



APPLICATIONS ACCEPTED: February 5, 2008
APPLICATION AMENDED: April 4, 2008
PLANNING COMMISSION: June 26, 2008
BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

June 24, 2008

STAFF REPORT ADDENDUM

APPLICATION SEA 83-D-030-08

DRANESVILLE DISTRICT

APPLICANT: The Madeira School

PRESENT ZONING: R-E

PARCELS: 20-1 ((1)) 14 & 20-2 ((1)) 1

ACREAGE: 371.16 acres

FLOOR AREA RATIO (FAR): 0.033

OPEN SPACE: 336.44 acres (85%)

PLAN MAP: Public Facilities, Governmental, Institutional

PROPOSAL: Amend SE 83-D-030, Previously Approved for a Private School of General Education (Madeira School) to Allow the Replacement of the Existing Private Sewage Treatment Plant Pursuant to an Consent Special Order issued by the Virginia Department of Environmental Quality; Relocation of Previously Approved Dormitory Facilities, Faculty Housing and Service Building; Improvement of Other Existing Facilities, Including But Not Limited to the Stable And Riding Area; with an Increase in the Number of Students (from 338 to 360) and Faculty/Staff (from 105 to 109).

Peter Braham

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 that SEA 83-D-030-8 be approved, subject to development conditions consistent with those contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement along all boundaries to that shown on the SEA Plat.

Staff recommends approval of a modification of the barrier requirement along the all boundaries to that shown on the SEA Plat.

Staff recommends reaffirmation of the waiver of the trail requirement along Georgetown Pike as depicted on the SEA Plat.

Staff recommends that the requirement to construct the trail along the Potomac River be waived.

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.

The approval of this special exception amendment does not interfere with, abrogate or annul any easement, 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.

O:\jtho10\SEA 83-D-030-08 The Madeira School\Madeira Cover.doc



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).

Special Exception Amendment

SEA 83-D -030-08

Applicant:

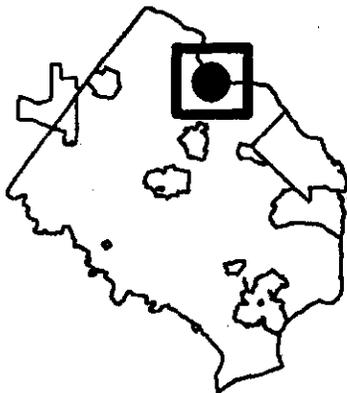
THE MADEIRA SCHOOL, INC.

Accepted:

02/05/2008

Proposed:

AMEND SE 83-D-030 PREVIOUSLY APPROVED FOR PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT SITE MODIFICATIONS



Area:

371.16 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 03-0E04

Art 9 Group and Use: 3-11

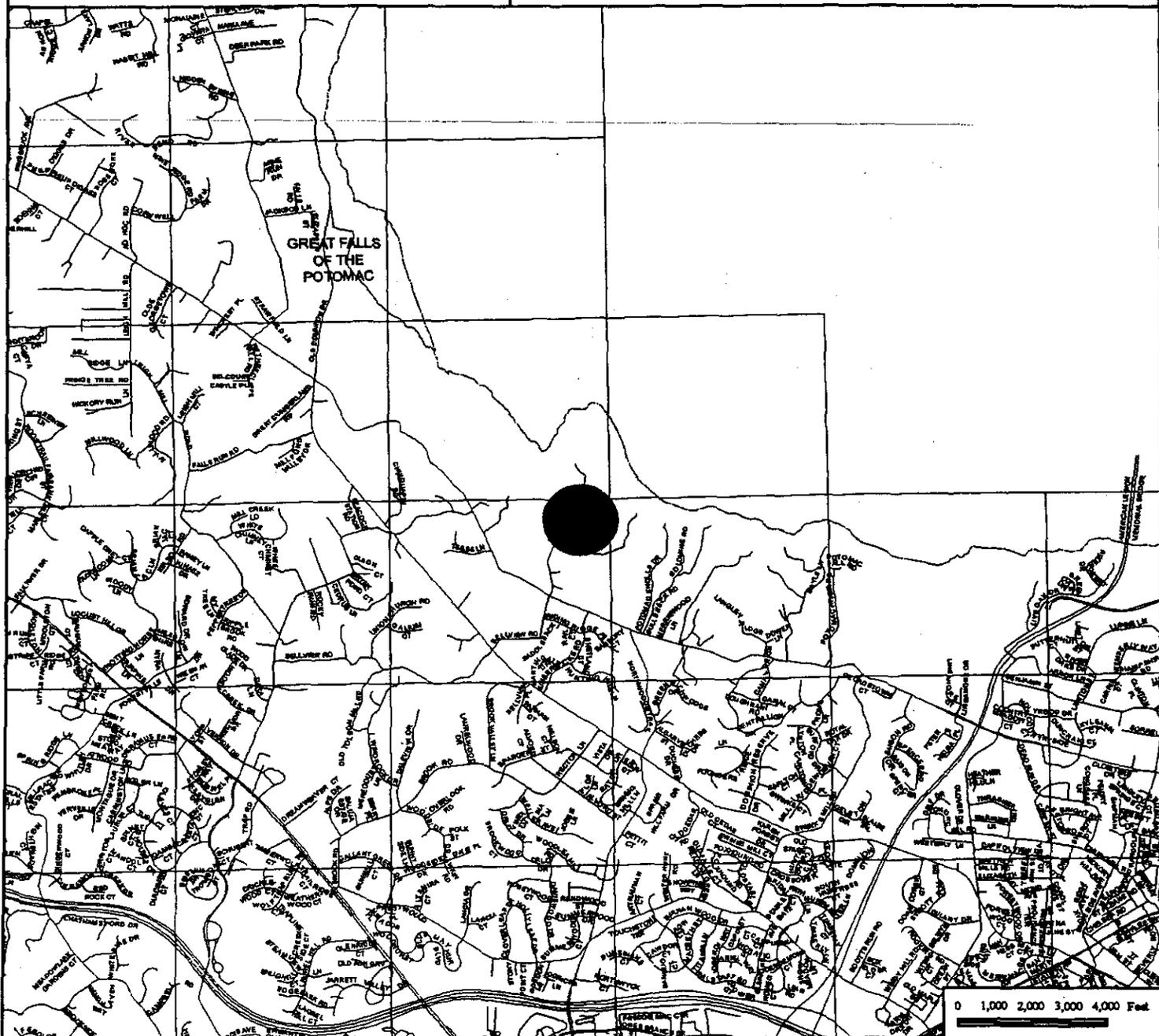
Located: 8328 & 8134 GEORGETOWN PIKE

Zoning: R- E

Plan Area: 2,

Overlay Dist:

Map Ref Num: 020-1- /01/ /0014 020-2- /01/ /0001

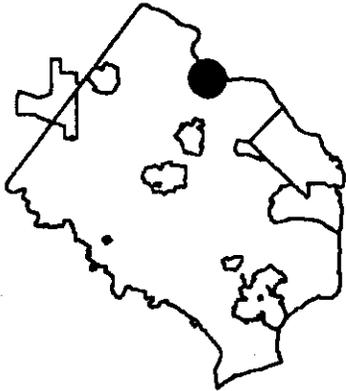


Special Exception Amendment

SEA 83-D-030-08

Applicant:
Accepted:
Proposed:

THE MADEIRA SCHOOL, INC.
02/05/2008
AMEND SE 83-D-030 PREVIOUSLY APPROVED
FOR PRIVATE SCHOOL OF GENERAL
EDUCATION TO PERMIT SITE MODIFICATIONS



