



FAIRFAX COUNTY

APPLICATION FILED: June 22, 2005
PLANNING COMMISSION: October 12, 2005
BOARD OF SUPERVISORS: Not yet Scheduled

V I R G I N I A

September 20, 2005

STAFF REPORT

APPLICATIONS SEA 83-D-095-3

DRANESVILLE DISTRICT

APPLICANT: Great Falls Village Green Day School

ZONING: R-2

LOCATION: 790 Walker Road

PARCEL(S): 13-1 ((3)) A

ACREAGE: 4.30 acres

FAR: 0.08

OPEN SPACE: 75.2 %

PLAN MAP: Residential, .5-1du/ac

SE CATEGORY: Category 3, Child care centers and nursery schools

PROPOSAL: To amend previously approved SE for a child care center/nursery school to permit a change in development conditions to allow an increase in enrollment from 225 to 250 students with no more than 150 students on site at any given time.

STAFF RECOMMENDATIONS:

Staff recommends that the Board of Supervisors approve SEA 83-D-095-3 subject to the proposed development conditions in Appendix 1.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia (ADA): Relay Center).

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS MAY BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

SE 83-D-095-3 Proposal:

The Great Falls Village Green Day School seeks approval of a Special Exception amendment to increase its total maximum daily enrollment from 225 to 250 students; with no more than 150 children on site at any given time (rather than 125 as presently permitted.) There are no proposed changes to the existing hours of operation, restrictions on activities at the school, or physical changes to the site.

Waivers and Modifications:

The Board previously approved a modification of the transitional screening and a waiver of the barrier requirements along the eastern, western and southern boundaries, as depicted on the SE plat.

LOCATION AND CHARACTER

Site Description:

The 4.3-acre subject property, zoned R-2, is located in the southwest quadrant of the intersection of Walker Road and Columbine Street. It is bordered by the Village Green Shopping Center to the north; Walker Road to the east (with the Great Falls Center Shopping Center, Great Falls Swim and Tennis Club, and open space belonging to the Addicott Hills subdivision beyond it); and single-family, detached, residential lots to the south and west.

The site is currently developed with a two-story school building, play areas and a parking lot. The site is wooded along its western and southern boundaries. Access to the site is provided from one point on Walker Road.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
	Use	Zoning	Comp Plan
North	Commercial	C-6	Residential, .5-1 du/acre
South	Single Family Detached	R-E	Residential, .5-1 du/acre
East	Commercial & Single Family Detached	C-6 & R-1	Residential, .5-1 du/acre
West	Single Family Detached	R-2	Residential, .5-1 du/acre

BACKGROUND

On October 31, 1983, the Board of Supervisors approved special exception SE 83-D-095 by the Great Falls Village Green Day School to allow the operation of a childcare center and nursery school with a maximum daily enrollment of 125 children.

On April 2, 1986, the Board of Supervisors approved SEA 83-D-095 to amend the previously approved development conditions to allow a maximum daily enrollment 225 children, with no more than 125 children on site at any one time.

SEA 83-D-095-2, was approved on August 2, 1999, to permit building additions and minor site modifications. At this hearing, the Board of Supervisors waived the barrier requirements and modified the transitional screening requirement along the eastern, western and southern boundaries of the subject property. Copies of the approved special exception plat and development conditions are contained in Appendix 5.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area III
Planning Sector:	Hickory Community Planning Sector (UP3) of the Upper Potomac Planning District
Plan Map:	Residential, .5-1 du/a
Plan Text:	Fairfax County Comprehensive Plan, Area III, Hickory Community Planning Sector, p. 87-90:

#2: " The area bounded by Leesburg Pike (Route 7), Georgetown Pike, Walker Road and Piney Run is planned for residential use at .5-1 dwelling unit per acre, as shown on the Plan map, to reflect existing and committed development. New development should be generally consistent with existing zoning and should provide for ample landscaping, buffering and substantial building setbacks to ensure that the present relatively low density character of the area will be preserved when viewed from the collector and arterial roadways serving the sector."

#9: "In this planning sector, uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low-density residential character of the area."

ANALYSIS

Special Exception (SE) Plat (copy provided at front of staff report)

Title of SE Plat: Special Exception Plat, Addition to Village Green Day School, Dranesville District, Fairfax County, Virginia

Prepared by: Runyon, Dudley, Associates, Inc.

