

APPROVED DEVELOPMENT CONDITIONS

SE 01-M-009

June 14, 2001

If it is the intent of the Board of Supervisors to approve a fast food restaurant with a drive-through window within the Annandale Commercial Revitalization District, located at 7414 Little River Turnpike (Tax Map 71-1 ((20)) 6 pt.), pursuant to Sections 7-600 and 9-600 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. 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 Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in conformance with the Special Exception Plat entitled "Special Exception Plat; Little River Turnpike & Medford Dr.," Sheets 1, 1A and 1B, and prepared by Bohler Engineering, P.C., which is dated January 12, 2001 and revised through May 3, 2001 and exterior elevation plans entitled " Proposed KFC & Taco Bell Restaurant" which were prepared by Lester M. Stein, Architect, A.J. Volanth, Professional Engineer and Bohler Engineering, Sheets A-4 and A4.1, dated September 26, 2000 and revised through February 8, 2001, and these conditions.
4. Hours of operation shall be limited to 10:30 a.m. - 11:00 p.m., Sunday - Thursday and 10:30 a.m. - 12:00 a.m. Friday and Saturday.
5. Maximum number of employees on site at any one time shall not exceed 10.
6. Restaurant seating shall be limited to a maximum of 90 seats.
7. Landscaping shall not obscure sight distance from the site entrances or the intersection of Little River Turnpike and Medford Drive, as determined by DPWES.
8. Clearly marked pedestrian crossings shall be maintained across the travel aisles from the adjacent parking areas to the building entrance as shown on the SE Plat.

9. A stop sign shall be maintained at the exit of the stacking lane to ensure safe access to the travel aisle.
10. All exterior parking lot lighting and building mounted lighting shall be of a shoe-box type design that focuses light directly onto the site. Light fixtures shall be fully recessed and shielded to direct light downward to prevent off-site glare, and shall be operated in compliance with light glare standards of Section 14-900 of the Zoning Ordinance.
11. Irrespective of note #11 on the SE plat, the number of parking spaces and stacking spaces shall be provided in conformance with Article 11 of the Zoning Ordinance and the Public Facilities Manual, as determined by DPWES. A cumulative parking tabulation for the shopping center shall be submitted to the director of DPWES in conjunction with site plan approval for the use. A nonresidential use permit shall not be issued for the proposed use unless and until parking and loading are provided in accordance with Article 11 of the Zoning Ordinance.
12. Prior to site plan approval, a landscape plan shall be submitted for review and approval by the Urban Forestry Division, DPWES. The plan shall include, at a minimum, all landscape areas shown on the SE plat. Streetscape improvements along Little River Turnpike and Medford Drive shall be designed and implemented consistent with the Annandale CBC Streetscaping Design Guidelines as determined by the Urban Forestry Division.
13. Building mounted signage shall be in substantial conformance with that shown on SE plat exterior elevation sheets entitled "Proposed KFC & Taco Bell Restaurant" and prepared by Lester M. Stein, Architect, A.J. Volanth, Professional Engineer and Bohler Engineering, Sheets A-4 and A4.1, dated September 26, 2000 and revised through February 8, 2001. All signage shall be in conformance with provisions of Article 12 of the Zoning Ordinance. There shall be no individual freestanding identification signs erected exclusively for the proposed use. Menu boards as depicted on the SE plat shall be permitted provided that the message displayed is not visible from adjoining properties or public street right-of-way pursuant to Par. 3 of Article 20 of the Zoning Ordinance. Use of the existing nonconforming shopping center identification sign located within the SE parcel area may continue to be used pursuant to Section 12-110 of the Zoning Ordinance. Notwithstanding the above, maximum sign area for the KFC signs shall not exceed sixteen (16) square feet each.
14. The subject property shall be policed by the applicant/operator for trash/litter removal twice per day. The trash dumpsters shall be screened and dumpster lids shall remain closed at all times when not in use.

15. The applicant/operator shall not allow the discharge of air contaminants generated by the restaurant or its solid waste which causes objectionable odors to the nearby residences and shall employ, but not be limited to, the following control measures:
 - All putrescible material as defined in Fairfax County Code Section 109-1-1, shall be stored in sealed containers and shall be disposed of in a separate container reserved exclusively for restaurant use. Such putrescible material shall not be shredded or unsealed.
 - All putrescible material shall be removed by a commercial trash hauler from the subject property each day, Monday through Saturday.
16. The approved Special Exception conditions shall be conspicuously posted within the restaurant for public inspection.

This approval, contingent upon 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 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 be 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.