



FAIRFAX COUNTY

PCA APPLICATION FILED: June 5, 2002
SEA APPLICATION FILED: June 3, 2002
SEA APPLICATION AMENDED: August 21, 2003
PCA APPLICATION AMENDED: August 21, 2003
PLANNING COMMISSION: March 18, 2004
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

March 4, 2004

STAFF REPORT ADDENDUM

APPLICATIONS PCA 79-L-147 & SEA 84-V-009-2

MOUNT VERNON DISTRICT

APPLICANT: Khan International, LLC

ZONING: C-5

PARCEL: 107-4 ((1)) 11A

ACREAGE: 34,578 sq. ft.

FLOOR AREA RATIO (FAR): 0.104

OPEN SPACE: 7,640 sq. ft. (22 percent)

PLAN MAP: Retail

SE CATEGORY: Category 5: Automobile Oriented Uses

PROPOSAL: Amend RZ 79-L-147 Previously Approved for Commercial Development to Permit a Freestanding Car Wash and Site Modifications; Amend SE 84-V-009 Previously Approved for a Service Station and Quick Service Food Store to Permit a Car Wash, Site Modifications and a Waiver of Minimum Lot Size

STAFF RECOMMENDATIONS:

Staff recommends that PCA 79-L-147 be approved subject to the execution of the draft proffers contained in Appendix 1.

Staff further recommends that SEA 89-V-004 be approved subject to the development conditions in Appendix 2.

Staff further recommends that the previously approved waiver of minimum lot size be re-approved.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS WILL BE FOUND AT THE BACK OF THIS REPORT

BACKGROUND

The proffered condition amendment (PCA 79-L-147) and special exception amendment (SEA 84-L-009-2) were originally filed in June 2002 by the applicant, Khan International, LLC, to add a second building with service bays to the site.

The shell of the building had been built without the proper approvals and was constructed too close to the rear lot line, necessitating a special permit application, SP 2002-MV-032, for approval of an error in building location. The existing approvals limited the uses to the existing service station, pumps only, and a quick-service food store within the existing 2,700 sq. ft. building.

On February 6, 2003, a staff report was published on the previous proposal. Staff recommended approval of the proffered condition amendment and special exception amendment applications. On February 20, 2003, the Planning Commission held a public hearing and voted to recommend that the Board of Supervisors approve the applications. On March 4, 2003, the Board of Zoning Appeals held a public hearing on SP 2003-MV-032 and deferred decision until March 27, 2003. A public hearing before the Board of Supervisors for these two applications was held on March 24, 2003, at which time the Board of Supervisors deferred the decision. On May 5, 2003, the Board of Supervisors deferred action on these applications indefinitely.

Subsequently, the applicant, Kahn International, LLC, amended the applications to request to add a self-service car wash on the property, and maintaining the existing quick-service food store and service station, pumps only. The car wash is to be located in a completely new building. The applicant has withdrawn the special permit application because the amended PCA and SEA applications proposed to remove the partially completed building and build a new car wash building that complies with the applicable setbacks.

DESCRIPTION OF THE APPLICATIONS

The applicant, Khan International, LLC, the owner of the property, is seeking approval of a proffered condition amendment application (PCA 79-L-147) and a special exception amendment application (SEA 84-L-009-2) to add a self-service car wash to the existing main service station/quick-service food store. The service station operation is limited to pumping gas; the facility does not include service bays. The applicant proposes to retain the existing building, 2,700 sq. ft., which contains a quick-service food store and the office/cashier functions associated with the existing service station. The second building on the site, partially constructed without obtaining the requisite permits, would be razed and removed from the site. A new building, approximately 900 square feet in size would be erected to house a proposed self-service car wash.

The resulting overall gross floor area (GFA) on the site would be 3,600 sq. ft. resulting in a floor area ratio (FAR) of 0.104, with 7,640 square feet of open space or approximately 22 percent of the application property.

