

**PROPOSED DEVELOPMENT CONDITIONS  
RECOMMENDED BY THE PLANNING COMMISSION**

**SEA 01-L-024**

**July 28, 2005**

The Board of Supervisors approved SEA 01-L-024, to permit fast food restaurants without drive-throughs and to allow a private school of special education, pursuant to Section 6-205 of the Fairfax County Zoning Ordinance, the Planning Commission by requiring conformance with the following development conditions. These development conditions shall supersede all previous conditions.

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 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 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, Kingstowne Town Centre and prepared by Tri Tek Engineering, which is dated June 24, 2004 and revised through March 24, 2005** 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.
3. Outside seating for any fast food restaurant shall not block pedestrian access to the restaurant or other uses within the buildings.
4. Parking for the fast food restaurants shall be provided in accordance with the Zoning Ordinance.
5. Fast food restaurants shall be permitted in any location within the pad site buildings located at 5935 and 5925 Kingstowne Boulevard of the Town Center as shown on the Plat so long as the total area of fast food restaurants in those buildings (Buildings H, E) does not exceed a maximum area of 15,000 square feet of gross floor area. The total area of fast food restaurant use shall be limited to a combined maximum area of 2,100 square feet in Buildings R and S.
6. Other uses shown on the approved/proffered CDP/FDP or otherwise allowed by the proffers associated with PCA 84-L-020-19 and any amendments thereto may be permitted in the buildings listed herein without the need for an amendment to this special exception. Uses not shown on the approved/proffered CDP/FDP

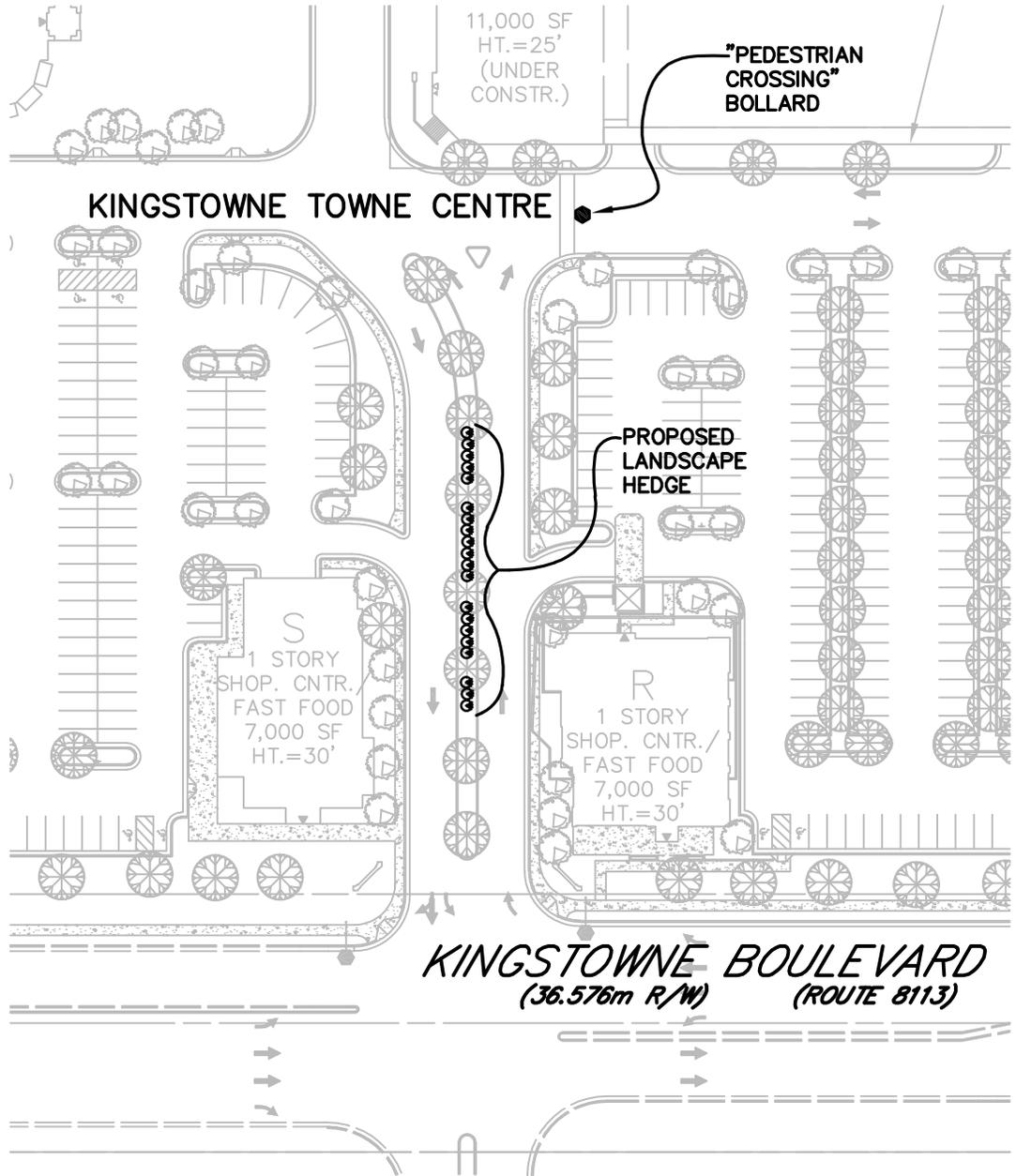
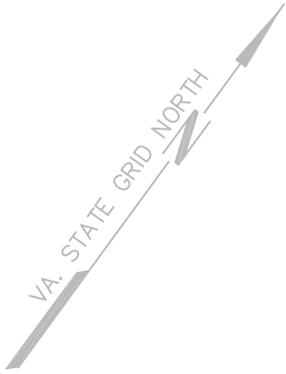
may be allowed subject to the provisions of Sect. 6-205 and may require an amendment to this special exception amendment.

7. The proposed private school of special education shall be limited to 4,100 sq. ft. and shall be located in either, but not both, of the two following spaces within the Kingstowne Towne Center, A-4 and B-1, as shown on the Special Exception Plat.
8. The applicant shall install a landscape hedge within the median of the roadway between Buildings R and S as more particularly described on the attached plat entitled "Landscaping/Pedestrian Crossing Signage Exhibit" dated June 8, 2005 prepared by Tri-Tek Engineering (the "Exhibit"). The applicant shall also install a temporary, removable plastic pedestrian crosswalk bollard in the location identified on the Exhibit as "Pedestrian Crossing Bollard".
9. The applicant shall work with the Fairfax County Park Authority, the Kingstowne Residential Owners Corporation (KROC), and the Lee District Supervisor's office to promote the continuous future use of the Kingstowne Town Center with a farmer's market and concert series. The resolution of this issue shall occur within six (6) months of the date of approval of this Special Exception Amendment.

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 as evidenced by the issuance of a Non-RUP for the private school of special education or a fast food restaurant in Buildings R, S, H or E that has not received a Non-RUP prior to the approval of this Special Exception. The Board of Supervisors may grant additional time to establish the use 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.



# LANDSCAPE/PEDESTRIAN CROSSING SIGNAGE EXHIBIT KINGSTOWNE TOWN CENTRE

FAIRFAX COUNTY, VIRGINIA  
DATE: 6/8/05      SCALE: 1:1000



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