

**TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL**

RESOLUTION

JANUARY 23, 2024

Resolution- **to approve Special Exception SE #23-01, 630 Dranesville Road, Herndon Elementary School Renovation & Addition, to allow an addition to the existing public school building**

The applicant, Fairfax County Public Schools, has submitted a Special Exception, SE #23-01, on land identified as Fairfax County Tax Map Number 0104 02 0066A, to permit an addition to the existing public school building located at 630 Dranesville Road.

On December 18, 2023, the Planning Commission recommended that the special exception with conditions be approved based upon the finding that the proposed use meets the purpose and intent of the Zoning Ordinance.

The Town Council has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code and recommended that the application be approved with conditions based upon the finding that the conditions still meet the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3(f)(3).

THEREFORE, BE IT RESOLVED by the Town Council of the Town of Herndon, Virginia that:

1. Special Exception SE #23-01 is approved in accordance with the special exception plan dated October 18, 2023 that shall run with the land and not be voided or extinguished from a change in ownership of the property in accordance with the conditions set forth below to achieve compliance with the standards found in Section 78-155.3;

**CONDITIONS
SPECIAL EXCEPTION SE #23-01
Herndon Elementary School Renovation & Addition
December 18, 2023**

1. Substantial Conformity. The development and maintenance of the special exception use described in Condition 2 below, shall be in substantial conformance with the plan set entitled “Herndon Elementary School Renovation & Addition”, prepared by Rinker Design Associates, P.C. and dated October 18, 2023 (the Plan”) incorporated by reference, and the Town of Herndon Zoning Ordinance (the “Zoning Ordinance”). Approval of this application on the parcel identified as Fairfax County Tax Map Number 0104-020066A, known as the Herndon Elementary School (the “Property”), shall not relieve the applicant or the owners of the Property, or their successors or parties

developing, establishing, or operating the approved special exception, from the obligation to comply with and conform to any other Zoning Ordinance, codified ordinance, or regulatory requirement.

2. Use Permitted: This special exception grants approval of an expansion and renovation of an existing public school use in the location shown on Sheet C.04 of the Plan in accordance with Table 78-30.2(c)(3), Section 78-30.2 for the R-10, Residential single-family zoning district, as set forth in the Zoning Ordinance (“Special Exception Use”).
3. Student Capacity. After the construction of the Special Exception Use the capacity of the school is limited to 1,050 students, unless amended by the approval of a subsequent special exception.
4. Invasive Vegetation Mitigation. An invasive vegetation mitigation plan is required at the time of site plan that implements effective onsite mitigation measures to address the presence of invasive plant material that poses a threat to the natural environment. Invasive trees may not count toward meeting landscape requirements. As part of this effort, all non-native invasive vines must be promptly cut and treated to prevent further spread. Additionally, the applicant must undertake the eradication of poison ivy present onsite to ensure the safety and well-being of users.
5. Landscape Plan. The landscape plan included in the site plan must be in substantial conformance with the landscape plan on sheet C.06 of the Plan and shall adhere to the applicable Zoning Ordinance requirements. The landscape plan shall provide a vegetated buffer of the school property to the neighboring properties through the use of a mix of deciduous understory, deciduous canopy and evergreen trees, as determined by the Town Arborist. Landscaping must be maintained in accordance with the approved plan and any dead or diseased trees replaced. Landscaping shall be subject to inspection, upon reasonable notice, by the Town Arborist.

In order to promote biodiversity, 10% maximum of each species of deciduous shrubs, 10% maximum of each species of deciduous trees, 25% maximum of each species of evergreen shrubs, and 25% maximum of each species of evergreen trees shall be specified.

The species selection shall be native plants unless otherwise approved by the Town Arborist.

6. Screening. Roof mounted screening must be provided to ensure that no roof mounted mechanical equipment is visible from any property line and that any noise generated by the equipment is compliant with the maximum limits established in the Zoning Ordinance. An acoustical study shall be provided following installation of mechanical equipment and prior to final occupancy to verify noise levels are compliant with the zoning ordinance.
7. Utility Poles. No additional utility poles or overhead utility lines beyond the existing utility poles and overhead lines shown on sheet C.03 of the Plan, are permitted on-site. Additional utilities must be located underground if the existing poles cannot accommodate required or future improvements.

8. Athletic fields. The athletic field hours for outdoor events and activities shall be limited to 8:00 AM to 9:00 PM daily. Lighting of the athletic fields is prohibited.
9. Modular trailers. All modular or temporary trailers must be removed from the Property prior to release of the public facilities surety related to the site plan for the Property. Any proposed modular trailers must obtain a Temporary Use Permit through the Town of Herndon.
10. Traffic Attendant. When site operations cause vehicular queues to extend into the public right-of-way, the applicant must provide a certified individual to control vehicular operations within the right-of-way.
11. Streetscape. The streetscape improvements as conceptually shown on sheet C.04 of the Plan shall be secured with a public facilities surety and shown on the site plan for the Property. Applicant will provide a minimum 11-foot streetscape easement to incorporate a minimum 5-foot sidewalk, 5-foot verge, landscaping, utilities, and streetlights. Exact locations of the aforementioned components will be determined prior to approval of the site plan and streetscape improvements shall comply with PROWAG (Pedestrian Right of Way Accessibility Guidelines) to the maximum extent practicable.
12. PD-R zone fencing. The fencing required by Sec. 78-110.4(e)(3) of the Zoning Ordinance between the PD-R zoning district properties and the subject property must be installed if the existing trees in the buffer area shown on Sheet C.06 of the Plan, fail or are removed.

A Copy – Teste:

Margie C. Tacci
Deputy Town Clerk



MOTION: Hedrick
SECOND: Scherff
RE: RESOLUTION 24-G-06
ACTION: Adopted

Votes

Ayes: Hedrick, Alam, del Aguila, Dhakal, LeBlanc, Scherff, Mayor Olem

Nays: None

Absent from Vote: None

Absent from Meeting: None