A reduced copy of the proposed combined Generalized Development Plan/Special Exception Plat (GDP/SEA Plat) is included in the front of this report. The applicant's draft proffers are included as Attachment 1. Proposed Development Conditions for SEA 84-L-009-2 are contained in Attachment 2. The applicant's affidavit is Attachment 3 and the applicant's statements regarding the application are included as Attachment 4.

ANALYSIS

Combined Generalized Development Plan/Special Exception Plat (Reduction at front of staff report)

Title of GDP/SEA Plat:	Citgo Service Station
Prepared By:	Metropolitan Consulting Engineers
Original and Revision Dates:	November 7, 2003

The revised GDP/SEA Plat consists of a single sheet and includes the following features:

- Uses. The applications propose to continue the existing service station, pumps only, and the quick-service food store. The applications have been filed to allow a self-service car wash to be added to the site in a new building. The application does not include adding a fast food restaurant to the property.
- Site Layout. The existing building located in the center of the site and the associated canopy over the pump islands located to the south of the building are to be retained. The canopy extends over the building by a few feet. The partially built un-permitted building for the service bays, located to the north of the existing building, will be removed. A new 900 square foot self-service car wash building is proposed 20 feet from the eastern property boundary and north of the existing building. In addition to seven parking spaces, the area to the west of the car wash building contains two proposed vacuum machines.
- Vehicular Access and Pedestrian Access. This element of the site development is not proposed to be changed from the existing circumstance. Access to the property is from Gunston Cove Road located along the western boundary. There are two existing curb cuts onto the road. One is located approximately 15 feet north of the southern property line near the northern end of the canopy. The second is located approximately 45 feet north of the other entrance and is opposite the existing building. A sidewalk has been constructed along the Gunston Cove Road frontage of the property.
- Parking. Nineteen parking spaces are shown on the GDP/SE Plat. Parallel and angled parking are shown along the eastern boundary. In addition, seven

parking spaces are shown to the west of the proposed car wash building. Ten stacking spaces are shown for the car wash.

- *On-site Circulation:* The stacking spaces for the proposed car wash extend in a counter-clockwise direction from the proposed car wash building and along the northern and western boundaries. Upon exiting the car wash building, the vehicles will be directed by pavement markings to the west along the northern side of the main building to the northernmost exit onto Gunston Cove Road. The parking spaces along the eastern boundary are now depicted as angled parking and the travel aisle along the eastern side of the existing building will be changed to one way.
- *Building Description:* The existing service station building is constructed of brick that has been painted white. The existing building is eighteen feet high and has a flat roof. The roof overhangs the building by three feet on all sides. The building overhang and the canopy are decorated with a red stripe, centered on the fascia that covers about half of the fascia of the roof. There is a narrow blue strip below the red strip. The canopy height is not given on the GDP/SEA Plat; however, pictures submitted with the application show it to be approximately five feet taller than the building.

The applicant has not provided any architectural information regarding the proposed new car wash building. The proposed development conditions require that the building be constructed of brick and painted white to match the existing building.

- *Open space and Landscaping.* The open space is all located along the periphery of the site. There are several existing trees, both deciduous and ornamental, located along Gunston Cove Road, an 18 inch oak on the northern property line and a row of four evergreen trees along the southern boundary. The eastern boundary also includes a row of shrubbery installed as part of the construction of the commuter parking lot by the Virginia Department of Transportation. The existing landscaping will be retained. The GDP/SEA Plat shows the following additional landscaping to be planted: four additional large deciduous trees along the eastern boundary behind the proposed car wash building and undefined trees along the western boundary near the northernmost entrance from Gunston Cove Road.
- *Utilities:* As shown on the GDP/SEA Plat, the site has been connected to public water and public sewer. Therefore, the drain fields shown on the previous approvals are no longer required.
- *Stormwater Management/Best Management Practices.* There is an existing underground stormwater detention facility on the property. The GDP/SEA Plat states that the net increase in new impervious surfaces is 4950 square feet. Note 31 states that the applicant intends to use an innovative BMP facility to manage the additional runoff. The note further states that either a stormceptor or Filterra system is proposed.

