

DEVELOPMENT CONDITIONS

SEA 99-H-022

July 28, 2009

If it is the intent of the Board of Supervisors to approve SEA 99-H-022, located at 1808 Michael Faraday Court, Tax Map 18-3 ((5)) 6, to permit a private school of general education with more than 100 students daily and to permit an accessory child care center in approximately 16,744 sf of the existing building located in the I-5 District, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions for the subject property. Previously approved conditions 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. This Special Exception Amendment 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. Other by-right, special permit and/or special exception uses may be permitted within the portion of the building not used by the school or child care center without the approval of a Special Exception Amendment provided that such uses do not affect this Special Exception.*
3. 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 shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat/Site Plan, Academy of Christian Education," prepared by Gordon and Associates and dated April 1999, and the detail sheet dated June 9, 1999 (see Attachment 1) and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.*
4. The total maximum daily enrollment for the school of general education and the child care center shall not exceed 250 students and the maximum number of employees shall not exceed 34 on the site at any one time.
5. The after school child care center shall only be available to those students who are enrolled at the Academy of Christian Education, and shall operate between the hours of 3:30 pm to 6:00 pm. The total maximum daily enrollment of students in the after school child care center shall not exceed 62 students at any one time. No additional staff will be utilized for the after school child care program. *
6. Awnings shall be placed over the windows located in the front of the building, and planters shall be provided as indicated on the Special Exception Plat to soften the visual impact of the building. *

7. **Shade trees or outdoor shade umbrellas shall be placed alongside benches and picnic tables, as indicated on the "Detailed Playground and Landscape Sheet (Attachment 1.) ***
8. **A pressure-treated board-on-board fence, or other material similar in appearance, shall encompass the site in the general location as indicated on the Special Exception Plat. The fence shall be four (4) feet in height in the front yard and seven (7) feet in height in the side and rear yards. Additionally, a seven (7) feet high fence shall be placed in the playground area to separate the pervious and asphalt play areas. ***
9. **The number of children using the outdoor play area at any one time shall not exceed that required by the standards set forth in Sections 9-309 and 9-310 of the Zoning Ordinance. The school shall adhere to the playground schedule prepared by the Academy of Christian Education and provided as Attachment 2.***
10. **No children shall arrive at or depart from the school unless accompanied by an adult. A rideshare program to encourage and assist in the organization of student and employee car/van pools shall be instituted by the school and maintained indefinitely. A carpool shall be defined as consisting of two or more students and/or employees. The school shall appoint an individual or committee to head the rideshare program and the names of the individual(s) shall be provided to the Fairfax County Department of Transportation.**
11. **Parking for school faculty shall be provided on-site as shown on the Special Exception Plat. These spaces shall be designated and marked on the pavement "Reserved for Faculty Only". ***
12. **The three parking spaces located in the northeastern most section of the site are located on an access easement; they shall be removed and relocated elsewhere on the site; open space/landscaping shall not be reduced as a result of the relocation.**
13. **Vehicles may enter and exit the site from the northern entrance, but the access point to the south may be used only for exiting the site. A "Do Not Enter" sign shall be installed at the southern entrance to this site, and shall be subject to all applicable Zoning Ordinance requirements. The asphalt shall be marked with directional arrows at both entrances. ***
14. **An adequate turn-around area for automobiles shall be provided by striping with yellow pavement markings in the area located at the terminus of the travel aisle nearest the school building as indicated on the Special Exception Plat. Striped, yellow pavement markings shall be located at the northern access to partition off and limit the size of the throat access. A crosswalk shall be striped in the area as indicated on the Special Exception Plat. ***
15. **The storage container and loading ramp shall be relocated to an area that does not obstruct parking or the travel aisles. ***

16. All dumpsters/trash collection areas provided on site shall be screened with enclosures constructed of pressure treated wood or a material similar in appearance.*
17. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.*
18. If, at the time of building permit approval, it is determined by the Director of DPWES that the parking provided on-site is inadequate to serve the needs of the school, additional parking shall be provided. Any additional parking on-site must not reduce the amount of open space, play area, or landscaping on the site. If additional parking can not be provided, a Special Exception Amendment shall be required or the enrollment shall be reduced to the point where the required parking can be provided on site.*
19. If requested by Fairfax County, the owner shall provide an easement to Parcel 7 for a trail pursuant to the Fairfax County Trails Plan.*
20. For the life of this special exception amendment use, the operations on the remainder of the property shall not include the storage, processing, or handling of hazardous materials as defined in Section 9-011(&)H of the Fairfax County Zoning Ordinance.*
21. A copy of the development conditions shall be posted in a conspicuous place on the property of the use and shall be made available to all departments of Fairfax County during the hours of operation of the permitted use. *

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 as evidenced by the issuance of a new Non-RUP 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.