APPLICATION FILED: July 10, 2006
PLANNING COMMISION: November 9, 2006
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

November 1, 2006

STAFF REPORT

APPLICATION SE 2006-HM-017

HUNTER MILL DISTRICT

APPLICANT:	Fiaza Hanniffa, Montessori Children's Center
ZONING:	R-1
PARCEL:	25-1 ((1)) 34C and 34D
ACREAGE:	2.69 acres
FAR:	0.07
PLAN MAP:	Residential @ 1 to 2 du/ac
SE CATEGORY:	Category 3: Child Care Center
PROPOSAL:	Enlarge an existing child care center (previously approved as a Special Permit); to add a one-story addition of approximately 2,692 square feet, to allow a maximum daily enrollment of not more than 150 children.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2006-HM-017 subject to the proposed development conditions in Appendix 1.

Staff recommends the transitional screening yard requirement along the north, south and east boundary lines be modified and that the barrier requirement along all lot lines be modified.

Staff recommends that the Board of Supervisors direct the Director, DPWES to approve the waiver for the construction of the third lane on Centreville Road.

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Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
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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 TTY 711 (Virginia Relay Center).

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: Approval of a Special Exception for a Child Care Center to allow expansion of an existing Child Care Center (previously approved under SP 96-H-041 for a maximum daily enrollment of 99 children with hours of operation from 6:30 am to 6:30 pm)

Maximum # of Children:	150 at any one time
Maximum # of Staff:	15 at any one time
Hours of Operation:	7:00 am to 6:00 pm

Waivers/ Modifications: Modification of transitional screening to allow use of existing vegetation along the north, south and east boundary lines.

Modification of barrier requirements along all lot lines in favor of the existing 6 foot high board-on-board wood fence play area shown on the SE Plat.

Waiver for the construction of the third lane on Centreville Road will be provided at Site Plan Review.

Waiver of the PFM requirement for stormwater management in favor of a proposed BMP filterra.

Copies of the proposed development conditions, applicant's affidavit, and applicant's Statement of Justification are contained in Appendices 1 through 3 of this report.

LOCATION AND CHARACTER

Site Description:

The subject property is located on 2745 Centreville Road, and is comprised of two triangular-shaped parcels that are located on the east side of Centreville Road, just south of West Ox Road. The existing building is located on the northern portion of the site, with a large play area located on the south and east sides of the building. A stormwater management pond and an existing 1,318 square foot barn are located

on the southern portion of the site. In addition, the site is heavily screened along the northern and southeastern boundary lines.

Surrounding Area Description:

The subject property is surrounded by the following uses:

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Single Family Detached	R-1	Residential @ 1-2 du/ac
South	Single Family Detached	R-1	Residential @ 1-2 du/ac
East	Spring Lake Estates West Subdivision and Vacant Land	R-1	Residential @ 1-2 du/ac
West	Floris United Methodist Church	R-1	Residential @ 1-2 du/ac (Dulles Suburban Center Land Unit C)

BACKGROUND

- SP 96-H-041 was approved by the Board of Zoning Appeals on January 28, 1997, for use as a Child Care Center, with a maximum daily enrollment of 99 children on 2.69 acres of land, which includes Tax Parcels 25-1 ((1)) 34C and 34D. (see Appendix 4)

- On October 24, 2001, the Board of Supervisors approved a Zoning Ordinance amendment which reclassified certain Group 3 and Group 6 Special Permit uses; child care centers and nursery schools were reclassified as a Category 3 Special Exception Uses.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area III; Upper Potomac Planning District

Planning Sector: UP7-West Ox Community Planning Sector

Plan Map: Residential @ 1-2 du/ac

Plan Text: No area specific plan text

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SE Plat:	Montessori Children Center
Prepared By:	Muktar Ahmad – Metropolitan Consulting Engineers
Original and Revision Dates:	September 20, 2006

The SE Plat consists of two sheets.

Sheet 1 shows the special exception plat that includes notes, tabulations, a vicinity map, stormwater computations, the adequate outfall narrative and the proposed layout of the site, which is described in further detail below.

Two Buildings (9,075 Gross Floor Area)

- An existing one-story building (5,065 square feet) is located on the northern portion of the site.
- A one-story addition (2,692 square feet) is proposed to be located on the northern side of the existing building.
- An existing barn (1,318 square feet) is located on the southern portion of the site.

Parking & Access

- No changes are proposed to the existing access point. Access is provided via one entrance from Centreville Road.
- A 12 foot future right-of-way dedication line is shown on the plan for a future right turn lane into the site.
- Five additional parking spaces are proposed to supplement 19 existing parking spaces located to the southwest of the existing building.

Recreational Areas & Open Space

- The existing 15,380 square foot play area is located on the south and east sides of the existing building and is bounded by a six foot high board-on-board wood fence.
- The notes on the plan indicate that 68.5 percent of the site is open space.