Transportation Analysis (Attachment 5)

The previous approvals included requirements to dedicate right-of-way and to improve Gunston Cove Road. These improvements were completed as part of the initial development of this facility and will not be affected by this proposal.

Issue: On-Site Circulation

The circulation in the area northwest of the main building between the car wash stacking spaces and the car wash building is confusing. If the vehicles waiting to enter the car wash extend beyond the area striped for stacking spaces, the travel aisle by that corner will be narrowed below 23 feet, which is required by the PFM.

Resolution:

This issue is addressed by a proposed development condition that would require that a sign be installed at the end of the stacking lane, prohibiting cars from waiting at that location. The condition also requires that the operator install a video monitor and speaker in that location so that cars can be directed to move out of that location. The condition also requires that the applicant have an employee direct cars when cars stacking for the car wash back up towards Gunston Cove Road.

Issue: Exit Movements from Northernmost Parking Spaces

The northernmost parking space in the parking spaces located west of the proposed car wash where the vacuum station is located may not be able to back out and maneuver to drive out of this parking area when the stacking lane is full of cars. The revised GDP/SEA Plat dated November 7, 2003, added a wider aisle at the end of this row of parking.

Resolution:

This issue is considered to be resolved.

Environmental Analysis (Attachment 6)**Issue:** Stormwater Management/Best Management Practices

At the time of site plan review, the development will be required to address the water quality requirements based on new development and construction on the site. Section 118-3-3, Par. 3 of the Chesapeake Bay Preservation Ordinance states, "For redevelopment of any property not currently served by one (1) or more BMPs, the total phosphorus runoff pollution load from the property shall be reduced by at least ten percent (10%) from the phosphorus runoff pollution load prior to redevelopment." As stated in Note 12 on the GDP/SEA Plat, the applicant is proposing to include an innovative SWM/BMP structure as part of the site's development. The information provided by an e-mail from a representative of the manufacturer of the Filterra system notes that it provides 74 percent phosphorus removal (see Attachment 4 for a description of the Filterra system). However, while this system has received approval

in other circumstances, its use will require approval of a waiver by DPWES. While the development plan should provide for an alternate BMP location on site in the event a waiver is not granted; in this instance, since the alternative BMP is likely to be an underground chamber it can be added to the site without much impact to the GDP/SEA Plat. However, to ensure that the applicant is aware that an alternative facility may not be in substantial conformance with the proffered plan, a draft proffer has been proposed which requires that a proffered condition amendment application and a special exception amendment application be filed if the waiver is not approved and an acceptable alternative that is in substantial conformance with the approval cannot be found.

Resolution:

Staff believes this issue has been resolved with the proposed proffer commitment.

Issue: Lighting

This is an already developed site with existing lighting on poles consisting of box lighting directed downward in the manner required by the recently adopted amendments to Article 14, Performance Standards. Those standards require that the new pole lighting be fully shielded, similar the existing pole lighting on the site. The existing canopy lighting is not shielded or recessed as required by Article 14. The proposed development conditions require that shielding be installed around the existing canopy lights that hang below the ceiling of the canopy now. The development conditions also require that when the canopy lighting is replaced, that the new lights be recessed and be limited in light output to conform with the provisions of Article 14.

Resolution:

This issue is considered to be resolved.

Land Use Analysis (Attachment 6)

Although the Plan discourages free-standing auto-oriented uses in Land Unit F, the Plan also acknowledges the existing uses on the site and recommends neighborhood serving retail development, as shown on the Plan map, up to 0.15 FAR. Staff views the addition of a car wash to be an appropriate use for the site. Other site improvements should also be provided in the form of additional landscaping, adequate circulation and appropriate service station lighting. Additional landscaping is shown on the GDP/SEA Plat with more required by the proposed development conditions, adequate circulation would be provided with the adoption of the proposed development conditions. As discussed in the Environmental Analysis section, the issues regarding lighting are adequately addressed, provided that the proposed development conditions are adopted.