Date: February 22, 1999

Plat Description

As no new improvements are being made to the site, the special exception plat was modified to allow the previous plan to be used. The plat consists of two sheets. Sheet 1 contains general notes, ABP diagrams, an enlarged site plan, and site tabulations. Sheet 2 depicts the school's landscape plan.

The SE Plat depicts the 8,569 square-foot, one-story building with the 6,210 square-foot two-story addition approved by special exception amendment SEA 83-D-095-2 on August 2, 1999. North of this structure is an existing drainfield and a partially fenced 141,161 square-foot play area, which includes a basketball court, baseball diamond and play equipment. A stormwater management facility is located further beyond the play area. Access to the site is provided on the east by Walker Road. Forty parking spaces are provided in two separate parking areas, which are located along the eastern boundary and south of the building. Mature evergreen and deciduous trees are located along the western boundary, which partially screen the school from the adjacent residences. The applicant has agreed to provide supplemental vegetation within this area and along the eastern boundary, as shown on the plat map, to replace several trees that were planted as a condition for approval for SEA 83-D-095-2, but which have since died.

Land Use Analysis

While there is no site specific language in the land-use recommendations of the Comprehensive Plan for the application property, the existing nursery school and childcare uses are permitted special exception uses in the R-2 zoning district and are in harmony with the Plan. The impacts of the use on the surrounding community have been adequately mitigated by the proposed development conditions.

Environmental Analysis (Appendix 3)

As no site modifications are being proposed, no environmental issues have been identified with this request.

Transportation Analysis (Appendix 4)

At the time of the last special exception amendment, in June of 1999, the applicant was made aware of the site's deficiencies regarding the narrow width of the travel aisle, its encroachment into the right-of-way, and the excessive breadth of the entrance along Walker Road. However, due to the fact that the school's enrollment was not being increased at that time, the applicant contended that these issues should be deferred until an amendment to increase enrollment was proposed. With the present amendment to increase enrollment, the applicant is again requesting that these issues be deferred due to the increase of only 25 students. Staff concurs, but has advised the applicant that these changes will have to be addressed the next time this special exception is amended and/or a site plan is submitted.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-2 Zoning)		
Standard	Required	Provided
Lot Size	2 acres	4.3 acres
Lot Width	125 feet	296 feet (Columbine St.); 853 feet (Walker Rd.)
Building Height	60 feet	25 feet
Front Yard	45° ABP but not less than 35 ft. (in this case 35 feet)	35 feet
Side Yard	40° ABP but not less than 15 ft. (in this case 21 feet)	33 feet
Rear Yard	40° ABP but not less than 25 ft. (in this case 35 feet)	35 feet
FAR	0.20	0.079
Open Space	15,000 sq. ft. (100 sq. ft./child x 150)	141,161 sq. feet
Parking Spaces	40 (0.16/child x 250)	40

Waivers and Modifications

The applicant was granted a waiver of barrier requirements and modifications to transitional screening requirement along the eastern, western, and southern boundaries of the subject property pursuant to special exception amendment SEA 83-D-095-2, as depicted on the special exception amendment plat included at the beginning of this report. As shown on the plat, existing vegetation along the

western and southern boundaries of the subject property, supplemented with deciduous and evergreen trees, was permitted to serve as a modified buffer; and a row of dogwood trees planted within the right-of-way along Walker Road was permitted to serve as modified screening along the site's eastern boundary. However, as previously stated, the trees that have since died or been cut down must be replanted, according to the landscape plan submitted with SEA 83-D-095-2. This condition has been included in Appendix 1, "Proposed Development Conditions."

Special Exception Requirements (Appendix 4)

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations. As previously stated, the proposed use meets both of these criteria.

General Standards 3 and 4 require that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan; and that pedestrian and vehicular traffic associated with such use not be hazardous or in conflict with existing and anticipated traffic in the neighborhood. As previously stated, the proposed use is harmonious with neighboring properties and will not create any traffic impacts.

General Standard 5 requires landscaping and screening to be in accordance with the provisions of Article 13. This criteria has been addressed with a development condition.

General Standards 6, 7 and 8 require that open space, adequate utility, drainage, signage, parking and loading spaces be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose stricter requirements for a given use than those set forth in this Ordinance. Each of these criteria has been met.

Category 3 Standards (Sect. 9-304)

Standard 1 applies only to public uses. The proposed special exception is not a public use and, therefore, does not need to comply.

