

DEVELOPMENT CONDITIONS

SEA 2006-HM-017

February 4, 2010

If it is the intent of the Board of Supervisors to approve SEA 2006-HM-017 located at 2745 Centreville Road, Tax Map Parcels 25-1 ((1)) 34C and 34D for a child care center and minor site modifications, pursuant to Sect. 3-104 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 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 amendment plat approved with the application, as qualified by these development conditions. Other by-right Special Exception, or Special Permit uses may be allowed on the site without amending this Special Exception Amendment, so long as the proposed use is in substantial conformance with the SE Plat.*
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 amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Montessori Children Center" prepared by Muktar Ahmad – Metropolitan Consulting Engineers consisting of two sheets dated April 28, 2009, 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.
4. The total maximum daily enrollment shall be limited to 150.*
5. The maximum number of staff shall not exceed 15.*
6. The normal hours of operation shall be limited to 7:00 am to 6:00 pm.*
7. The parking area shall not be used for recreational purposes during the time of pick-up and drop-off.*
8. All loading and unloading of children shall occur on the application property.*
9. No free-standing sign shall be allowed. All signage shall comply with the regulations of Article 12 of the Zoning Ordinance.*
10. The proposed single family detached dwelling unit shall be used only for residential purposes and occupied by an employee of the child care center and his or her family.

11. The applicant shall retain the existing transitional screening on site.*
12. The applicant shall retain the existing 6 foot high board-on-board wood fence barrier around the play area shown on the SE Plat.*
13. Storm drain easements shall be provided at the time of Site Plan Review.
14. Any landscaping located in storm drain easements which must be removed shall be replaced with an appropriate size and/or relocated elsewhere on the site with equal size and quality, as determined by UFM.
15. The stormwater management system shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed in accordance with the County Public Facility Manual (PFM) to the satisfaction of DPWES, prior to final site plan approval.
16. The design of the caretaker dwelling unit shall be in substantial conformance with the elevation shown in Exhibit A of these conditions.

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, 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 amendment. 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.

EXHIBIT A