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-5)		
Standard	Required	Provided
Lot Size	40,000 sq. ft.	34,578 sq. ft. ¹
Lot Width	200 feet	271 feet
Building Height	40 feet	30 feet
Front Yard	45° ABP ² ≥ 40 feet	40 feet
Side Yard	No requirement	n/a
Rear Yard	20 feet	20 feet
Floor Area Ratio (FAR)	0.30	0.104
Open Space	20 percent (6916 sq. ft.)	22 percent (7640 sq. ft.)
Parking Spaces	18 spaces	19 spaces
Loading Spaces	1 space	Not shown

¹With the approval of SE 84-V-009, the Board of Supervisors granted a waiver of the minimum lot size requirement.

²ABP = Angle of Bulk Plane

Transitional Screening and Barriers

The surrounding uses are all commercial and as such transitional screening and barriers are not required.

Special Exception Standards

Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Banks, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts (Sect. 9-505)
 Category 5 Standards (Sect. 9-503)
 General Special Exception Standards (Sect. 9-006)

Sect. 9-505, Par. 1 includes five standards that are applicable in all instances and Par. 3 includes standards that are applicable in the C-5 District, among other districts. With regard to Par. 1:

- Sub-paragraph 1A requires that the use have the same architectural features or be compatible with the building group or neighborhood with which it is associated. The surrounding uses consist of another service station, industrial buildings located along Gunston Cove Road, the nearby interchange for I-95 and Lorton Road, the railroad bridge over Lorton Road and the commuter parking lot that is located on three of four sides of this property. Staff has concluded that the neighborhood is sufficiently diverse so that the existing building and the proposed car wash building will be compatible with its surroundings if the new building is built of brick and painted white to match the existing building. The proposed development conditions require that the building be built of brick and painted white.

- Sub-paragraph 1B requires that the use be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. As described in the Description of the GDP/SE Plat section, the existing sidewalks and entrances meet this standard.
- Sub-paragraph 1C requires that the site be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and that the parking spaces be provided and located in such a manner to facilitate safe and convenient access. As noted in the transportation analysis, the proposed stacking lanes may interfere with on-site circulation; however, this circumstance is addressed by a proposed development condition.
- Sub-paragraph 1D requires that the lot area and width be sufficient to accommodate the uses and that the use shall not adversely impact nearby residential areas. As noted above, the Board has previously approved a waiver of minimum lot size, which is recommended to be re-approved. Further, there is not any residential development nearby that would adversely affected by the proposed improvements to this existing service station/quick-service food store.
- Sub-paragraph 1E addresses drive-through pharmacies and is not applicable in this instance.

With regard to Par. 3 of Sect. 9-505:

- Sub-paragraph 3A states that there should be no outdoor storage or display of goods offered for sale except for the outdoor storage of goods permitted at a service station. The site currently does not utilize outside storage and display, as evidenced by the photographs submitted with the application and recent site visits by staff. The proposed development conditions would prohibit outdoor storage and display at the site.
- Sub-paragraph 3B states that service stations shall not be used for the performance of major repairs and shall not include the storage of more than four abandoned, wrecked or inoperable vehicles for more than 72 hours. These applications do not include any repair facilities and this standard will be applicable during the future operation of the service station.

With regard to Sect. 9-503, Standards for All Category 5 Uses:

- Par. 1 addresses conformance with the bulk standards in the underlying zoning district. As noted in the Bulk Standards chart above, with the exception of the required lot size, which was previously waived, the application meets the bulk requirements.
- Par. 2 requires that the use comply with the applicable performance standards contained in Article 14 of the Zoning Ordinance. As noted in the environmental analysis, the lighting should be fully shielded. A proposed development condition requires that all new pole lighting installed be fully shielded, that shielding be added

around the existing lights under that canopy. The proposed development condition also requires that when new canopy lighting is installed it will meet the requirements of the Zoning Ordinance in effect at that time.

- Par. 3 states that the provisions of Article 17, Site Plans, are applicable.

