

DEVELOPMENT CONDITIONS

SE 2004-PR-016

July 14, 2004

If it is the intent of the Board of Supervisors to approve Prentiss Properties Acquisition Partners LP located at 8270 Willow Oaks Corporate Center Drive (Tax Map 49-3 ((1)) 140) for the use of a college and/or university pursuant to Sect. 4-304 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. Other by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.
3. 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 Exhibit entitled "Willow Oaks III", prepared by Vika Incorporated consisting of one sheet dated March 2004, 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. Prior to issuance of a non-residential use permit for any use within the building it shall be demonstrated to the satisfaction of DPWES that adequate parking is available. There shall be no more than 216 students and faculty/staff members on-site at any one time. This restriction shall not apply if the Board of Supervisors approves a reduction in parking spaces in accordance with Sect. 11-102 of the Zoning Ordinance and adequate parking spaces are available to accommodate additional students and/or faculty/staff members as well as the existing office and other uses within the building as determined by DPWES.
5. Subject to WMATA approval, a bus shelter shall be provided at the existing Gallows Road bus stop. In addition, maintenance of the trash receptacles shall be provided by the applicant.

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.