

## **APPROVED DEVELOPMENT CONDITIONS**

### **SEA 92-Y-024**

**June 26, 1996**

If it is the intent of the Board of Supervisors to approve SEA 92-Y-024 located at Tax Map 45-2 ((2)) 51B1 for use as a child care center with an enrollment of more than 100 children 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 supercede all previous 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, 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 DEM. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat entitled "Fair Oaks Hospital/Child Care Center" and prepared by Dewberry & Davis which is dated May 11, 1992 with revisions through October 9, 1992 and these conditions.
4. This child care center shall be used exclusively by the children of employees and physicians of Inova Health Care Services.
5. The maximum daily enrollment of children at any one time within the facility shall be 150 and there shall be a maximum of 40 total employees on-site at any one time.
6. The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday. The operator of the child care center shall not allow children to play in the outdoor play area before 9:00 a.m.
7. Access to the site shall only be provided through the adjacent hospital site with no direct access onto Ox Trail.

8. All existing trees located within areas designated for tree preservation shall be preserved. In addition, in order to ensure that as many trees will be preserved as possible outside of the preservation areas, a tree save plan shall be submitted for review and approval of DEM at the time of site plan review. In those areas designated for tree preservation, if it is determined to be necessary by DEM to lose any trees due to final utility location and engineering design, tree replacement shall be provided for trees lost in disturbed areas as determined by DEM.
9. The child care center shall have a minimum building setback of 80 feet from Ox Trail and a minimum setback of 30 feet from the shared property line with the adjacent residentially developed parcel (51A1) located to the west.
10. As determined by DEM, the child care center shall be residential in appearance. The building material for the exterior of the child care center shall be siding. The exterior building color shall be compatible with those in adjoining residential areas. Building features shall include, but not limited to, front porches and pitched roofs.
11. The height of the child care center shall not exceed 24 feet.
12. The trash dumpster located on-site shall be screened with siding that is compatible with the siding on the child care center.
13. A minimum of one picnic table shall be provided on-site as determined by DEM.
14. Parking lot lighting poles shall be a maximum of 15 feet in height and similar to poles provided on the Fair Oaks Hospital site. Four foot tall bollard-type lighting shall be installed to illuminate the proposed sidewalks.

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

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 the use has been established. The Board of Supervisors may grant additional time to establish the use 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.