

APPROVED DEVELOPMENT CONDITIONS

SE 2013-SU-018

January 14, 2014

If it is the intent of the Board of Supervisors to approve SE 2013-SU-018, located at 13916 Braddock Road, Tax Map 54-4 ((1)) 32, to permit a nursery school pursuant to Sect. 4-804 and 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.

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, Minor 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/Minor Site Plan, Centreville Preschool," consisting of one (1) sheet, prepared by Smith Engineering, and dated March 2013, and revised through December 5, 2013, 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.
4. The nursery school shall comply with the requirements of Chapter 30 of the Fairfax County Code, "Minimum Private School and Child Care Facility Standards," and all other applicable regulations as determined by the Fairfax County Health Department.
5. The maximum daily enrollment of children in the nursery school/child care center shall not exceed sixty-six (66) children with a maximum of thirty-three (33) students permitted in each of the morning and afternoon sessions.
6. The maximum number of employees shall be limited to thirteen (13), with no more than seven on-site at any one time.
7. Hours of operation shall be established such that there is no overlap of departing and arriving vehicles between the morning and the afternoon sessions. There shall be a minimum of 45 minutes from the end of the morning session to the beginning of the afternoon session.
8. Evergreen landscaped plantings shall be maintained around the play area, as annotated on the plat, to screen the play area from the adjacent properties.
9. Parking, pedestrian paths, and vehicular paths shall be delineated with painted markings in accordance with the Special Exception plat. The one-way entry and exit

drive aisles shall be a maximum of 14 feet in width. The entrance drive shall be located a minimum of 12.5 feet from the southeastern property line. The entrance and exit shall be adequately signed with standard traffic directional signs and painted markings, which identify the directions of travel and are in conformance with the requirements of VDOT and the Department of Public Works and Environmental Services (DPWES). Painted markings, both on-site and within the VDOT right-of-way, shall be maintained by the applicant.

10. Parking shall be provided on-site as shown on the Special Exception plat and designed according to the Public Facilities Manual (PFM) requirements. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 and shall be based on the maximum number of children present at one time, with a minimum of seven (7) spaces. All spaces shall be set back a minimum of 10 feet from Braddock Road and wheel stops shall be provided for parking spaces along the site's frontage. Compliance with the parking requirements shall be demonstrated at the time of Minor Site Plan review by the Director, DPWES.
11. The gravel surfaces shall be maintained in accordance with the PFM standards and the following guidelines. Speed limits shall be 10 mph or less. Gravel areas shall be maintained with clean stone with as little fine material as possible. The stone shall be spread evenly and to a depth adequate to prevent subsoil exposure. Routine maintenance and resurfacing shall be conducted when stone becomes thin and the underlying soil is exposed. Runoff shall be channeled away from and around the driveway and parking areas. The applicant shall perform periodic inspections to monitor dust conditions, drainage functions, and compaction or migration of the stone surface.
12. The existing "Centreville Preschool, Inc." sign located along the southwestern boundary and other existing signs, as annotated on the Special Exception Plat, may remain. For any new signs, the applicant shall obtain approval from the Architectural Review Board, as stipulated in the provisions of Article 7 of the Zoning Ordinance, and shall obtain a sign permit, in accordance with the provisions of Article 12 of the Zoning Ordinance. Any illumination of the sign(s) shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance and shall be subject to the review and approval of the Architectural Review Board, as stipulated in Article 7 of the Zoning Ordinance.
13. The applicant shall designate a transportation coordinator to administer a transportation management plan, which shall define student drop-off, student pick-up, and parking procedures. These procedures shall be formalized in a booklet and provided to all parents, guardians, and caregivers. The name of the transportation coordinator shall be provided to the Fairfax County Department of Transportation (FCDOT) within 30 days after the approval of this application and at any such time as the coordinator changes. A copy of the transportation plan shall be submitted to FCDOT within 90 days after the approval of this application.
14. Permission shall be granted to the Fairfax County Park Authority (FCPA) to perform invasive plant control and removal on the subject property, which may include chemical treatment performed by a registered pesticide applicator. The applicant shall permit herbicides to be applied only during Spring Break, summer vacation,

and other periods in which the preschool is not in session. Under no circumstances shall herbicides be allowed to be applied when children are present.

Coordination with FCPA shall occur prior to any invasive plant control and removal activities on the subject property and informational materials requested of FCPA regarding the invasive plant species present on-site and the selected control methods. The following information shall be requested from the FCPA, which shall be disseminated to all parents and guardians:

- Invasive plant species present on-site;
- Scope of work;
- Control methods;
- Chemical application methods;
- Treatment dates and times;
- Type of chemicals to be applied;
- Period in which contact with the treated area should be avoided;
- Persistence of the herbicides in the environment; and
- Precautions regarding wind drift and inhalation of the herbicides.

Work will only be allowed to be performed by a state certified commercial applicator or by a registered technician under the guidance of the applicator. This applies to both commercial vendors and FCPA staff.

Permission shall be granted to the FCPA to perform subsequent assessments and treatments, as may be necessary, to control the invasive plants present on-site.

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 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. 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.