

PROPOSED DEVELOPMENT CONDITIONS

SE 00-Y-011

June 27, 2000

If it is the intent of the Board of Supervisors to approve SE 00-Y-011 located at 14301 and 14311 Braddock Road, Tax Map 54-1 ((1)) 18 and 26B for use as a child care center with an enrollment of 100 or more students daily pursuant to Sect. 3-104 and Sect. 6-105 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. The Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. The 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 DPWES. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat which consists of three sheets, the first and second are entitled "Rainbow Day Care Special Exception Plat" were prepared by Harold A. Logan Assoc., P.C., and dated September 15, 1999, as revised through June 20, 2000, and the third which is entitled "Proffer Condition/Final Development Plan, Rainbow Day Care Center, Inc., which was prepared by Holland Engineering and dated April 1990, 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 applicant shall prepare a landscape plan for review and approval by the Urban Forestry Branch of DPWES at the time of site plan submission, to provide year-round screening of the site. Installation of all plant materials shall be to the satisfaction of the Urban Forestry Branch of DPWES.
Landscaping areas shall be maintained in good health and appearance and planting shall be replaced when no longer viable.
5. The maximum enrollment for the child care center shall be 390 children. The maximum number of children on-site in that portion of the site located in the PDH-12 District shall be 140 and the maximum number of children on-site at any one time in that portion located in the R-1 District shall be 250. The maximum number of staff on-site at any one time shall be 40.

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6. The number of children using the outdoor play areas at any one time shall not exceed that required by the standards set forth in Sect. 9-309 (the Additional Standards for Child Care Centers and Nursery Schools) of the Zoning Ordinance. Should both Playground I and Playground II be utilized, a maximum number of 201 children may be allowed in the outside play areas at any one time. In the event that the area designated as Playground I must be utilized for an on-site stormwater management facility, a maximum number of 104 children may be allowed in the outside play area at any one time.
7. The hours of operation for the child care center shall be limited to 6:30 a.m. to 6:30 p.m., Monday through Friday.
8. Parking shall be provided in accordance with Article 11 of the Zoning Ordinance as determined by DPWES.
9. The proposed building shall be constructed so as to compliment in general character, architecture, materials and colors, the existing structures on the site (Lot 26B). The new building shall not exceed thirty-five feet (35) in height.
10. If it is determined to be necessary by the County Urban Forester to lose any trees in those areas designated for tree preservation due to final utility location and engineering design, tree replacement shall be provided in the disturbed areas as determined by the County Urban Forester.
11. Floodplain/RPA on Parcel 18, as shown on the Special Exception Plat, will be dedicated and conveyed in fee simple to the Fairfax County Park Authority for park purposes.
12. An 8-foot wide asphalt trail to be field located by the FCPA shall be constructed by the applicant in the Big Rocky Run area.
13. The applicant shall dedicate right-of-way 45 feet from the centerline and convey it in fee simple to the Board of Supervisors. In addition, the applicant shall provide frontage improvements which will include a 5-foot wide sidewalk within the right-of-way along the entire length of the Braddock Road frontage.
14. All deliveries and trash pick-up activities shall be limited to between the hours of 7:00 a.m. and 6:30 p.m.
15. A maximum of one (1) freestanding sign shall be permitted on the site. The location of the sign shall be restricted to the site's single entrance.

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16. All parking area and security lights shall be fully shielded and directed downward, directly on the subject property and shall not exceed 12 feet (12') in height. Irrespective of Note #9 of the General Notes, ground mounted, up lighting shall not be permitted. Lighting for signage shall be directed downward, directly onto the sign.
17. The applicant shall implement stormwater management techniques and best management practices (BMPs) to control the quantity and quality of stormwater runoff from the Property. The applicant shall diligently pursue a waiver of requirements for the stormwater management pond located in the area designated as Playground I. In the event a stormwater management waiver is granted for this facility, this portion of the Property will be designated as Playground I.
18. In the event that a waiver of the SWM is granted, a raingarden or other innovative stormwater management technique should be utilized to accommodate drainage flow. In addition, BMPs will be provided as required by the Water Supply Overlay District of the Zoning Ordinance and the Public Facilities Manual.
19. The applicant shall provide an interparcel connection between Lot 18 and Lot 26B as depicted on the SE plat.
20. The entrance into the site shall be via a single, thirty (30) foot wide, two-way entrance from Braddock Road and shall be located and constructed to the Virginia Department of Transportation (VDOT) standards. In addition, and also in consultation with VDOT, the applicant shall re-stripe and extend the left turn lane on Braddock Road leading into the site to VDOT standards. The existing entrance to Parcel 26B shall be closed, scarified, and revegetated with plant materials consistent with the existing screening. The existing fence shall also be extended through this area to provide a continuous barrier.
21. Clearing and grading activities along the eastern boundary of the site shall be minimized per the recommendations of the Urban Forestry Branch.

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.

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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 on the proposed addition on Lot 18 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.