Area: 371.16 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 03-0E04

Art 9 Group and Use: 3-11

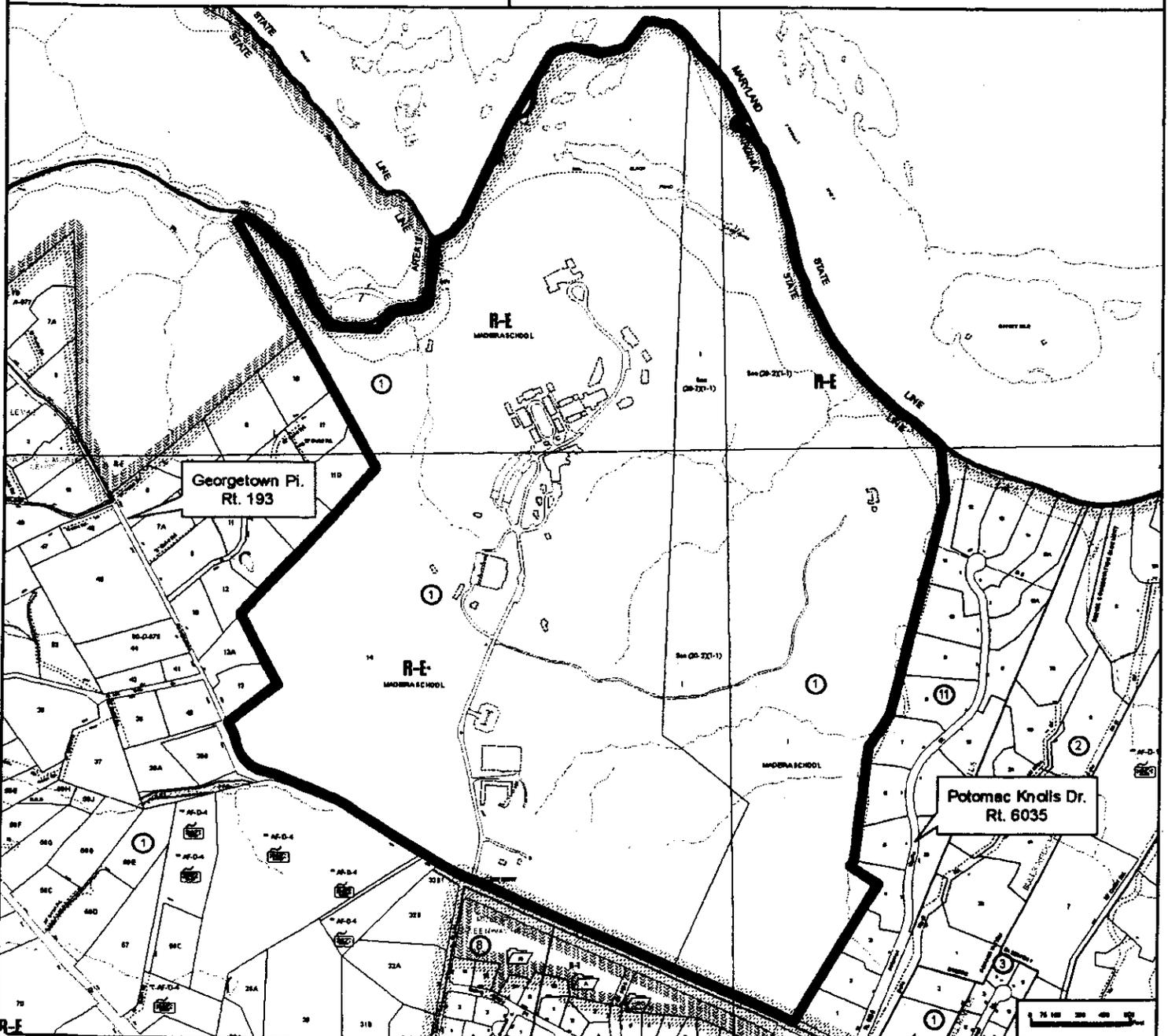
Located: 8328 & 8134 GEORGETOWN PIKE

Zoning: R- E

Plan Area: 2,

Overlay Dist:

Map Ref Num: 020-1- /01/ /0014 020-2- /01/ /0001

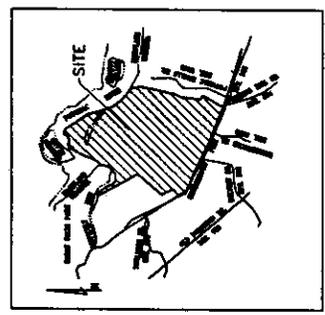




THE MADEIRA SCHOOL

Dranesville District Fairfax County, Virginia

Special Exception Amendment Plat



VICINITY MAP
SCALE: 1" = 3,000'

Applicant:
The Madeira School
8328 Georgetown Pike
McLean, VA 22102

- Sheet Index
- 1. COVER SHEET
 - 2. NOTES & TABULATION / SLD MAP / ANGLE OF SLOPE
 - 3. LEGEND
 - 4. PROPERTY BOUNDARY
 - 5. GENERAL SPECIAL EXCEPTION AMENDMENT PLAT
 - 6. SPECIAL EXCEPTION AMENDMENT PLAT
 - 7. SPECIAL EXCEPTION AMENDMENT PLAT
 - 8. SPECIAL EXCEPTION AMENDMENT PLAT
 - 9. SPECIAL EXCEPTION AMENDMENT PLAT
 - 10. SPECIAL EXCEPTION AMENDMENT PLAT
 - 11. SPECIAL EXCEPTION AMENDMENT PLAT
 - 12. SPECIAL EXCEPTION AMENDMENT PLAT
 - 13. SPECIAL EXCEPTION AMENDMENT PLAT
 - 14. SPECIAL EXCEPTION AMENDMENT PLAT
 - 15. SPECIAL EXCEPTION AMENDMENT PLAT
 - 16. SPECIAL EXCEPTION AMENDMENT PLAT
 - 17. SPECIAL EXCEPTION AMENDMENT PLAT
 - 18. SPECIAL EXCEPTION AMENDMENT PLAT
 - 19. SPECIAL EXCEPTION AMENDMENT PLAT
 - 20. SPECIAL EXCEPTION AMENDMENT PLAT

The Madeira School
Special Exception Amendment Plat
SEA-D-030-8

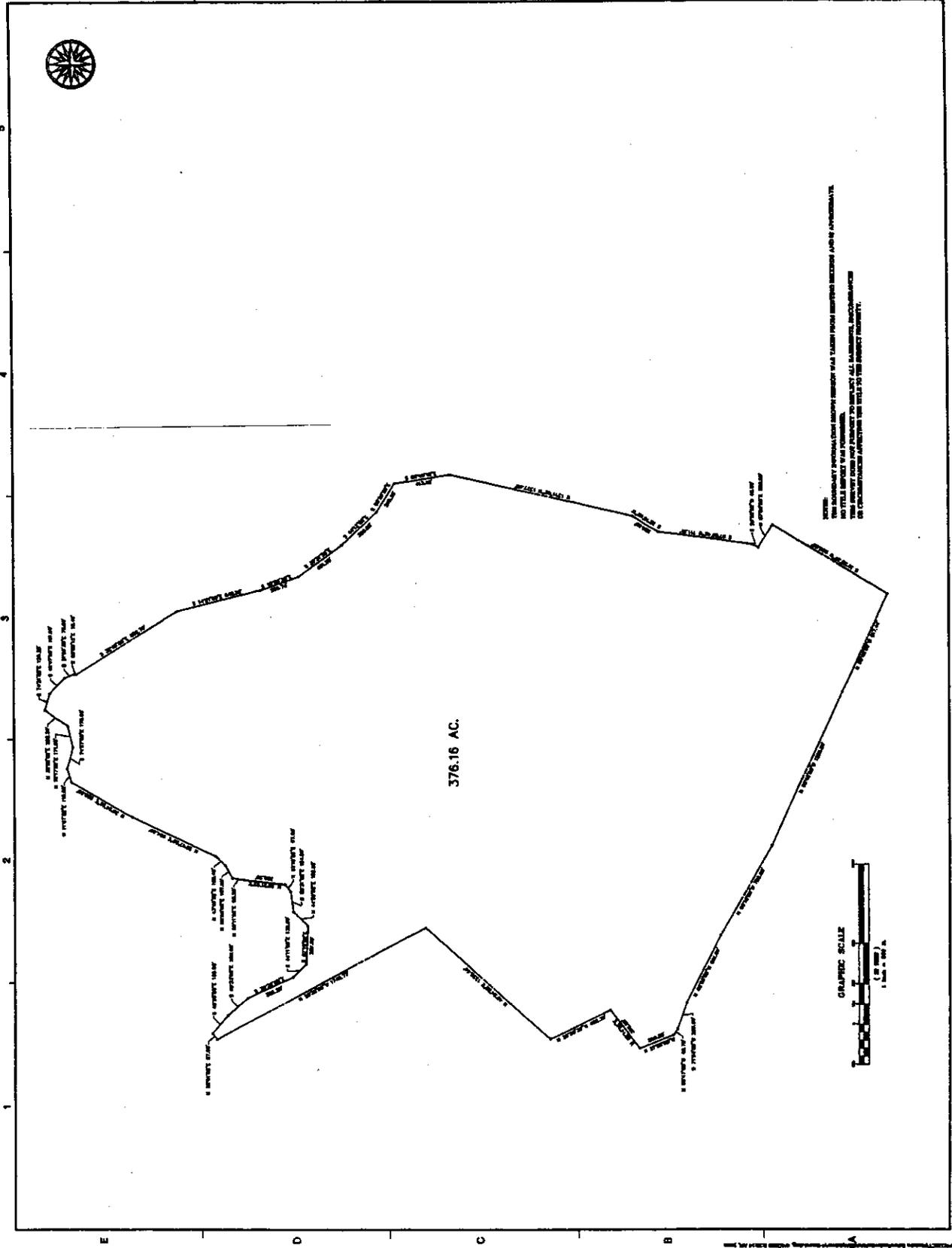
Dewberry & Davis LLP
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THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAN
 FRANKLIN COUNTY, VIRGINIA