With regard to the provisions of Sect. 9-006, General Standards, which are applicable to all special exception uses:

- This property is part of Land Unit F-1 of the Lorton-South Route One Community Planning Sector. The adopted Comprehensive Plan identifies this area to be developed with retail uses; as noted in the Land Use Analysis, while the Plan discourages free-standing retail uses, it also recognizes that existing uses may be continued. Staff has concluded that the proposal to add a car wash to the existing service station/quick-service food store is consistent with the recommendations, thereby satisfying the requirement of Par. 1 to be in harmony with the adopted Comprehensive Plan.
- As discussed above, the proposed expansion of the existing combined service station/quick-service food store is in harmony with the purpose and intent of the applicable zoning district regulations as required by Par. 2.
- Staff has concluded that the proposed redevelopment of this property will not affect the relationship of the facility with the adjacent properties, thereby satisfying Par. 3.
- The vehicular and pedestrian traffic associated with this facility will not be hazardous nor conflict with neighborhood traffic, as required by the provisions of Par. 4 and discussed elsewhere in this report.
- Transitional screening and barriers are not required; therefore, Par. 5 has been satisfied.
- As noted in the Bulk Standards chart, the amount of open space is in excess of the amount required in the C-5 District, satisfying the requirements of Par. 6.
- Par. 7 addresses utilities and parking at the site. The parking on-site meets the minimum parking requirement for the combined uses. The utilities that serve the existing development will be available for the new facility.
- Par. 8 addresses signage. The provisions of Article 12, Signs, are applicable to the site. In addition, the proposed development condition regarding signage in Attachment 1 would prohibit the use of temporary signs without a permit.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This application has been filed to allow the addition of a self-service car wash building at the site. Staff has concluded that the requested expansion is in conformance with the recommendations of the Comprehensive Plan for Sub-unit F-1 of the Lorton – South Route One Community Planning Sector. Staff has also concluded that the application meets the zoning ordinance standards applicable to an automobile oriented use.

Recommendation

Staff recommends approval of PCA 79-L-149 subject to the execution of the draft proffers contained in Attachment 1.

Staff further recommends that SEA 84-V-009-2 be approved subject to the proposed Special Exception development conditions contained in Attachment 2.

Staff further recommends that the previously approved waiver of minimum lot size be re-approved.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Draft Proffer Statement for PCA 79-L-147
2. Proposed Development Conditions for SEA 84-V-009-2
3. Affidavits
4. Applicant's Statements
5. Transportation Analysis
6. Plan Citations, Land Use Analysis and Environmental Analysis

**Proffer Condition Amendment PCA 79-L-147
Khan International, LLC
9308 Gunston Cove Road
Tax Map No. 107-4 ((1)) 11A**

**PROFFERS
February 1, 2003**

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978, as amended) ("Ordinance"), subject to the Board of Supervisors' approval of the requested Proffer Condition Amendment, PCA 79-L-147 ("PCA"), for the applicant and owner, Khan International, LLC, for themselves, their successors and assigns ("Applicant") hereby proffer the following conditions ("Proffers"). If this application is approved, the proffer conditions described below supersede all previously proffered conditions applicable to the Property.

1. Development of the subject property shall be in substantial conformance with the plat prepared by Metropolitan Consulting Engineers, dated November 7, 2003, entitled Citgo Service Station Special Exception Plat, SEA No. SE 84-V-009, and Generalized Development Plan # PCA 79-L-147.
2. Pursuant to Paragraph 4 of Section 8-204 of the Zoning Ordinance, minor modifications from the Generalized Development Plan (GDP) may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP without requiring the approval of a proffered condition amendment application provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator and do not decrease the setback from the peripheries; or reduce open space or landscaping.
3. If a waiver is not granted for the proposed innovative storm water management best mgt practices facility, any alternative facility must be in substantial conformance with Generalized Development Plan #PCA 79-L-147. If the alternative facility is not of substantial conformance, then a PCA/SEA will be required.

