

DEVELOPMENT CONDITIONS

SE 2005-DR-016

September 29, 2005

If it is the intent of the Board of Supervisors to approve SE 2005-DR-016 located at 2148 Centerville Road (Tax Map 16-1 ((1)) 0007B Pt.) for use as a drive-in bank pursuant to Sect. 4-604 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 for the subject property.

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 the 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 (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Proposed BB&T", prepared by Walter L. Phillips, Inc. and dated February 17, 2005 as revised through August 25, 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.
4. All modifications shown on the SE Plat, including parking lot modifications and streetscape improvements within the SE area, shall be completed prior to the issuance of a Non-Residential Use Permit.
5. Landscaping of the traffic island in the entrance way between the Kohl's and Elden St. Marketplace Plaza shopping centers shall be coordinated with the Town of Herndon and adjacent property owner.
6. An easement shall be dedicated to the benefit Board of Supervisors or VDOT consisting of three and a half feet (3.5 feet) along the Elden Street frontage, as shown on the Special Exception plat at site plan approval for the property or upon demand, whichever occurs first.
7. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
8. There shall be a maximum of three drive through lanes for the bank, as shown on the SE Plat, one of which will be used for an ATM. The applicant shall install on site directional signage that indicates the location of the drive-through lanes,

entrance and exit, to help prevent patrons desiring to exit from unintentionally entering the drive-through lanes.

9. The applicant shall coordinate with VDOT for the closure/realignment of the entrance to the site off of Elden Street to ensure that the new entrance meets all current VDOT standards.
10. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements for the are met for all uses in the Kohl's Shopping Center shall be submitted to DPWES prior to issuance of a Non-RUP for the bank.
11. All signage shall meet the requirements of Article 12 of the Zoning Ordinance.
12. Both on- and off-site Stormwater Management and Best Management Practices (SWM/BMPs) shall be provided as indicated on the SE Plat, subject to the approval of DPWES. If SWM/BMP requirements cannot be met by facilities in substantial conformance with what is shown on the plat, an SE amendment will be required.
13. The existing mature evergreen trees shall be relocated from the existing planting island to a location on the southern portion of the site as depicted on the Special Exception Plat. A bond shall be placed to Fairfax County in order to ensure the survival of the transplanted specimens. Final transplanting methods, location for transplanted trees and bond amount shall be determined by Urban Forester Management prior to transplanting.
14. Demolition of the existing bank facility shall take place within 60 days following the issuance of a Non-RUP for the replacement bank facility and prior to final bond release, whichever comes first. The final grading and parking lot construction on the southern portion of the site shall be completed following the demolition of the existing bank facility.

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 Section 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.