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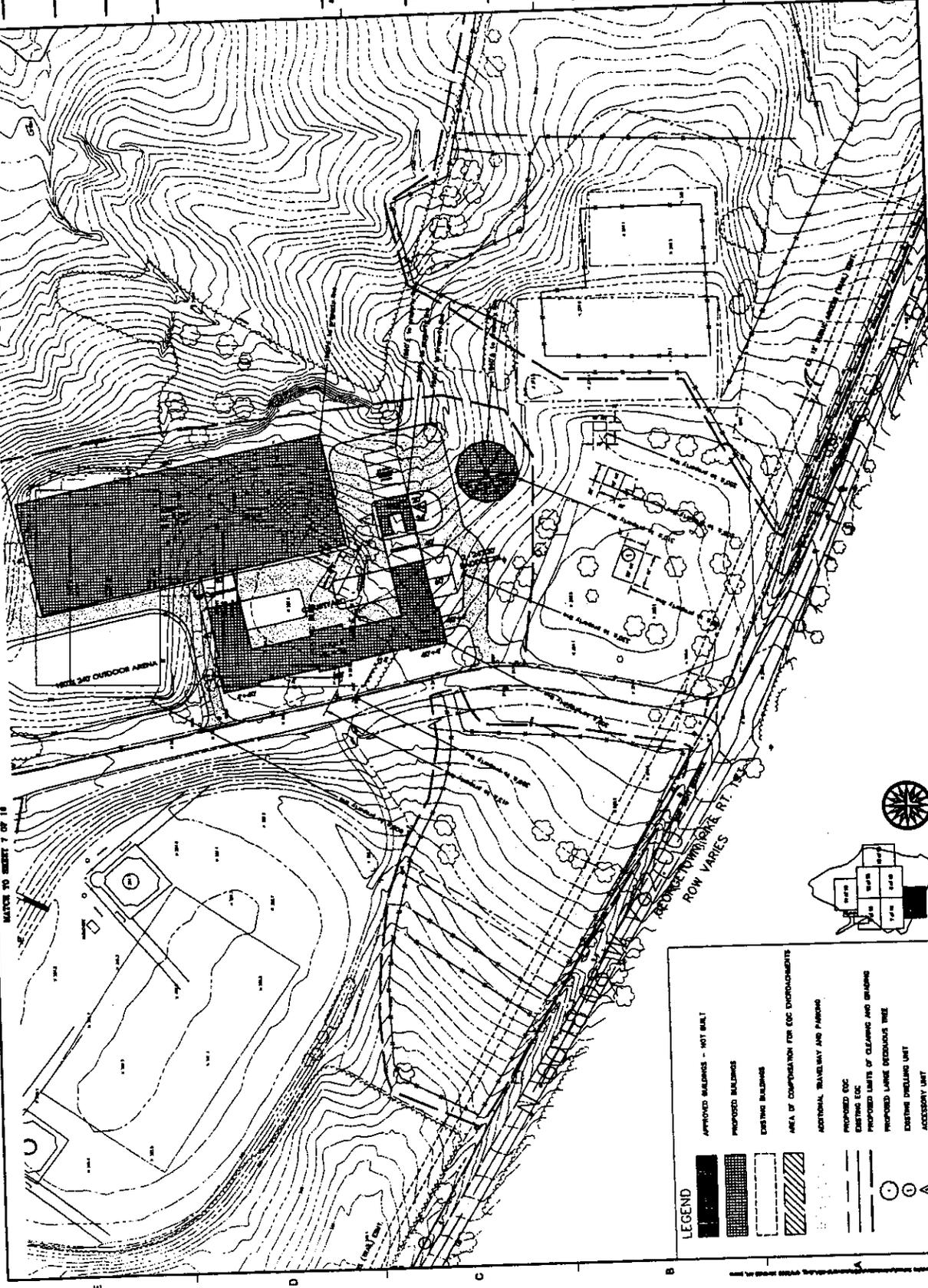
The Madeira School
 Special Exception Amendment
 Property Boundary



MATCH TO SHEET 5 OF 16

MATCH TO SHEET 7 OF 16

ROW VARIES



LEGEND

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[Symbol]	PROPOSED BUILDINGS
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[Symbol]	ADDITIONAL TRAVELWAY AND PARKING
[Symbol]	PROPOSED ECC
[Symbol]	EXISTING ECC
[Symbol]	PROPOSED LIMITS OF CLEARING AND GRADING
[Symbol]	PROPOSED LARGE DECIDUOUS TREE
[Symbol]	EXISTING DWELLING UNIT
[Symbol]	ACCESSORY UNIT
[Symbol]	PROPOSED DWELLING UNIT

THE MADEIRA SCHOOL
SPECIAL EXCEPTION AMENDMENT
PLAT
HARRIS COUNTY, TEXAS



DATE	DESCRIPTION

The Madeira School
Special Exception
Amendment Plat

THE MADIRA SCHOOL
SPECIAL EXCEPTION AMENDMENT
PLAN



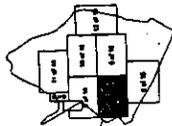
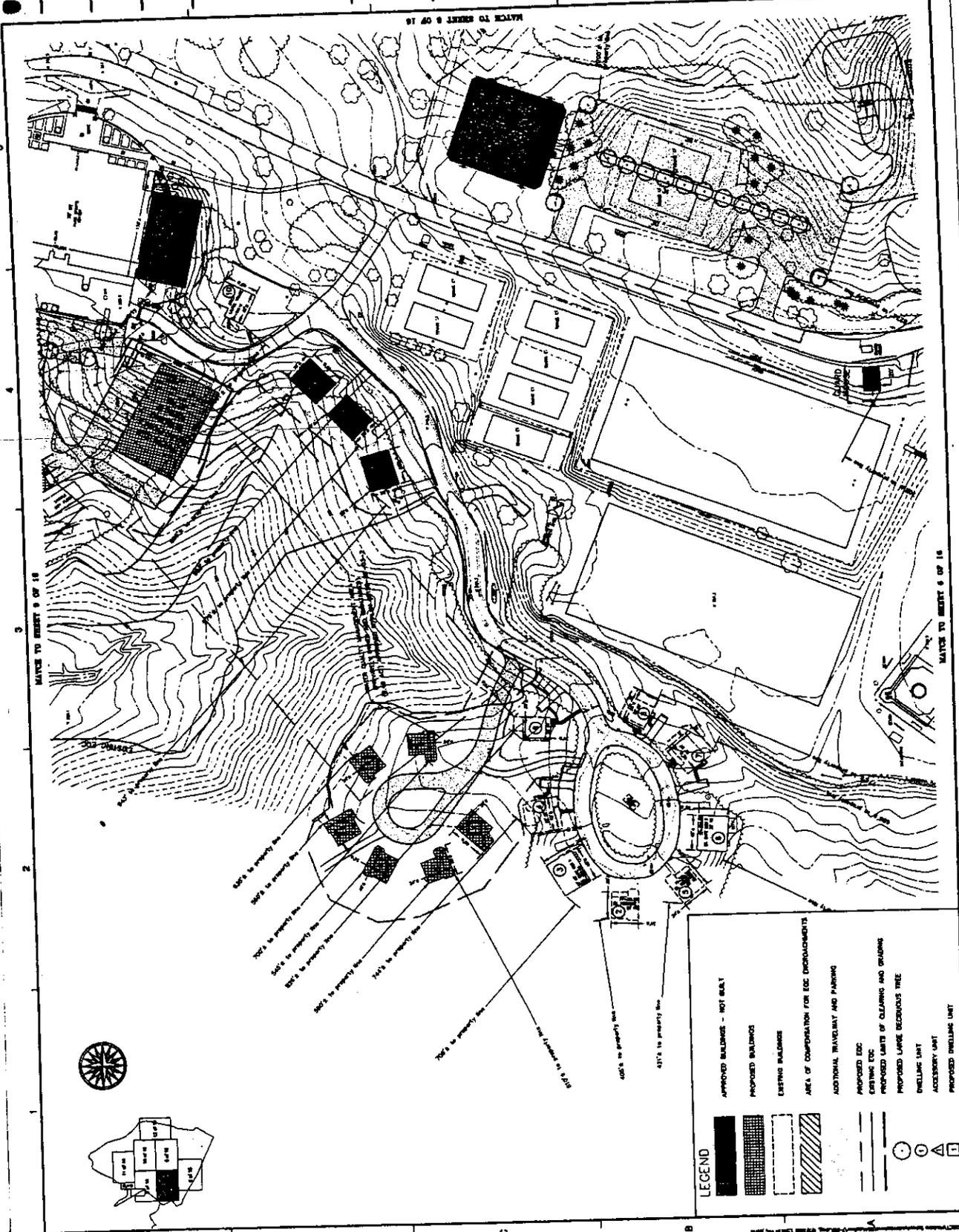
DATE: 11/14/03



