



APPLICATION ACCEPTED: April 2, 2007
PLANNING COMMISSION: July 26, 2007
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

July 10, 2007

STAFF REPORT

APPLICATION SEA 2005-SU-007

SULLY DISTRICT

APPLICANT: Trustees of Korean Central Presbyterian Church

ZONING: R-C, WS

PARCEL: 64-1 ((1)) 8, 9, 25, 26, 27; 64-1 ((3)) 16; 64-2 ((3)) 18;
and 64-2 ((5)) 1, 2, 3

ACREAGE: 80.22 acres

FAR: 0.05

OPEN SPACE: 65%

UNDISTURBED OPEN SPACE: 58%

PLAN MAP: Residential, 0.1-0.2 dwelling units per acre

SE CATEGORY: Category 3, Use 15: Place of Worship with a Child Care Center and Private School of General Education

PROPOSAL: Amend SE 2005-SU-007, previously approved for a place of worship with a nursery school of 100 children and a private school of general education of 100 students grades K-2, to replace the nursery school with a child care center of 100 children

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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
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 2005-SU-007, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of transitional screening on all sides to allow existing vegetation to be utilized.

Staff recommends approval of a waiver of barrier on all sides, except as shown on the SE Plat.

Staff recommends approval of a waiver of service drive construction along Route 29 (*dedication to be provided*)

It should be noted that it is not the intent of the 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; and that, should this application be approved, such approval 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.

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 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:

The applicant, Trustees of Korean Central Presbyterian Church (KCPC), requests approval of a Special Exception Amendment to allow replace a previously approved Nursery School with a maximum daily enrollment of 100 children with a Child Care Center with a maximum daily enrollment of 100 children. No changes are requested to the remainder of the application as approved, aside from modifications to the Special Exception Plat (SE Plat) to reflect what was approved with the initial special exception and what has been subsequently approved by interpretation.

The application continues to contain a sanctuary and a chapel (in one building) with a maximum of 2,100 seats, and a Private School of General Education with 100 students, grades K-2.

Waivers & Modifications Requested for Reaffirmation (as previously approved):

- Modification of Transitional Screening on all sides to allow existing vegetation to be utilized
- Waiver of barrier on all sides, except as shown on the SE Plat (*around the unconsolidated Parcel 17 a 6 foot board-on-board fence is provided; along the northern portion of the western boundary a 7 foot board-on-board fence provided; along the western boundary of the recreational field, a 6 foot wood fence is provided*)
- Waiver of Service Drive Construction along Route 29 (dedication to be provided)
- Waiver of dustless surface on 198 overflow parking spaces (*to be addressed at the time of site plan approval*)

LOCATION AND CHARACTER

Site Description:

The application property is located on the south side of Route 29, just to the east of Bull Run Post Office Road. The site extends to the south to include three platted residential lots fronting on Compton Road. Tax Map Parcel 64-1 ((3)) 17, fronting on Route 29 is surrounded by, but not consolidated with, the site. The site is vacant, and is generally forested with a mix of upland and bottomland forest. The three lots located on Compton Road are considered to be "old field" and are characterized by pioneer species. The site slopes consistently down from Route 29 to the south, towards Compton Road. A power easement crosses the northwestern corner of the

site. An old farm pond is located near the western edge of the property, and drains to the south.

Naylor Road, a private and historic road accessing Bull Run Post Office Road to the west, crosses the center of the site to give access to the Cub Run Memorial Cemetery located just off the eastern edge of the property.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Centreville Presbyterian Church Single Family Detached	RC, WS	Residential, 0.1-0.2 du/ac
South	Single Family Detached	RC, WS	Residential, 0.1-0.2 du/ac
East	Bull Run Elementary School Single Family Detached Cemetery	RC, WS	Residential, 0.1-0.2 du/ac
West	Single Family Detached	RC, WS	Residential, 0.1-0.2 du/ac

BACKGROUND

SE 2005-SU-007 was approved by the Board of Supervisors on April 3, 2006, to allow a place of worship with 2,100 seats, a nursery school with a maximum daily enrollment of 100 children and a private school of general education with 100 students, grades K-2. The applicant had requested approval of a second phase of development, with Phase 2 consisting of an additional office and educational building of 30,000 square feet (no additional seats), but Phase 2 was not approved by the Board. See Appendix 4 for the previously approved plat and conditions.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

The Fairfax County Comprehensive Plan, Area III, 2007 edition as amended through March 12, 2007, Bull Run Planning District, Stone Bridge Community Planning Sector (BR5), beginning on page 67 states:

1. The land on the southwest perimeter of the County, adjacent to Loudoun County and Prince William County, lying generally along Bull Run and the public parkland associated with Bull Run has remained for the most part open and undeveloped and has a rural character. It is planned for residential development at .1-.2 dwelling unit per acre and public parkland. This is in conformance with the findings of the Occoquan Basin Study. The present very low density

development which characterizes this area should remain intact to protect its natural wildlife and water quality.

