



APPLICATION FILED: November 13, 2006
PLANNING COMMISSION: July 25, 2007
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

July 12, 2007

STAFF REPORT

APPLICATION SE 2006-LE-026

LEE DISTRICT

APPLICANT: The Howard Gardner School

ZONING: R-3

PARCEL(S): 82-3 ((1) 3

ACREAGE: 1.36 acres

FLOOR AREA RATIO (FAR): 0.15

OPEN SPACE: 74%

PLAN MAP: Residential, 2-3 du/ac

SE PROPOSAL: Category 3 Special Exception; to permit a private school of general education with a maximum enrollment of 48 students.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2006-LE-026, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the barrier requirement along the western and southern property lines to allow the existing chain link fence to remain, as shown on the SE plat.

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Department of Planning and Zoning

Zoning Evaluation Division
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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, 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.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

The applicant seeks approval of a Category 3 Special Exception for a private school of general education. The proposed Secondary School would have a maximum enrollment of 48 students and consist of grades 9-12. The hours of operation would be 9:00 A.M. to 4:00 P.M., Monday through Friday. The application proposes 6 teachers and 2 administrative staff to be employed on the site. An existing single family detached dwelling (970 square feet) located on the site would be renovated to be used as an administrative building and a new 2 story cylindrically-shaped building (7,656 square feet) would be constructed to house the private school, southeast of the existing structure. The total Gross Floor Area (GFA) proposed for the site is 8,626 square feet (SF), resulting in a Floor Area Ratio (FAR) of 0.15. Two (2) temporary classroom trailers are proposed on the site. The trailers are 11 feet by 60 feet and will be utilized for classroom space until the new 2-story cylindrical building is constructed. The trailers are located outside of the minimum required side yard and transitional screening areas.

The site is within the Cameron Run Watershed as well as within the County's Chesapeake Bay watershed. Resource Protection Area (RPA) associated with an unnamed tributary of Pike Branch is located on the southeastern portion of the property, but this area will remain undisturbed and placed within a conservation easement. The applicant proposes to implement an environmental-friendly "green" building. The project highlights sustainability features through the use of recycled building materials in the construction; the use of solar energy for heating; and the use of energy conserving lighting and appliances. In addition, the applicant will employ measures to ensure a reduction of material waste during construction of the building, as well as implement permanent energy, water, and resource conservation techniques.

Waivers and Modifications

A modification of the barrier requirement along the western and southern property lines is requested with this application.

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 application property is located at 4913 Franconia Road and zoned R-3. The 1.36 acre property is located on the south side of Franconia Road and it is currently

developed with a 1-1/2 story, 970 SF residential building, associated structures and parking close to Franconia Road. The remainder of the site is undeveloped grassland interspersed with existing trees along the western and southern periphery.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Church (Presbyterian Church)	R-3	Residential; 2-3 du/ac
South	Residential, SFD (Rose Hill Farm –Sec.3)	R-3	Residential; 2-3 du/ac
East	Church (Rose Hill Baptist)	R-3	Residential; 2-3 du/ac
West	Residential, SFD (Rose Hill Farm –Sec.3)	R-3	Residential; 2-3 du/ac

BACKGROUND

The existing single family detached dwelling on the subject site was constructed in 1937. There are no previous applications on the subject property.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Rose Hill Planning District; Area IV

Planning Sector: RH-5 Wilton Woods Community Planning Sector

Plan Map: Residential; 2 - 3 du/acre

There is no specific Plan text for this site.

