

PROPOSED DEVELOPMENT CONDITIONS

SEA 85-L-136-2

January 9, 2002

If it is the intent of the Board of Supervisors to approve SEA 85-L-136-2 located at Tax Map 92-4 ((1)) 68A (7434 and 7436 Richmond Highway) to permit vehicle sales, rental and ancillary service establishment pursuant to Sect. 4-704 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment (SEA) is granted only for the purpose(s), structure(s) and/or use(s) indicated on the SEA Plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment 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 Amendment Plat, Sheehy Honda, prepared by Walter L. Phillips, Inc., which is dated October 8, 2001, as amended through November 16, 2001**, 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. If not already provided, right-of-way dedication a minimum of 98 feet from the centerline of Richmond Highway shall be dedicated to the Board of Supervisors (BOS) in fee simple at the time of site plan approval or upon demand, whichever occurs first. Additional right-of-way shall be dedicated as required by the Virginia Department of Transportation (VDOT) to accommodate the bus turnout.*
5. If not already constructed, the service drive with curb, gutter and sidewalk in front of the proposed site shall be constructed and dedicated to VDOT for acceptance into the state system and the underlying land conveyed to the Commonwealth of Virginia.*
6. If not already provided, right-of-way dedication to 30 feet from centerline of Fordson Road and frontage improvements including curb, gutter, sidewalk, and pavement widening shall be provided as required by the Director, DPWES.* The right-of-way shall be dedicated to the Board of Supervisors in fee simple at the time of site plan approval or upon demand whichever occurs first.
7. There shall be no test driving of vehicles on subdivision streets, specifically,

- Fordson Road, Arlington Drive and Windbreak Drive.*
8. Stormwater runoff, erosion, and sedimentation controls shall be provided for the application site without waiver of modification as determined by DPWES.*
 9. No access shall be provided to the subject site from Fordson Road.*
 10. A thirty-five (35) foot undisturbed buffer shall be provided from the edge of Fordson Road right-of-way to a seven (7) foot high brick wall. No structures or parking shall be permitted in the buffer. Dead, dying, and/or diseased landscaping shall be removed and replaced, as determined by Urban Forestry Division, DPWES.*
 11. A landscape plan generally consistent with the SEA Plat shall be submitted by the applicant and shall include white pines and other landscaping to provide the visual buffer. The landscaping plan shall be subject to the Urban Forestry Division's approval at the time of final site plan approval. The applicant shall maintain all landscape material and replace as necessary.*
 12. The body shop shall be incorporated into the structure and will not be a freestanding building.*
 13. All lighting shall be designed and located in accordance with the glare standards as set forth in Part 9 of Article 14 of the Zoning Ordinance in effect at the time of site plan approval for each building. All new lighting shall feature cutoff shielding and all lighting shall be directed downward to minimize off-site glare so as not to impact the adjacent residences to the north and west. The site shall not be lighted at any time other than during the same hours that the facility is open for business, except for necessary security lighting.
 14. There shall be no outside loudspeaker system.*
 15. The purpose of the dealership shall be for combined sales of new and used cars. The dealership shall not be exclusively for the purpose of used car sales and repairs.*
 16. The proposed front façade shall be in substantial conformance with the architectural elevations attached, subject to Department of Public Works and Environmental Services (DPWES) approval.

17. The outdoor area devoted to storage, loading, parking and display of vehicles shall be limited to that area so designated on the SEA Plat. No vehicles shall be displayed on the site in a manner that will impede the flow of traffic or pedestrian access on-site or landscaping. No parking or display of vehicles shall be permitted along sidewalks or within landscaped areas and travelways.
18. The hours of operation shall be limited to 7:00 AM to 9:00 PM, Monday through Saturday, and noon to 6:00 PM on Sunday.
19. No pole-mounted signs shall be permitted at the subject site. **The existing pole-mounted sign located along Richmond Highway shall be permitted to remain; however, any replacement of the sign shall be ground-mounted.** No bunting, flags, balloons, or other types of decorative materials used for promotional purposes shall be located in such a manner as to be visible from off-site, except as otherwise allowed by the provisions of Article 12 of the Zoning Ordinance.
20. The number of employees on-site at any given time shall not exceed 34, unless provision is made for one on-site parking space for each additional employee by reducing the number of display or storage vehicles that are located on-site as determined by DPWES.
21. ~~No dumpsters shall be permitted along the northern and western property lines adjacent to the existing residential development.~~ **Emptying of the dumpsters shall be limited to the hours of 7:00 AM to 8:00 PM, Monday through Friday and 9:00 AM to 6:00 PM, Saturday.**
22. Interparcel access to the abutting parcels to the north and south [Tax Map Parcels 92-4 ((1)) 66 and 70A] shall be provided and properly maintained as depicted on the SEA Plat. Prior to site plan approval, a public access easement shall be recorded in the land records on the travel aisle parallel to Richmond Highway.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any otherwise applicable ordinances, regulations, or adopted standards. The applicant shall be itself responsible for obtaining the required Non-Residential Use Permits through established procedures, and this Special Exception shall not be valid until all such required Non-RUPs have been obtained.

Pursuant to Sect. 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 has been duly prosecuted. The Board of Supervisors may grant additional time to establish the uses 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.