

## PROPOSED DEVELOPMENT CONDITIONS

SEA 00-D-006-3

April 26, 2007

If it is the intent of the Board of Supervisors to approve SEA 00-D-006-3 located at Tax Map 21-3 ((1)) 56A at 850 Balls Hill Road previously approved for a private school of general education with an enrollment of 100 or more students pursuant to Sect. 3-104 and Sect. 9-006 of the Fairfax County Zoning Ordinance to permit the addition of outdoor sports courts, the deletion of parking and 1,255 square feet of land from the special exception amendment (SEA) area, the increase in height for the outdoor sports courts' containment structures to permit a 10 foot high fence per Sect. 9-624, and other changes to the development conditions and minor site modifications, staff recommends that the Board condition the approval by requiring conformance with the following development conditions which incorporate and supersede all previous conditions. Previously-approved conditions 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. The use of the properties 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, Oakcrest School, prepared by VIKa, dated April 25, 2006, and as revised through January 24, 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 maximum daily enrollment of the private school of general education shall be limited to 300 students in grades 6-12. \*
6. Normal hours of operation for the School shall be limited to 7:00 a.m. until

5:00 p.m., Monday through Friday. Class hours shall be limited to approximately 7:50 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 11:00 p.m. Monday through Friday. Normal extracurricular activities and other school-only activities shall end by 6:00 p.m., daily. Other school activities, such as fundraising events, school plays, musicals and concerts, shall end by 12:00 midnight.

7. Any on-site summer camp and summer school activities shall be subject to the following restrictions:
- No more than one session of summer camp and summer school activities may take place on-site per day.
  - The total maximum daily enrollment in summer camp and summer school activities shall not exceed 300 participants, provided that it can be demonstrated to DPWES and DPZ that all required parking can be provided on-site. The maximum daily enrollment in the summer program shall be phased as follows:
    - 2007: 100 students
    - 2008: 200 students
    - 2009 on: 300 students
  - Participants shall be limited to students entering 1<sup>st</sup> grade through 12<sup>th</sup> grade; however, in order to limit the amount of outdoor activities and to address noise concerns, on a daily basis there shall be no more than 50 students entering 1<sup>st</sup> grade through 4<sup>th</sup> grade on site at any one time.
  - Summer camp and summer school activities may begin one week after the official end of the school year for Oakcrest School and must terminate no later than two (2) weeks before the official start of the school year for Oakcrest School.
  - The hours of operation of the summer camp and summer school activities shall be limited to 8:00 AM to 5:00 PM, Monday through Friday.
  - In order to address possible noise issues, outside activities shall be limited to no more than 50 people at any one time and shall only be permitted between the hours of 8:00 AM to 4:00 PM.
  - During any summer camp and summer school activities having a maximum daily enrollment of 100 students or more, a traffic marshal shall be provided to direct and control traffic at the School's primary entrance from Balls Hill Road, for two 30 minute periods per weekday, defined as the one-half hour before the beginning of summer camp and summer school activities and 30 minutes after the summer camp and summer school activities, Monday through Friday. In addition, the starting and ending times of summer camp and summer school

activities shall be coordinated to the maximum extent possible in order to stagger the arrival and departure time of traffic.

- However, following January 1, 2009, upon demonstration by the applicant that 1) arrival and departure patterns do not cause congestion at the site entrances as evidenced by any entrance study reviewed by Fairfax County Department of Transportation (FCDOT); and 2) submission of a petition of non-opposition signed by the 24 residents on Holyrood Drive, the Zoning Administrator or his/her designee may administratively suspend the use of a traffic marshal for summer school and summer camp activities. In the event, a written complaint regarding summer school/summer camp traffic is received by FCDOT or the Department of Planning and Zoning (DPZ), the Zoning Administrator may administratively reinstate the requirement to use a traffic marshal as described above in which case, no subsequent request for administrative suspension of the traffic marshal requirement shall be made for a period of two years.
8. The School shall be permitted to lease its facilities to community organizations, not affiliated with or sponsored by the School subject to the following restrictions:
- The leasing of facilities shall not be permitted during normal school hours of operation (7:00 AM to 6:00 PM, Monday through Friday).
  - The School may lease the facility a maximum of eight (8) times per month; however, no more than four (4) events per month shall have more than fifty (50) people in attendance. Any events which have more than fifty (50) people in attendance will be required to provide a traffic marshal to direct and control traffic at the School's primary site entrance on Balls Hill Road, for two 30 minute periods, defined as the one-half hour before the scheduled start of the event and 30 minutes after the scheduled end of the event.
  - However, following January 1, 2009, upon demonstration by the applicant that 1) arrival and departure patterns do not cause congestion at the site entrances as evidenced by any entrance study reviewed by Fairfax County Department of Transportation (FCDOT); and 2) submission of a petition of non-opposition signed by the 24 residents on Holyrood Drive, the Zoning Administrator or his/her designee may administratively suspend the use of a traffic marshal for community organization events. In the event, a written complaint regarding community organization event traffic is received by FCDOT or the Department of Planning and Zoning (DPZ), the Zoning Administrator may administratively reinstate the requirement to use a traffic marshal as described above in which case, no subsequent request for administrative suspension of the traffic marshal requirement shall be made for a period of two years.
  - Community organization events shall terminate by 11 PM.

