



APPLICATION FILED: June 12, 2006
PLANNING COMMISSION: October 12, 2006
BOARD OF SUPERVISORS: To Be Scheduled

County of Fairfax, Virginia

September 27, 2006

STAFF REPORT

SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 01-M-036

MASON DISTRICT

APPLICANT:	Pinecrest School, Inc.
ZONING:	R-4
PARCEL(S):	60-3 ((14)) 2B
ACREAGE:	2.0 acres
FAR:	0.14 FAR
OPEN SPACE:	1.34 acres
PLAN MAP:	Public Facilities
SE CATEGORY:	Category 3, Use 11; Quasi-Public
PROPOSAL:	To amend SE 01-M-036 previously approved for a private school of general education to permit modification of development conditions to add a sixth grade and to increase hours of operation by one hour (8:30 a.m. to 6:30 p.m).

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 01-M-036 subject to the proposed development conditions contained in Appendix 1.

O:\clee01\SEA\SEA 2001-M-036 Pinecrest School\Staff Report Cover.doc

Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:	To amend Special Exception SE 01-M-036 previously approved for a private school of general education for grades pre-school through 5 th grade to add the 6 th grade level and to amend previous approval for hours of operation from 8:30 a. to 5:00 pm, Monday through Friday to be 8:30 am to 6:30 pm, Monday through Friday. No other changes are proposed.
Grade Levels:	Pre-school through 5 th grade (approved) Pre-school through 6 th grade (proposed)
Number:	120 students/19 faculty maximum (approved) No change proposed
Employees:	19 faculty/staff maximum (approved) No change proposed
Hours of Operation:	8:30 am to 5:00 pm (approved) 8:30 am to 6:30 pm (proposed)
Category of Use:	Category 3, Use 11; Private Schools of General Education

The applicant requests operational amendments to the approved Special Exception in order to add the 6th grade level to the currently approved pre-school through 5th grade levels without increasing the allowable enrollment, and to extend the hours of operation by 1.5 hours to end at 6:30 pm rather than the current 5:00 pm. Neither of the requested changes requires site changes or construction. The addition of the 6th grade will better serve the students to provide a complete elementary curriculum. The expansion of the hours of operation will provide the school with the ability to allow staggered pick-up times for parents.

LOCATION AND CHARACTER

Site Description:

The subject site is a wooded 2.0 acre site currently developed with two one-story buildings totaling 12,095 square feet that accommodate 84 students kindergarten through 5th grade. The site contains mature vegetation and supplemental landscape plantings along the property boundaries and around the school facilities. Existing

landscape buffers range from 15 feet to 85 feet in width. The school, in operation since 1951, is located within a residential neighborhood accessible from Annandale Road through the use of an easement from the Quiet Cove subdivision to the west. The Kenwood Section 2 single-family-detached residential community is to the north, Glen Hollow Condominiums are located to the south and vacant County-owned property is located to the east.

BACKGROUND

Site History:

- On July 17, 1951, under Special Permit 4464, the Board of Zoning Appeals (BZA) granted W. M. Farr and F. S. McCandlish permission to operate a private school for 50 children in a 5,595 square foot building for 2 years on a 6.576 acre site with the condition that 100-foot buffers be installed along the rear (east) and northwest lot lines.
- On February 17, 1953, the BZA granted permission to increase the student enrollment from 50 students to 125 students and extended the existing permit under Special Permit 1269.
- On May 13, 1958, the BZA granted permission to operate without enrollment limitations under Special Permit 20524.
- On April 25, 1966, the BZA granted permission to operate the school for a maximum of 225 children ages 3 through 9, from 8:00 am to 5:00 pm five days per week, 12 months per year, under Special Permit S 313-66.
- In 1976, the lot was subdivided into one 2-acre lot (which the school occupied) and one 4.76-acre lot (which was the parcel of land between the school site and Annandale Road, now developed as the Quiet Cove subdivision).
- On March 16, 1976, the BZA granted the school permission to continue to operate the school for a maximum of 60 students (decreased from 225 students) ages 12 to 18 from 9:00 am to 2:30 pm, five days per week (Monday-Friday) during the normal school year under Special Permit S 264-75. The special permit also specified that the applicant was to provide and maintain any necessary screening to the satisfaction of the Director of Environmental Management.
- On February 14, 1978, under Special Permit S 312-77, the BZA granted permission to operate the school for 120 students (increased from 60 students) ages 3-12 from 9:00 am to 2:30 pm Monday through Friday. All other requirements of Special Permits 4644 and S-264-75 remained in effect.
- On February 3, 1999, under Special Permit amendment SPA 77-M-312, the BZA granted permission to operate the school with a maximum of 99 students

(decreased from 120 students) ages 3-12 from 8:30 am to 6:30 pm Monday through Friday, and with the stipulation that the school would provide 19 parking spaces and maintain the existing vegetation along the property lines.

