

## DEVELOPMENT CONDITIONS

SEA 96-B-010

July 14, 2005

If it is the intent of the Board of Supervisors to approve SEA 96-B-010 located at 11204 Braddock Road (Tax Map 56-4 ((12)) A1 and 68-1 ((01)) 1B) previously approved for use as a private school of general education pursuant to Sect. 3-C04 of the Fairfax County Zoning Ordinance to increase enrollment in Phase I, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward from previous approvals or those with minor modifications are marked with an asterisk (\*):

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.\*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Trinity Christian School" prepared by Walter L. Phillips, Inc. and dated May 2, 2005 (Sheet 1) and "Trinity Christian School" prepared by Gordon Associates, Inc. and dated April 25, 1996 as revised through July 11, 1996. (Sheets 2 and 3), 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. Development of the school shall generally occur in four phases as outlined below; however, the applicant is not limited to constructing each phase in the order listed below and may construct phases concurrently.

Phase I shall include all those facilities identified on Sheet 2 of the SE Plat to be constructed during Phase I, including the renovation of the existing dwelling. The improvements to Braddock Road as outlined in the transportation section below shall be constructed with Phase I. Upon issuance of a Non-RUP to establish this special exception amendment, the maximum daily enrollment with Phase I shall be limited to 575 students in grades K-12.

Phase II shall include construction of Building D. No increase in enrollment shall be permitted with Phase II.

Phase III shall include construction of Building C, the plaza area and the remainder of the parking as shown on the SE Plat. The maximum daily enrollment may be increased to the maximum 750 students upon issuance of a Non-RUP for Building C.

Phase IV shall include construction of Building B.

For each phase of construction, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements planned for that phase shall be submitted to DPWES for the review and approval. Every effort shall be made to limit the extent of clearing and grading needed for each phase of construction to the minimum amount feasible as determined by DPWES. Prior to final site plan approval for each phase of construction, the site plan shall be submitted to the Planning Commission. The Planning Commission shall review the site plan for conformance with the approved development conditions and forward and comments to DPWES.\*

5. The gross floor area for purposes of determining FAR shall be limited to a maximum of 89,000 square feet. Cellar space as defined in Article 20 of the Zoning Ordinance shall be limited to a maximum of 11,000 square feet; provided, however, that the maximum cellar space may be increased on a square foot by square foot basis in conjunction with a concurrent reduction in the gross floor area. Such increase in cellar space shall be provided within the same building footprint as shown on the SE Plat and shall not create the appearance of having more than three stories, with a maximum building height of 42 feet.\*

### **Operational**

6. The primary hours of operation during the school year shall be from 8:00 AM to 3:30 PM Monday – Friday. No before or after school child care shall be permitted; however, before and after school enrichment activities sponsored by the school shall be permitted during the school year, provided that enrichment programs begin no earlier than 7:30 AM. School related evening activities shall be permitted from 6:00 PM to 10:00 PM Monday – Thursday and 6:00 PM – 11:00 PM Friday. Student activities sponsored by the school shall be permitted two weekends per month between the hours of 9:00 AM – 11:00 PM Saturday, and noon – 6:00 PM on Sunday. Evening and weekend outdoor activities shall not extend beyond 7:30 PM. The school buildings and outdoor playing fields shall not be leased, rented or otherwise made available to groups not affiliated with the school.\*
7. Summer school and/or a summer camp program for a maximum of 350 students may be operated by the school for an eight week period during the summer months between the hours of 8:00 AM and 3:30 PM. One (1) evening activity/week shall be permitted, provided no outdoor activity shall extend beyond 7:30 PM; however, an indoor overnight camp out may be permitted. None of the above conditions shall preclude the school administrative offices from operating year round.\*
8. A residence for a caretaker/night watchman and his/her family may be permitted within the Administration buildings, identified as Buildings 1&2 on the SE Plat.\*
9. No lighting shall be provided for the outdoor playing fields and the use of outdoor public address speaker systems or bull horns shall be prohibited. However, this shall not preclude the use of a temporary public address speaker system to be used for outdoor graduation/baccalaureate ceremonies which may be held once a year.\*
10. Indoor recreation space shall be provided for each student enrolled in accordance with the provisions of Chapter 30 of the Code.\*

## Transportation

11. Unless already done, a new median break on Braddock Road opposite the site's entrance shall be designed and constructed by the applicant in accordance with VDOT standards with separate eastbound left turn lanes within the median. The width and radius of the median shall be designed to accommodate bus traffic. A right turn deceleration lane on Braddock Road at the site entrance shall be constructed to a standard as determined by DPWES and VDOT. These improvements shall be completed prior to the issuance of a Non-RUP for the classroom building.\*
12. Unless already done, a traffic signal at the site's entrance on Braddock Road shall be installed by the applicant prior to the issuance of a Non-RUP for the first classroom building in accordance with VDOT standards. In the event the signal warrants are not met at the time of issuance of a Non-RUP for the first classroom building, the applicant shall escrow funds for the design, purchase and installation of the signal. Such escrow shall be made prior to the issuance of the Non-RUP for the first classroom building.\*
13. A ride-share program to encourage and assist in the organization of student and employee car/van pools shall be instituted by the school and maintained indefinitely. A car pool shall be defined as consisting of two or more students and/or employees. The school shall appoint an individual or committee to head the ride-share program. School bus/van service shall be made available where routing is practically feasible, as determined by Trinity Christian School. Upon the maximum enrollment of 750 students, a maximum of 50 parking spaces may be set aside for student parking. No parking shall be permitted other than in areas designated as such on the approved site plan.\*
14. Prior to the issuance of a Non-RUP for Phase III to accommodate the full enrollment of 750 students, a minimum of 40% of the student enrollment shall be transported by car pool or bus/van. There shall be no on-site storage or maintenance of school buses; however, activity vans may be stored on-site in a location not readily visible from the adjacent residential neighborhoods.\*
15. There shall be no student parking or overflow parking during school or school sponsored events permitted along any of the surrounding subdivision streets or Braddock Road.\*
16. Prior to issuance of a Non-RUP for the Phase I enrollment increase from 500 to 575 students, the school's appointed individual or committee heading the ride-share program shall reevaluate the current on-site car pool process and propose measures to accommodate the additional trips generated by increased enrollment. These measures shall include, but are not limited to 1) the opening of the asphalt parking area for dismissal stacking earlier than 3:00 PM; all recess activities shall cease at least 30 minutes prior to the opening. 2) the addition of two to four (2-4) cars to the current eight (8) car stacking in the pick up and drop off zone, and/or the use of double stacking lanes along the last 250 feet of driveway on the eastern side of the parking area if more queuing spaces are still determined to be needed. A written copy of the proposed ride-share program, including car pool and pick up/drop off provisions, shall be filed with the Zoning Administrator prior to the issuance of each Non-RUP.
17. There shall be no use of the one-way travelway connecting the main driveway to the front parking lot as a two way travelway. Signage shall be posted at entrance point of the drive designating it as a one way drive.