Standard 2 states that all uses shall comply with the lot size requirements of the zoning district in which they are located. This standard has been satisfied.

Standard 3 requires that all uses comply with the bulk regulations of the zoning district in which they are located. The proposal satisfies this standard.

Standard 4 states that all uses shall comply with the performance standards specified for the zoning district in which they are located. This standard has been satisfied.

Standard 5 states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. This standard has been satisfied.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309).

Standard 1 requires that the minimum lot area be of such a size that 100 square feet of usable outdoor recreation area is provided for each child that may use the space at any one time; and that this area be delineated on the submitted plat. Although the submission of a new plat by Great Falls Village Green Day School was waived in lieu of the plat previously approved with SEA 83-D-095-2 that does not delineate the outdoor recreation area, staff believes that the 141,161 square feet of open space provided satisfies this requirement (150 students x 100 square feet/ student= 15,000).

Standard 2 requires child care centers and nursery schools to be located with direct access to a public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic. For facilities accommodating 76 to 660 persons, the Zoning Ordinance recommends that the functional class of this roadway be considered a "collector" or some other greater classification. Since Walker Road is classified as a "minor arterial" by the Policy Plan, this requirement has been satisfied.

Standard 3 requires that facilities be located so as to facilitate the pick-up and delivery of all persons on the site. As stated in Appendix 1, "Proposed Development Conditions," a long access road and a staggered arrival and dismissal schedule will facilitate the dropping off and collection of school children in carpools. Therefore, this standard has been satisfied.

Standard 4 requires such uses to be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia. This standard has been satisfied.

CONCLUSION AND RECOMMENDATIONS

Conclusions

Staff concludes that the subject proposal by the Great Falls Village Green to increase its enrollment to 250 students with no more than 150 children on site at any given time is in substantial conformance with the Comprehensive Plan.

Staff further concludes that the subject proposal is in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SEA-83-D-095-3, subject to the attached development conditions contained in Appendix 1.

It should be noted that it is not the intent of Staff to recommend that the Board of Supervisors, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of Staff, and does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Environmental Analysis
4. Transportation Analysis
5. Previously Approved Plat and Development Conditions
6. Applicable Zoning Ordinance provisions
7. Special Exception Requirements
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 83-D-095-3

September 20, 2005

If it is the intent of the Board of Supervisors to approve SEA 83-D-095-3, located at 790 Walker Road (Tax Map 13-1 ((3)) A) for use as a nursery school and childcare center pursuant to Section 3-204 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall supersede all previous conditions. Previously approved conditions being carried forward 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 plan approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to provisions of Article 17, Site Plans, as may be determined by DPWES. Any plans submitted pursuant to this special exception shall be in conformance with the approved Special Exception Amendment Plat entitled Special Exception Plat, Addition to Village Green Day School, and prepared by Runyon, Dudley, Associates, Inc., which is dated February 22, 1999, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.*
4. All transitional screening and barrier requirements shall be modified in favor of that depicted on the Special Exception Plat, with the following exceptions: the existing vegetation located along the western boundary shall be supplemented with evergreen trees within the area adjacent to the existing drainfield (as shown on the Landscape Plan); and the deceased trees in the row of Kousa Dogwood along the eastern boundary of the subject property shall be replaced with new trees. Should the existing vegetation located along Walker Road be removed for roadway improvements, the applicant shall provide a staggered row of evergreen trees along the property boundary to provide a screening yard to soften the view the building from adjacent properties located to the east, as determined by Urban Forestry.*

5. Upon issuance of any non-residential use permit for this special exception amendment, the combined maximum daily enrollment for the nursery school and childcare center shall be 250 students, with the maximum number on site at any one time being 150. The maximum number of staff on site at any one time shall be 35.
6. A staggered arrival and dismissal schedule shall be utilized, which, at minimum, shall include ten (10)-minute intervals and encourage carpooling to minimize the amount of vehicular traffic.
7. The hours of operation of the nursery school and child care center shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.*
8. Enrollment in the nursery school and child care center shall be limited to children two (2) to twelve (12) years of age.*
9. The playground shall not be used before 8:30 a.m. The play area shall be entirely fenced.*
10. A copy of these Special Exception Amendment conditions shall be posted in a conspicuous place on the subject property and be made available to the public and all departments of the County of Fairfax during the hours of permitted use.*

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the 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 shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use as 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 times required.