The Wilton Woods Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

ANALYSIS

SE Plat (Copy at the front of the staff report)

Title of SE Plat: The Howard Gardner School (4913 Franconia Road)

Prepared by: Alexandria Surveys International, LLC

Original and Revision Dates: August, 2006, as revised through June 18, 2007

The SE Plat consists of nine (9) sheets showing the following information:

SE Plat Contents	
Sheet 1	Vegetative Plat & Demolition Plan, Vicinity Map, Sheet Index & Soils Evaluation
Sheet 2	Site Design, General Notes, Legend, Plant Schedule & Angle of Bulk Plane Tabs
Sheet 3	BMP Plan & Computations
Sheet 4	Plan & Profile – Franconia Road
Sheet 5	TR-55-Flow Path Study & Storage Volume For Detention Basins
Sheet 6	TR-55-Flow Path Study & Storage Volume For Detention Basins
Sheet 7	Drainage Area Map
Sheet 8	Drainage Outfall Cross Section & Outfall Pictures
Sheet 9	Site Photos

Site Design: The SE Plat depicts an existing 1 ½-story, 970 SF residential structure, which is proposed to be retained for use as an administrative building. This structure is set back approximately 33 feet from Franconia Road. Access to the site is provided via a 24-foot wide driveway located west of the 1 ½-story building. The driveway is paved along the western and southern portion of the building then transitions to a gravel driveway along the eastern side of the building. South of the 1 ½-story building, across the 24-foot wide driveway is a proposed 2-story cylindrical building, which will house the school's classrooms. West of the proposed building are two temporary classroom trailers, bordered to the south by a multi use court and fitness trail. A Stormwater Management (SWM) wetland pond, bioretention filter, and conservation area are all shown within the southern portion of the site. There is an area of RPA at the southernmost portion of the property, within the conservation area.

Trailers: A small parking area is located on the west side of the 2-story cylindrical school building. Just west of the parking area, two (2) 11 feet by 60 feet trailers are shown. These two trailers are parallel to one another with a concrete travel way provided from the parking lot to the entrance to the trailers. The trailer will be utilized for classroom space until the new 2-story cylindrical building is constructed. The trailers are located outside of the minimum side yard and transitional screening areas.

Parking: Parking is provided on the northwestern portion of the property surrounding the proposed administrative building. Twenty (20) parking spaces are shown within the paved portion of the parking lot, along both sides of a 24-foot wide driveway. There are three (3) additional parking spaces shown along the northeastern side of the administrative building within a gravel parking area, adjacent to the portion of the driveway shown to be gravel.

Outdoor Recreation: An approximately 1,800 square foot multipurpose court is shown within the southwest portion of the property approximately twenty seven (27) feet north of the southwestern property line. Adjacent to the multipurpose court is a fitness trail (approximately 1,250 square feet). Open space area is shown between the multi purpose court and the 2-story cylindrical building, which will also be utilized for outdoor recreation.

Stormwater Management (SWM)/Best Management Practices (BMP): A SWM wetland pond is shown within the southern portion of the site to address detention requirements for the site. South of the wetland pond, a bioretention filter with nine (9) overstory trees is shown to address water quality requirements for the site. Additionally, a conservation area for water quality (BMP) purposes is shown along the southernmost portion of the site.

LAND USE ANALYSIS

The subject site is located in the Wilton Woods Community Planning Sector of the Rose Hill Planning District. The Plan map shows the area planned for residential development at a density of 2-3 du/ac, and there is no specific Plan text for this site. No land use issues have been identified in conjunction with this application.

TRANSPORTATION ANALYSIS (See Appendix 4)

Issue: Dedicated On-Road Bike Lane

The Fairfax County previously recommended that the applicant should dedicate an extra five feet of right-of-way along Franconia Road to provide for an on-road bike lane.

Resolution:

The applicant has revised the SE plat to depict dedication of 6 feet along the site's Franconia Road frontage for an on-site bike lane. FCDOT has reviewed the revised plat and indicated that the changes shown address the comment concerning the on-road bike lane; therefore, this issue has been resolved.

Issue: Adequate Sight Distance

To ensure that safe vehicular ingress/egress is provided, it was previously recommended that the applicant provide sight distance profiles for the site's proposed exit to Franconia Road, closest to Leewood Drive.

Resolution:

The applicant has provided sight distance information to demonstrate that there will be adequate sight distance at the exit previously referenced; therefore, this issue has been resolved.

Issue: Pedestrian Circulation

To ensure that efficient pedestrian circulation was provided on the site, it was previously recommended that the applicant provide a sidewalk into the site from Franconia Road and around the periphery of the proposed administration building.