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The Madira School

Special Exception
Amendment Plan



LEGEND

- APPROVED BUILDINGS - NOT BUILT
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- AREA OF COMPOSITION FOR EDC IMPROVEMENTS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EDC
- EXISTING EDC
- PROPOSED LIMITS OF CLEARING AND DRIVING
- PROPOSED LARGE DECIDUOUS TREE
- DRILLING UNIT
- ACCESSORY UNIT
- PROPOSED DRILLING UNIT

Dewberry & Davis LLC
 10000 Parkside Drive
 Suite 100
 Dallas, TX 75244
 Tel: 972.967.8800
 Fax: 972.967.8801
 www.dewberry.com

THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAN
 PHOENIX COUNTY, ARIZONA

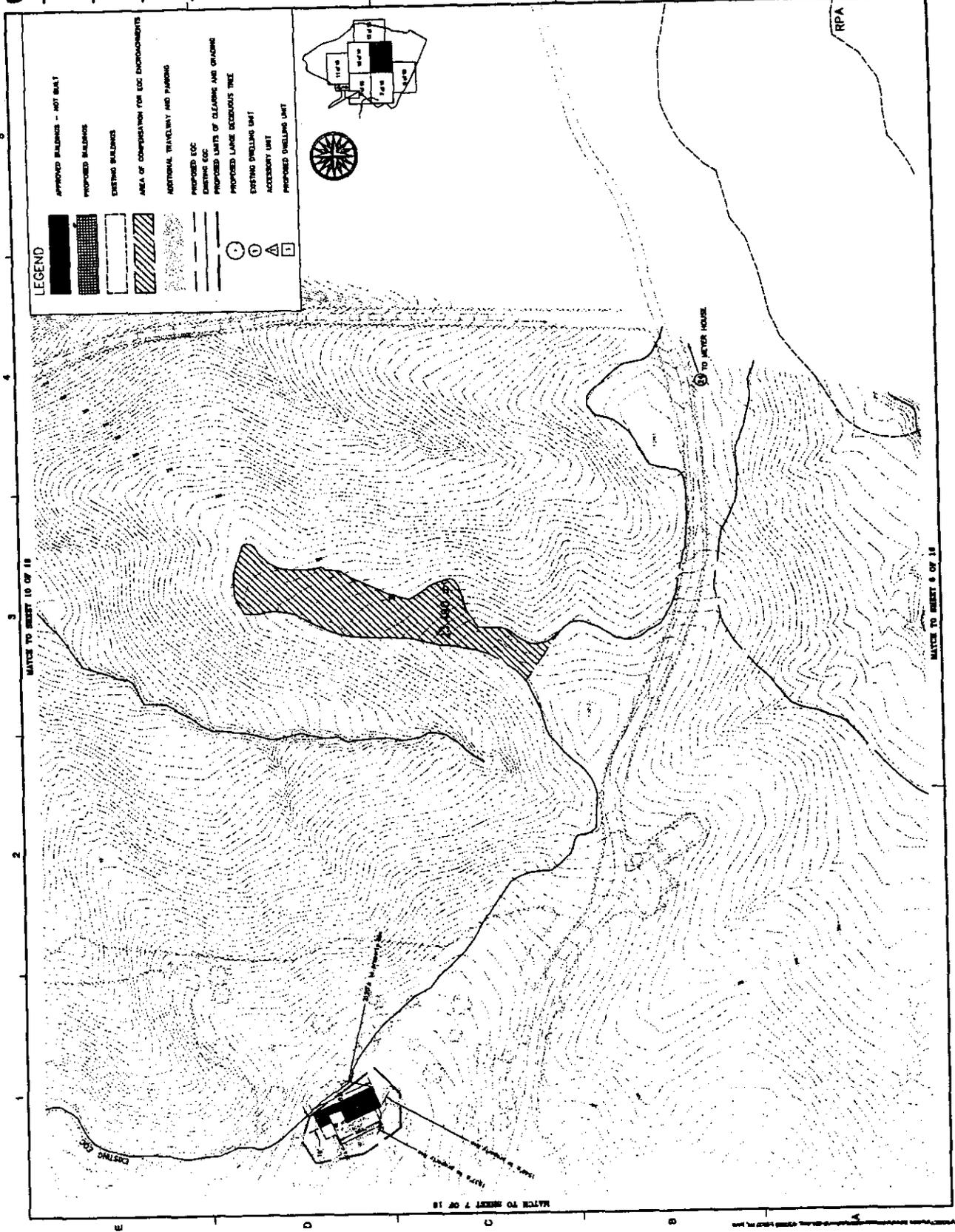


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DESIGNED BY: [Blank]
 CHECKED BY: [Blank]
 DRAWN BY: [Blank]
 DATE: 02/02/11

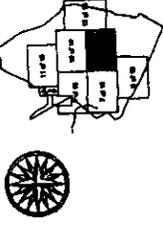
The Madeira School
 Special Exception
 Amendment Plan
 PHOENIX, ARIZONA

DATE: 02/02/11



LEGEND

- APPROVED BUILDINGS - NOT SHOWN
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- AREA OF COMPENSATION FOR EDC ENCROACHMENTS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EDC
- EXISTING EDC
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED LARGE DECIDUOUS TREE
- EXISTING DWELLING UNIT
- ACCESSORY UNIT
- PROPOSED DWELLING UNIT



MATCH TO SHEET 10 OF 10

MATCH TO SHEET 6 OF 10

MATCH TO SHEET 7 OF 10

TO NETER HOUSE

EXISTING CREEK

100' x 100' x 100' x 100'

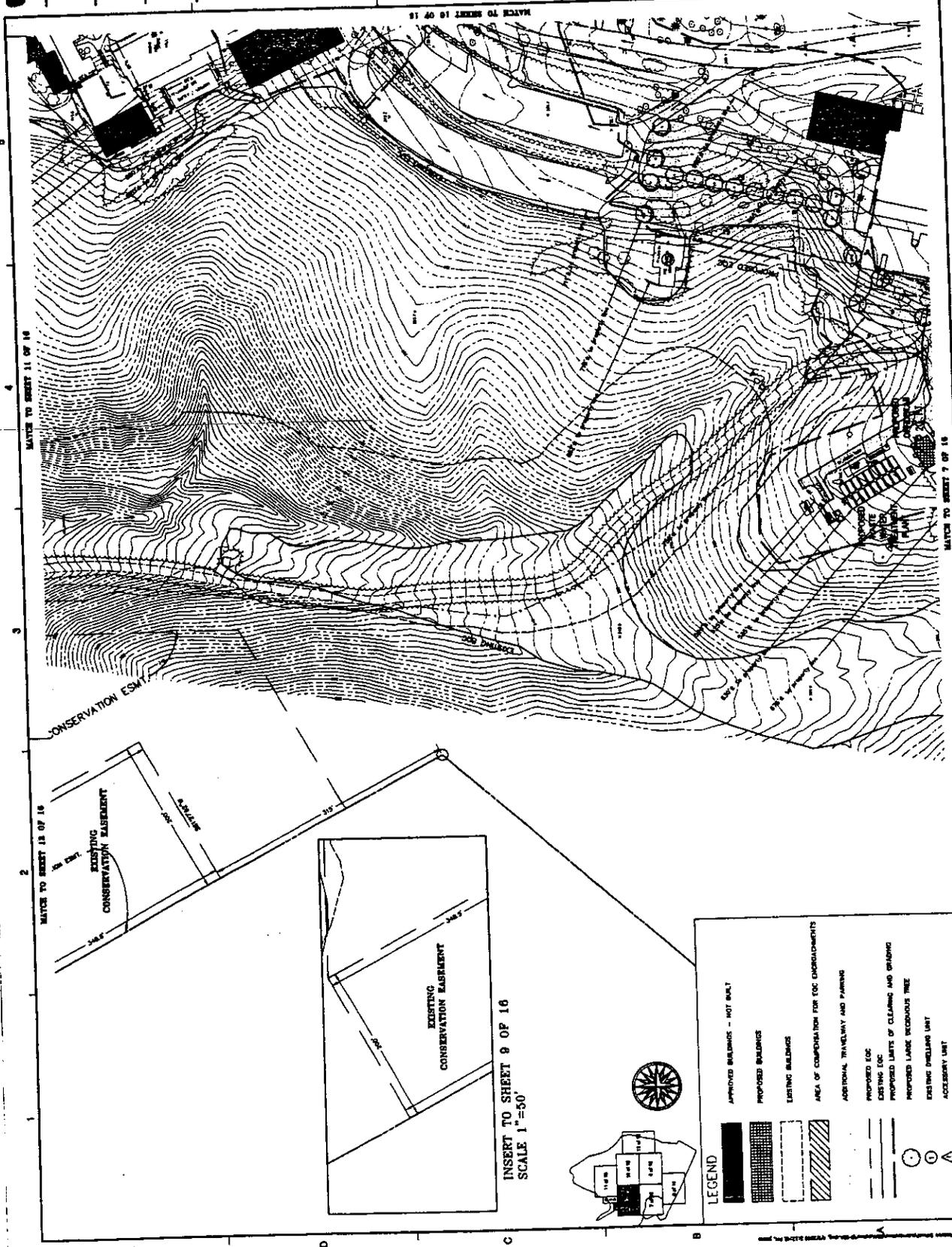
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 Nashville, TN
 Atlanta, GA
 Charlotte, NC
 Dallas, TX
 Denver, CO
 Fort Worth, TX
 Houston, TX
 Jacksonville, FL
 Los Angeles, CA
 Miami, FL
 Minneapolis, MN
 New York, NY
 Phoenix, AZ
 Portland, OR
 Raleigh, NC
 San Francisco, CA
 Seattle, WA
 Washington, DC