2. Non-residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses, if permitted at all, should only be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:
 - Access for the use is oriented to an arterial roadway;
 - The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
 - The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.”

Plan Map: Residential, 0.1-0.2 dwelling units per acre

ANALYSIS

Special Exception Amendment Plat (Copy at front of staff report)

Title of Special Exception Amendment Plat: Korean Central Presbyterian Church
 Prepared By: Bury + Partners
 Original and Revision Dates: June 21, 2007

Description of Plat:

The Special Exception Amendment Plat consists of 13 sheets. **Sheet 1** is the title sheet, and includes a legend, vicinity map, and sheet index. **Sheet 2** includes the notes and tabulations, a soils map, sign details, and angles of bulk plane. **Sheet 3** is the existing vegetation map. **Sheet 4** shows the overall layout for the entire site at a scale of 1" = 200' and cross sections of Route 29 in interim and final stages. **Sheet 5** shows the layout of the northern half of the site. **Sheet 6** shows the layout of the southern half of the site. **Sheet 7** shows illustrative cross-sections of the site. **Sheets 8 and 9** show the landscape plan (the northern and southern portions of the site, respectively). **Sheet 10** shows the preliminary stormwater management plan and narrative. **Sheet 11 (labeled 10A)** includes a planting guide for the stormwater management pond. **Sheet 12 (labeled 11)** shows the adequate outfall details. **Sheet 13 (labeled 12)** shows the building elevations for the main building.

Uses

The applicant proposes a Place of Worship with 2,100 seats, including a main sanctuary and a chapel (both in the same building). Also proposed are a Child Care Center of 100 children and a Private School of General Education for grades

kindergarten through second grade with 100 students. *The only change from the previous approval is the provision of the child care center in lieu of the previously approved nursery school; hours for the child care center are the same as approved for the nursery school.*

Buildings

The main building is located adjacent to Route 29, and includes approximately 173,000 square feet of gross floor area. The building is basically rectangular, with the shorter end facing Route 29. A courtyard is indented into the western side, serving as the main entrance and facing the parking lot. The front (northern end) of the building is one story, and the rear (southern end) of the building is shown to be two stories. The building as a whole has a maximum height of 42 feet. Because the site slopes from Route 29 towards the south, the roof line of the building will be basically level, though the northern end is one story and the southern end is two stories. The previous approval included approximately 5,600 square feet of cellar space in the building, to be utilized for storage, loading, and mechanical equipment only. The SE Plat as currently shown does not indicate any cellar space, however, staff has included a development condition that would limit any cellar space provided to the aforementioned uses.

Elevations shown on Sheet 12 of the SE Plat indicate that the building will have a flat roof and a mixture of finishes on the sides. All four faces of the building are shown to have windows. No materials or building colors are provided.

A 2,000 square foot rectory is shown to the south of the main building, on the south side of the drive aisle (to be constructed with Phase 1).

No steeples are shown (which would not be subject to the height limitations shown on the Plat); but neither would a steeple be prohibited based on the Plat.

The architecture of the main building has been refined within the footprint which was approved with the previous application; no other changes are proposed to the buildings on the site.

Access and Parking

Access to the site is provided through three entrances onto Route 29. The main (center) entrance provides full access, and is aligned with the Centreville Presbyterian Church (approved under SP 99-Y-065) on the north side of Route 29. The applicant proposes to install a traffic signal with two left turn lanes into the site at this entrance. An additional access point is proposed at the far eastern edge (accessing up the "pipestem" on the eastern side of the unconsolidated parcel) that would offer right in - right out access. A third, right-in only, access is proposed at the far western edge of the site, which would be provided as emergency access only.

The only change to the points of access, from the previous approval, is provision of the western access as emergency only. It was previously proposed and approved as open for anyone to use.

