

APPROVED DEVELOPMENT CONDITIONS

SE 2019-SU-022

June 15, 2020

The Board of Supervisors approved Special Exception SE 2019-SU-022, located at Tax Map Parcel #33-2 ((1)) 6 (part) to permit a vehicle sales, rental, and ancillary service establishment within the C-8 District, pursuant to Sect. 9-518 of the Fairfax County Zoning Ordinance and to permit a vehicle light service establishment within the I-5 District pursuant to Sect. 5-504, subject to 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 (SE) is subject to the provisions of Article 17, Site Plans, as may be determined by the Director Land Development (LDS). Any plan submitted pursuant to this SE will be in substantial conformance with the approved SE Plat entitled "Generalized Development Plan/Special Exception Plan", prepared by Urban, dated May 20, 2020 (GDP/SE Plat), and these conditions. Minor modifications to the approved SE may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. For the vehicle sales establishment, areas for loading, vehicle storage, and vehicle display must be designated on the site plan and limited to the designated areas as approved by Fairfax County Department of Transportation (FCDOT). The designated areas shown on the site plan will be consistent with the Parking Area Exhibit on Sheet 7 of the GDP/SE Plat.
5. All loading, unloading, and parking of trucks or vehicles used in the transport of automobiles or other vehicles intended for delivery to and from the subject site must occur in designated vehicle delivery areas (one for each establishment) to be identified at site plan as approved by FCDOT; may not result in any disruption of the traffic on Route 50 or within the vehicle circulation pattern shown on the GDP/SE Plat; and must be consistent with the Parking Area Exhibit on Sheet 7 of the GDP/SE Plat.
6. Upon completion of the construction of the improvements shown on the GDP/SE Plat, outdoor storage or parking of construction equipment, construction vehicles, construction machinery or vehicles such as solid waste

- collection vehicles, dump trucks, cement mixers, tractors and/or trailers of tractor-trailer trucks is not permitted.
7. Only paved parking areas and garages may be used for parking, storage, and/or display of vehicles. No vehicles may be parked within landscaped areas nor within any fire lanes.
 8. At site plan review, the applicant will provide additional landscaping as follows, as reviewed and approved by UFMD:
 - a. Provide building foundation plantings, consisting of shrubs and seasonal flowers, for the front entrance to the vehicle sales establishment.
 - b. Provide more vegetation along the east side of the property adjacent to each building, in addition to the proposed shrubs shown on the GDP/SE Plat and the 8 interior parking lot trees, in the area adjacent to the 15-foot easement. Additional vegetation must include at minimum 8 Category III or IV Deciduous trees (for a total of 16 trees along that side). This may be accomplished by increasing the size and/or amount of the proposed landscape islands or landscaped area. If required to provide adequate space for supplemental plantings, the applicant may be required to remove or reconfigure some surface parking spaces, provided parking requirements continue to be met.
 9. Notwithstanding what is shown on the GDP/SE Plat, a more definitive visual and distinct boundary between the C-8 and I-5 Districts must be provided to be determined at site plan, which may include merging or enlarging concrete islands for a more distinct median, providing additional wayfinding signage, and/or use of paint markings.
 10. Notwithstanding the signage shown on Sheet 8A, final determination from the Zoning Administrator will be required during the sign permit process to assess whether Zoning Ordinance provision 12-204.2(B) or 12-204.2(E)(2), or another provision, is applicable to the subject property. If required, the applicant must reduce monument signage area or the number of monument signs from that shown on the GDP/SE plat to meet the applicable provision.

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, will not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant will be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special exception will not be valid until this has been accomplished.

The approval of this special exception does not interfere with abrogate or amend any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception will 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.