Sheet 2 shows the existing vegetation matrix plan for the site. The site is heavily screened along the northern and southeastern boundary lines with a mixture of evergreens and southern white pines. A variety of Willow Oak, Red Maple, Dogwood and Japanese Black Pine trees are dispersed throughout the site and along the western boundary.

Land Use Analysis

The subject property is located in Area III Upper Potomac, UP7-West Ox Community Planning Sector and is planned for residential at 1-2 dwelling units per acre. The West Ox Community Planning Sector is largely developed with stable residential neighborhoods and the Land Use Section of the Policy Plan encourages child care facilities to the extent that they are provided consistently with the criteria listed in the Plan (see Appendix 5). This SE application is to enlarge an existing child care center, currently approved under a Special Permit. No land use issues were identified.

Transportation Analysis (Appendix 6)

The applicant proposes to increase the enrollment from 99 students to 150 students, which will result in an increase in the average number of vehicles from 90 vehicles to 120 vehicles during peak drop-off and pick-up times. Staff expressed concerns about right-of-way dedication in this application. Centreville Road is planned for future expansion to six lanes; three lanes in each direction. Staff requested the applicant list a waiver request for construction of the third lane on Centreville Road on the SE Plat, and to note that any future increase in enrollment above 150 students may warrant a right turn lane on Centreville Road at the site entrance. The applicant revised the SE Plat to show the waiver request and reserved land for a 12 foot future right-of-way dedication line. Staff believes that the future right-of-way dedication shown on the SE Plat is not needed at this time; however, if the child care center seeks to increase enrollment in the future, the future right-of-way dedication shown on the SE Plat will be required for a right turn lane into the site at the time of Site Plan Review.

Environmental Analysis (Appendix 7)

Staff expressed concern about two trees proposed to be removed to accommodate five additional parking spaces. This application appears to show the limits of clearing and grading only on the immediate area of the existing building to be expanded. Staff believes the applicant should consider replacing the trees and planting new trees on the eastern edge of the parking lot in order to preserve shading for the lot. Staff has recommended a development condition requiring the applicant to replace trees removed during construction of the proposed parking lot expansion. In addition, the Environmental and Development Review Branch noted that any stormwater management/best management practices facility will be subject to review and approval by Department of Public Works and Environmental Services (DPWES) at the time of Site Plan Review. No other environmental issues are raised by this application.

Stormwater Management Analysis

Stormwater Management reviewed the application and indicated that the SE Plat meets submission requirements. The proposed filterra shown on the SE Plat

requires a waiver of the Fairfax County Public Facilities Manual (PFM) requirement for stormwater management and is needed during Site Plan Review.

ZONING ORDINANCE PROVISIONS (Appendix 8)

Bulk Standards (R-1 Zoning)		
Standard	**Required**	**Provided**
Lot Size	36,000 square feet	117,096 square feet (2.69 ac)
Lot Width	150 feet	600.39 feet
Building Height	60 feet	30 feet
Front Yard	50 degree ABP, 40 feet	109.8 feet (W)
Side Yard	45 degree ABP, 20 feet	33.5 feet (NE)
Rear Yard	45 degree ABP, 25 feet	93.7 (SW)
FAR	0.15	0.0775
Open Space	20%	68.5%
Open Space (Play Area)	100 ft per child (15,000 sq ft)	15,380 square feet
Parking Spaces	24 spaces (based on maximum daily enrollment of 150)	24 spaces

Waivers and Modifications:

Modification of Transitional Screening and Barrier requirements

Transitional Screening (R-1 Zoning)		
Standard	**Required**	**Provided**
North (R-1)	TS 1 – 25 feet	TS 1 - 27 feet
East (R-1)	TS 1 – 25 feet	TS 1 modification to end of play area barrier (21 feet) TS 1 waiver of screening in favor of existing vegetation
South (R-1)	TS 1 – 25 feet	TS 1 modification in favor of existing vegetation
West (R-1 w/church)	TS 1 – 25 feet	Waiver of screening
Barrier		
North (R-1)	D, E or F	F modification in favor of 6’ ft high wood fence play area
East (R-1)	D, E or F	F modification in favor of 6’ ft high wood fence play area
South (R-1)	D, E or F	F modification in favor of 6’ ft high wood fence play area
West (R-1 w/church)	D, E or F	F modification in favor of 6’ ft high wood fence play area

The subject property requires a modification of the transitional screening to allow existing vegetation to be utilized to the north, south and east boundary lines, and a modification of the barrier requirements along all lot lines in favor of the existing 6 foot high board-on -board wood fence play area shown on the SE Plat. Par. 4 of Sect. 13-104 states that existing vegetation may and should be used as required planting if the vegetation is suitable for use in compliance with the requirements of this Article. The subject property is heavily screened along the northern and southeastern boundary lines with a mixture of evergreens and southern white pines. A variety of Willow Oak, Red Maple, Dogwood and Japanese Black Pine trees are dispersed throughout the site and along the western boundary. Staff has proposed a development condition stating that existing screening shall remain. In Staff's opinion, the existing vegetation adequately screens the site; Staff does not object to the modifications.