The central access point leads to a drive aisle along the front of the main church building, accessing the main parking area. A single drive aisle crosses the southern face of the building to give access to the rest of the site (the remainder of the parking and the eastern access).

Parking is provided entirely in surface lots, and consists of a total of 982 paved parking spaces (1 space per 2.225 seats, plus parking for the nursery school and the private school of general education) and an additional 198 overflow parking spaces, to be provided with pervious pavers.

The SE Plat shows the majority of the parking spaces (approximately 2/3) in the large parking area on the western side of the main building, handicapped spaces along the southern edge of the building, and the remainder of the paved spaces along the southern end of the unconsolidated parcel. Finally, 198 overflow parking spaces, intended to be constructed of grass pavers or some other permeable parking surface, are shown at the bottom of Parcel 18 (on the far side of unconsolidated Parcel 17, adjacent to the eastern boundary of the site and above the southern parking area).

The basic configuration of the parking areas has not changed from the previous approval, although the layout of the spaces in the far northwest corner of the site has been reoriented to move the travel aisle to the inside of an existing gas pipeline easement.

Other Transportation Issues

Naylor Road, a private road which accesses the Cub Run Memorial Cemetery on the eastern edge of the property, crosses the site from east to west in approximately the center of the property. Naylor Road is proposed to remain in its current, existing alignment and condition.

The Tri-County Parkway, a proposed circumferential road connecting Loudon, Fairfax and Prince William Counties, could impact the application property. The preferred alignment, as identified in the Fairfax County Comprehensive Plan, would cross the southern portion of the application property. The SEA Plat shows a 200 foot wide reservation area for this alignment.

The Battlefield Bypass, a National Park proposed replacement for Route 29 to route traffic around the Manassas Battlefield, might also impact the application property. Alternative G of the proposed Battlefield Bypass would cross the extreme northwestern corner of the site; to the north and west of the of the existing power line easement. While the impacts are not shown on the SEA Plat, it appears that Alternative G could require the closure or reconfiguration of the western entrance (which is a right-in only) and the landscaping/screening in that area, and possibly the

removal or reconfiguration of a small number of parking spaces. Staff has proposed a development condition to address the potential Battlefield Bypass impacts.

No changes to these items are proposed from the previous approval.

Outdoor Recreation: no changes from previous approval

Two areas for outdoor recreation are shown; a playground on the northern end of the main church building (approximately 9,000 square feet in area, adjacent to the screening area along Route 29) and a recreational field (11,250 square feet in area). No details of the equipment to be provided or internal or external access to the playground are provided, nor are any details about the fencing or possible need for highway noise mitigation for this area, although the applicant has indicated that minimal noise mitigation should be necessary.

Open Space, Screening and Retaining Walls: no changes from previous approval

The SEA Plat indicates that 45.49 acres of the site are to remain as undisturbed open space (58%). The notes also indicate that a total of 65% of the site will be open space, which would include features such as lawn, parking lot islands, recreational areas, and stormwater management facilities. Should the Comprehensive Plan preferred alignment for the Tri-County Parkway be constructed, approximately 4.82 acres of undisturbed open space would be dedicated for that roadway. Should this occur, the site would still retain slightly more than 50% undisturbed open space.

The SEA Plat shows buffers of 100 feet to the west, up to 50 feet to the north (though not all of that area is planted, specifically in the gas line easement only approximately 10 feet are planted), 30 feet to the east, and 35 feet around unconsolidated Parcel 17. With the exception of the eastern buffer (against the elementary school), these are shown to be undisturbed areas, utilizing existing vegetation. Around unconsolidated Parcel 17, a 6 foot high board on board wooden fence is shown on the church's side of the screening yard. A short length of retaining wall is shown around the loading spaces on the back side of the main church building. The current plat does not show a height for this wall, however with the previous approval a maximum of eight feet in height was shown, and staff has carried forward a development condition to that effect.

Along Naylor Road, the vegetation is generally shown to remain as it exists today. The narrowest area of buffer is shown in the vicinity of the outfall for the stormwater management pond (approximately 100 feet of vegetation, with the existing stream flowing through the area).

Signage: no changes from previous approval

Sheet 2 shows a sign detail consisting of a solid, monument style sign 4 feet in height and 10 feet in width. Notes indicate that the signage will not exceed 40 square feet in

area or eight feet in height (although the illustration shows the signs to be only four feet in height).