Resolution:

The applicant has revised the SE plat to show a 4-foot wide sidewalk accessing the site from Franconia Road and leading to the open porch along the north side of the administration building. FCDOT has reviewed the revised plat and indicated that the changes shown address the comment concerning pedestrian circulation; therefore, this issue has been resolved.

There are no outstanding transportation issues in conjunction with this application.

STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES ANALYSIS
(See Appendix 5)**Issue: Stormwater Detention:**

The applicant has indicated that a wetland pond will be constructed to provide detention of the stormwater. Based on the height of the dam, the Department of Public Works and Environmental Services (DPWES) has stated that the fill embankment for the proposed pond would not be subject to the dam standards of Sect. 6-1600 of the Public Facilities Manual (PFM). However, after Board action on the SE application, the facility would require approval by DPWES as an innovative facility in accordance with PFM 6-0402.4. Therefore, as a condition of approval of the innovative facility, DPWES will require among other things, six inches of freeboard from the 10-year elevation to the top of the berm, and the spillway to be designed to convey the 100-year storm.

Resolution:

As discussed above, following Board action on the SE application, the proposed SWM detention facility will require approval as an innovative facility by DPWES. Any facility approved by DPWES must be in substantial conformance with the facility shown on the SE plat or a special exception amendment will be required. Final determination on the SWM detention pond shall be made at site plan review. Staff has proposed a development condition which states that SWM/BMP facilities shall be provided in accordance with the PFM as determined by DPWES prior to site plan approval. If the SWM/BMP facilities approved by DPWES are not in substantial conformance with those depicted on the SE plat, a Special Exception Amendment shall be required. With the adoption of the proposed development condition, this issue will be resolved.

Issue: Adequate Outfall

The outfall analysis for this application encompassed an area 115 times the size of the site. Ultimately, the runoff will be discharged into the floodplain of Pike Branch. Outfall adequacy is subject to the review and approval of DPWES.

The DPWES review of the application has determined that the downstream natural channel does not have sufficient capacity for the 2-year storm and is inadequate in accordance with the PFM. The applicant has indicated that they intend to satisfy the adequate outfall requirements by providing additional onsite detention in accordance with the "Detention Method" contained in the PFM. (The "Detention Method" requires detention of the 1-year storm volume and a reduction of peak discharges of the 2-year and 10-year storms below "good forested" condition by a "proportional improvement" as calculated in accordance with the PFM.) However, the narrative provided does not discuss, nor do the computations provided indicate the amount of proportional improvement reduction beyond good forested condition, per PFM requirements. Prior to site plan approval, the applicant must demonstrate the adequate outfall requirements have been satisfied.

Resolution:

Staff has proposed a development condition stating that prior to site plan approval, it shall be demonstrated to the satisfaction of DPWES that adequate outfall can and shall be provided. In addition, as previously discussed, a development condition has been proposed which states that if the SWM/BMP facilities approved by DPWES are not in substantial conformance with those shown on the SE plat, a Special Exception Amendment shall be required. With the adoption of these proposed development conditions, this issue will be resolved.

ENVIRONMENTAL ANALYSIS (See Appendix 6)**Issue: Countywide Trails Plan**

The Countywide Trails Plan depicts a major paved trail and an on-road bike lane on Franconia Road adjacent to the subject property.

Resolution:

The plat depicts an existing 4-foot wide sidewalk along Franconia Road with a note that it will be replaced with a 5-foot wide sidewalk. The plat also depicts a proposed dedication of 6 feet along the Franconia Road frontage of the property for an on-road bike lane. Therefore, this issue has been resolved.

URBAN FOREST MANAGEMENT ANALYSIS (See Appendix 7)**Issue: Transitional Screening**

It was previously noted that Transitional Screening 1 (a 25-foot wide vegetative screening yard) is required along the property lines adjacent to single-family detached residential uses to the southwest and southeast. However, the existing trees that are located along those property lines did not satisfy requirement. As such, it was recommended that the applicant revise the SE plat to provide supplemental landscaping as needed to meet the requirements for transitional screening.

