

DEVELOPMENT CONDITIONS

SEA 88-L-071

May 24, 2004

If it is the intent of the Board of Supervisors to approve SEA 88-L-071 located at Tax Map 71-4 ((1)) 35, 36A and 71-4 ((2)) 1,2, 2A, 3, 3A, B (6901 Braddock Road) for a church and a private school of general education to permit building additions and site modifications, pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supercede all previous conditions for the application property. (Conditions previously approved by the BZA) or those with minor modifications are marked with an asterisk (*)

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this special exception shall be in conformance with the approved Generalized Development Plan and Special Exception Amendment plat entitled "Immanuel Bible Church", prepared by William H. Gordon, Associates which is dated May, 2003 and revised through March 16, 2004, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.*
4. A copy of the Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
5. Transitional Screening I shall be maintained in the following areas:
 - Along the portion of the eastern lot line adjacent to Lot 34;
 - Along the side and rear lot lines of Lot 1

Existing vegetation and additional plantings along the eastern lot line shall be maintained to satisfy the intent of Transitional Screening 1. Dead and/or dying vegetation shall be replaced as determined by the Urban Forestry Division of DPWES. The type, quality, size and location of these plantings shall be reviewed and approved by the Urban Forestry Division of DPWES. Plantings along the western lot line shall be maintained as shown on the approved site

plan for existing buildings shown on the site. The purpose of the plantings adjacent to the western lot line shall be primarily to screen the parking lot and provide visual relief from the building addition. A fifteen foot wide strip of plantings shall be provided and maintained along the western side of the L-shaped addition as shown on the approved GDP/SEA Plat. The purpose of these shall be to screen the building addition. The Urban Forestry Division of DPWES shall determine the type, quality, size and location for the plantings in these areas.*

6. Foundation plantings shall be maintained around the buildings to soften and screen the visual impact of the buildings from surrounding streets. Dead and/or dying vegetation shall be replaced as determined by the Urban Forestry Division of DPWES.*
7. A six foot high solid wood fence shall be provided and maintained along the southern lot line as shown on the GDP/SEA Plat. A split rail fence shall be provided around Lot 1 as shown on the approved GDP/SEA Plat. A seven foot high solid wood fence shall be provided along the portion of the eastern lot line adjacent to Lot 34, as shown on the approved GDP/SEA Plat. There shall be no outdoor storage of vehicles or equipment within any transitional screening yard along the eastern lot line.*
8. Interior and peripheral parking lot landscaping shall be installed and maintained in accordance with Article 13 of the Zoning Ordinance, as depicted on the GDP/SE Plat.*
9. There shall be a maximum of 1,000 seats in the main area of worship.
10. The maximum daily enrollment of the private school of general education shall be limited to five hundred (500).
11. Prescribed square footage of usable outdoor and indoor play area shall be provided in accordance with Sect. 9-310 of the Zoning Ordinance, and the Code of Fairfax County, respectively.*
12. The hours of operation for the school of general education shall be limited to 7:45 a.m. to 3:45 p.m., Monday through Friday. *
13. An average of 2.75 students per vehicle arriving at school shall be maintained. This average shall be achieved by car pools and operation of school vans. The car pool program for the school shall incorporate the requirement that all vehicles enter and exit the site from Braddock Road and Matthew Place, by right in and right out only turning movements.*

14. At the time of the construction of the improvements to the Braddock Road – Backlick Road intersection, the existing sign located at this intersection shall be relocated, as depicted on the GDP/SE Plat. The area of this sign shall not exceed 80 sf, and the height of the sign shall not exceed 6 1/2 feet, irrespective of the detail provided on Sheet 2 of the GDP/SE Plat.
15. There shall be no encroachment into the RPA. At the time of site plan review, the limits of clearing and grading shall be adjusted to the maximum extent possible to ensure that the soils/vegetation within the RPA located in the southeastern corner of the site are not damaged by the construction of the proposed parking lot and related improvements. If it is determined by DPWES to be necessary, the area of the proposed parking lot and related improvements shall be reduced to ensure that the RPA is not encroached upon.
16. The design of the proposed parking lot in the southeastern portion of the site shall, to the extent determined feasible and effective, incorporate Low Impact Development (LID) practices to reduce runoff volume and protect the RPA.

The above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on 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 himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless at least one of the uses has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. 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.