

FINAL DEVELOPMENT CONDITIONS

SEA 80-P-078-10

NOVEMBER 7, 2000

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-10 located at Tax Map 49-3 ((1)) 136C, 136C1 and 59-2 ((1)) 1A pt., 1B pt., 1C pt. 1D, 1E previously approved for a Medical Care Facility and related uses and two (2) Child Care Centers to permit building additions and site modifications, pursuant to Sect. 3-1204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which are in addition to development conditions approved with SE 80-P-078 through SEA 80-P-078-9.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment 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 Amendment is subject to the provisions of Article 17, Site Plans as may be determined by the Director, Department of Public Works and Environmental Services (DPW&ES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the Special Exception Amendment Plat entitled Fairfax Hospital prepared by Dewberry & Davis, which was last revised October 9, 2000, and these development 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 existing trees located along the southwestern property boundary which extend from south of the proposed Heart Institute to the western side of Parking Lot #9 shall not be disturbed by clearing and grading and shall be retained as a buffer between the hospital and the adjacent Woodburn Village Condominiums. It is understood that the location of the proposed traffic circle in the main hospital loop road will be modified from that shown on the SE Plat in order to avoid damage to any of the existing trees in the buffer area. Additional trees shall be planted in this area where needed to provide adequate year-round screening, as recommended by the Urban Forester. Any existing trees located in this area which are damaged or destroyed by construction activities shall be replaced, as determined by the Urban Forester.
5. No permit for demolition of the Gray Garage shall be issued prior to completion of the Phase I parking garage and of the 280 proposed parking spaces located on Parcel 136C.

6. The proposed Heart Institute shall be constructed in substantial conformance with the schematic rendering on Sheet 2 of the SEA Plat. Building materials and final design shall be compatible with those of the main hospital building.

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 Amendment shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced on the Heart Institute or emergency room expansion, or unless additional time is approved by the Board of Supervisors. 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.