

PROPOSED DEVELOPMENT CONDITIONS

SE 00-M-047

November 29, 2000

December 5, 2000

December 12, 2000

If it is the intent of the Board of Supervisors to approve SE 00-M-047 for an increase in maximum allowable floor area ratio (F.A.R.) for the proposed development located at Tax Map 80-2 ((7)) U1 (part) for use as a mini-warehouse pursuant to Sect. 9-618 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) and structure(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is granted only for the proposed mini-warehouse use, as qualified by these development conditions.
4. 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 "Shirley Industrial Park, Parcel "U1"," prepared by Land Design Consultants (LDC) consisting of 2 pages and dated August, 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.
5. No site plan shall be submitted or approved for the property which is subject to this Special Exception unless such site plan is part of a common site plan which includes all development of the entire parcel (Tax Map 80-2 ((7)) U1) with a maximum overall F.A.R. of 0.5.
6. Occupation of the apartment designated on the approved site plan shall be limited to the mini-warehouse resident manager and/or caretaker.
7. The maximum building height on the portion of Lot U1 in the I-5 zoning district shall be limited to 25 feet.

8. If a gate is used to control access to the site, it shall be located to provide sufficient space for vehicles to turn around within the site.
9. Lighting for the site shall not exceed an average horizontal illumination level of 3 footcandles (fc) on the site and shall meet the glare standards contained in Article 14 of the Zoning Ordinance. All lighting shall face downward and feature full cut-off fixtures, including security, pedestrian, and/or other incidental lighting.
10. Landscaping as shown on the Special Exception Plat referenced in Development Condition Number 4 shall be provided on the site. The location and type of individual plants may be altered with the approval of the Urban Forester.
11. The applicant shall be responsible for the ongoing maintenance of the masonry wall and the landscaping contained within the 35' buffer adjacent to the Edsall Park Subdivision, including replacement of dead, dying, and diseased vegetation.
12. All signs on the site shall be in conformance with the provisions of Article 12 of the Zoning Ordinance. If any sign on the site is to be illuminated, all such illumination shall be internal to the sign.

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.