

DEVELOPMENT CONDITIONS

SE 2008-SP-014

August 28, 2008

If it is the intent of the Board of Supervisors to approve SE 2008-SP-014, located at 6226 Rolling Road, Tax Map 079-3 ((4)) 0042 and 0043, for a Child Care Center, pursuant to Sect. 4-604 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application (Child Care Center), 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 "LOTS 44, 43 & A PORTION OF 42 FAIRFAX PARK SUBDIVISION" prepared by Huntley, Nyce & Associates, Ltd. and dated May 4, 1993, as revised through September 25, 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 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 hours of operation of the permitted use.
5. The existing evergreen plantings and solid wood fence to the rear and side of the facility shall be maintained to satisfy screening and barrier requirements. No additional screening and/or barriers shall be required.
6. The hours of operation shall be limited to 6:45 am to 6:15 pm, Monday through Friday.
7. The Child Care Center shall be limited to a total daily enrollment of eighty-nine (89) children. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 of the Zoning Ordinance. A minimum of two (2) parking spaces shall be reserved for pick up and drop off of children nearest the entrance to the facility and shall be marked as reserved for the child care use. Appropriate signage shall be posted to indicate the reserved spaces. All parking shall be on site.

8. The maximum number of employees associated with the use shall be 11 at any one time.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.