

## PROPOSED DEVELOPMENT CONDITIONS

SE 01-M-010

June 6, 2001

If it is the intent of the Board of Supervisors to approve SE 01-M-010 located at 5842 Columbia Pike, Tax Map 61-2 ((17)) (A) 17A, for a service station/mini mart and car wash pursuant to Sect. 4-504 and Sect. 7-607 of the Fairfax County Zoning Ordinance, the 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. 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 "Skyline Amoco" prepared by David B. Friend consisting of one sheet dated December 12, 2000 revised through June 4, 2001, 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. Architecture and architectural materials shall be generally as shown on Attachment 1 of these conditions, as determined by DPWES.
5. All lighting, including security, pedestrian and/or other incidental lighting, shall feature full cut-off fixtures and be directed downward to prevent off-site glare. Outdoor lighting fixtures used to illuminate the parking area shall not exceed 14 feet in height. Lights located in the service station canopy shall be recessed in design. Illumination of the area beneath the service station not exceed an average of 30 foot candles.
6. The streetscape design and materials on Columbia Pike shall meet the standards and specifications of the streetscape as outlined in the Comprehensive Plan for the Baileys Crossroads CBC, as determined by DPWES.
  - (a) If the application development is completed after County Project #8911, the applicant shall reimburse the County for the cost of streetscape materials used on the property frontage.
  - (b) If the application development is completed prior to County Project #8911, the Office of Capital Facilities, Planning and Design Division, of DPWES shall review and approve all

streetscape plans to ensure the design and materials used are in accordance with the County Streetscape Plan. This shall include items such as lights, brick paver sidewalk, and landscaping (including tree species).

7. No major vehicular repairs shall occur on the property.
8. No abandoned, wrecked, or inoperable vehicles shall be stored outdoors on the property.
9. Prior to site plan approval, a Phase I Environmental investigation of the property shall be submitted to DPWES for review. DPWES may request other Fairfax County or State agencies to evaluate the report findings. The investigation shall be generally consistent with the procedures described by the American Society of testing and Materials (ASTM). If warranted by the results of the Phase I investigation, and if determined appropriate by DPWES and the State Water Control Board, a Phase II investigation program shall be pursued. Subject to the findings of a Phase II evaluation program, if soil contaminants are found in sufficient quantities and at such levels to require a longer term monitoring program, a remedial action program and corrective action plan shall be instituted to the satisfaction of the State Water Control Board prior to site plan approval.
10. The car wash shall be equipped to capture at least 80% of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the car wash shall be discharged to the sanitary sewer system.
11. Public access easements shall be provided for the interparcel access points to the east and west, and across the travel aisle connecting the two.

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, at a minimum, 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.

