

DEVELOPMENT CONDITIONS

SE 2006-SU-024

April 4, 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 with Sheets 1 through 5 dated August 14, 2006 as revised through March 2, 2007, Sheets 6, 7 and 8 dated November 27, 2006 as revised through March 2, 2007, 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. 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.

7. 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 for Phase I shown as the "Proposed" on the SE Plat, improvements to Lowe Street shall be constructed in conformance with VDOT design standards or as otherwise determined necessary by DPWES or DOT.
8. A 5 foot wide crosswalk shall be provided across the interparcel connection, which is located on the southeast corner of the site, to connect the proposed sidewalk to the main entrance of the building.
9. The proposed gate at the entrance on Centerview Drive shall be constructed so that it does not open out towards Centerview Drive. All gates shall include permanently mounted reflectors to increase visibility.
10. Storage of materials and equipment within the outdoor storage area shall not exceed 15 feet in height.
11. 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.
12. 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).
13. 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.
14. All signage shall meet the requirements of Article 12 of the Zoning Ordinance.
15. Retaining walls shall be constructed at the minimum height necessary as determined by Department of Public Works and Environmental Services (DPWES). In no instance shall the retaining wall shown to the north of the interparcel connection located at the southeast corner of the site be more than five feet (5') in height.

16. Any tree proposed to be removed during the construction of the interparcel connection located at the southeast corner of the site shall be replaced with new trees. The species, size and location of the replacement trees shall be determined by Urban Forest Management in DPWES at the time of Site Plan Review.
17. All delivery and supply trucks shall be instructed to depart the site at the access point on Centerview Drive and shall be limited to a right turn only onto Centerview Drive. Appropriate signage shall be placed at the Centerview Drive access point subject to approval of VDOT and FCDOT.

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. A non-residential use permit for Phase II shown as the "Future Expansion" on the SE Plat must be issued within 5 years after the date of approval to establish Phase II, unless additional time is granted. 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.