

## **DEVELOPMENT CONDITIONS**

**SEA 84-V-009-2**

**October 27, 2005**

The Board of Supervisors approved 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, 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 September 14, 2005 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 Urban Forest Management, that includes the landscaping provided for in Condition Number 13.
5. A fast-food restaurant shall not be operated on the property.
6. 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 applicable standards of Article 14 of the Fairfax County Zoning Ordinance.
7. There shall be no outside storage of goods offered for sale.
8. The trash dumpster shall be fully screened with a brick wall or board on board fence that is between six and seven feet tall and a gate of a similar height.

9. The maximum number of employees on the site at any one time shall be limited to four (4).
10. No abandoned, wrecked or inoperable vehicles shall be stored outdoors on the property.
11. Outdoor lighting structures shall be no higher than 15 feet from the ground to the top of the structure and shall be similar in style to the existing lights. All lighting structures shall conform with the applicable standards of Article 14.
12. The site shall be patrolled daily to pick up any trash on the site.
13. The following additional landscaping beyond that shown on the SE Plat shall be provided as recommended by Urban Forest Management:
  - a. Three large deciduous trees shall be planted along the eastern boundary in the area of the angled parking spaces;
  - b. One large deciduous tree shall be planted on the southern boundary in the vicinity of the parallel parking spaces along that boundary; and,
  - c. 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 as determined by Urban Forest Management.

14. 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.
15. Cars shall be prohibited from waiting in the area beyond the stacking lane. Signage and pavement markings shall be installed 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.

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, 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.