Stormwater Management: no changes from previous approval

A single enhanced, extended detention pond is shown to serve the entire site, located to the south of all proposed development, just to the north (100 feet) of Naylor Road. No additional low impact development techniques are proposed.

Land Use & Environmental Analysis

The Comprehensive Plan recommendations for this site state that, in general, uses requiring Special Exception or Special Permit approval should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods, and should only be approved if access is oriented to an arterial roadway; the use is of a size and scale that will not adversely impact the character of the area; and the use is designed to mitigate water quality impacts on the Occoquan Reservoir.

The proposed minor changes to the physical layout of the site are minor in nature, and were approved by letter of interpretation dated June 28, 2007. The only significant change proposed from what was previously approved is the provision of a child care center in place of a nursery school, with the same number of children (maximum daily enrollment of 100 children). This modification raises no land use or environmental issues.

Transportation Analysis (Appendix 7)

The provision of a child care center in place of a nursery school, with the same number of children raises no transportation issues. The modifications to the access were reviewed with the letter of interpretation, and also raise no issues. Staff has deleted two conditions which required modifications to easement and trail widths as the applicant's site plan and the revised SEA Plat have made the modifications requested by staff and required by the conditions.

ZONING ORDINANCE PROVISIONS (Appendix 8)

Bulk Standards (R-C)		
Standard	Required	Provided
Lot Size	5 acres	80.22 acres
Lot Width	200 feet	1,200 feet (plus 300 feet on Parcel 18)
Building Height	60 feet	42 feet*

Bulk Standards (R-C)		
Standard	Required	Provided
Front Yard	50° ABP, not less than 40 feet (40 feet)*	120 feet
Side Yard	45° ABP, not less than 20 feet (42 feet)	70 feet
Rear Yard	45° ABP, not less than 25 feet (25 feet)	1,158 feet
FAR	0.10	0.05
Open Space	NA	65%
Undisturbed Open Space	50% (policy)	58%
Parking Spaces	670	982 paved 198 overflow

* the front of the building is only 26 feet in height

Transitional Screening and Barrier Requirements		
Direction	Required	Proposed
North	25 feet and Barrier D, E, or F	50 feet, no barrier
South		Minimum 500 feet, no barrier
East		25 feet, no barrier
West		<i>Adjacent to parking: 100 feet, 7 foot high wood fence</i> <i>Adjacent to rec field: 30 feet, 6 foot high wood fence</i>
Around Parcel 17		35 feet, 6 foot high wood fence

Reaffirmation of Waivers/Modifications

- Modification of Transitional Screening on all sides to allow existing vegetation to utilized
- Waiver of barrier on all sides, except as shown on the SE Plat
(around the unconsolidated Parcel 17 a 6 foot board-on-board fence is provided; along the northern portion of the western boundary a 7 foot board-on-board fence provided; along the western boundary of the recreational field, a 6 foot wood fence is provided)
- Waiver of Service Drive Construction along Route 29 (dedication to be provided)
- Waiver of Dustless Surface *to be addressed at site plan*

All waivers (except for the waiver of dustless surface) were previously approved by the Board of Supervisors. The request to replace a nursery school with a child care center will not, in staff's opinion, have any additional impacts on the surrounding properties or

on the provision of the modifications and waivers. Therefore, staff does not object to the requested reaffirmations.

General Special Exception Standards (Sect. 9-006)

The General Standards require that the proposed use be in harmony with the adopted Comprehensive Plan and the applicable zoning district regulations; that the use will not adversely affect the use or development of neighboring properties; that pedestrian and vehicular traffic associated with the use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood; and that landscaping, screening, open space, adequate utility, drainage, signage, parking and loading spaces be regulated in accordance with the Zoning Ordinance.

As previously stated, the only significant change to the application, from that which was previously approved by the Board of Supervisors, would replace an approved nursery school with a child care center, with the same maximum daily enrollment (100 children). Staff does not believe that this change will affect the application's ability to meet these standards.

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

All Category 3 uses must also comply with the lot size and bulk requirements of the zoning district as well as the performance of the Zoning Ordinance and shall be subject to site plan approval; the application meets these requirements.

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

Additional Standard 1 states that in addition to complying with the minimum lot size requirements of the zoning district the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. The SE Plat shows a playground of approximately 9,000 square feet and a recreational field of 11,250 square feet; sufficient outdoor recreational space is available to meet this standard.

Additional Standard 2 requires access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic. The use is proposed on Route 29; sufficient improvements to the entrance (proposed to be signalized) are shown on the SE Plat.

