



APPLICATION FILED: September 14, 2006
PLANNING COMMISSION: January 31, 2007
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

January 16, 2007

STAFF REPORT

APPLICATION SE 2006-SU-024

SULLY DISTRICT

APPLICANT: Wolseley Investments, Inc.

ZONING: I-5, HD, WS

PARCEL(S): 34-2 ((1)) 17E pt.

ACREAGE: 4.60 acres

FAR: 0.11

OPEN SPACE: 22 percent

PLAN MAP: Mixed Use

SE CATEGORY: Category 6: Outdoor storage in association with warehousing establishments in the Sully Historic Overlay District

PROPOSAL: To permit outdoor storage in association with a plumbing warehouse operation in Sully Historic Overlay District

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2006-SU-024 subject to the proposed development conditions in Appendix 1.

O:\wodonn\ZED\Special Exceptions\Ferguson Waterworks SE-2006-SU-024\SE_2006-SU-024 Staff Report Cover.doc

Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant seeks a special exception to establish a plumbing supply and warehouse operation on the subject property in two separate phases. Phase 1 (shown as “Proposed” on the SE Plat) would permit the construction of a one story warehouse/ office building with a maximum building height of 25 feet and a floor area of 15,000 gross square feet (7,000 square feet for office use and 8,000 square feet for warehouse use), and a 117,500 gross square foot paved outdoor storage area. This outdoor storage area would be used for storing and displaying plumbing supplies for sale. Phase 2 (shown as “Future Expansion” on the SE Plat) would permit an expansion of the proposed warehouse/ office building to a total floor area of 22,400 gross square feet. The warehouse portion on the north side of the building is planned to be expanded with a future one story building addition with a maximum building height of 25 feet and a floor area of 7,200 gross square feet. With this expansion, the outdoor storage area will decrease in size to approximately 110,500 square feet. The following table illustrates the basics of the proposal.

	Phases		Total
	Phase 1 “Proposed”	Phase 2 “Future Expansion”	
GFA	15,200 sq ft	7,200 sq ft	22,400 sq ft
FAR	0.075	0.035	0.11
Building Height (ft)	25 ft	25 ft	25 ft
# parking spaces	34 spaces (8 spaces for warehouse and 26 spaces for office)	8 spaces for the warehouse expansion	42 (16 spaces for warehouse and 26 spaces for office)
# Loading Spaces	1 space	1 space	2 spaces
% open space	22%	0%	22%

Hours of Operation: Monday through Friday 7:00 am to 5:30 pm

Number of Employees: 25 employees (full time and part time)

Waivers/Modifications: No waivers or modifications are requested with this application

A reduced copy of the proposed Special Exception Plat is included in the front of this report. The proposed development conditions, the Affidavit and the statement of justification are included as appendices 1 through 3.

LOCATION AND CHARACTER

Site Description

The area subject to the special exception consists of a vacant 4.6 acre portion of Tax Map 34-2((1)) 17E pt., which is located on the northeast quadrant of the Centerview Drive and Lowe Street intersection. This site is located entirely within the Sully Historic Overlay District and is zoned I-5 District. No access is provided and Lowe Street currently ends at the southeast corner of the site. In addition, an existing six (6) foot chain link fence is located on the northern property line.

Surrounding Area Description

The subject property is located along Centerview Drive in the Dulles Suburban Center Land Unit E-1 and is surrounded by the following uses.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Industrial and Vacant Land	I-5	Dulles Suburban Center Land Unit E-1: Office/Industrial Flex @ 0.35 FAR; Hotel option with conditions
South	Private School and Vacant Land	I-5	Dulles Suburban Center Land Unit E-1: Office/Industrial Flex @ 0.35 FAR
East	Warehouse	I-6	Dulles Suburban Center Land Unit E-1: Office/Industrial Flex @ 0.35 FAR
West	Office	I-5	Dulles Suburban Center Land Unit E-1: Office/Industrial Flex @ 0.35 FAR; Hotel option with conditions

