

DEVELOPMENT CONDITIONS

SEA 01-M-017

July 27, 2006

If it is the intent of the Board of Supervisors to approve SEA 01-M-017 located at 5666 Columbia Pike (Tax Map 61-2 ((1)) 83, 84, 84A) to permit a drive-in bank (credit union) pursuant to Section 7-607 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved 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 (SE Plat) approved with this application, as qualified by these development conditions. By-right or special permit uses allowed by the Zoning Ordinance (except as excluded by these conditions), including the use of the entire building as a single use (such as financial institution) may be permitted on the property without a Special Exception Amendment, so long as such uses can be parked and are in substantial conformance with the SE plat.
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 SE Plat entitled "Arlington Virginia Federal Credit Union" prepared by Dewberry & Davis, LLC, consisting of 6 sheets, dated March 6, 2006, with revisions through July 13, 2006. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Architecture shall be in substantial conformance with that shown on Sheet 5 of the SE Plat, except as conditioned below.
5. All roof top equipment shall be screened from sight from the adjacent public streets and adjacent Tax Map Parcel 61-2 ((1)) 85, using materials that are the same color as those used on the building.
6. The roof on the north face of the building (facing Tax Map Parcel 61-2 ((1)) 85) shall not exceed 40 feet in height from grade, as defined by the Zoning Ordinance, as depicted on the SE Plat. The element shown over the door on Elevation A (Sheet 5 of the SE Plat) shall be constructed only if it is a component of a roof structure permitted by the provisions set forth in Section 2-506 of the Zoning Ordinance.
7. Walk-up ATM facilities may be provided for the convenience of the customers in any location on the building so long as they are integrated into the wall of the building (not freestanding) and oriented, designed, and well-lit for the safety of the users.

8. The seven foot high wall depicted on the SE Plat along the northern and northeastern property boundary shall be constructed of the materials shown on the SE Plat in colors which are the same as those used on the building.
9. No more than one freestanding identification sign shall be permitted, which shall be a monument-style sign in substantial conformance with that shown on the SE Plat, and shall be no more than 40 square feet in sign area.
10. Temporary promotional banners, balloons and flags as permitted by Article 12 shall be allowed for no more than 2 weeks at a time. At no time shall rooftop displays be permitted.
11. All lighting, including security, pedestrian and/or other incidental lighting, shall meet the standards of Article 14 of the Zoning Ordinance.
12. Prior to site plan approval, a landscaping plan shall be approved by Urban Forest Management (UFM). At a minimum, landscaping shall be provided that is consistent with that depicted on the SE Plat.
13. Along the northern boundary of the property, all "large deciduous trees" as shown on the SE Plat shall be a minimum of 3 inch caliper at the time of planting; all "ornamental trees" shall be a minimum of 2 inch caliper at the time of planting; and all "medium evergreen trees" shall be a minimum of eight feet in height at the time of planting.
14. Any existing trees in the Columbia Pike right-of-way which are damaged by the removal of the service drive shall be replaced by the applicant with trees equivalent to those which were damaged, as determined by UFM.
15. There shall be no outdoor storage or display of goods offered for sale on-site.
16. The following uses shall not be allowed on-site: adult book stores; video/DVD stores primarily dealing with the sale, rental, or exhibition of adult oriented material; tattoo parlor/piercing establishments; psychic readers/fortune tellers; topless or nude dancing/stripping establishments; adult movie or "peep show" establishments.
17. Prior to site plan approval, the existing easement for the service drive along Columbia Pike shall be vacated, and a public access easement shall be granted between the interparcel access to the property to the east [Tax Map 61-2 ((1)) 83C], and the access to Spring Lane, as shown on Sheet 3 of the SE Plat.
18. When any drive through window lane is open, a minimum of two windows shall be open.
19. Prior to the issuance of any Non-residential Use Permit, parking tabulations demonstrating compliance with Article 11 shall be provided to DPZ.

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.