

REVISED PROPOSED DEVELOPMENT CONDITIONS

SE 97-L-041

July 25, 2002

If it is the intent of the Board of Supervisors to approve SE 97-L-041 located at 7212 Richmond Highway (Tax Map 92-4 ((1)) 48 and 49A) to allow a mini-warehouse establishment pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, 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 this application, as qualified by these development conditions.
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. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception plat **entitled Special Exception, Shurgard Storage Centers, Inc. and prepared by Monaco and Manganello, Land Development Consultants, Inc., which is dated February 28, 2002, and revised through July 24, 2002** 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. Landscaping shall be provided as shown on the SE Plat. A landscape plan shall be submitted concurrent with site plan review and shall provide for numbers and sizes of trees and plantings consistent with that shown on the SE Plat and shall be subject to review and approval of the Urban Forester.
5. Streetscape elements shall be consistent with that which is shown on the SE Plat and with streetscape recommendations for the Richmond Highway Corridor Area as determined by the Department of Public Works and Environmental Services (DPWES).
6. All signs shall be in conformance with Article 12, Signs. If it is determined that a free-standing sign is permitted on the subject property, the sign shall be a ground mounted monument sign. No pole-mounted signs shall be permitted.
7. Lighting on the subject property shall utilize fully cut-off luminaries to ensure that light is not projected above the horizontal plane. Fully cut-off street lighting fixtures shall be provided to the maximum extent feasible as may be available through the

applicable public utility company for the purpose of lighting the State rights-of-way. All parking lot lighting shall utilize fully cut-off fixtures. Uplighting for design elements such as signs, landscaping or architectural illumination shall not be permitted. Security lighting, such as "wall packs", lighting for pedestrian paths and other common areas, shall also be shielded and directed downward.

8. The proposed buildings shall be constructed of materials consistent with those noted on Sheet 4 **and 5** of the SE Plat, as determined by DPWES. All of the buildings located on the perimeter of the site, visible from the adjoining streets, shall be finished in a similar manner, as noted on Sheet 4 of the SE Plat, which describes "ELEVATION – Typical Building (Outer)" **and Sheet 5, Typical Exterior Elevation**. The interior appearance of the storage buildings shall be consistent with that described as "ELEVATION – Typical Building (Inner)". This shall apply to the typical elevations provided for both the side and the ends of all of the buildings. The office and storage buildings shall be constructed consistent with the schematic provided in the SE Plat described as "View Looking North into site from Richmond Highway". Fencing noted on the SE Plat shall be consistent with that which is shown on Sheet 4 of the SE Plat, extending from the Typical Building Elevation (Outer) and shall not exceed seven feet in height.
9. Stormwater management and BMP facilities shall be configured and constructed to the satisfaction of DPWES, and shall be in substantial conformance with the SE Plat.
10. Trees located along the northern lot line adjacent to Lot 48A shall be preserved, to the extent possible, through tree protection methods acceptable to the Urban Forester. In the event that these trees cannot be preserved, the applicant shall plant replacement trees subject to review and approval by DPWES and the Urban Forester.
11. Hours of operation for the mini-warehouse shall be limited to 7:00 a.m. to 9:00 p.m., daily.
12. The number of employees for the mini-warehouse shall be limited to one resident manager and four part-time employees. The accessory apartment located on-site shall be for the use of the resident manager and his or her immediate family only.
13. All utility distribution lines located on-site shall be underground.
14. Incidental parking or storage of trucks and/or moving vans shall not be permitted except for purposes of loading and unloading.
15. The Applicant shall construct road improvements to close Fordson Road as depicted on the SE Plat including a right turn deceleration lane on Route 1 (the "Road Closure Plan"). The Applicant shall diligently pursue the necessary approvals for the Road Closure Plan. If the Applicant does not obtain all necessary approvals for this Road Closure Plan, despite the Applicant's diligent efforts, the Applicant shall, in lieu of

providing these road improvements, provide a right turn deceleration lane on the Applicant's Fordson Road frontage and contribute a sum of money to Fairfax County at the time of site plan approval to be utilized for transportation improvements in the immediate vicinity of the subject property, said improvements to be determined by Fairfax County's Department of Transportation in consultation with the Lee District Supervisor. The amount of this road contribution shall be computed by determining the estimated cost of the Road Closure Plan improvements, less the estimated cost of providing the right turn deceleration lane on the Fordson Road frontage. In that event, the cost of the Road Closure Plan improvements and the cost of the right turn deceleration lane on the Fordson Road frontage shall be estimated by the Applicant's engineers, and said estimates shall be subject to review and approval by DPWES.

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, 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.