9. Transitional screening requirements along Balls Hill Road shall be modified to permit the existing landscaping to satisfy the screening requirement with the following conditions:
  - All of the landscaping shown on the Landscape Plan approved by the BZA with SPA 73-D-151-5 shall be provided on the site, as determined by Urban Forest Management (UFM), DPWES.
  - Evergreen trees shall be provided in front of all of the parking spaces between the main parking lot and the stormwater management pond to provide continuous year-round full screening of the parked vehicles and headlight glare, subject to UFM approval.
  - The parking lot located north of the existing building shall be screened with evergreen trees or shrubs to the extent feasible given the narrow width of the planting strip between the parking spaces and the road, subject to UFM approval.
  - All diseased and/or dying plant material shall be replaced as necessary to maintain a continuous year-round screen, particularly between the parking areas and the residential neighborhood, as approved by UFM.\*
10. All vehicle parking shall be provided on-site. If additional parking is required during any special and occasional school-sponsored functions or when the facility is leased to community organizations, the School shall utilize appropriate off-site parking facilities from which participants shall be transported by shuttle bus to the event. Shuttle bus traffic shall not use local residential streets (including, but not limited to Holyrood Drive, Benjamin Street and Lawton Street) to reach off site parking locations. Information detailing the location of off-site parking areas and shuttle bus details shall be included in all advertisements and notices for these events. In addition, a traffic marshal shall be provided to direct and control traffic at the School's entrance on Balls Hill Road, at the median break opposite Holyrood Drive, for two 30 minute periods, defined as the one-half hour before the scheduled start of the event and 30 minutes after the scheduled end of the event. The School shall provide adequate traffic controls for such overflow parking. The School shall take all reasonable actions to prevent on-site parking by commuters or other parking not related directly to the operation of the school.
11. If determined necessary by the Fairfax County Department of Transportation (FCDOT) based on documented complaints received by any County Agency or County Official, the School shall provide a traffic marshal to direct and control school traffic at the School's entrance on Balls Hill Road, at the median break, for two 30 minute periods per school day, defined as the one-half hour before the beginning of classes and 30 minutes after the end of classes, Monday through Friday, on school days during the regular school year and anytime attendance on the site is expected to equal or exceed that which occurs during the regular

school day as a result of students, staff, and visitors. Prior to the imposition of any requirement for a traffic marshal, FCDOT shall notify the school of the nature and substance of any documented complaints and provided a reasonable opportunity to voluntarily take appropriate corrective action.

12. Parking spaces shall not be used for any purpose which interferes with their parking use by faculty, staff, students, and visitors to the school. Equipment and/or vehicles may only be stored in parking spaces designated as excess parking. Any school buses or vans which park on site overnight shall park on the side of the building adjacent to the I-495 noise wall.
13. 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. Except for emergency safety lights, parking lot lighting shall be extinguished no later than 10:00 p.m. daily with the exception of special events subject to Development Conditions 6 and 8 above. Except for emergency safety lights, all interior lights shall be extinguished no later than 10:00 p.m. daily with the exception of special events subject to Development Conditions 6 and 8 above.
14. Except for emergencies, the use of outdoor loudspeakers shall be prohibited. There shall be no exterior bells or buzzers. The lawns shall not be mowed on weekends.\*
15. 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. On the days of trash pick-up, the subject site shall be patrolled by employees to pick up any trash on-site and to ensure that the doors to the dumpster enclosure are fully closed and in good working condition.
16. Stormwater management, including BMPs, shall be provided for as determined by DPWES.\*
17. 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 neighborhood liaison committee shall publish a contact person and telephone number and provide the information to the Dranesville Supervisor's office prior to the first day of school each year.\*
18. All car pool stacking shall occur on-site.\*

19. The School administration shall establish a car pool coordinator to promote the maximum use of car pools with maximum occupancy vehicles.\*
20. Students, faculty, and parents shall be instructed not to use surrounding local residential streets including, but not limited to Holyrood Drive, Benjamin Street or Lawton Street to access Georgetown Pike.
21. The School shall send written notice to the Dranesville District Supervisor's office, the McLean Citizens' Association (MCA), the twenty-four (24) residences on Holyrood Drive, and to the North McLean Neighborhood Preservation Coalition (NMPC), at an address to be provided to the Dranesville District Supervisor's office by the NMPC, six (6) months prior to filing any amendment to this Special Exception. The School may be permitted to file an amendment to this Special Exception without said written notice only if this notice is waived by a petition signed by the twenty-four (24) residences on Holyrood Drive and the President of the MCA.
22. The two modular classrooms shall be permitted on the subject site as shown on the Special Exception Amendment Plat until August 2, 2015. These modular classrooms shall be similar to those depicted on the attached exhibit. In addition, a row of shrubs shall be planted in front of the proposed modular classrooms and wood deck sitting area to provide additional screening from Balls Hill Road.
23. The proposed storage shed shall be no taller than 8 ½ feet.

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 summer school uses. 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.