

## **APPROVED DEVELOPMENT CONDITIONS**

### **SE 2006-SP-010**

**December 4, 2006**

If it is the intent of the Board of Supervisors to approve SE 2006-SP-010, located at 11611 and 11617 Lee Highway, Tax Map 56-2 ((1)) 63 and 63A, for a drive in bank and waiver and of certain sign regulations, pursuant to Sect. 4-804 and 9-620 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), structure(s) and/or use(s) indicated on the special exception plat approved with the application (Drive In Bank), 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 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 "Chevy Chase Bank; 11611 Lee Highway" prepared by Walter L. Phillips, Inc., and dated March 21, 2006, as revised through November 6, 2006, 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. Architectural elevations shall be in substantial conformance with those shown on the SE Plat; however, no wall-mounted signage shall be permitted on the south face of the building. Materials shall be brick with painted trim, as shown on the elevations in the SE Plat.
5. One of the two drive through lanes shown on the SE Plat shall have ATM facilities only, no "window" or tube facilities.
6. Wall mounted signage shall be in substantial conformance with that shown on the elevations, excepting no signage shall be provided on the south side of the building and that the exact lettering of the signs may be modified. Each of the three signs shall have a maximum size of 18 inches in height and 23 feet 4 5/8 inches in length (35.08 square feet). The total sign area provided shall not exceed 105.24 square feet. If lit, the signs will be internally illuminated.
7. The free standing sign shall be in substantial conformance with the illustration shown in the SE Plat.

8. Except for such temporary signs as are permitted by ordinance, promotional banners, balloons, flags, or rooftop displays shall not be permitted on site or in the adjacent right-of-way.
9. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number and sizes of trees and plantings consistent with that shown on the SE plat and the additional requirements of these conditions. The landscape plan shall be subject to the review and approval of Urban Forest Management.
10. In addition to the landscaping shown on the SE Plat, the landscape plan shall include additional understory vegetation within the transitional screening area along the southern boundary to supplement the existing vegetation, if and as recommended by Urban Forest Management.
11. All "proposed deciduous trees" shall have a minimum caliper of 3 to 3.5 inches at the time of planting (not 2 to 2.5 inches as shown on the SE Plat). This condition shall not apply to "proposed flowering trees."
12. Prior to site plan approval the applicant shall enter into a license agreement with the County to permit landscaping to be provided and maintained in the area to be dedicated along the Route 29 frontage of the site, as shown on the SE Plat.
13. A bio-retention facility shall be provided to enhance water quality in the location shown on the SE Plat. Such facility shall be constructed and maintained in accordance with DPWES recommendations.
14. The existing septic tank/field shall be abandoned in accordance with Health Department regulations.
15. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
16. At the time of site plan approval, or on demand (whichever occurs first) right-of-way as shown on the SE Plat shall be dedicated to the Board of Supervisors in fee simple at no cost as shown on the SE Plat.
17. At the time of site plan approval, a contribution shall be made to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the Fairfax County Department of Transportation and/or DPWES.
18. If credit is taken against the Fairfax Center Area Road Fund for right-of-way dedication, no density credit for the dedicated area shall be retained for the site.
19. At the time of site plan approval, the applicant shall provide for a public access easement in a form approved by the County Attorney, for the purpose of

providing an interparcel access to the west [Tax Map 56-2 ((1)) 63B], in the approximate location shown on the SE plat.

20. Prior to site plan approval, the applicant shall apply to VDOT for approval of the following roadway improvements, and shall provide a copy of said application to the Springfield Supervisor's Office and all homeowners of the Leehigh Village and Estate of Leewood subdivisions for review and comment. The applicant shall install those improvements which are approved by VDOT at the applicant's sole expense, although such installation shall not be required to be complete prior to issuance of a Non-residential Use Permit.
  - a. Install "no parking" signs on the service drive abutting the property between Village Drive and the existing western terminus of the service drive next to the Estates at Leewood subdivision;
  - b. Install a "no right on red" sign for the east-bound right turn lane on Lee Highway (Route 29) at its intersection with Village Drive; and
  - c. Install a loop detector in the east-bound lane of the existing service drive at its intersection with Village Drive, to allow additional time on green for the traffic signal at Village Drive and Route 29 so that east-bound vehicles on the service drive have additional time to make left turns onto Village Drive and continue through the traffic signal.

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.