Additional Standard 3 states that all such uses shall be located so as to permit the pick-up and delivery of all persons on the site. The layout proposed achieves this standard.

Additional Standard 4 states that the use shall be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia. Staff has proposed a development condition which specifies this.

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

The Additional Standards require that usable outdoor recreation area be provided and that the provision of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia, if applicable, be met. No changes are proposed to the private school portion of the application; and staff believes the standards continue to be met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposal to replace an approved nursery school of 100 students with a child care center with a maximum daily enrollment of 100 students as part of the development of a place of worship with 2,100 seats and a private school of general education (100 children), does not raise any staff concerns. The modification of the SEA Plat to reflect the current approvals (removal of Phase 2, which was not approved by the Board) is an additional benefit of this amendment.

Recommendation

Staff recommends approval of SEA 2005-SU-007, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of transitional screening on all sides to allow existing vegetation to be utilized.

Staff recommends approval of a waiver of barrier on all sides, except around the unconsolidated Parcel 17 (*6 foot board-on-board fence provided*) and the northern portion of the western boundary (*7 foot board-on-board fence provided*)

Staff recommends approval of a waiver of service drive constructions along Route 29 (*dedication to be provided*)

It should be noted that it is not the intent of the 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; and that, should this application be approved, such approval 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.

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 (annotated)
2. Affidavit
3. Statement of Justification
4. Approved plat and conditions: SE 2005-SU-007
5. Letter of interpretation (dated June 29, 2007)
6. Plan Citations
7. Transportation Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary

PROPOSED DEVELOPMENT CONDITIONS

changes from previously approved conditions shown in strikethrough/blackline

SEA 2005-SU-007

July 10, 2007

If it is the intent of the Board of Supervisors to approve SEA 2005-SU-007 located at 15451, 15403 and 15315 Lee Highway and 15308 Compton Road, (Tax Map 64-1 ((1)) 8, 9, 25, 26, 27; 64-1 ((3)) 16; 64-2 ((3)) 18; and 64-2 ((5)) 1, 2, 3) previously approved for a place of worship with a nursery school and private school of general education, to permit a place of worship with a child care center and a private school of general education, pursuant to Sect. 3-C04 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval are marked with an asterisk):

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 "Korean Central Presbyterian Church", prepared by Bury + Partners and dated ~~June 21, 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. *
4. A copy of these special exception conditions shall be posted in both English and Korean in a conspicuous place, and made available to the public and all departments of the County of Fairfax during hours of operation. *
5. ~~The maximum number of seats within the main area of worship and the Chapel combined shall not exceed 2,100. *~~
6. Services in the Chapel and the main area of worship shall not begin or end within 30 minutes of each other, though the services may overlap. *
7. No regular evening church services shall be scheduled which commence between 4:30 pm and 7:30 pm, Monday through Friday evenings. *
8. Construction of the church shall be in substantial conformance with the architectural elevations shown on the SE Plat. Building materials shall primarily consist of masonry, which may include brick or pre-cast concrete, and glass. Vinyl siding, aluminum siding, or cinder block shall not be utilized on the main church buildings (except on the rectory). Final architectural elevations, final landscape plans, and final grading plans shall be forwarded to the Planning Commission for administrative review prior to site plan approval. *

Deleted: November 19, 2004, as revised through December 21, 2005

Deleted: <#>Phase 2 only, as shown on Sheet 5A, shall not be constructed. Phase 1 only, as shown on Sheet 5, shall be constructed. ¶

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- 9. Any cellar space provided shall be limited to a maximum of 5,600 square feet, and shall be used only for loading, storage and mechanical equipment. *
- 10. All signage shall be in conformance with Article 12 of the Zoning Ordinance. No more than one free-standing sign shall be installed on the subject property. Such sign shall be a monument sign a maximum of four feet in height, in substantial conformance with that shown on the SE Plat. *
- 11. No retaining walls in excess of two feet in height shall be constructed unless they are shown on the SE Plat. The retaining wall around the loading spaces on the east side of the building shall be a maximum of 8 feet in height. Any retaining walls constructed shall be in substantial conformance with the details shown on the SE Plat. *
- 12. The rectory shall be utilized for housing only for clergy and/or another employee of the Church. *
- 13. A sanitary sewer easement, in a location acceptable to the Applicant and Fairfax County, shall be provided for the benefit of property identified as Tax Map Parcels 64-1 ((3)) 1, 2 and 2A (Parcels 1,2 and 2A). If an appropriate location is identified at time of site plan approval, said easement shall be included and recorded with the applicant's on-site easement plat. In the event that an appropriate location has not been determined at time of site plan approval, said easement shall be granted upon request by either Fairfax County or the owners of Parcels 1, 2 and 2A at no cost to said owners. At such time, the Applicant shall be responsible for granting the easement only, and shall not be responsible for any costs associated with preparing and recording necessary plats. The location of the easement and its future construction shall not interfere with the Applicant's intended use of its property, nor shall the Applicant be responsible for any costs associated with construction and/or future maintenance of the sewer line. Restoration of the Applicant's property subsequent to construction shall be performed in accordance with Fairfax County standards. *