Resolution:

The applicant has revised the SE plat to depict landscape planting to supplement the existing trees and vegetation along the referenced property lines in order to address the Transitional Screening 1 standard. Therefore, this issue has been addressed. It should be noted that further recommendations concerning the selection of appropriate species may be made at the time of site plan review.

PARK AUTHORITY ANALYSIS (See Appendix 8)**Issue: Phase I Archeological Survey**

The subject property is located close to the former 18th century plantation, Rose Hill, and, with the exception of the current dwelling at the north end of the property, it has not been seriously disturbed since 1937. The site's location near Rose Hill in combination with the known Civil War activity in adjacent areas both indicate that the property has a moderate potential for both historic and archeological resources. The Park Authority recommends that the property be subjected to a Phase I

Archeological Survey, using a scope of work provided by the Cultural Resource Management and Protection Section (CRMPS) of the Park Authority.

Resolution:

Staff has proposed a development condition to address the Park Authority recommendation for a Phase I Archeological Survey. With the adoption of that development condition, this issue will be resolved.

ZONING ORDINANCE PROVISIONS (See Appendix 9)

Bulk Standards (R-3 Zoning)		
Standard	Required	Proposed
Lot Size	10,500 square ft.	59,360 square ft. (1.36 ac)
Lot Width	80 ft.	80 ft.
Building Height	Single family dwellings - 35 ft. Other structures - 60 ft.	Existing structure - 23 ft. New Building - 29 ft.
Front Yard	45 degree ABP, but not less than 30 ft.	33.7 ft. (N)
Side Yard	35 degree ABP, but not less than 10 ft.	10.2 ft. (E)
Rear Yard	35 degree ABP, but not less than 25 ft.	200 ft. (S)
FAR	Uses other than residential or public – 0.25	0.15
Open Space	N/A	74%
Parking Spaces	0.3 spaces per student (48) = 14 spaces 1 spaces per office staff (8) = 8 spaces 1 handicap access space = <u>1 space</u> 23 spaces	24 spaces
Transitional Screening		
North (Church)	N/A	N/A
East (Church)	N/A	N/A
South (SFD)	TS 1 – 25 ft.	TS 1 – 25 ft.
West (SFD)	TS 1 – 25 ft.	TS-1 - 25ft.
Barrier		
North (Church)	N/A	N/A
East (Church)	N/A	N/A
South (SFD)	D, E or F	Existing 42" chain link fence to remain*
West (SFD)	D, E or F	Existing 42" chain link fence to remain*

* Modification of the barrier requirement required.

OTHER ZONING ORDINANCE REQUIREMENTS

Wavers/Modifications

Modification of barrier requirement along the western and southern property boundaries:

The adjacent properties to the west and south are zoned R-3 and developed with a single family detached dwellings. Pursuant to Article 13 of the Zoning Ordinance, the required barrier type for the subject site is Barrier D (42-48 inch chain link fence), Barrier E (6-foot wall, brick or architectural block faced on the side facing the existing use), or Barrier F (6-foot high solid wood or otherwise architecturally solid fence) located between the required transitional screening and the use or activity in connection with which they are required. The application proposes to allow an existing chain link fence to remain along the boundaries referenced; however, the fence is located between the transitional screening and the adjacent property. Par. 1 of Sect. 13-303 of the Zoning Ordinance states that *“barriers shall be generally located between the required transitional screening and the use or activity in connection with which they are required where they will most adequately screen such activities from the existing or proposed first floor level of adjoining development.”*

The SE plat depicts proposed landscape planting to supplement the existing plantings along the referenced property lines in order to meet the Transitional Screening 1 standard. Because staff believes that the landscaping shown will adequately buffer the adjacent residences, staff believes that allowing the chain link fence to remain is acceptable, even though the fence is not located between the transitional screening and the school. Therefore, staff supports the requested modification of the barrier requirement along the western and southern property boundaries.

Special Exception Requirements (See Appendix 9)

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

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and be in harmony with the general purpose and intent of the applicable zoning district regulations. The current proposal is in harmony with the Comprehensive Plan and meets the purpose and intent of the R-3 Zoning District standards; therefore, staff believes this condition has been met.

