

**APPROVED DEVELOPMENT CONDITIONS
SEA 83-L-048-02**

October 21, 2004

If it is the intent of the Board of Supervisors to approve SEA 83-L-048-02, located at 6626 Backlick Road (Tax Map 90-2 ((1)) 17A), to allow the establishment of a vehicle light service establishment pursuant to Sect(s). 4-504 and 9-622 of the Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall supercede all previous 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 this application, 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 be 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 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception plat **entitled Special Exception Plat, Special Exception Amendment Plat, 6626 Backlick Road, and prepared by Land Development Consultatants, Inc. which is dated November 20, 2003 and revised through October 15, 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.
5. The maximum number of service bays on site shall be limited to five as depicted on the SE Plat. Vehicle repairs shall be performed within interior service bays only. No outdoor vehicle lifts shall be permitted.
6. The structure on site shall be constructed in substantial conformance with the architectural elevations shown on the SEA Plat. The brick shall be a reddish tone and the roof shall be a gray tone.
7. The hours of operation for the service station shall be limited to between 7:00 a.m. and 10:00 p.m., seven days a week.
8. The maximum number of employees assigned to staff the site at any one time shall be limited to eight (8).

9. All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
10. All signs shall be in conformance with Article 12 of the Zoning Ordinance. Pole mounted signs shall be prohibited.
11. A landscape plan shall be submitted concurrent with submission of the site plan for review and approval by the Fairfax County Urban Forest Management Branch. The plan shall provide landscaping in substantial conformance with the location, quality and quantity of landscaping shown on the SEA Plat.
12. Unless the stormwater/best management practices facility is waived by DPWES, a stormwater/best management practices facility shall be provided underground as depicted on the SEA plat.
13. Streetscape and sidewalk along the subject property's Backlick Road frontage shall be provided as shown on the SEA Plat. Plant species, paving materials and patterns shall be in general conformance with the Springfield Streetscape Plan.
14. Parked vehicles on-site shall be parked in designated parking spaces at all times. Vehicles associated with the vehicle light service establishment shall be prohibited to park on surrounding properties such as the Brookfield Plaza. The Applicant shall direct its patrons to abide by this provision.
15. Any trash dumpsters shall be fully screened with a brick wall or board on board fence and a gate.
16. A minimum of 17 parking spaces shall be provided on site generally as depicted on the SEA Plat, provided a modification of the loading space dimension is granted by DPWES. In the event a modification is not granted by DPWES, a minimum of 15 parking spaces shall be provided on site.

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 Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, eighteen (18) 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.