

PROPOSED DEVELOPMENT CONDITIONS

SEA 85-P-093

March 17, 2006

If it is the intent of the Board of Supervisors to approve SEA 85-P-093 located at Tax Map 59-1 ((01)) 21, ((07)) 1, 2 for a place of worship with a child care center, 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 development conditions incorporate and supersede all previous development conditions. Those conditions carried forward from the previous special permit and special exception are marked with an asterisk (*). Minor edits have been made to conform to current standards.

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 "Epiphany of Our Lord, 3408 Woodburn Road", prepared by Blake A. Smith (Loiederman Soltesz Associates, Inc.), containing seven pages, and dated June 2, 2005, as revised through February 10, 2006.*
4. Upon issuance of a Non-RUP for this SEA, the maximum number of seats within the church shall not exceed 294.
5. The maximum number of seats provided in the fellowship hall shall be limited to 400.
6. Services in the church shall be staggered to minimize conflicts with vehicles entering and exiting the property.
7. Construction of the church shall be in substantial conformance with the architectural elevations shown on the GDP/SE Plat.
8. The rectory shall be utilized only by individual(s) properly authorized by the Bishop of the Eparchy Catholic Church of Passaic, New Jersey and the Pastor, in accordance with the Zoning Ordinance.
9. The maximum daily enrollment for the child care center shall not exceed 140 children.*
10. The hours of operation for the child care center shall be limited to Monday through Friday, 6:30 a.m. – 6:30 p.m.*
11. A Landscape Plan in substantial conformance with that shown on the GDP/SEA Plat shall be filed with the site plan for review and approval by Urban Forest Management, DPWES. Supplemental landscaping shall be provided as

determined by UFM to achieve a minimum of 5% interior parking lot landscaping in accordance with the Zoning Ordinance.

12. Supplemental landscaping shall be provided along the northern, western, and a section of the southern lot line as directed by UFM in conjunction with existing vegetation and landscaping as shown on the special exception plat to satisfy the intent of transitional screening requirements.*
13. All new or replacement lighting shall be in accordance with the provisions of Part 9 or Article 14 of the Zoning Ordinance. The combined height of the parking light standards and fixtures shall not exceed 12 feet, as measured from the ground to the top of the structure, and all parking lot lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use. This shall not preclude the provision of security lighting on the building, so long as such lighting is in accordance with the provisions of Part 9 or Article 14.*
14. Stormwater Management/Best Management Practices facilities shall be provided as depicted on the SEA Plat or as determined by DPWES, provided, however, no additional vegetation shall be cleared over which is shown on the plat. The applicant shall submit an outfall narrative and calculations that demonstrate the ability to provide adequate outfall in accordance with applicable standards at the time of site plan review as determined by DPWES. Any channel improvements shall be provided as determined by DPWES.
15. The applicant shall construct a temporary drainage/siltation control pond in the general location of the SWM extended detention dry pond as shown on the SEA Plat, which shall be used as a detention pond and sediment trap during construction as determined necessary by DPWES. Said erosion and sedimentation control facility shall be designed in accordance with Fairfax County standards, and approved by DPWES.
16. Notwithstanding that shown on the GDP/SE Plat, directional signage indicating left-turn movement only for handicapped-approved vehicles, or vehicles associated with weddings and funerals shall be installed between the site entrance and the turnaround to allow these vehicles to enter the turnaround main entrance area. All other vehicles shall be directed by on-site signage to turn right, and proceed in a counterclockwise circulation pattern around the parking lot area to reach the main entrance of the sanctuary.
17. All parking shall be provided on-site, as depicted on the special exception plat. The applicant shall obtain approval of a parking reduction through DPWES as required by Sect. 11-106.3 of the Zoning Ordinance prior to issuance of a new Non-RUP for the church, fellowship hall, and/or child care center to permit the shared use of the church parking lot for the church use, fellowship hall, and/or child care uses. If approval of a parking reduction is not obtained, the number of seats in the worship area and fellowship hall, and/or the number of children in the child care center shall be reduced to meet the parking requirements as determined by DPWES.

18. A temporary six foot wooden board on board fence shall be erected on the western lot line adjacent to Tax Map 59-1 ((7)) 4A prior to construction of the improvements, and removed prior to the issuance of a Non-RUP.
19. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the 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.