

PROPOSED DEVELOPMENT CONDITIONS

SE 99-V-039

December 30, 1999

If it is the intent of the Board of Supervisors to approve SE 99-V-039 located at 8207 Terminal Road (Tax Map 99-3 ((1)) 26) to allow an increase in FAR pursuant to Sect. 9-618 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. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
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 Plat, U-Haul Retail Center and prepared by Thomas Engineering and Surveying, Ltd., which is dated July 1999 and revised through December 1999** 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. Right-of-way, thirty-five (35) feet from centerline of Terminal Road, from the northwest corner of the property to the centerline of the southernmost entrance and then tapering back toward the property line, as shown on the SE plat, shall be dedicated, in fee simple, to the Board of Supervisors, prior to site plan approval or upon demand by VDOT or the County, whichever first occurs.
5. Peripheral parking lot landscaping shall be provided as shown on the Special Exception (SE) Plat. The landscape shown is for illustrative purposes only; however, the approximate numbers and sizes of trees and plantings shown shall be provided in similar locations as illustrated, with approval of the Urban Forester. The total number of trees provided shall not be less than 16, as listed in the SE Plat tabulations.
6. Irrespective of that shown on the SE Plat, the minimum required tree cover on site of 10% shall be met, and the minimum required interior parking lot landscaping of 5% shall be met, as determined by the Urban Forester. Additional trees shall be planted if necessary to meet this requirement.

7. Trees shall be planted as shown on the SE Plat VDOT Landscape Plan within the right-of-way of Backlick Road, subject to VDOT approval. If not approved by VDOT as shown, other street trees and/or seasonal ornamental landscaping shall be planted in the right-of-way of Backlick Road subject to VDOT approval. If no proposed planting in the right-of-way meets VDOT approval, the planted area on-site adjacent to Backlick Road shall be expanded by reducing the parking area to accommodate equivalent additional landscape, as approved by the Urban Forester.
8. All signs shall be in conformance with Article 12, Signs. As shown on the SE Plat, the sign shown at the northeastern periphery of the site shall be limited to a maximum height of twenty (20) feet.
9. All outdoor lighting fixtures shall be fully shielded and directed downward such that the glare does not trespass onto adjacent roads. The lighting fixtures shall comply with the I-6 Zoning District Performance Standards as they relate to glare.
10. The proposed building shall be constructed of materials such as stucco or masonry, as shown on the attached rendering (Attachment I), as determined by DPWES. Materials such as siding or metal shall not be used on the exterior of the building. All sides of the building shall be finished in a similar manner.
11. Stormwater management and BMP facilities shall be configured and constructed to the satisfaction of DPWES, and shall be in substantial conformance with the approved SE Plat. The applicant shall provide to DPWES written permission from the holders of easements on the subject property for the proposed uses within those easements, including the planting of trees and the location of the stormwater management facility, prior to site plan approval. If permission is not obtained for placement of the SWM facility within the easements as shown on the SE Plat, the SWM facility shall be relocated outside the easements or placed underground, as approved by DPWES. If permission is not obtained for planting within the easements as shown on the SE Plat, the parking and circulation area shall be reduced to accommodate an equivalent amount of plantings outside of the easement as approved by the Urban Forester. If relocation is required of either the SWM facility or the landscaping, the location shall be in substantial conformance with the approved SE Plat; if substantial conformance with the approved SE Plat is not determined, a Special Exception Amendment may be required.
12. Trees shown on the SE Plat in or adjacent to the stormwater management facility shall be subject to approval of DPWES and the Urban Forester. Alternative plantings may be permitted if the trees shown are not approved, but there shall be no reduction in the amount of planting shown, as determined by the Urban Forester.



13. Site development shall be limited to a maximum FAR of 0.88.
14. All parking for this use shall be on-site. Required loading and display spaces shall be striped, marked/identified, and located as shown on the SE Plat.
15. The approved Special Exception for this property shall be for the uses of mini-warehousing and a trunk rental establishment only.

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.



U-HAUL

Proposed U-Haul Retail Center
Fairfax County, VA