BACKGROUND

- On June 17, 1985, the Board of Supervisors approved RZ 84-C-075, which rezoned 20.17 acres from I-3 and R-1 to the I-5 District. Copies of the approved Generalized Development Plan and the proffers are contained in Appendix 4. Proffer 4 includes a list of prohibited uses, which include but are not limited to heavy equipment sales, lumber yards and building material yards with rock, sand, gravel, and motor vehicle storage or impoundment yards. The proposed use in this application is not prohibited and conforms to the proffers.
- On December 5, 1994, the Board of Supervisors adopted Zoning Ordinance Amendment 94-265 to permit outdoor storage in association with warehousing establishments in the Sully Historic Overlay District subject to special exception approval.

- On February 12, 1996, the Board of Supervisors approved SE 95-Y-046, which permitted an outdoor storage area in association with warehousing establishments in the Sully Historic Overlay District on the northeast portion of Tax Map 34-2((1))17E. This establishment includes a one story building with a height of 35 feet and a floor area of 125,705 gross square feet that is used for office and warehouse use, and an outdoor storage area of 140,000 gross square feet. The development conditions are included in Appendix 5.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:	Area III
Planning District:	Dulles Suburban Center
Land Unit:	Land Unit E-1
Plan Map:	Mixed Use

The Fairfax County Comprehensive Plan, 2003 Edition, Area III, Dulles Suburban Center as amended through May 15, 2006, Land Unit E-1, page 88, provides lands use recommendations, which states:

“1. This land unit, except for parcels 34-4((1)) 15, 28, 29, 31, 32, 33, 34, 35, is planned for campus-style office, and industrial/flex use up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail use up to 20 percent of the total development may be appropriate within office or industrial/flex buildings. In no event, however, should retail uses be developed as free-standing uses or as a shopping center.”

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SE Plat:	Ferguson Waterworks
Prepared By:	Rinker Design Associates, P.C. and Arencibia Architects Inc.
Original and Revision Dates:	The Special Exception Plat containing five sheets is dated August 14, 2006 as revised through December 22, 2006. Three additional sheets showing Landscape Buffers, Line of Sight and the Elevations were included on November 27, 2006 and revised through December 22, 2006.

The SE Plat consists of eight sheets.

Sheet 1 is an overview sheet that includes a vicinity map and a site layout map showing the special exception area in relation to the existing Ferguson Waterworks building. Overall site and parking tabulations for the entire site are also provided, as well as other contact information.

Sheet 2 provides the stormwater management narratives and the existing vegetation map. Notes in the stormwater narrative indicate that the applicant will maintain the proposed storm filter. In addition, existing vegetation on the site is classified as moderate to poor condition.

Sheet 3 is the site plan, which shows the proposed development separated into two phases that are labeled on the sheet as "Proposed" and "Future Expansion." Phase 1 (shown as "Proposed" on SE Plat) includes a one story warehouse/office building with a maximum building height of 25 feet and a floor area of 15,200 gross square feet on the eastern portion of the site, a 117,500 square foot outdoor paved storage area on the center portion of the site, and an 8,700 square foot stormwater detention pond on the northwest portion of the site. Parking for the warehouse/office building will include 34 parking spaces that are primarily located in a surface parking lot to the south of the proposed building. Additional parking is provided to the north and west sides of the proposed building. A 6 foot high board on board fence is provided along the southern and western property lines, which links to an existing 6 foot high chain link fence on the northern property line. Two separate 6 foot high board on board fence sections are proposed on the eastern property line. Landscaping is provided along the perimeter of the site and adjacent to the proposed fencing. In addition, two access points are provided; one access point from Centerview Drive and one access point from Lowe Street, which is proposed to be extended west to Centerview Drive.