The applicant is also requesting a waiver of the site plan requirement to construct the third lane on Centreville Rd. Although adequate right-of-way exists on Centreville Rd., the third lane will be constructed within the existing median. Staff believes that the construction of a third lane in this configuration, across a relatively small frontage would be more disruptive than helpful to the traffic flow on Centreville Rd., and could also create safety conflicts for cars which would need to transition rapidly. For these reasons, staff supports the requested waiver.

Other Zoning Ordinance Requirements:

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)
Category 3 Standards (Sect. 9-304)
Additional Standards Child Care Centers and Nursery Schools (Sect. 9-309)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The applicant has proposed an addition to an existing child care center. Staff believes that, with the imposition of the proposed development conditions, the use proposed in SE 2006-HM-017 satisfies all of the General Special Exception Standards.

Category 3 Standards (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to Site Plan Review. The proposed use meets these standards.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

Paragraph 1 states that 100 square feet of outdoor recreational area be available for each child who may use the space at any one time. The SE Plat shows a 15,380 square foot play area located on the south and east sides of the child care building, which is bounded by a six foot high board-on-board wood fence. Staff believes this standard has been addressed.

Paragraph 2 requires the use to have direct access to a public street sufficient to accommodate the estimated traffic. Access is provided via one entrance from Centreville Road. Staff believes that this standard has been addressed. However, if the child care center seeks to increase enrollment in the future, the future right-of-way dedication shown on the SE Plat will be required for a right turn lane into the site at the time of Site Plan Review.

Paragraph 3 requires that the use be located so as to allow the loading and un-loading of all children on the site. Adequate drop off space is available to the front of the building. Staff has proposed development conditions which require that all loading and unloading of children occur on the SE property, and that no recreational activities occur in the parking areas during the time of pick-up and drop-off. With these conditions, this standard has been addressed.

Paragraph 4 reiterates that Child Care Centers are subject to the regulations of Chapter 30 of *the Fairfax County Code* or Title 63.1 Chapter 10 of *the Code of Virginia.*

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

With the proposed development conditions, staff finds that the proposed child care center is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation
Staff recommends approval of SE 2006-HM-017 subject to the proposed development conditions in Appendix 1.

Staff recommends the transitional screening yard requirements along the north, south and east boundary lines be modified and that the barrier requirement along all lot lines be modified.

Staff recommends that the Board of Supervisors direct the Director, DPWES to approve the waiver for the construction of the third lane on Centreville Road.

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. Conditions and plat from SP 96-H-041
5. Plan Citations
6. Transportation Analysis
7. Environmental Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

SE 2006-HM-017

October 25, 2006

If it is the intent of the Board of Supervisors to approve SE 2006-HM-017 located at 2745 Centreville Road, Tax Map Parcels 25-1 ((1)) 34C and 34D for a child care center, 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:

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. Other by-right Special Exception, or Special Permit uses may be allowed on the site without amending this Special Exception, so long as the proposed use is in substantial conformance with the SE Plat.

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 “Montessori Children Center” prepared by Muktar Ahmad – Metropolitan Consulting Engineers consisting of two sheets dated September 20, 2006, 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 total maximum daily enrollment shall be limited to 150.

5. The maximum number of staff shall not exceed 15.

6. The normal hours of operation shall be limited to 7:00 am to 6:00 pm.

7. The parking area shall not be used for recreational purposes during the time of pick-up and drop-off.

8. All loading and unloading of children shall occur on the application property.

9. The architectural details, massing, and building colors and materials used in the construction of the proposed addition shall be consistent with the existing building materials as approved by the Department of Public Works and Environmental Services (DPWES). Photographic documentation and any additional materials which DPWES requires to make such a determination shall be provided by the applicant with submittal of a building permit.

10. No free-standing sign shall be allowed. All signage shall comply with the regulations of Article 12 of the Zoning Ordinance.

11. No residential use or caretaker's dwelling shall be allowed on site.

12. The applicant shall retain the existing transitional screening on site.

13. The applicant shall retain the existing 6 foot high board-on-board wood fence barrier around the play area shown on the SE Plat.

14. The applicant shall replace any tree proposed to be removed during the construction of the proposed parking lot expansion with new trees. The species, size and location of the replacement trees shall be determined by Urban Forest Management in DPWES at the time of Site Plan Review.

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, at a minimum, 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.