

PROPOSED DEVELOPMENT CONDITIONS

SEA 84-S-094-3

July 19, 2002

If it is the intent of the Board of Supervisors to amend SE 84-S-094 located at 13807 Poplar Tree Road (Tax Map 44-4 ((1)) 8) previously approved for use as a church with a private school of general education to permit a church with a private school of general education, site modifications and building additions pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercede all previous conditions. Those conditions carried forward from the previously approved special exception are marked with an asterisk. Minor edits have been made to conform with current terminology. These edits have been underlined.

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 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, which supercede all previous development conditions adopted with all previous special exceptions and special permits.*
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 Amendment Plat entitled "St. Timothy Catholic Parish", prepared by William H. Gordon Associates, Inc. and dated February 12, 2002, as revised through June 25, 2002, 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. The existing vegetation along the southern, eastern and western lot lines labeled "Existing trees to remain" and "Limits of Construction" on the Special Exception Amendment Plat shall be deemed to satisfy the transitional screening requirements. The transitional screening requirement along the northern lot line shall be modified in favor of the existing and proposed landscaping shown on the Special Exception Amendment Plat along the northern lot line and both sides of the travelway in front of the church. The deciduous trees shall have a minimum caliper of two (2) inches and shall be a minimum of six (6) feet in height at planting. The proposed evergreens shall be a minimum of six (6) feet in height at

planting. The exact type of tree shall be reviewed and approved by the County Urban Forestry Division. The barrier requirements shall be waived along all lot lines.*

5. The storage area/support center shall be fenced with a solid wood fence. This fence shall be a minimum of eight (8) feet in height and shall be of board on board construction that is flush with the ground without gaps. Evergreen trees shall be planted and maintained on the north and west sides of the storage area/support center to create a dense visual screen as approved by the Urban Forestry Division.*
6. The seating capacity in the main worship area shall not exceed one thousand, four hundred (1,400).*
7. The maximum daily enrollment for the private school of special education shall not exceed 772 students; under normal circumstances no more than 692 students shall be on site at any one time.
8. The classroom hours of operation for the private school of general education shall be limited to 8:00 a.m. to 3:00 p.m.*
9. There shall be a minimum of 493 parking spaces provided on site, twelve (12) of which shall be provided for bus parking, as shown on the Special Exception Amendment Plat. A minimum of 439 spaces shall be asphalt and the remainder may be constructed as stabilized grass overflow parking spaces as shown on the Special Exception Amendment Plat to a standard approved by the Department of Public Works and Environmental Services (DPWES). There shall be no overflow parking in front of the church along the travelway. All parking associated with this use shall be on site. All asphalt parking must meet the parking geometric specified in the Public Facilities Manual (PFM) as determined by DPWES.
10. Approval shall be obtained from the Health Department, if so required by the Health Department, in order to utilize the stabilized grass overflow parking area as a play area.*
11. From 9:00 a.m. to 11:00 a.m. on Sunday, one (1) or more attendants shall be stationed in the parking areas to direct vehicles to available spaces on site.*
12. There shall be no overflow parking permitted on Poplar Tree Road. The church and school administration shall make all members and drivers of students aware of this restriction.
13. All necessary permits shall be obtained prior to the installation, removal, repair or abandonment of any tanks containing flammable combustible hazardous material in compliance with Article 29 of BOCA Fire Code. If underground storage tanks (USTs) will be utilized for the storage of petroleum products or other hazardous materials, the regulations of the Environmental Protection Agencies (EPA) shall be followed.*

14. The bus maintenance on site shall be limited to routine repairs such as tire changing and oil changing.*
15. All school buses shall be parked in the designated parking spaces located inside the fenced support center.*
16. No temporary classroom trailers shall be permitted on-site without the approval of a special exception amendment.
17. Prior to issuance of a non-residential use permit (Non-RUP), a raised median shall be installed in the driveway at the westernmost entrance to the site to prevent left turns into the site from westbound traffic on Poplar Tree Road, as depicted on the special exception amendment plat and subject to DPWES and the Virginia Department of Transportation (VDOT) approval. Signage directed at westbound Poplar Tree Road shall be installed at the westernmost entrance that states "Do Not Enter". In the event that DPWES or VDOT does not approve the raised median in the driveway at the westernmost entrance a raised median to prevent left turns into the westernmost entrance or a left turn lane to permit left turns into the westernmost entrance shall be constructed on Poplar Tree Road, subject to VDOT approval.
18. The Best Management Practices requirements of the Chesapeake Bay Preservation Ordinance shall be met, as determined by the Director, Department of Public Works and Environmental Services (DPWES).*
19. The existing trees adjacent to the limits of construction for the addition to the private school of general education shall be protected by temporary fencing, a minimum of four (4) feet in height, with fourteen (14) gauge welded wire attached to a six (6) foot steel posts driven eighteen (18) inches into the ground and placed no farther than ten (10) feet apart. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site, and signage identifying "Keep Out - Do Not Disturb" shall be provided on the temporary fence and made clearly visible to all construction personnel. Three (3) days prior to the commencement of any clearing and grading activities on the site the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been clearly installed.
20. The exterior facade of the additions shall be architecturally compatible with the existing buildings in terms of building materials and facade treatments. Prior to building permit approval photographs of the existing buildings shall be provided to DPWES, so that the Director of DPWES may make a determination that the proposed facades are compatible with the existing façades.

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.