Phase 2 (shown as "Future Expansion" on SE Plat) will expand the proposed warehouse/office building in Phase 1 to a total floor area of 22,400 gross square feet. The warehouse portion on the north side of the building is planned to be expanded with a future one story building addition with a maximum building height of 25 feet and a floor area of 7,200 gross square feet. The five parking spaces shown within the proposed building addition footprint will be shifted to the west and included with 8 additional parking spaces shown on the plat. The total number of parking spaces will increase to 42 spaces on the site and the total size of the outdoor paved storage area will decrease to 110,500 square feet. No changes are proposed to the proposed fencing, landscaping or access points provided in Phase 1. Parking tabulations, tree cover calculations and interior landscaping computations are provided for both phases on the sheet.

Sheet 4 shows a supplemental planting schedule for the landscaping adjacent to the existing tree save area on the southeast corner of the site and a cross section of Lowe Street. A note on this sheet indicates that the landscaping adjacent to the existing tree save area on the southeast corner of the site will be replanted with a single row of evergreen trees subject to approval of the Urban Forest Management due to grading and final engineering issues.

Sheet 5 shows the site tabulations, tree cover calculations, the planting schedule and the interior parking lot landscaping calculations for the site. The total tree coverage is approximately 27,875 square feet.

Sheet 6 is an additional sheet that shows the elevations of the proposed trees at maturity.

Sheet 7 is an additional sheet that provides a line of sight analysis from the Sully Plantation Manor House to the proposed warehouse/office building.

Sheet 8 is another additional sheet that provides the elevations of the proposed warehouse/office building.

Land Use Analysis

The applicant submitted a request to establish a plumbing supply and warehouse operation on a vacant 4.6 acre portion of Tax Map 34-2((1))17E pt. in the Sully Historic Overlay District. The proposed use represents an expansion of an existing use to the east and would function in much the same manner as the existing warehouse and outdoor storage facility. Due to the location of the proposed use within the Dulles Suburban Center and its proximity to the Sully Historic Site, staff was concerned about the site design, landscaping and visibility to the Sully Historic Site. The applicant has subsequently modified the original plans to improve landscaping along all lot lines and provided a line of sight analysis that shows no visual impacts to the Sully Historic Site. In addition, the applicants have provided additional information about the type of materials proposed to be stored in the outdoor storage area and agreed to accept development conditions that limit the type of materials stored and the stacking height for these materials. While staff had some initial concerns regarding the use on the subject property and potential impacts to adjacent residential properties, the applicants have generally satisfied staff concerns and the proposed use is in harmony with the land use guidance set forth in the Comprehensive Plan for the site.

Transportation Analysis (See Appendix 7)

The Department of Transportation reviewed the application and expressed concerns about: 1) the need for a sidewalk into the site from Lowe Street, 2) the need for the proposed gate at the site entrance on Centerview Drive to open into the site and not out towards Centerview Drive, and 3) the effect of current VDOT design standards on the proposed Lowe Street extension. Staff recommends development conditions to address these concerns. Since the current VDOT design standards call for a five foot sidewalk, located at least one foot from the property line and at least three feet from the back of the curb, staff also recommends a development condition that requires the applicant at the time of Site Plan Review to dedicate adequate right of way to extend Lowe Street to Centerview Drive according to the VDOT design standards. Imposition of these conditions will address the concerns from staff.

Environmental Analysis (See Appendix 8)

The Environment and Development Review Branch expressed concerns about the proposed landscaping, the surface material for the proposed outdoor storage area and the sizing of the proposed stormwater management pond for the proposed development. The applicants added supplemental planting along the boundaries of the site, noted on the SE Plat that the outdoor surface area will be paved and indicated that the stormwater management pond is adequately sized. Final determination regarding the adequacy of stormwater management facilities on the site will be determined by the Department of Public Works and Environmental Services (DPWES) at the time of site plan review.