General Standards 3 and 4 require that the proposed use will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan and that pedestrian and vehicular traffic associated with the use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood. In staff's opinion, the application proposes a site design that adequately buffers the proposed use from the neighboring properties and will not adversely affect the use or development of those properties. Adequate pedestrian and vehicular access and circulation have been provided and staff believes that the proposed school will not create any adverse impacts to traffic in the neighborhood. Therefore, staff believes these standards have been met.

General Standard 5 requires that landscaping and screening be in accordance with the provisions of Article 13. All transitional screening is provided on the site as required by the Zoning Ordinance. However, a modification of the barrier requirements along the western and southern lot lines to allow the existing chain link fence has been requested. As previously discussed, the transitional screening provided along those property lines are in conformance with the Zoning Ordinance standards, and as such, staff believes that allowing the existing fence to remain is acceptable. Therefore, staff supports the modifications of the barrier requirement, and believes this standard will be met.

General Standards 6, 7 and 8 require that open space, adequate utilities, drainage, signage, parking and loading spaces to be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in this Ordinance. As discussed previously, DPWES has indicated that the downstream natural channel does not have sufficient capacity for the 2-year storm and is inadequate in accordance with the PFM. Staff has proposed development condition to ensure that adequate outfall is provided prior to site plan approval. In addition, staff proposed a development condition that the SWM/BMP facilities approved by DPWES are not in substantial conformance with those shown on the SE plat, a Special Exception Amendment shall be required. Therefore, with adoption of these proposed development conditions, this standard will be satisfied.

Standards for all Category 3 Uses (Sect. 9-304)

The subject application meets all the standards of Sect. 9-304 of the Zoning Ordinance, as the proposed use is for a private use, complies with the lot size, and bulk standards for the R-3 Zoning District and is subject to Article 17 of the Zoning Ordinance (Site Plans). In addition, staff has proposed a development condition to ensure the site be in compliance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.

Additional Standards for Private Schools of General Education and Private Schools of General Education (Sect. 9-310)

Par. 1B of Sect. 9-310 requires 430 SF of usable outdoor recreation area to be provided for each child in grades 4-12, who may use the space at any one time. The applicant's SE plat depicts an approximately 1,800 SF multi-purpose court and an approximately 2,369 SF fitness trail. The applicant has also verbally indicated that open space on the site will be available for use by the students.

Par. 1B (A) states that the outdoor recreation area shall be delineated on a plat and shall be limited to those areas not covered by buildings or required off-street parking spaces; that area outside the limits of the required front yard; that area which is developable for active outdoor recreation purposes; and, an area which occupies no more than 80% of the combined total areas of the required rear and side yards. The areas designated for outdoor recreation shown on the SE plat are not within areas required for off-street parking or in any of the required yard area. Therefore, staff believes that these standards have been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

With the adoption of the proposed development conditions the subject application is in harmony with the Comprehensive Plan and all applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of SE 2006-LE-026 subject to the proposed development conditions contained in Appendix 1.

Staff recommends that the barrier requirement along the western and southern property lines be modified to allow the existing chain link fence to remain, as shown on the SE plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Transportation Assessment
5. Stormwater Management/Best Management Practices Assessment
6. Environmental Assessment
7. Urban Forest Management Assessment
8. Park Authority Assessment
9. Applicable Zoning Ordinance Provisions
10. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SE 2006-LE-026****July 12, 2007**