THE MADIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAT



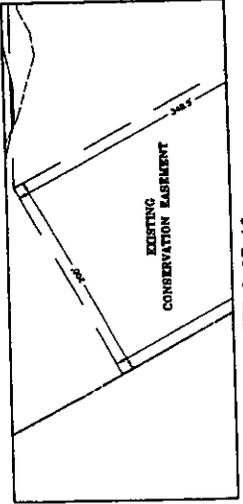
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100	01/11/20	REVISED

The Madira School
 Special Exception
 Amendment Plat



LEGEND

- APPROVED BUILDINGS - NOT BUILT
- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- AREA OF COMPENSATION FOR TREE ENCROACHMENTS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EOC
- EXISTING EOC
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED LARGE SECONDARY TREE
- EXISTING DWELLING UNIT
- ACCESSORY UNIT
- PROPOSED DWELLING UNIT



1 2 3 4 5
 MATCH TO SHEET 11 OF 16
 MATCH TO SHEET 12 OF 16
 MATCH TO SHEET 10 OF 16
 MATCH TO SHEET 7 OF 16

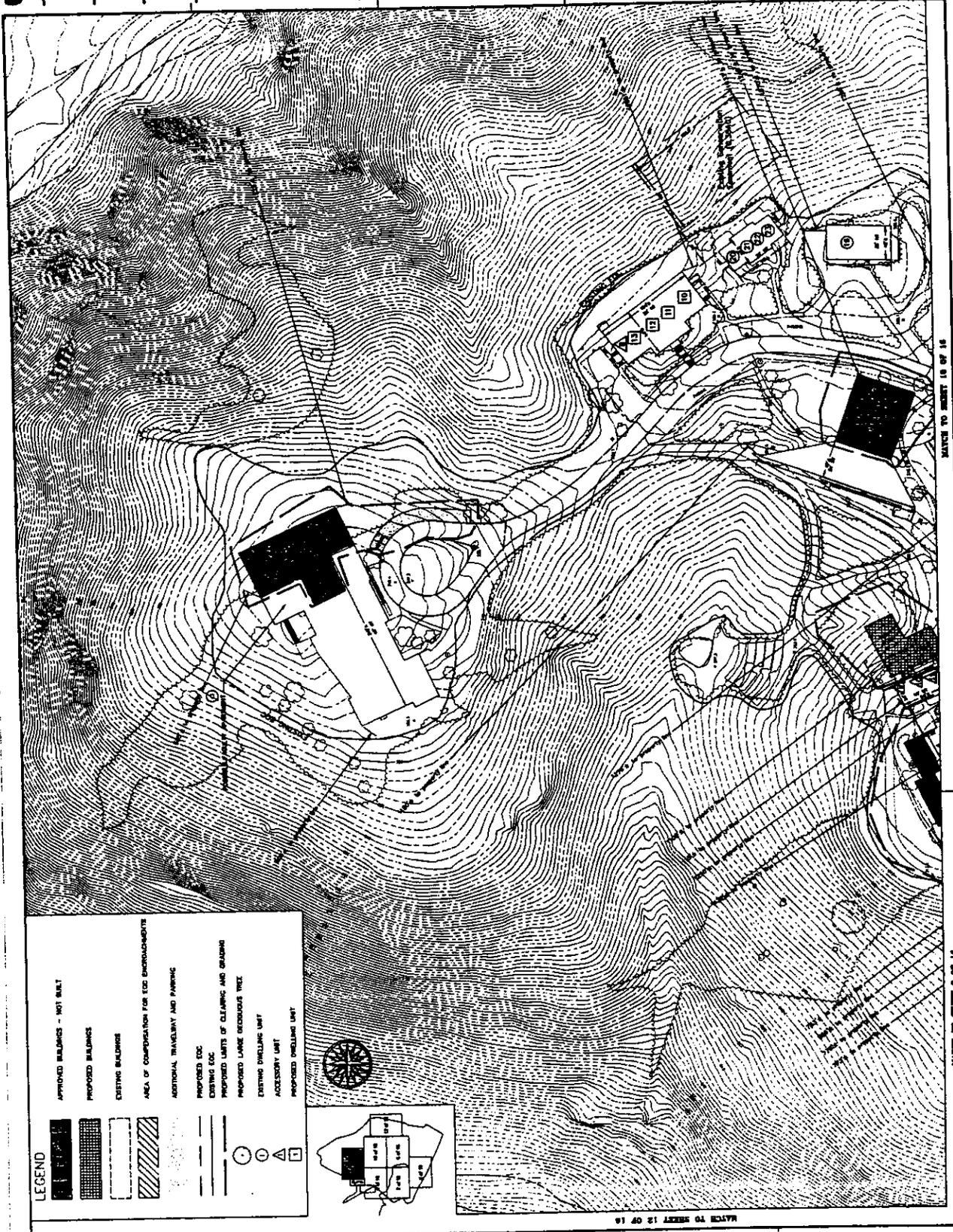
Company & Title, LLC
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THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AMENDMENT
 PLAT
 DAVENPORT COUNTY, MISSISSIPPI



1	APPROVED BALANCE	
2	PROPOSED BALANCE	
3	EXISTING BALANCE	
4	AREA OF COMPENSATION FOR ECO ENCROACHMENTS	
5	ADDITIONAL TRAVELWAY AND PARKING	
6	PROPOSED EOC	
7	EXISTING EOC	
8	PROPOSED LIMITS OF CLEARING AND GRADING	
9	PROPOSED LARGE DECIDUOUS TREES	
10	EXISTING DRILLING UNIT	
11	ACCESSORY UNIT	
12	PROPOSED DRILLING UNIT	

The Madeira School
 Special Exception
 Amendment Plat



LEGEND

- APPROVED BALANCE - NOT NUT
- PROPOSED BALANCE
- EXISTING BALANCE
- AREA OF COMPENSATION FOR ECO ENCROACHMENTS
- ADDITIONAL TRAVELWAY AND PARKING
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- EXISTING EOC
- PROPOSED LIMITS OF CLEARING AND GRADING
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- ACCESSORY UNIT
- PROPOSED DRILLING UNIT