- On May 20, 2002, the Board of Supervisors approved SE 01-M-036 to permit an increase in student enrollment from 99 to 120 for pre-school through 5th grade level and to permit construction of a 6,500 square foot building, and included approval for a modification of the transitional screening requirement in lieu of additional plantings. All site work required by the SE has been completed. The approved plat and development conditions are contained in Appendix 4 of this report.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area I
Planning District:	Annandale Planning District
Planning Sector:	Masonville Community (A1)
Plan Map:	Government, institutional and public facilities
Plan Text:	

There is no site specific plan text for the application property; however, the text referenced below is applicable.

The *Fairfax County Comprehensive Plan, 2003 Edition, Policy Plan*, as amended through November 15, 2004, states on page 9 of the Land Use section:

“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.”

ANALYSIS

Special Exception Amendment (SEA) Plat (copy at front of staff report)

Title of SE Amendment Plat:	Pinecrest School, Special Exception Plat
Prepared By:	MA Engineering Consultant, Inc.
Original and Revision Dates:	January 2002, as revised through April 10, 2002

Description of Plat:

The 2.0-acre site is located east of Annandale Road and south of Thornton Street and is accessible via an existing 50-foot wide ingress-egress easement from Annandale Road. The parcel is developed with a school campus that includes a one-story 5,595

square foot building, and a one-story 6,500 square foot building, as well as associated outdoor recreation, open space and parking areas.

No site modifications or change in site layout are proposed in this application, since the applicant is proposing to amend the SE with regard to the operational conditions only (allowable school grade levels and allowable hours of operation). Since there are no physical changes, the applicant was granted a waiver of submission requirements to permit the SE plat approved with SE 01-M-036 to be used with this application. A reduction of the plat is located at the front of this report.

Land Use Analysis

There are no land use issues.

Transportation Analysis (Appendix 6)

The Fairfax County Department of Transportation and the Virginia Department of Transportation reviewed the SE amendment request and concluded there are no transportation issues with this application.

Environmental Analysis

There are no environmental issues.

ZONING ORDINANCE PROVISIONS

The application was determined to be in conformance with applicable Zoning Ordinance requirements with Board of Supervisors' approval of SE 01-M-036 in 2002. No physical modifications to the site have occurred since then or are proposed with this application. The applicant's request to add a grade level and to increase the hours of operation by 1.5 hours complies with the guidelines for private school development.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 7)

General Special Exception Standards (Sect. 9-006)
Category 3 General Standards (Sect. 9-304)
Additional Standards for Private Schools of General Education and Private Schools of General Education (Sect. 9-310)

The applicant was deemed to conform to the Special Exception standards with the Board of Supervisors' approval of SE 01-M-036 in 2002. There have been no changes which would alter that finding.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan. It is also in conformance with the applicable Zoning Ordinance provisions, with implementation of the proposed development conditions accompanying this report. With the exception of modifications to the allowable grade levels and the allowable hours of operation for the Pinecrest School (development conditions 7 and 20), the previous conditions adopted with SE 01-M-036 and proposed with SEA 01-M-036 have been carried forward with this application.

It is staff's opinion that the request to add the sixth grade level to the school's curriculum (to permit pre-school through 6th grade) and to extend the school's hours of operations by 1.5 hours (8:00 am to 6:30 pm) is acceptable.

Staff Recommendation

Staff recommends approval of SEA 01-M-036, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Clerk's Letter, Development Conditions, Plat for SE 01-M-036
5. Comprehensive Plan Citations
6. Transportation Analyses
7. Applicable Zoning Ordinance Provisions Checklist
8. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 01-M-036

September 27, 2006

If it is the intent of the Board of Supervisors to approve SEA 01-M-036 located at 7209 Quiet Cove Road (Tax Map 60-3 ((14)) 2B) for a Private School of General Education pursuant to Sect. 3-404 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which shall supersede previously approved conditions (with changes to conditions indicated by **bold letters** and ~~strike-through~~):

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 "Special Exception Plat, Pinecrest School," prepared by MA Engineering Consultants, Inc., dated January 2001, revised through April 10, 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. All signs shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.
5. A solid barrier, which may include a board-on-board fence 6 feet in height, shall be provided along the northern and eastern property boundaries (excluding the area that lies within the front yard of Thornton Street).
6. No exterior intercom system shall be used for the subject property (with the exception of emergencies).
7. **Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment**, the maximum daily enrollment shall be limited to 120 students and is limited to pre-school through ~~5th grade~~ **6th grade**.
8. A maximum of 19 employees shall be on-site at any one time.
9. Outdoor recreation area shall be provided in accordance with the provisions of Section 9-310 of the Zoning Ordinance, to accommodate at least 33% of the maximum student enrollment (120) at any given time. All outdoor recreation areas shall be located outside of the minimum required front yards.