ZONING ORDINANCE PROVISIONS (See Appendix 9)

Bulk Standards (I-5 Zoning)		
Standard	Required	Provided Phase 1 and 2
Lot Size	20,000 square feet	199,717 square feet (4.6 ac)
Lot Width	100 feet	542 feet
Building Height	75 feet	25 feet
Front Yard	45 degree ABP, 40 feet	88 feet (S)
Side Yard	N/A	20 feet (NE)
Rear Yard	N/A	15 feet (E)
FAR	0.50	0.11
Open Space	15% of land area	22%
Parking Spaces	Warehouse 1 spaces per 1000 sq ft = 16 Office 3.6 spaces per 1000 = 26	42
Loading Spaces	1 space per 10,000 sq ft plus 1 space for each additional 20,000 sq ft	2
Transitional Screening		
North (I-5)	N/A	N/A
East (I-6)	N/A	N/A
South (I-5 w/ private school)	TS 1 – 25 feet	TS 1 -25 feet is provided
West (I-5) office	N/A	N/A

Standard	Required	Provided Phase 1 and 2
Barrier		
North (I-5)	N/A	N/A
East (I-6)	N/A	N/A
South (I-5 w/ private school)	D, E or F	D Barrier – 6 foot Board on Board Wood Fence
West (I-5) office	D, E or F	D Barrier – 6 foot Board on Board Wood Fence

Transitional Screening and Barrier Requirements

The subject property is located along Centerview Drive in the Dulles Suburban Center Land Unit E-1 and is surrounded by industrial, private school, warehouse, and office uses to the north, south, east and west. Transitional Screening I (TS I) and barrier type D, E or F is required to adequately buffer the proposed use from the private school use to the south. A barrier type D, E or F is also required along the western property line to adequately buffer the proposed use from the existing office use. The applicant has provided landscaping equivalent to TS I and a 6 foot high board on board fence equivalent to barrier type D on the western and southern property lines.

Waivers and Modifications

No waivers or modifications were requested with this application.

Special Exception Requirements

The applicant is requesting a special exception approval to permit outdoor storage in association with a warehouse establishment in the Sully Historic Overlay District. As such, the applicant must comply with the General Standards for all Special Exception Uses set forth in Sect. 9-006 and the Provision for Outdoor Storage in Association with a Warehouse Establishment in the Sully Historic Overlay District set forth in Sect. 9-621.

Provision for Outdoor Storage in Association with a Warehouse Establishment in the Sully Historic Overlay District (Sect. 9-621)

This provision allows the Board to approve a special exception authorizing the establishment of outdoor storage in association with a warehousing establishment on land zoned I-5 or I-6 in the Sully Historic Overlay District in accordance with the provisions of Sect. A1-303. Par. 6 of Sect. A1-303, Use Limitations, permits the Board to approve the special exception if the Board determines that such storage would not be visible from the Sully complex or the approaches to the Sully complex and would not be incompatible with the purpose of this district. In order to achieve this purpose, the Board may impose conditions regarding the size, location and screening of such outdoor storage area.

The Sully Plantation Manor House is located northwest of the proposed outdoor storage and warehouse establishment. The major approach to the Sully complex is from Route 28 which is almost 1/2 mile from Centreville Road. Further, as illustrated in the Line of Sight graphic below (Sheet 7 of the SE Plat), the distance between the Sully Plantation Manor House and the proposed warehouse/office building is approximately 1,887 feet or approximately 0.36 mile.



Within this 0.36 mile area, existing vegetation currently exists in floodplains that will not be subject to future development. The applicant has also provided in addition to the requirements of the Zoning Ordinance a supplemental 20 foot buffer along the northern boundary line shown on Sheet 5 of the SE Plat. This buffer includes a single row of trees consisting of ornamental trees, medium evergreens and large shade trees.

In addition, the applicant has indicated that the material to be stored outside will not be stacked higher than 15 feet. This limitation was previously approved in SE 95-Y-046 for a warehouse establishment on the northeast portion of Tax Map 34-2((1))17E, and is carried forward in the proposed development conditions for this application. It is staff's position that with the proposed buffers provided on the northern boundary line and the limitation on the height of the materials to be stored, the outdoor storage and warehouse establishment will not be visible from the Sully complex nor the approaches to the Sully complex.