MATCH TO SHEET 10 OF 15

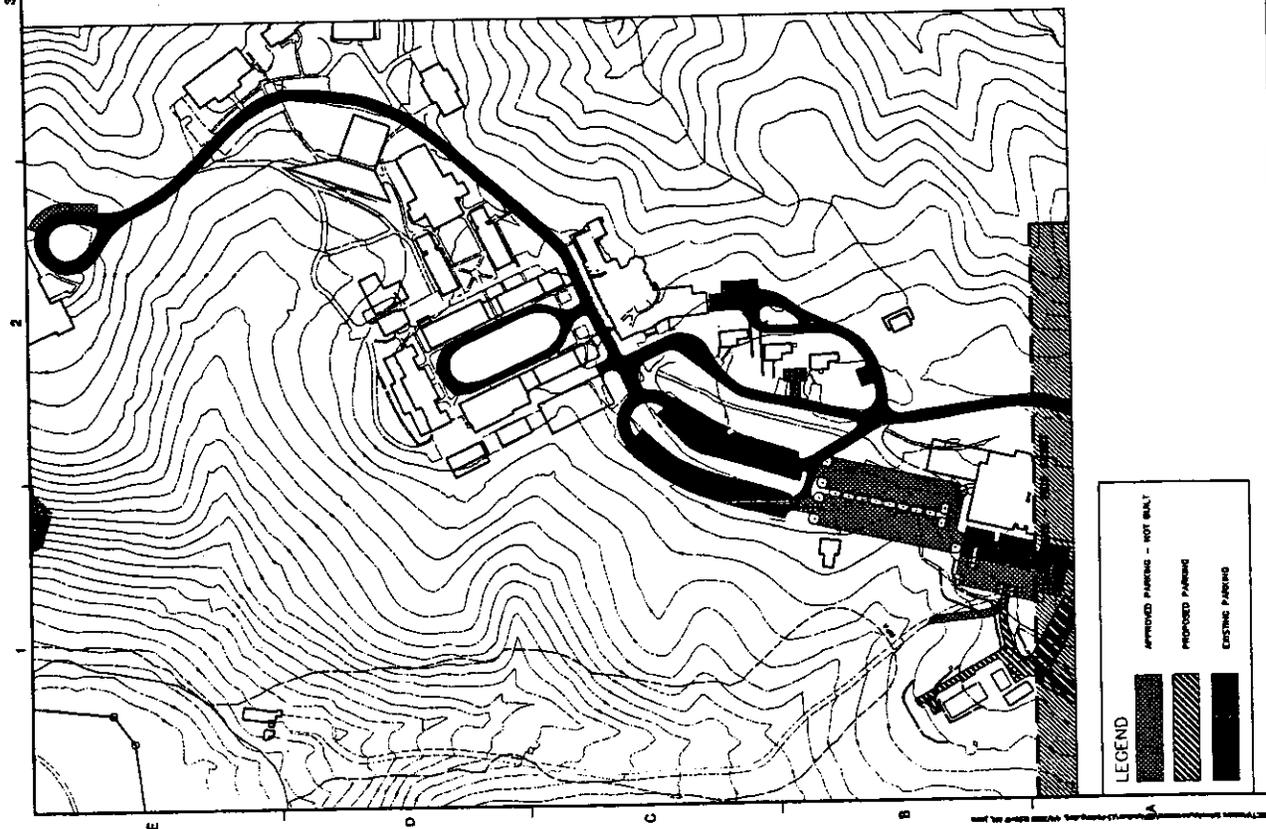
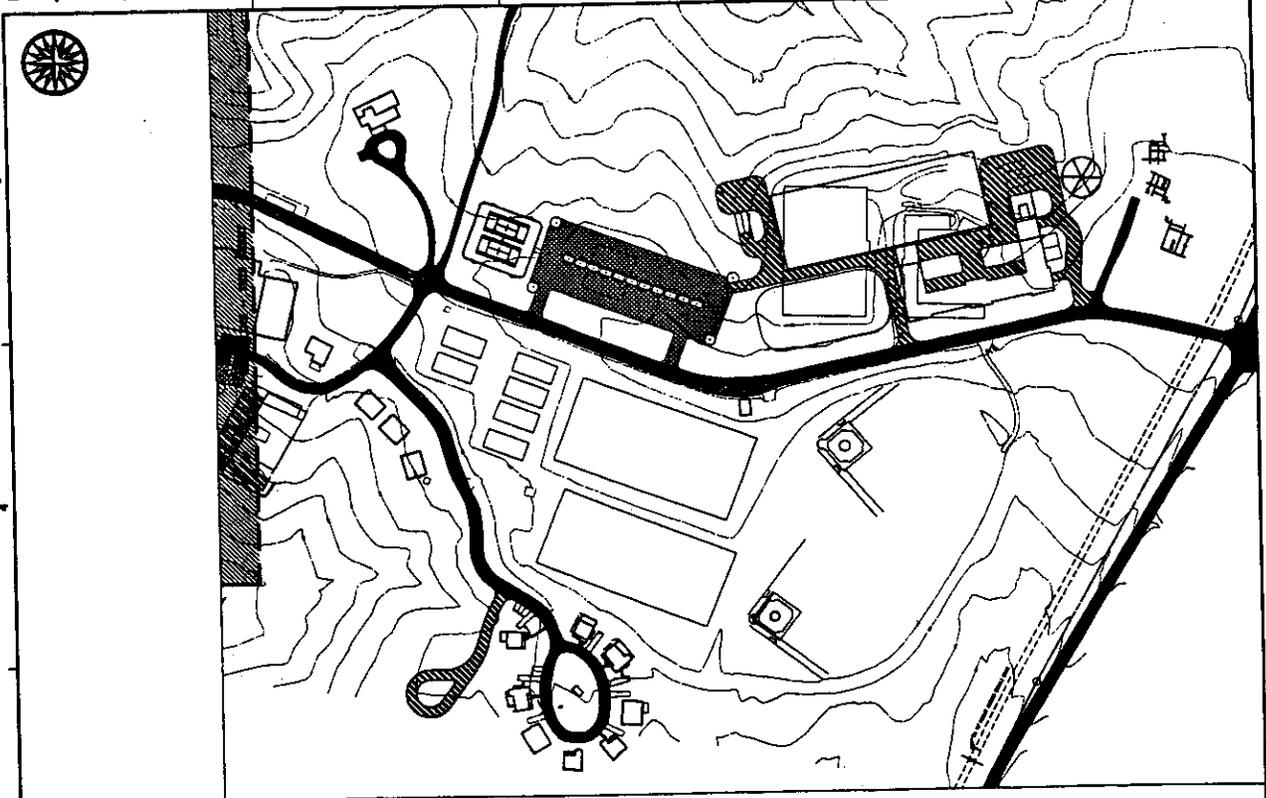
MATCH TO SHEET 9 OF 15

THE MADIRA SCHOOL
SPECIAL EXCEPTION ASSIGNMENT
PLAT
SHERMAN COUNTY, OREGON



1	DATE	12/15/11
2	BY	[Signature]
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4	BY	[Signature]
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The Madira School
Special Exception Amendment
Parking and Travel Ways



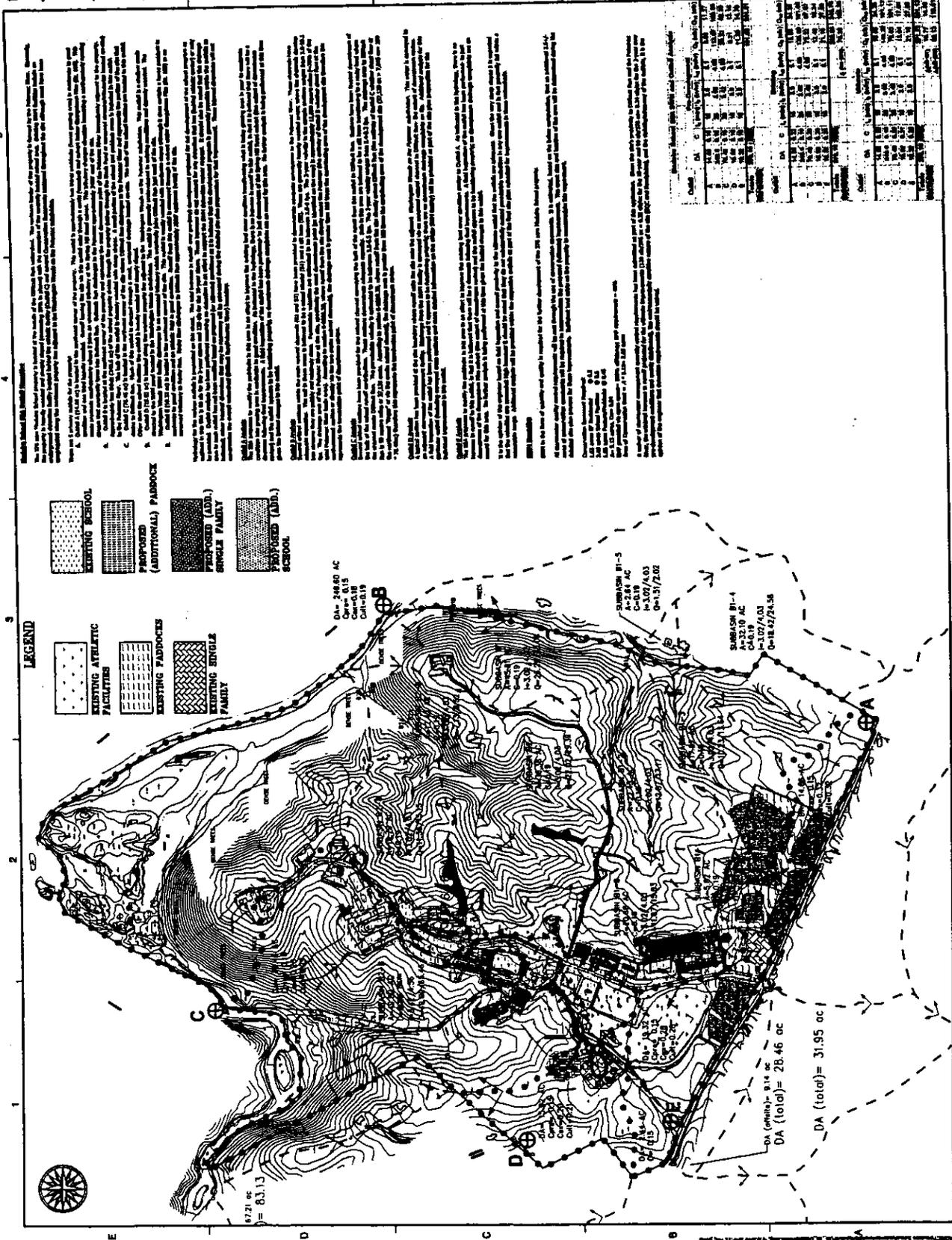
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THE MADEIRA SCHOOL
 SPECIAL EXCEPTION AGREEMENT
 PLAT
 HANCOCK COUNTY, MISSISSIPPI