Applicant/Title Owner
Khan International, LLC

By: _____

Name: _____

Title: _____

ATTACHMENT 2

PROPOSED DEVELOPMENT CONDITIONS

SEA 84-V-009-2

March 4, 2003

If it is the intent of the Board of Supervisors to approve SEA 84-V-009-2 located at Tax Map 107-4 ((1)) 11A (9308 Gunston Cove Road) previously approved for a combined service station and quick-service food store to allow the construction of a self service car wash in an additional building and other site modifications pursuant to Sect. 4-504 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions (these conditions 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 Amendment 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 Department of Public Works and Environmental Services (DPW & ES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat **entitled Citgo Service Station prepared by Metropolitan Consulting Engineers, which is dated November 7, 2003 and these conditions**. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The plan submitted pursuant to Article 17, Site Plans, shall include a landscape plan for the review and approval of the Urban Forestry Division, that includes the landscaping provided for in Condition Number 12.
5. Additional shielding shall be installed around the existing under canopy lighting so that glare is minimized and directed downward with no glare emitting above the bottom horizontal plane of the canopy. This shielding shall be installed prior to the issuance of a Non-Residential Use Permit for the proposed car wash building. The fascia of the canopy shall not be lighted except for an internally luminated sign. The canopy lamps shall be limited to 400 watts each. When the canopy lights are replaced, they shall conform with the then applicable standards of Article 14 of the Fairfax County Zoning Ordinance.
6. There shall be no outside storage of goods offered for sale.

7. The trash dumpster shall be fully screened with a brick wall or board on board fence and a gate.
8. The maximum number of employees on the site at any one time shall be limited to four (4).
9. No abandoned, wrecked or inoperable vehicles shall be stored outdoors on the property.
10. Outdoor lighting fixtures shall be no higher than 15 feet and shall be similar in style to the existing lights. All fixtures shall conform with the applicable standards of Article 14.
11. The site shall be patrolled daily to pick up any trash on the site.
12. The following additional landscaping beyond that shown on the SE Plat shall be provided as recommended by the Urban Forestry Division:
 - Three large deciduous trees shall be planted along the eastern boundary in the area of the angled parking spaces;
 - One large deciduous tree shall be planted on the southern boundary in the vicinity of the parallel parking spaces along that boundary;
 - And, the northernmost parking space in the row of parking west of the car wash building shall be included in the adjacent landscape island and that island shall be planted with two large deciduous trees.

The large deciduous trees noted above shall be at least 3-inch caliper in size at the time of planting.

The "Proposed 8 Trees" on the western boundary and near the northern most entrance shall be flowering trees.

Any landscaping material noted on the Special Exception Amendment Plat or in these conditions that dies shall be replaced during the next planting season after the landscaping has been determined to have died.

13. All signs on the property shall conform with the applicable requirements of Article 12, Signs. Temporary signs and other advertising methods, such as but not limited to, portable metal signs, signs or banners on light poles, flags or banners located on poles or strung between structures on site, shall not be permitted.
14. If a waiver is not granted for the proposed innovative stormwater management/best management practice facility, any alternative facility must be in substantial conformance with the special exception plat and these conditions. If the alternative facility is not in substantial conformance, then approval of Special Exception Amendment shall be required.

15. The grading plan required to demolish the partially constructed building on the site shall be submitted within thirty days of the approval of this special exception amendment. The building shall be completely removed from the property within 90 days of the approval of this special exception amendment.
16. The car wash building shall be constructed of brick and shall be painted white.
17. Cars shall be prohibited from waiting in the area beyond the stacking lane. Signage and pavement markings to identify the area where cars may not wait satisfactory to the Director, DPWES shall be installed. A video monitoring system that observes the stacking lanes shall be installed on the site. A speaker system shall be installed at end of the stacking lane so that vehicles can be directed to leave that area. An employee shall be stationed at the end of the stacking lanes to direct traffic away from the stacking lanes when more than two cars within a fifteen-minute period are notified by the speaker system to move.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment 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.