

DEVELOPMENT CONDITIONS

SE 2010-HM-008

July 14, 2010

If it is the intent of the Board of Supervisors to approve SE 2010-HM-008 located on 2516 Squirrel Hill Road (Tax Maps 15-4((1)) 27, 28, 29, and 32) to permit a church with a child care center/nursery school pursuant to Sect. 3-104, 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 special permit approval 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. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) 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.
3. This Special Exception 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.
4. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Mount Pleasant Baptist Church," prepared by KJ & Associates and Dodd & Associates, PLLC with Sheet 1 dated May, 2000, revised through July 21, 2000 and Sheet 2 dated March 11, 2009, 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 seating capacity in the main area of worship shall be 490.*
6. The combined maximum daily enrollment for the school of general education, child care center and nursery school shall be 99.*
7. The hours of operation for the private school of general education and the nursery school shall be 8:30 a.m. to 3:30 p.m., Monday through Friday. The hours of operation for the child care center shall be 6:30 am to 6:00 p.m., Monday through Friday. *

8. The play area/tot lot located on Lot 27 shall remain. The limits of clearing and grading, which were necessary to establish those facilities, shall continue to be strictly adhered to and shall not be expanded, in order to protect the surrounding vegetation.*
9. If not already provided, landscaping and building foundation plantings shall be provided around the church structure in order to enhance the visual appearance of the building. An evergreen hedge shall be provided along the border of the parking lot along the southern property line in order to prevent the glare of automobile headlights from impacting adjacent residences. The landscaping, foundation plantings and evergreen hedge shall be shown on a Landscape Plan which shall be provided to the Urban Forest Management (UFM) for review and approval at the time of site plan review for the church. All landscaping plantings shall be continually maintained. Dead or dying landscape and foundation plantings shall be replaced with like-kind plants.*
10. Interior and peripheral parking lot landscaping shall be provided in accordance with the provisions of Sect. 13-201 and 13-202 of the Zoning Ordinance.*
11. Any proposed lighting of the parking areas shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. The combined height of the light standards and fixtures shall not exceed twelve (12) feet.*
12. Stormwater Best Management Practices (BMPs) shall be provided as determined by the Department of Public Works and Environmental Services (DPWES) at the time of site plan review.*
13. The existing four (4) foot wide stone wall located north of the Keyes House and adjacent to Squirrel Hill Road shall be retained and shall be maintained as long as the church and any associated uses are located on site. In order to minimize disturbance to the existing stone wall on the site, the site entrance shall be maintained in the location, design and dimensions shown on the SE Plat subject to the review and approval of Environmental Development Review Branch of Department of Planning and Zoning and the Fairfax County Department of Transportation.*
14. Signs shall be permitted provided they are erected in accordance with Article 12 of the Zoning Ordinance.*
15. Any trash dumpster located on the property shall be screened by a board-on-board fence, and/ or with plantings which shall completely screen the view of the dumpsters, subject to the approval of DPWES.*
16. A demolition permit shall be obtained from DPWES prior to any demolition work commencing on the Keyes House. Prior to the issuance of a

demolition permit, limits of clearing and grading shall be provided around the Keyes House to ensure adequate protection and preservation of existing trees subject to review and approval by UFM, DPWES.

A certified arborist shall be contracted to prepare a tree preservation plan to protect and preserve existing trees, worthy of preservation on the open space island surrounding the Keyes House. The plan shall include limits of disturbance, and location and type of tree protection. The plan shall also include recommended activities designed to improve the health and increase the survival potential of the trees to be preserved, which shall be implemented to the satisfaction of UFM, prior to seeking a demolition permit.

A certified arborist shall also be on site at all times during demolition of the Keyes House and shall ensure that all measures recommended in the plan are instituted and followed during the entire demolition process.

17. Prior to the issuance of a demolition permit for the Keyes House, staff from Fairfax County Park Authority (FCPA) Resource Stewardship Branch shall be notified and shall be allowed access to the house and the surrounding area prior, during, and immediately after the demolition work for purposes of documentation. Staff from the Fairfax County Park Authority (FCPA) Resource Stewardship Branch shall also be allowed access to the house to remove the Keyes stone located at the basement level and any other artifacts determined to be of historical significance.
18. Prior to the issuance of a demolition permit, historical interpretive signage shall be provided to the FCPA Resource Stewardship Branch to be placed on the site. Location, type and information on the signage shall be coordinated with the FCPA Resource Stewardship Branch.
19. The "island" that contains the Keyes House shall be retained as a passive open space area. The open space shall include the entire "island" from the southern lot line of Lot 28 to the northern end of the stone wall. This open space area may contain such uses for passive recreation as walking paths, benches or picnic table and temporary uses such as tents for weddings and other church related events. Except for the parking area depicted on the SE Plat, none of this open space area shall be paved or used for parking of vehicles.
20. All parking for this use shall be on site. If determined necessary by DPWES, prior to the issuance of a demolition permit, a revised shared parking study shall be submitted and approved by DPWES that demonstrates that adequate parking is available on the site for the church and the child care center / nursery school.
21. A maximum of twenty (20) child care center/nursery school children at any one time shall use the outdoor play area. During the hours of operation of

the private school of general education, a maximum of ten (10) children at any one time shall use the outdoor play area.*

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 for one of the proposed buildings. 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.