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The Madeira School
 Special Exception Agreement
 EXISTING DIVISION



LEGEND

- EXISTING ATHLETIC FACILITIES
- EXISTING SCHOOL
- PROPOSED (ADD.) SINGLE FAMILY
- PROPOSED (ADD.) SCHOOL
- EXISTING PADDOCKS
- EXISTING SINGLE FAMILY
- PROPOSED (ADD.) PADDOCKS

DA- 248.80 AC
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6721 ac
 = 83.13

DA (net) = 31.4 ac
 DA (total) = 28.46 ac

DA (total) = 31.95 ac

BACKGROUND

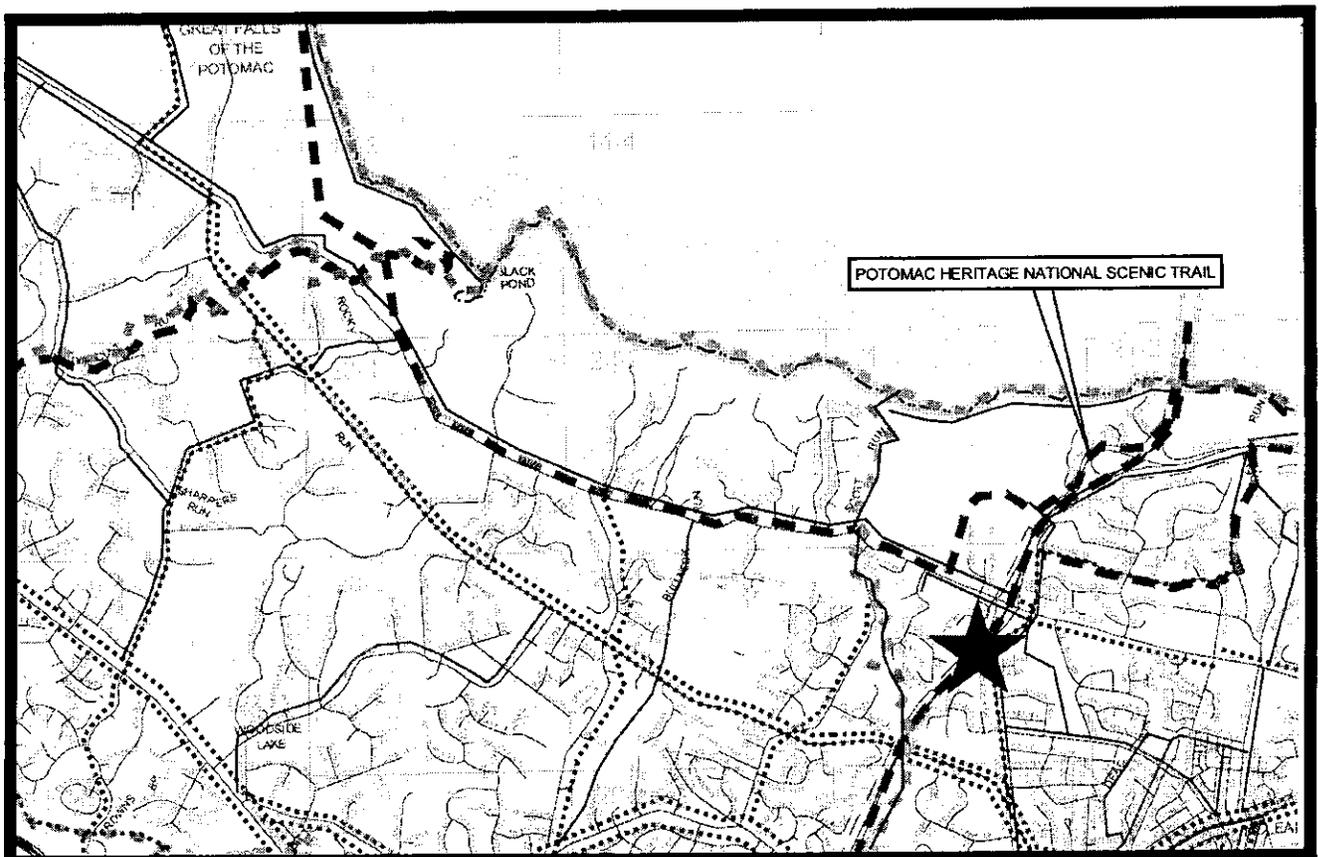
The published staff report recommends approval of the pending Special Exception Amendment to allow the Madeira School to build a replacement wastewater treatment plant in a new location outside of the Environmental Quality Corridor (EQC) and Resource Protection Area (RPA) and make other modifications to the previously approved Special Exception Amendment. The published staff report includes a recommendation that the Board of Supervisors approve a waiver of the stream valley trail along the Potomac River. This addendum responds to several requests that staff received to provide additional information with regard to the trails requirements in this location and reflects staff's reconsideration of the issues associated with the stream valley trail along the Potomac River. This addendum also transmits revised proposed development conditions reflecting editorial changes to the proposed development conditions contained in Appendix 1 of the June 12, 2008 Staff Report.

DISCUSSION

Trail Easement along the Potomac River

As stated in the staff report, the Madeira School property is affected by three trails included on the adopted Trails Plan (see excerpt from the Trails Plan Map below):

- 1) A major trail along Georgetown Pike (Rt. 193), which is also shown as the route of the Potomac Heritage Trail;
- 2) A stream valley trail along Difficult Run (there is an existing trail within the park across the stream from the school);
- 3) A stream valley trail along the Potomac River frontage of the property.



Second, the following factors should be noted with regard to the status of the three trails that abut the property:

- 1) The property across Difficult Run from the application property is part of Great Falls Park, which includes a trail along the western side of Difficult Run to the Potomac River and two connecting trails that provide access to the rest of the park, including the Potomac Heritage Trail;
- 2) The Potomac Heritage Trail is shown on the adopted Trails Map to run along Georgetown Pike from Scotts Run Park to Difficult Run and into Great Falls Park and then along the Potomac River;
- 3) The links in the Potomac Heritage Trail route along Georgetown Pike on either side of the school's property have not been constructed, nor have easements been granted for future construction;
- 4) The Cross County Trail's northern terminus is at the junction of Difficult Run and Georgetown Pike (Rt. 193);
- 5) After running along Georgetown Pike, the adopted Trails Map shows the Potomac Heritage Trail reconnecting with the Potomac River in Scott's Run Park, a County park located approximately 4600 feet downstream of the application property, the Potomac Heritage Trail it continues downstream from that point along the river to Washington, D. C.;
- 6) The stream valley trail along the Potomac River would be required to cross twenty residential parcels located downstream of the Madeira School property before connecting to the trails within Scott's Run Park;
- 7) The only currently available crossing of Difficult Run in the vicinity of the site is the Georgetown Pike bridge over the stream; therefore, a connection from the trail on the school's property will have to be connected to the trails in Great Falls Park via a new stream crossing or via a trail connection to the existing road bridge.

Third, as discussed in the Staff Report, staff does support the completion of the trail along the Potomac River and recommends that the applicant grant the necessary easements to establish the trail. Staff supports the ultimate completion of this trail not only because it is shown on the Trails Map but also because this trail would provide a link along the river between two sections of the Potomac Heritage Trail. However, the applicant has declined to dedicate the area needed for the easement, citing the safety of the students at the school and their desire to preserve the area along the river. The staff report notes that it is acceptable to staff that the timing for the dedication of the easement be triggered upon establishment of other links in the planned trail network. If the applicant is agreeable to this solution, the following condition is recommended by staff:

A trail easement shall be granted upon demand of Fairfax County; provided, however, that such request shall not be made until such time as trail links are established and funded for implementation to provide a continuous trail link along the Potomac River between Scotts Run Park and Great Falls Park. Construction of the trail by the applicant shall not be required.

With this modification, the motion with regard to the stream valley trail along the Potomac River will need to be changed to recommend a waiver of trail construction in favor of the development conditions.

Edits to the Proposed Development Conditions

The following changes have been made to the proposed development conditions included in the Staff Report dated June 12, 2008:

- Condition 3 has been modified to delete references to allowing encroachments into the EQC for the four houses as this was copied from a previous set of conditions in error;
- Condition 4 has been modified to have the spelled out number match the number;
- In Condition 10, the second line has been modified to read “pursuant to a site plan waiver”; and,
- In Condition 11, the fourth line has been modified to read “or an alternative”.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff recognizes that it is desirable to complete the gap in the Potomac Heritage Trail between Scott’s Run Park and the Great Falls Park along Georgetown Pike, whether that gap is closed by following the route for the Potomac Heritage Trail shown on the Trails Plan along Georgetown Pike, as previously addressed by the applicant, or alternatively along the Potomac River. Staff has requested that the Madeira School grant the easement for the stream valley trail along the Potomac River and would support an alternative resolution that includes a delay in the dedication of the easement until such time at the adjoining links in that trail are in place.

