

**PLANNING COMMISSION APPROVED
DEVELOPMENT CONDITIONS**

FDPA C-448-5

October 30, 1996

If it is the intent of the Planning Commission to approve FDPA C-448-4 located at Tax Map 91-2 ((1)) 32A (part.) to permit a Service Station with a Quick Service Food Store, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions; these conditions are in addition to all relevant development conditions and proffers which have been imposed on this property. These conditions apply only to the application parcel and do not include or encumber the remainder of Kingstowne Shopping Center.

1. Development of the application property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan Amendment plan prepared by Tyree Consulting Co. as revised through September 9, 1996, entitled "Mobil Oil Corporation, Final Development Plan Amendment" and these conditions.
2. Approval of the FDPA does not constitute approval of the proposed signs as depicted on the proposed FDPA plan. There shall be no signs located on the property that are not shown as part of the approved Comprehensive Sign Plan or that are required by law. The required sign permits for the regulated signs under the Comprehensive Sign Plan shall be obtained from the Zoning Administrator before installation of signs.
3. On-site landscaping shall be designed and installed in substantial conformance with the Comprehensive Landscape Plan approved for Section 37 of Kingstowne, to the satisfaction of the Urban Forestry Branch of DEM.
4. On-site parking spaces shall be configured to the satisfaction of the Director of the Department of Environmental Management.
5. All underground storage tanks shall be in compliance with the Environmental Protection Agency (EPA) underground storage tank guidelines. All underground storage tanks shall be tested for tightness or be certified in a manner to be approved by the Department of Environmental Management (DEM) in coordination with the Fairfax County Fire and Rescue Department.

6. Vehicle inspections, servicing and repairs shall be performed within the three (3) service bay interiors only.
7. Outside displays of any items for sale shall be prohibited. There shall be no outdoor vending machines including, but not limited to, soft drink machines.
8. The types of items which may be sold in the quick service food store shall be limited to prepackaged items which are normally sold from vending machines, including coffee and similar hot beverages, cakes, pies, soft drinks, juices, dairy products, prepackaged sandwiches, snack food items, e.g., pretzels, potato chips, etc., cookies, assorted gum, cigarettes and tobacco products and similar items. No groceries, other than as above, shall be permitted. Food preparation and the use of microwave ovens shall not be allowed. No alcoholic beverages shall be allowed to be sold. The marketing of video tapes or video machines shall not be allowed on the premises. These restrictions, however, shall not limit the sale of automobile-related products under the definition of service station.
9. The building materials of the service station on all exterior walls shall consist of the same materials and colors as the Kingstowne Shopping center, and the architecture shall be compatible with the shopping center, to the satisfaction of DEM at time of site plan review. The building materials shall consist of the same split face block, dryvit facia and standing seam metal roof, as appears on the shopping center.