PROPOSED DEVELOPMENT CONDITIONS

SEA 84-A-052

March 27, 2000

If it is the intent of the Board of Supervisors to approve SEA 84-A-052 located at Tax Map 69-4 ((1)) 19A, 19C, 19D, and 19E (9203 Braddock Road) to permit a church with a nursery school which has an enrollment that exceeds 100 students daily pursuant to Sect. 3-204 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 on the subject property:

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 "St. Stephen's United Methodist Church," prepared by Runyon, Dudley, Associates, Inc. and dated October 20, 1999 as revised through March 15, 2000, 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. Right-of-way dedication to 68 feet from centerline of Braddock Road shall be provided along the Braddock Road frontage. If frontage improvements are not constructed by the applicant, all necessary ancillary easements, as determined by DPWES, shall be provided with the dedication.

5. If determined necessary by VDOT and DPWES at the time of site plan review, a right turn lane shall be constructed along the Braddock Road frontage of the property to the site entrance.

6. All on-site lighting shall utilize full cut-off fixtures and lighting shall be directed downward and inward onto the site to address/minimize glare on the adjacent residential properties, as determined by DPWES. Exterior lights, except for security, parking lot and walkway lighting, shall be turned off after the facility's hours of operation.

7. Prior to site plan approval, documentation of compliance with Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia, as determined by DPWES, shall be submitted to DPWES.

8. Total enrollment of children for the nursery school shall not exceed two hundred fifty (250) students daily. The maximum number of children permitted in the outdoor play area at any one time shall not exceed 134.

9. The maximum height of the sanctuary shall not exceed 50 feet and the maximum height of the rest of the church facility shall not exceed 40 feet.

10. Hours of operation for the nursery school shall be from 9:00 a.m. to 3:30 p.m., Monday through Friday.

11. The maximum number of seats in the sanctuary shall not exceed 450.

12. All on-site signage shall be in compliance with Chapter 12 of the Zoning Ordinance.

13. A copy of these Special Exception development conditions shall be posted in the church office and be made available to all Departments of the County of Fairfax during hours of operation of the 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 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.