## Environmental

18. Stormwater Best Management Practices (BMPs) designed to meet the requirements of the Water Supply Protection Overlay District shall be provided on-site in the form of a dry detention pond, infiltration trenches, natural conservation areas or other means as approved by DPWES. These facilities shall be installed as determined by DPWES. The existing lake shall be retained as an aesthetic feature of the site and shall not be used as a BMP treatment facility for meeting the requirements of the Water Supply Protection Overlay District (WSPOD).\*
19. To prevent the degradation of Popes Head Creek, its downstream tributaries and the existing lake from erosion and increased sedimentation resulting from construction activities on the site, extraordinary erosion and sedimentation control measures, such as the use of double silt fencing, earth berms and diversion dikes, as determined by DPWES, shall be instituted prior to any site disturbance activities.\*
20. Sewage Disposal for the proposed school shall be provided by an on-site sewage disposal system designed to accommodate an enrollment of 750 students and 75 staff members generating not more than a total of 8250 gallons of sewage/day. Such system shall be designed to meet all State and County requirements as determined by the Fairfax County Health Department. The applicant shall prepare an emergency back-up plan approved by the Health Department for the disposal of sewage in the event of failure of the primary system.\*
21. A minimum of 56% of the site shall remain as undisturbed open space to include the areas identified on the SE Plat as Environmental Quality Corridors (EQC), the existing lake and those areas shown to be outside the limits of clearing and grading. No structures and no clearing shall be permitted within these areas, except to remove dead, dying or diseased trees.\*
22. All outdoor lighting fixtures used to illuminate the parking area and walkways between the classroom buildings shall not exceed 16 feet in height, shall be of low intensity design and shall focus directly on the subject property. Outdoor building security lighting shall be directed internally toward the site and shall be shielded to prevent off-site glare.\*
23. Prior to approval of any grading plan, site plan or any clearing and grading on the site, a tree preservation plan for the areas potentially impacted by construction approved pursuant to this Special Exception shall be prepared and submitted to DPWES for review and approval. The plan shall be based on an actual field survey of trees located along the lake edge, around the perimeter of the existing house which is to be retained and used as administrative offices and the entry drive. The tree preservation plan shall minimize clearing and grading activities and preserve those healthy and quality trees as determined by DPWES in the impact areas noted above.\*

## **Aesthetic Character**

24. The proposed buildings shall be residential in appearance and shall be compatible with the surrounding community as determined by DPWES. The buildings shall be comprised of pitched roofs with varying roof lines to be consistent with the character of the architectural elevations shown on Sheet 3 of the SE Plat. The maximum building height shall not exceed 42 feet, except that a cupola/steeple may be erected as an architectural feature on Building B provided that the height to the top of the proposed steeple does not exceed 60 feet and the steeple is designed to maintain the residential character of the buildings. Building materials shall be limited to face brick, architectural pre-cast stone, wood siding or other building material which appears residential in character and which complements the existing structure.\*
25. The transitional screening requirement along the northern property boundary shall be modified to permit the use of existing vegetation and shall be supplemented, to include under-story plantings, as necessary to meet the purpose and intent of Transitional Screening 1 to screen the proposed playing fields from the adjacent residences as determined by Urban Forest Management. Similarly, the transitional screening requirement shall be modified along the western property boundary to permit the use of existing vegetation and shall be supplemented as necessary along the eastern portion of the lake edge to playing fields adjacent residences as determined by Urban Forest Management. Similarly, the transitional screening requirement shall be modified along the western property boundary to permit the use of existing vegetation and shall be supplemented as necessary along the eastern portion of the lake edge to soften the view of the proposed buildings from those residences across the lake from the school as determined by Urban Forest Management. At the time of Site Plan approval for the first classroom building and the proposed ball fields, a landscape plan depicting the proposed supplemental vegetation, along with existing vegetation, shall be submitted to DPWES for review and approval and a determination that the size, quantity and quality of landscaping achieves the purposes stated above.\*
26. In addition to the landscaping provided in Condition 25 above, building foundation plantings shall be provided, especially along the western and northern building facades to soften the visual impact of exposed building foundations as determined by Urban Forest Management.\*
27. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance. The freestanding sign proposed at the site's entrance on Braddock Road shall be designed to complement the existing buildings and shall not be internally lighted.\*

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 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 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.