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Child Care Center and Private School of Education

Deleted: Nursery School

- 14. The Private School of Education shall be limited to grades kindergarten through 2nd grade, with a maximum daily enrollment of 100 students. *
- 15. The child care center shall be limited to a maximum daily enrollment of 100 children.
- 16. Hours of operation shall be limited to:
 - (a) Child Care Center: 6:30 AM to 7:00 PM, Monday through Friday.
 - (b) * Private School of General Education Classes: 8:00 AM to 3:00 PM, Monday through Friday; school administration and teacher preparation and administration may be conducted before and after classes. Students enrolled in the private school of general education may participate in before and after school care, which shall not commence prior to 6:30 AM or end after 7:00 PM.
- 17. The child care center and private school of education shall be subject to Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia, as applicable. *
- 18. Subject to availability, the applicant shall work with Community Recreational Services (CRS) to permit CRS to schedule recreational activities within the gymnasium. *
- 19. Subject to availability, the applicant will provide the community mutually agreeable access to the main facility, chapel and sanctuary to support community activities and events (including

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groups such as homeowners associations, Girl Scouts, and Boy Scouts, and activities such as graduation ceremonies). *

Environmental

20. A Landscape Plan in substantial conformance with that shown on the SE Plat shall be filed with the site plan for review and approval by Urban Forest Management, DPWES (UFM). *
21. A fence shall be constructed around the playground as shown on the SE Plat. This fence shall be solid with no gaps or openings to provide noise attenuation from Route 29 to a maximum of 65 dBA. Such fence shall meet all Zoning Ordinance standards, and shall not exceed a maximum of seven feet in height. *
22. No loudspeakers shall be utilized outdoors on the subject property. *
23. All outdoor lighting shall be in accordance with the provisions of Part 9 of Article 14 of the Zoning Ordinance. The combined height of the parking light standards and fixtures shall not exceed 15 feet, as measured from the ground to the top of the fixture. 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. *
24. The recreational facility shall not be lighted. *
25. A minimum of ~~58%~~ of the site (net area after dedication) shall be maintained as undisturbed open space. Should dedication for the Tri-County Parkway be required, such area of dedication shall not count against the undisturbed open space area. *
26. Dead, dying, or invasive vegetation may be removed from the undisturbed open space area if approved by UFM. *
27. The applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas within the limits of clearing and grading that must be disturbed. *
28. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, shall be erected at the limits of clearing and grading as shown on the SE Plat. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM. *
29. Prior to issuance of a Non-Residential Use Permit (Non-RUP), Tax Map Parcels 64-2 ((5)) 1, 2, 3, located on Compton Road, shall be planted with seedlings, to promote reforestation.

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Seedlings shall be a minimum of three different native tree species suitable for the proposed site conditions, and shall be planted by hand and spaced at appropriate intervals to maximize survival, per specifications included in PFM Section 12-0805.5. Appropriate measures to ensure survival, as recommended by UFM, (such as seedling tubes) shall be provided. This shall be a one-time commitment; the expenditure on seedlings (exclusive of labor for planting and cost of survival measures/mechanisms) shall not be required to exceed \$2,000. *