General Standards (Sect. 9-006)

- Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section, the proposed use represents an expansion of an existing use to the east and would function in much the same manner as the existing warehouse and outdoor storage facility. While staff had some initial concerns regarding the use on the subject property and potential impacts to adjacent residential properties, the applicants have generally satisfied staff concerns and the proposed use is in harmony with the land use guidance set forth in the Comprehensive Plan.
- Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. Staff believes that the purpose and intent of the I-5 District is satisfied because the proposed outdoor storage in association with a plumbing warehouse operation in Sully Historic Overlay District is permitted by special exception and the applicant's proposed use represents an expansion of an existing use to the east. The proposed warehouse/ office use would function in much the same manner as the existing warehouse and outdoor storage facility.
- Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of adjacent properties. The proposed use will be located near similar uses and the adjacent properties are already developed and may expand or redevelop in conformance with the Zoning Ordinance and Comprehensive Plan.
- Par. 4 states that pedestrian and vehicular traffic associated with the use may not be hazardous or conflict with existing or anticipated traffic in the neighborhood. Staff believes that this standard has been satisfied.
- Par. 5 addresses the requirements of Article 13, Landscaping and Screening. Staff believes that the existing landscaping is in accordance with Article 13 of the Zoning Ordinance.
- Par. 6 requires that open space be provided as required in the zoning district. As noted on the Bulk Standards Chart on page 6, the proposed use for both phases exceeds the minimum open space requirement of the I-5 District.
- Par. 7 addresses the adequate provision of utilities, drainage, parking and loading at the site. This site is currently vacant land. At the time of Site Plan Review, the applicant will provide adequate utilities and drainage in accordance to the County Public Facility Manual. The applicant has also provided adequate parking and loading on the site as noted on the Bulk Standards Chart on page 6.
- Par. 8 states that all signs are regulated by the provisions of Article 12, Signs.

Overlay District Requirements

Sully Historic Overlay District

In accordance with Part 2 of Article 7 of the Zoning Ordinance, all applications for rezoning, special permit, special exception, variance, sign permits, building permits, site plans, subdivision plats and grading plans shall be referred to the Architectural Review Board (ARB) for its review and recommendations in accordance with the provisions of Part 2 of Article 7. In making its recommendations, the ARB shall take into consideration such things as the impact of the proposed use with regard to intensity, density or scale of development on existing conditions, changes to the visual character of the district, site layout, changes to existing grades, drainage patterns, landscaping or similar features and any changes to non structural site elements, such as vehicular access and yard requirements. The ARB, at its meeting on December 14, 2006, reviewed and approved the proposed use in item ARB-06-SUL-05 based on the SE Plat dated August 14, 2006 as revised through December 22, 2006 with Sheets 6, 7 and 8 showing Landscape Buffers, Line of Sight and Elevations dated November 27, 2006 as revised through December 22, 2006.

The ARB approved the following: 1) the elevations as submitted for construction of a 23 foot high, 15,000 gross square foot single story warehouse/ office building sheathed in a concrete masonry veneer with a standing seam metal covered gable roof, 2) the proposed landscaping as submitted, and 3) lighting as submitted to include a single security light along with parking lot lighting and building mounted lighting. In addition, the ARB recommended two conditions with their approval, which include: 1) the board-on-board fence to be installed at the south and west property lines along Lowe Street and Centerview Drive, and 2) Within 5 years, the 7,200 square foot building expansion (Phase 2) on the north side of this building shall be constructed with building materials that match the architectural design approved for the initial 15,000 square foot warehouse. These recommendations have been incorporated into the proposed development conditions. A copy of the minutes from the December 14, 2006 meeting is not available at this time. However, a summary of the ARB actions will be provided prior to the Planning Commission Hearing.

Water Supply Protection Overlay District

The subject property is located within the Cub Run Watershed and the Water Supply Protection Overlay District. A note in the storm water management narrative on Sheet 2 of the SE Plat indicates that a 50 percent phosphorous removal rate will be achieved through a proposed storm filter. The applicant also proposes SWM/BMP measures to allow for adequate drainage in accordance to the County Public Facility Manual and noted that all proposed improvements will honor existing drainage divides.