If it is the intent of the Board of Supervisors to approve SE 2006-LE-026 located at Tax Map 82-3 ((1)) 3 at 4913 Franconia Road for a private school of general education with a maximum enrollment of 48 students, pursuant to Sect. 9-304 of the Fairfax County Zoning Ordinance, 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. The use of the property is limited to the use authorized by this Special Exception and no other use may be made of the subject property.
3. 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.
4. 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, The Howard Gardner School (4913 Franconia Road), prepared by Alexandria Surveys International LLC, consisting of nine (9) sheets and dated August 2006, and as revised through June 18, 2007, 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.
5. The limits of clearing and grading shown on the Special Exception plat shall be strictly conformed to during all phases of site plan approval and construction on the site. There shall be no clearing or grading within the Resource Protection Area (RPA), which shall remain as undisturbed area, except in those specific areas identified on the SE plat.
6. The maximum daily enrollment of the private school of general education shall be limited to 48 students in grades 9-12.
7. Normal hours of operation for the School shall be limited to 8:00 a.m. until 5:00 p.m., Monday through Friday. Class hours shall be limited to approximately 9:00 a.m. until 3:00 p.m., Monday through Friday. Evening hours of operation for

parent/teacher conferences and similar activities shall be limited to until 10:00 p.m. Monday through Friday. Normal extracurricular activities and other school activities shall end by 6:00 p.m., daily. Fundraising events, school plays, musicals, and concerts shall end by 11:00 p.m.

8. All vehicle parking shall be provided on-site as shown on the SE plat. Additional parking for use during special events shall be subject to DPWES approval of a shared parking agreement.
9. Parking spaces shall not be used for any purpose which interferes with their parking use by faculty, staff, students, and visitors to the school. No equipment or vehicles shall be stored in designated parking spaces unless and until a Parking Utilization Study has been reviewed and approved by the Code Analysis section of DPWES which confirms that excess parking exists on the site. In that instance, only those spaces deemed to be excess spaces may be utilized for such storage purposes, and only for as long as excess parking exists.
10. The two temporary classroom trailers shall be removed from the site prior to issuance of a Non-Residential Use Permit (Non-RUP) for the school building.
11. Any new outdoor lighting shall be in conformance with the Performance Standards for Outdoor Lighting contained in Part 9 of Article 14 of the Zoning Ordinance. The maximum height of the light standards and fixtures shall not exceed twelve (12) feet. The height of the light standards and fixtures shall be measured from grade to the top of the structure. Parking lot lighting shall be extinguished no later than 10:00 p.m. daily, with the exception of special events subject to Development Condition 7 above.
12. Except for emergencies, the use of outdoor loudspeakers shall be prohibited. There shall be no exterior bells or buzzers.
13. The trash dumpster shall be fully screened from view by a masonry wall which has been designed to be compatible with the building materials, as determined by DPWES. Trash removal shall not occur before 7:00 a.m.
14. Prior to site plan approval, stormwater management (SWM) and best management practice (BMP) facilities shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES. If the SWM/BMP facilities approved by DPWES are not in substantial conformance with those shown on the SE plat, a Special Exception Amendment shall be required.
15. Prior to site plan approval, it shall be demonstrated to the satisfaction of DPWES that adequate outfall can and shall be provided.
16. Prior to the first day of school each year, the School administration shall establish a neighborhood liaison committee to meet with interested neighbors on a quarterly basis to discuss and address neighborhood concerns regarding the operation of the

School as it relates to impacts on the surrounding neighborhood. The School shall provide contact information for a representative of the neighborhood liaison committee to the Lee District Supervisor's office prior to the first day of school each year.

17. All vehicle stacking shall occur on-site.
18. A Phase I Archaeology Survey of the Application Property, using a scope of work provided by the Cultural Resource Management and Protection Section of the Park Authority shall be provided to the Park Authority Resource Management Division prior to site plan approval. If potentially significant archaeological resources are discovered, Phase II testing and Phase III data recovery shall be performed by the Applicant as may be recommended by the Park Authority Resource Management Division. Copies of subsequent studies shall also be forwarded to the Park Authority Resource Management Division within thirty (30) days of the study or survey completion.
19. Prior to site plan approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors a 6-foot wide strip of land along the site's Franconia Road frontage (approximately 930 SF) as shown on the SE plat, for an on-site bike trail.
20. Environmentally sustainable elements shall be incorporated into the proposed structures. These elements may include, but are not necessarily limited to, high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile organic compounds in paints, sealants and finish materials, construction waste management and storage and collection of recyclables.

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 Sect. 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 as evidenced by the issuance of Non-RUPs for the school use.

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.

