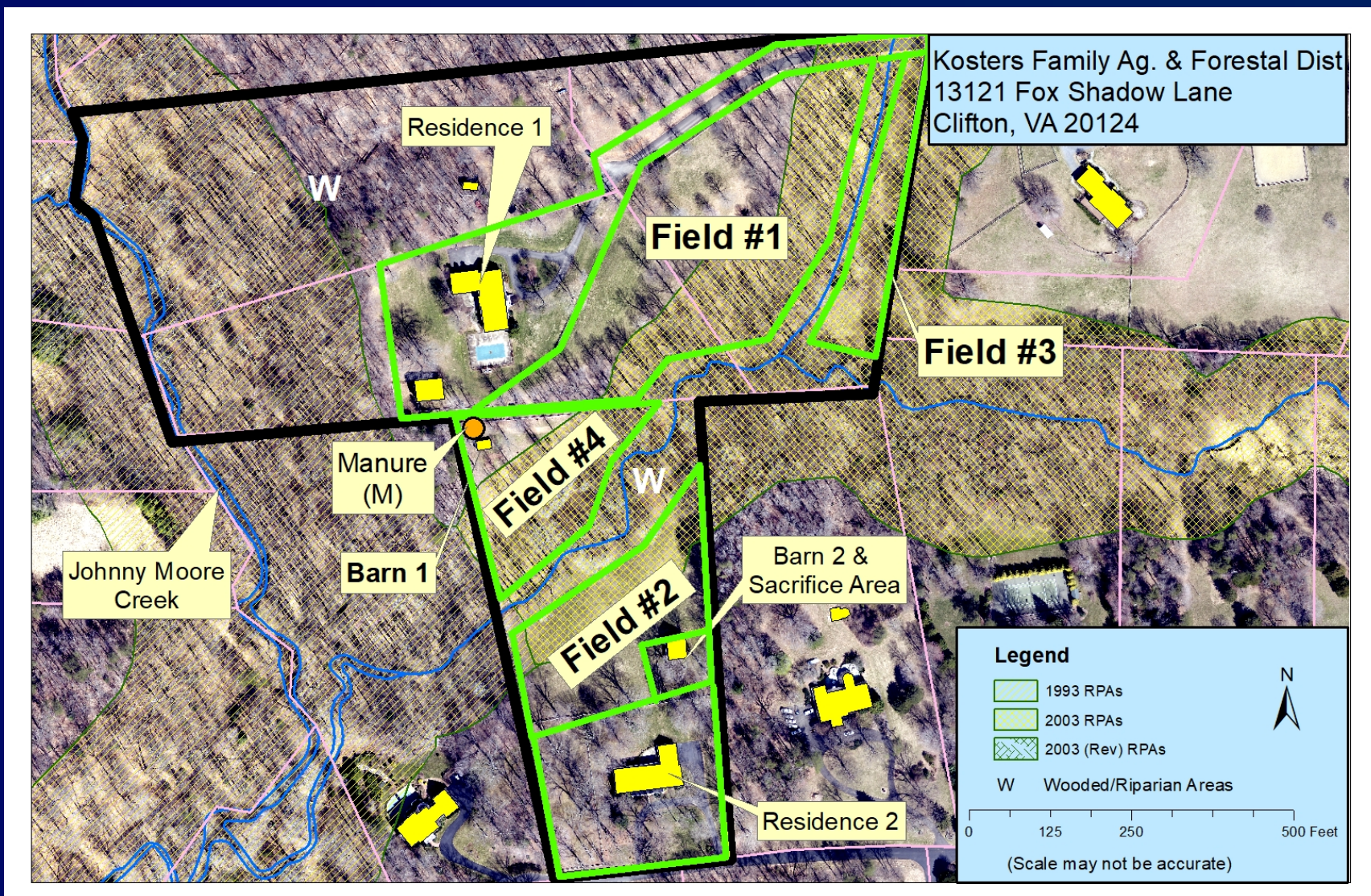








# Soil and Water Conservation Plan





Virginia Dept.  
Of Forestry  
Guidance  
(20 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 provide horse riding lessons and harvest firewood.
    - The land provides scenic vistas and contributes to maintaining the existing rural character of the area
    - Will practice effective water pollution controls with maintenance of 35-foot planting buffer along Johnny Moore Creek and its tributaries
    - Located in R-C Zoning District



# Staff Recommendations

- Staff recommends approval, subject to the proposed Ordinance Provisions dated xxx