



PROPOSED DEVELOPMENT CONDITIONS

SEA 98-Y-025

Revised October 26, 2000

If it is the intent of the Board of Supervisors to approve SEA 98-Y-025 located at Tax Map 54-4 ((2)) B-1 (5652 Pickwick Road) for a pharmacy with a drive-thru window pursuant to Sect. 4-504 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supercede all previous conditions for the subject property: (* conditions previously approved with SE 98-Y-025)

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 (DPW&ES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Generalized Development Plan Amendment/Special Exception Amendment Plat - CVS / Centreville" and prepared by Dewberry & Davis which is dated April 21, 2000 as revised through September 20, 2000 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. The drive-through window shall be used only for the drop-off of prescriptions and pick-up of pharmaceuticals. No general retail sales shall be permitted from the window.*
5. A speaker box may be allowed to facilitate prescription pick up/drop off. It shall be located directly on the drive-through window itself. The volume of the speaker box shall be maintained at a level not audible from adjacent properties. *
6. The building shall be constructed with similar building materials and architectural treatments on all four sides.*
7. Vegetation consistent with a Type 1 Transitional Screening Yard shall be installed within the landscape buffer along the north and east property lines as determined by the Urban Forestry Branch of DPW&ES. Additionally, shrubs with a minimum height of three feet at planting shall be installed along

the eastern property line to reduce headlight glare toward the residential district to the east. In order to screen the parking lot from view along Route 29, a row of shrubs, a minimum of three (3) feet in height at planting, shall be installed within the landscape strip along the southern property line, as determined by DPW&ES.

8. As determined by the Urban Forestry Branch of DPW&ES, the plantings along the western edge of the property and between the parking lot and Pickwick Road shall include a minimum of 9 large evergreen trees similar to American Holly or Scotch Pine. The plantings along the southern property line shall include a minimum of 5 large deciduous trees. As depicted on the SEA plat along the northern property boundary, there shall be a mixture of large and medium evergreen trees which shall be augmented with evergreen and deciduous shrubs similar to Rhododendron, Azalea, and Holly as determined by the Urban Forestry Branch.
9. All freestanding and building mounted signs shall comply with the provisions of Article 12. The freestanding identification sign proposed at the intersection of Pickwick Road and Route 29 shall be in general conformance with the sign depicted on Attachment 1 and revised July 20, 2000, as determined by DPW&ES. No pole mounted signs shall be permitted.*
10. All outdoor pole lighting shall be focused downward and shielded to minimize glare and shall meet the Performance Standards set forth in Article 14 of the Zoning Ordinance.*
11. Refuse collection shall occur during non-peak store and drive-thru hours between 8 a.m. and 7 p.m.

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.