30. If DPWES determines that a potential health risk exists due to the presence of asbestos-containing rock or soil on the application property, the applicant shall:
 - (a) Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risks, and
 - (b) Commit to appropriate construction techniques as determined by DPWES in coordination with the Health Department to minimize this risk. Such techniques may include, but are not limited to, dust suppression measures during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal of such materials. *
31. Should asbestos be found in those areas proposed for outdoor recreation, the applicant shall provide for mitigation or containment methods as deemed appropriate by the Health Department, which may include but shall not be limited to removal of contaminated soil and replacement with uncontaminated soil. *
32. At time of site plan approval, a floodplain study shall be submitted to establish the 100-year flood plain and storm drainage easement within the subject property. Should such study establish a floodplain or storm drainage easement which is not in substantial conformance with the SE Plat, a Special Exception Amendment shall be required. *
33. The stormwater management facility shown on the SE Plat shall be constructed as an Enhanced Extended Detention Facility per the Va. State SWM Handbook, and shall have a low marsh constructed within the lower pond area. *
34. That area shown as undisturbed open space on the SE Plat shall be placed within a conservation easement in a form approved by the Fairfax County Attorney and recorded among the Fairfax County land records. Said easement shall be recorded subsequent to recordation of any necessary utilities and planting of seedlings as described in these conditions. Such conservation easement shall exclude any area potentially necessary for Alignment E or F of the Tri-county Parkway, as depicted on the SE Plat, as well as any area potentially necessary for Alternative G of the Battlefield Bypass. *

Transportation / Parking

35. Right-of-way along Route 29 (for service drive and trail construction) as shown on the SE Plat shall be dedicated to the Board of Supervisors in fee simple at the time of site plan approval or upon demand, whichever occurs first. *
36. If a waiver of construction of the service drive along Route 29 is approved, an escrow shall be provided for construction of the service drive, to include the cost of all necessary utility relocation, in an amount determined by DPWES. If said escrow is not utilized for construction of the service drive within ten years of the date of approval of this application, the escrow may be utilized by DOT and DPWES for other construction projects in the vicinity. *

Deleted: In lieu of the 15 foot wide utility easement shown on the SE Plat along the Route 29 frontage, a 20 foot wide easement for "public street purposes" shall be provided at the time of site plan approval.

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<#>A ten foot wide asphalt trail shall be constructed parallel to Route 29 in the location of the 8 foot wide trail depicted on the SE Plat. ¶

37. The “proposed gravel access road” parallel to the Route 29 frontage as shown on the SE Plat, may be eliminated and replaced with landscaped open space, subject to DOT approval. *
38. A warrant study shall be performed for the intersection of Route 29 and the main property entrance. Should VDOT determine that a traffic signal is warranted, a signal shall be installed prior to the issuance of a Non-RUP. However, upon demonstration by the applicant that, despite diligent efforts, the improvement has been delayed, the Zoning Administrator may agree to a later date for the installation of the signal. The design and operation of the signal shall be subject to review and approval by VDOT and the Fairfax County Department of Transportation (Fairfax County DOT). *
39. The transition of the eastbound lanes of Route 29 shall be constructed as deemed appropriate by VDOT. *
40. Parking shall be provided as shown on the SE Plat. The removal of parking spaces to accommodate dedication for or construction of the Battlefield Bypass may be allowed, so long as such reduction and redesign is in substantial conformance with the SE Plat. *
41. The 198 spaces shown on the SE Plat as “overflow parking” shall be constructed with a pervious surface such as grasscrete pavers. Should a dustless surface waiver for these overflow spaces not be approved at the time of site plan approval, the overflow spaces shown on the SE Plat shall not be constructed and that area shall be maintained as undisturbed open space. *
42. All construction access shall be from Route 29. *
43. No access to the proposed use, including maintenance access, shall be provided from Naylor Road. No parking for the proposed use shall utilize Naylor Road. *
44. No access to the subject property, including maintenance access, shall be provided from Compton Road. *
45. A 200 foot wide corridor for the E or F Alignment of the Tri-county Parkway shall be reserved, as depicted on the SE Plat. In the event an alternative alignment of the Tri-county Connector is selected, and upon completion of construction of the alternative alignment, the Applicant shall be released from the obligation of maintaining the reservation. Should the E or F Alignment be selected, right-of-way as needed shall be dedicated to the Board of Supervisors upon demand, in fee simple and at no cost. *
46. At least three months prior to the issuance of a Non-RUP, the Applicant shall coordinate with the Department of Planning and Zoning (DPZ) and the Fairfax County DOT to review the service times of other churches in the corridor (along Route 29 within 1.5 miles of the application property), and to set appropriate service times for this facility in order to reduce the cumulative impacts on traffic demand. Service times may be adjusted in the future, in coordination with DPZ and Fairfax County DOT. *

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 [Amendment](#) shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception [amendment](#) 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.