

## **PROPOSED DEVELOPMENT CONDITIONS**

**SEA 00-D-006-04**

**December 14, 2011**

If it is the intent of the Board of Supervisors to approve SEA 00-D-006-04 located at 850 Balls Hill Road, Tax Map 21-3 ((1)) 56A, for an existing private school of general education (the School) with a containment structure to permit the addition of a place of worship (the Church) to the site, pursuant to Sect. 9-006 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

### **GENERAL**

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.
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit 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.
4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director of the Department of Public Works and Environmental Services (DPWES). The use of the site shall be in substantial conformance with the approved Special Exception Plat entitled "Trinity Group LLC.", prepared by VIKA, dated April 28, 2011 and as revised through October 18, 2011, 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.

### **CAPACITY**

5. The maximum daily enrollment of the School shall be limited to 300 students.
6. The maximum number of seats in the main area of worship for the Church shall be limited to 800 if a parking reduction or other similar shared parking agreement is approved by the Board of Supervisors. Should the parking reduction or other similar shared parking agreement be denied by the Board of Supervisors, the maximum number of seats shall be limited to 400.

## LEASING

11. Site facilities may be leased to community organizations not affiliated with or sponsored by the School or Church subject to the following restrictions:
  - The leasing of facilities shall not be permitted during normal School hours of operation (7:00 a.m. to 6:00 p.m., Monday through Friday) or worship services.
  - The facility may be leased a maximum of eight times per month; however, no more than four of these events per month shall have more than 50 people in attendance at any one time and the remaining four events shall have no more than 400 people in attendance at any one time. Notwithstanding the maximum number of events per month, the facility may be leased up to ten times per year for events where maximum attendance shall be no more than 800 people at any one time.
  - Special events associated with the leasing activity described above shall terminate by 11:00 p.m.

## CARPOOLING

12. All loading and unloading of students shall occur on site. Cars which are waiting to load or unload students may not back up offsite on to Balls Hill Road, Holyrod Drive, or Country Meadow Court. The School shall establish a carpool coordinator to encourage carpooling, busing or vanpooling. Information detailing the arrival/dismissal procedures for the school, including a circulation map of the site, shall be distributed to the parents/guardians of students at the beginning of each school year to ensure that all loading and unloading of students occurs on site and that traffic does not back up onto Balls Hill Road.
13. At such time as enrollment reaches 250 students for the School, during the times of day when loading and unloading of students is occurring, a staff member of the School shall be present to ensure that the arrival/dismissal procedures are followed. As an alternative to using a separate staff member, the traffic marshal, as described in Development Condition 14c, may perform the duties of this staff member in addition to those listed in Development Condition 14c.

## TRANSPORTATION

14. A traffic marshal shall be provided on site by the applicant to direct and control traffic at the site's primary entrance at the intersection of Balls Hill Road and Country Meadow Court during the following time periods:
  - a) At such time as the daily enrollment for summer camp and/or summer school activities exceeds 100 students, for two 30-minute periods per day, defined as the one-half hour before the beginning of summer camp and summer school activities and one-half hour after the end of summer camp

## **PARKING**

18. All vehicle parking shall be provided on site. However, the applicant may utilize appropriate off-site parking facilities, as determined by the Director of the Department of Public Works and Environmental Services (DPWES,) from which participants shall be transported by shuttle bus to special events. Shuttle bus traffic shall not use local residential streets, which include, but are not limited to, Holyrood Drive, Benjamin Street and Lawton Street, to reach off-site parking locations. Information detailing the location of off-site parking areas and shuttle bus details shall be included in all advertisements and notices for these events. The applicant shall provide adequate traffic controls for such overflow parking.
19. The applicant shall take all reasonable actions to prevent on-site parking by commuters or other parking not related directly to the operation of the School or Church.
20. Parking spaces shall not be used for any purpose which interferes with their parking use by School faculty, staff, students and employees, or Church members, visitors and employees. Any buses or vans which park on site overnight shall park on the side of the building adjacent to the I-495 noise wall. Only buses serving the School or Church shall be parked on the property.
21. A parking marshal shall be provided beginning 45 minutes prior to each worship service to ensure that worship service attendees adhere to Development Conditions 14-21. The parking marshal's duties shall be to: 1) monitor whether parking is occurring on the adjacent local residential streets and encourage worship service attendees to relocate their vehicle to an on-site parking space; and, 2) remind worship service attendees to not use the adjacent local residential streets in travelling to and from the site as outlined in Development Condition 15.

## **LANDSCAPING**

22. Transitional screening requirements along Balls Hill Road shall be modified to permit the existing landscaping to satisfy the screening requirement with the following conditions:
  - Evergreen trees shall be provided in front of all of the parking spaces between the main parking lot and the stormwater management pond to provide continuous year-round full screening of the parked vehicles and headlight glare, subject to UFM approval.
  - The parking lot located north of the existing building shall be screened with evergreen trees or shrubs to the extent feasible given the narrow width of the planting strip between the parking spaces and the road, subject to UFM approval.
  - All diseased and/or dying plant material shall be replaced as necessary to maintain a continuous year-round screen, particularly between the parking

## **OUTDOOR STORAGE**

28. The storage shed shall be no taller than 8 ½ feet.

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 as evidenced by the issuance of a Non-Residential Use Permit for either the private school of general education or the place of worship. 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.