Summary of the Zoning Ordinance Provisions

Staff believes that with the proposed development conditions, all applicable standards have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the proposal to permit outdoor storage in association with a plumbing warehouse operation in Sully Historic Overlay District is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of SE 2006-SU-024 subject to the Proposed Development Conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. RZ 84-C-075 approved GDP and proffers
5. SE 95-Y-046 approved development conditions
6. Plan Citations
7. Transportation Analysis
8. Environmental Analysis
9. Applicable Zoning Ordinance Provisions
10. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2006-SU-024

January 16, 2007

If it is the intent of the Board of Supervisors to approve SE 2006-SU-024 located at Tax Map 34-2 ((1)) 17E pt. (13890 Lowe Street) for use as outdoor storage in association with warehousing establishments in the Sully Historic Overlay District pursuant to Sect. 9-621 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, as qualified by these development conditions. Other Permitted or Special Permit uses may be allowed on the site without amending this special exception so long as the proposed use is in substantial conformance with the SE Plat and all Zoning Ordinance requirements have been met.
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 Ferguson Waterworks, prepared by Rinker Design Associates, P.C. and Arencibia Architects Inc., consisting of 8 sheets dated August 14, 2006 as revised through December 22, 2006 with sheets 6, 7 and 8 showing Landscape Buffers, Line of Sight and Elevations dated November 27, 2006 as revised through December 22, 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. The proposed warehouse/ office building in Phase 1, shown as the "Proposed" on the SE Plat, shall be a maximum of 15,200 gross square feet.
5. The proposed warehouse/ office building expansion in Phase 2, shown as the "Future Expansion" on the SE Plat, shall be a maximum of 7,200 gross square feet.
6. Phase 2, shown as the "Future Expansion" on the SE Plat, shall only be allowed if construction of Phase 2 has commenced within five (5) years of the issuance of the Non-Residential Use Permit (Non-RUP) for Phase 1, shown as the "Proposed" on the SE Plat.

7. The office/warehouse shall be constructed in substantial conformance with the elevations provided in the SE Plat. Modifications to the appearance of the building shall be permitted subject to the approval of the Architectural Review Board prior to issuance of the building permit. The northern elevation of the future expansion in Phase 2 shall incorporate building materials and colors that are in substantial conformance with the south, east and west elevations as depicted in the SE Plat or as modified subject to the approval of the Architectural Review Board prior to issuance of the building permit for this addition.
8. On demand or prior to Site Plan approval, whichever comes first, the right-of-way along the application's Lowe Street frontage shall be dedicated in fee simple at no cost to the Board of Supervisors. Prior to final bond release, improvements to Lowe Street shall be constructed in conformance with VDOT design standards or as otherwise determined necessary by DPWES or DOT.
9. A 5 foot wide sidewalk shall be provided along the east side of the Lowe Street access point to connect the future Lowe Street extension sidewalk with the main entrance of the building.
10. The proposed gate at the entrance on Centerview Drive shall be designed so that it does not open out towards Centerview Drive. All gates shall include permanently mounted reflectors to increase visibility.
11. Storage of materials and equipment within the outdoor storage area shall not exceed 15 feet in height.
12. The type of materials stored on site shall be limited to High Density Polyethylene (HDPE), Polyvinyl Chloride (PVC) and cast iron waterworks products, in addition to underground conduit products, and erosion control products limited to rolls of synthetic fabric products.
13. All landscaping shown on the SE Plat shall be constructed as determined by DPWES except for additional utility crossings not shown on the SE Plat. Additional utility crossings not shown on the SE Plat shall be constructed in the least disruptive manner to the proposed landscaping and buffering as determined by Urban Forest Management (UFM).
14. All lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting shall be in conformance with Article 14, Part 9 of the Zoning Ordinance.
15. All signage shall meet the requirements of Article 12 of the Zoning Ordinance

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. Establishment of Phase 1, shown as the "Proposed" on the SE Plat, shall constitute the use. 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.