10. The outdoor recreation area depicted north of the existing building and south of Lot 99 of the Kenwood Section 3 subdivision shall be constructed of a soft surface designed to minimize sound transmission.
11. A Tree Protection Area shall be provided in conformance with that depicted on the Special Exception Plat, except as may be modified by the Urban Forestry Division during the site plan review process. If trees depicted to be saved are required to be removed to provide for adequate parking and/or SWM facilities as determined by DPWES, said trees shall be replaced at a rate and in a manner to be determined by the Urban Forester.
12. The ~~proposed~~ building addition shall not exceed 6,500 square feet in area and shall be constructed in substantial conformance with elevations entitled, "Revised Grade School Building" prepared by Richard Wieboldt & Associates Architects dated 4/11/02 (see Exhibit A).
13. The ~~proposed~~ building shall not exceed 29 feet in height.
14. On-site parking shall be consistent with parking depicted on the Special Exception Plat as determined by DPWES. A turnaround shall be incorporated into the parking lot design consistent with PFM standards. If a waiver is not obtained from the Director of DPWES to permit construction of 16.5 foot long parking stalls, on-site parking shall meet the standard provisions of Article 11 and the Public Facilities Manual (PFM) as determined by DPWES.
15. The stormwater management/best management practice facility shall be in substantial conformance with the Special Exception Plat as determined by DPWES or a Special Exception Amendment may be required.
16. Signage shall be posted within the access easement restricting speed limits on the site and throughout the access easement to 10 miles per hour.
17. Building-mounted security lights to be installed on the existing or proposed buildings shall be controlled by motion-activated sensors. All outdoor lighting shall be focused downward and shielded to minimize glare beyond the property, and shall meet the Performance Standards set forth in Article 14 of the Zoning Ordinance.
18. Tree plantings shall be installed and maintained as depicted on the Special Exception Plat with a minimum installation height of 6 feet. In addition, a decorative 6 foot board-on-board fence with alternating vertical boards and decorative 1-foot lattice work along the top of the fence shall be provided, extending along the western property line adjacent to the Quiet Cove subdivision. The overall height of the decorative fence and lattice work shall be 7 feet.
19. **If not already installed**, two (2) speed bumps shall be installed within the access easement and in the general location of the existing stop sign.
20. **Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment**, Hours of Operation shall be limited to Monday through Friday 8:30 a.m. to ~~5:00 p.m.~~ **6:30 p.m.**

21. **Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment**, weekend activities shall be limited to twelve (12) times per year to provide an opportunity for events such as open houses, book fairs, fundraisers, elementary school graduations, annual meetings, and community events. All weekend activities shall be restricted to Saturday from 10:00 a.m. to 10:00 p.m. and/or Sunday from 12:00 p.m. to ~~6:00~~ **6:30** p.m. Commercial contractors, or volunteers numbering less than 10 individuals performing such activities as property repair and mowing are not subject to the 12 times per year limitation. Outdoor work performed on weekends by commercial contractors can only perform such work on Sunday. Emergency repairs shall not be subject to this limitation. Parking for these weekend activities shall be accommodated on-site or by alternative arrangement to accommodate any overflow parking off-site.
22. Twelve (12) school functions, including, but not limited to, resumption of school, back to school night, open house, grandparents day, academic open house, holiday open house, international day, teacher appreciation dinner, spring fair, kindergarten graduation and an annual summer production/dinner show are permitted during the normal school year. These activities shall be limited as follows:
- A. **Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment**, any open house held during the school day (6:30 a.m. to ~~6:00~~ **6:30** p.m. on Monday through Friday) shall occur for a maximum period of two hours at any one time;
- B. School related functions held after school hours on Monday through Friday (beginning no earlier than 6:00 p.m.) shall be concluded by approximately 9:30 p.m.
- Parking for these school functions shall be accommodated on-site or by alternative arrangement to accommodate any overflow parking off-site.
23. A calendar of all planned after hour meetings, weekend activities and school functions shall be submitted by the beginning of the school year to the presidents of neighboring Homeowners' Associations and those residences adjacent to the school. At a minimum, this calendar and subsequent changes shall include the date of the activity, the type of purpose of the activity and the time frame, and off-site arrangements for parking, if any.
24. A contiguous row of plantings as depicted on the Special Exception Plat shall extend along the northern edge of the access road within the ingress/egress easement. The plantings shall have a height of 6 feet at installation. The plantings shall extend from the northeastern corner of the access easement to the edge of the stormwater culvert at the intersection of Quiet Cove and the access easement.
25. A buffer shall be planted or constructed **and maintained**, consisting of a fence and/or plantings along the southern property line as shown on the Special Exception Plat that will provide year-round screening of the onsite activities as determined by Urban Forestry Management.
26. **Unless already completed**, the existing fences along the northern property line shall be replaced and maintained with a 6 foot board-on-board- fence and supplemental plantings

shall be provided as determined by the Urban Forester along the northern boundary to provide year-round screening of the onsite activities.

27. Blinds, shades, translucent film, or other similar screening device shall be provided for all windows located on the western façade of the proposed building addition for a period of three (3) years from the date of approval of the Non-Residential Use Permit.

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~~ **new Non-Residential Use Permit has been issued**. 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.