Recommendations

Staff recommends that SEA 83-D-030-8 be approved, subject to development conditions consistent with those contained in Attachment 1 of this addendum.

Staff recommends approval of a modification of the transitional screening requirement along all boundaries to that shown on the SEA Plat.

Staff recommends approval of a modification of the barrier requirement along the all boundaries to that shown on the SEA Plat.

Staff recommends reaffirmation of the waiver of the trail construction requirement along Georgetown Pike as depicted on the SEA Plat and in favor of the existing escrow for construction.

Staff recommends that the requirement to construct the trail along the Potomac River be waived.

It should be noted that it is not the intent of the 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.

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

It should be 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.

ATTACHMENTS

1. Proposed Development Conditions dated June 20, 2008
2. Locator Map

PROPOSED DEVELOPMENT CONDITIONS

SEA 83-D-030-8

June 20, 2008

If it is the intent of the Board of Supervisors to approve SEA 83-D-030-8 located at Tax Map 20-1 ((1)) 14 and 20-2 ((1)) 001 (8328 Georgetown Pike) to allow the previously approved private school of general education to allow the replacement of the existing private sewage treatment plant pursuant to an consent special order issued by the Virginia Department of Environmental Quality; relocation of previously approved dormitory facilities, faculty housing and service building; improvement of other existing facilities, including but not limited to the stable and riding area; with an increase in the number of students (from 338 to 360) and faculty/staff (from 105 to 109) pursuant to Sect. 3-E04 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. Site Plan: This Special Exception Amendment 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 Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat **entitled The Madeira School and prepared by Dewberry and Davis which is dated January 11, 2008 as revised through April 4, 2008 (SEA Plat)**, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
3. *Limits of Clearing and Grading: The limits of clearing and grading shown on the Special Exception Amendment Plat are to be considered approximate and are subject to final utility location and engineering design.
4. *Enrollment and Staff: Maximum daily enrollment shall not exceed three-hundred-sixty (360) students. Faculty and staff shall not exceed one-hundred-nine (109) on site at any one time.

5. *Parking: The total number of parking spaces required shall be provided as determined by the Director, DPWES. Parking lot landscaping as required by Article 13 shall also be provided.
6. *Erosion and Sediment Control: Erosion and sediment control measures shall be installed at all stages of construction to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook, as determined by the Director, DPWES.
7. *Faculty and Staff Housing: The number of residences, consisting of single family detached dwellings and multi-family units, as defined by the Fairfax County Zoning Ordinance shall be limited to a maximum of thirty-eight. Use of these structures shall be for faculty, staff and their families only. In addition, there may be a maximum of 11 accessory units located in dorms and the stable/horse barn, which are provided to residents who have work responsibilities in those buildings.
8. *Non-RUP/RUP: No individual housing unit shall be occupied until a valid Non-Residential-Use Permit (Non-RUP) or Residential Use Permit (RUP) has been granted. No Non-RUP or RUP shall be issued until the individual unit is served by approved sewage disposal and water supply systems, as determined by the Director, DPWES.
9. *Stormwater Management and Best Management Practices: Stormwater management facilities and best management practices shall be provided in accordance with the requirements of the Public Facilities Manual as required by the Director, DPWES. This condition shall not preclude the approval of any waivers of these requirements that satisfy the provisions for such waivers.
10. *Route 193: Right-of-way along Route 193 which has been previously reserved pursuant to a site plan waiver for the future widening of that roadway shall be dedicated upon demand of either Fairfax County or the Virginia Department of Transportation in fee simple. Further, the applicant shall grant temporary construction easements to Fairfax County or the Virginia Department of Transportation required with the improvements to Route 193. The public access easement which has been granted pursuant to a site plan waiver for trail construction shall be retained.
11. *Potomac Heritage National Scenic Trail/Georgetown Pike Trail: The Applicant has previously contributed \$89,000 for the purpose of construction of the Comprehensive Plan Trail along Georgetown Pike, at a location to be determined in the future by the County and agreeable to the Applicant, or an

alternative location in the general vicinity of the subject property. The trail shall be constructed as a major trail as outlined on the Trails Plan and shall be constructed of stone dust. If the trail is constructed as currently depicted on the Trails Plan, the trail shall be constructed generally in the location of the existing trail easement; provided, however, for security reasons, the trail may, after consultation with the County, be relocated closer to Georgetown Pike right-of-way. If the cost of constructing the trail is less than \$89,000, as determined by the County, all unused funds shall be returned to the Applicant.

12. Tree Preservation Plan:

- a. The Applicant shall submit a tree preservation plan as part of the public improvement plan/site plan submission(s) for this site. The tree preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management Division ("UFMD"). The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 6 inches in diameter and greater that are located up to 25 feet to either side of the limits of clearing and grading shown on the SEA Plat. At a minimum, the tree preservation plan shall provide for the preservation of those areas shown for tree preservation on the SEA Plat. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
- b. All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of any vegetation, if any, or soil disturbance in tree preservation areas, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD. The use of equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.

- c. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading in the areas of tree preservation marked with a continuous line of flagging prior to the walk-through meeting with the UFMD to be held prior to any clearing and grading. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk such limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees within the preservation areas that are identified specifically by UFMD in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- d. The limits of clearing and grading as shown on the SEA Plat shall be strictly adhered to, subject to allowances for the installation of fences, utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install fences, utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA Plat, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- e. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading. All tree protection fencing shall be installed after the tree preservation walk-through meeting described above but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFMD, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent

- to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure 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 UFMD.
- f. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective public improvement/site plan submission. The details for these treatments shall be reviewed and approved by UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches; (2) root pruning shall take place prior to any clearing and grading; (3) root pruning shall be conducted with the supervision of a certified arborist; and (4) a UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
- g. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor on-site all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD.
13. Reforestation: A reforestation plan for the area of the EQC where the existing wastewater treatment plant is to be demolished shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval in writing by the Urban Forest Management Division (UFMD), Fairfax County Department of Public Works and Environmental Services (DPWES), and shall be implemented as approved, and as field verified by UFMD. The plan shall contain an appropriate size, quantity, quality and selection, of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall be based on the requirements for RPA restoration in the Chesapeake Bay Preservation Ordinance and shall include, but not be limited to, the following:
- Plant list detailing species, sizes, quantities and stock type of trees and other vegetation to be planted;

- Soil treatments and amendments if necessary;
 - Mulching specifications;
 - Methods of installation;
 - Maintenance;
 - Mortality threshold;
 - Monitoring, and
 - Replacement schedule.
14. Sight Distance: Prior to approval of the next site plan or minor site plan, the Applicant shall demonstrate that all obstacles within the required sight distance at the site's entrance from Georgetown Pike (Rt. 193) have been removed to the satisfaction of the Director, DPWES and the Fairfax County Department of Transportation (FCDOT).
15. Horse Riding Facility: The horse riding facility shall be utilized only for events related to activities at the school. The horse riding facility shall not be used for events for the general public, even if those events are sponsored by the school. To the extent that such activities may be allowed pursuant to the approval of a Temporary Special Permit in accordance with Part 8, Temporary Special Permits of Article 8, Special Permits subject to the review by the Fairfax County Department of Transportation (FCDOT), who may request additional information regarding the traffic impacts of the Temporary Special Permit (TSP). To identify the extent of the traffic impact information that may be needed, the Applicant shall meet with the FCDOT a minimum of 30 days prior to the submission of the Temporary Special Permit application to the Department of Planning and Zoning (DPZ).
16. Outdoor Recreation Fields and Courts: The outdoor recreation fields, athletic courts and other athletic courts shall not be lighted for play; this condition shall not preclude the installation of security lighting.

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 itself 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.

The approval of this special exception 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.

Pursuant to Sect. 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 of the private sewage treatment facility 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.

Special Exception Amendment

SEA 83-D-030-08

Applicant:
Accepted:
Proposed:

THE MADEIRA SCHOOL, INC.
02/05/2008
AMEND SE 83-D-030 PREVIOUSLY APPROVED
FOR PRIVATE SCHOOL OF GENERAL
EDUCATION TO PERMIT SITE MODIFICATIONS

Area:

371.16 AC OF LAND, DISTRICT - DRANESVILLE

Zoning Dist Sect: 03-0E04

Art 9 Group and Use: 3-11

Located:

8328 & 8134 GEORGETOWN PIKE

Zoning:

R- E

Plan Area:

2,

Overlay Dist:

Map Ref Num:

020-1- /01/ /0014 020-2- /01/ /0001

