

PROPOSED DEVELOPMENT CONDITIONS

SE 2013-MV-023

June 11, 2014

If it is the intent of the Board of Supervisors to approve SE 2013-MV-023 located at 8543 Forest Place [Tax Map 101-3 ((9)) (1) 5, 501, C1] to increase the enrollment of a child care facility pursuant to Sect. 3-204 of the Fairfax County Zoning Ordinance, 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, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception 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 shall be in substantial conformance with the approved Special Exception Plat entitled *Special Exception Plat Hopkins House*, prepared by Christopher Consultants, dated September 27, 2013 as revised through March 10, 2014, consisting of three sheets and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. Upon the issuance of the Non-RUP for this Special Exception, the maximum daily enrollment for the child care center shall be limited to one-hundred and twenty-four (124) children and the total number of staff persons or employees limited to seventeen (17) at any one time.
6. Upon the issuance of the Non-RUP for this Special Exception the total number of children permitted to utilize the outdoor play area shall be limited to a maximum of seventy-one (71) at any one time.
7. The maximum hours of operation of the child care center shall be from 6:00 am to 6:00 pm, Monday through Friday, with occasional evening hours, not to exceed three times a month and up to 9:00 pm., for meetings with parents.

8. All damaged trees on-site shall be replaced to remain in conformance with the Special Exception plat.
9. The standing dead tree located in the existing Tree Save Area shall be cut down to ground level and the stump shall be left in place. In addition, the large diameter broken limb from the oak tree in the Tree Save Area shall be removed.
10. The storage shed located in the Tree Save Area shall be moved out of the Tree Save Area.
11. There shall be thirty (30) parking spaces. All parking shall be on-site, as depicted on the Special Exception plat.
12. All signage shall be in conformance with Article 12 of the Zoning Ordinance.
13. All lighting shall be in conformance with Article 14 of the Zoning Ordinance.
14. Ten feet of right-of-way shall be reserved for future dedication along Richmond Highway as depicted on the SE plat. Any amount of the ten-foot reservation shall be conveyed to the Board of Supervisors, in fee simple on demand.
15. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided in the areas designated on the Special Exception Plat in accordance with the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance subject to approval by DPWES.

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 responsible for obtaining the required Non-Residential Use Permit (Non-RUP) 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 a new (Non-RUP) has been issued to reflect this Special Exception. 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.