DEVELOPMENT CONDITIONS

SEA 01-D-022

November 29, 2006

If it is the intent of the Board of Supervisors to amend SE 01-D-022 located at 1100 Dranesville Road (Tax Map 6-3 ((1)) 11) previously approved for Housing for the Elderly to permit an Independent Living Facility pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board conditions the approval by requiring conformance with the following development conditions which shall incorporate and supersede previously approved conditions (conditions carried forward from the previous approval are marked with an asterisk *):

* 1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.

* 2. This Special Exception Amendment 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.

* 3. This Special Exception Amendment 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 amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Sugarland Hill Housing for the Elderly", prepared by Huntley, Nyce & Associates, Ltd., and dated June 21, 2006, as revised through November 14, 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. A copy of the Special Exception Amendment development conditions and Residential Use Permit SHALL BE POSTED in a conspicuous place on the property and made available to all departments of the County of Fairfax during the hours of operation.

* 5. The facility shall provide housing only to those persons who are sixty-two (62) years of age or older and couples where either the husband or wife is sixty-two (62) years of age or older. In the event the Zoning Ordinance is amended to lower the age restriction for an Independent Living Facility (formerly Housing for the Elderly), the facility shall be subject to the age restriction of the Zoning Ordinance, as amended.

* 6. Affordable dwelling units shall be provided, regardless of the provision of elevators, in accordance with Sect. 2-800 of the Zoning Ordinance. A minimum of five (5) ADUs shall be provided.

* 7. The on-site recreational facilities shall be for the use of residents, including the elderly housing units located in Loudoun County, employees and invited guests only. There shall be no use of the site's facilities by the general public.

* 8. The façade of the structure shall be in substantial conformance with Sheet 3 of the Special Exception Amendment Plat. Similar materials, architectural details, color and façade treatments shall be used on all sides of the structure, as determined by DPWES.

* 9. All outdoor pole lighting fixtures shall be full-cut-off, focused downward and shielded to minimize glare, and shall meet the Performance Standards set forth in Article 14 of the Zoning Ordinance. All building mounted security lights shall be shielded to minimize light trespass onto adjacent properties.

* 10. Landscaping shall be provided in accordance with the special exception amendment plat in terms of quality, quantity and location, subject to Urban Forest Management approval.

* 11. Best Management Practices (BMP) and stormwater detention shall be provided to meet on-site requirements in accordance with the Public Facilities Manual (PFM), subject to DPWES approval.

* 12. In order to restore a natural appearance to the proposed stormwater management pond, extensive planting in appropriate planting areas surrounding the ponds shall be provided in keeping with the planting policies of Fairfax County. The replacement plantings shall utilize a variety of native tree species and be designed for low maintenance. The minimum requirement for the sizes and quantities of replacement trees for the ponds shall be as specified in the PFM and approved by Urban Forest Management.

* 13. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance. There shall be no pole mounted signs permitted on-site. If lighted, signage shall be internally lighted or lighted from the top of the sign downward.

* 14. The EQC shall be placed in a conservation easement and remain undisturbed open space with the exception of the removal of diseased, dead or dying trees or other vegetation and selective maintenance to remove noxious or poisonous weeds, subject to the Urban Forest Management approval.

* 15. Prior to site plan approval it shall be demonstrated to the satisfaction of DPWES that the adjacent parcel to the west in Loudoun County is permitted to be developed as housing for the elderly, congregate care facility for the elderly

or similar use. If this is not demonstrated, the site plan shall reflect a minimum fifty (50) foot wide landscape buffer from the Loudoun County property line and the site plan shall be submitted to the Zoning Administrator for review and approval in consultation with the Dranesville Planning Commissioner. However, if the adjacent parcel to the west in Loudoun County is utilized as open space/active recreation space and placed in an easement to restrict future development other than housing for the elderly, congregate care facility for the elderly or similar use, no modification to the proposed rear yard shall be required.

* 16. Interparcel access shall be provided west of the site in Loudoun County to Woodson Drive via Westminster Place.

* 17. Prior to entering into a lease agreement, residents shall be notified in writing of the presence of the bowling alley located to the south of the site. This notification shall include the hours of operation and types of events conducted at the bowling alley.

* 18. Barrier F (6 foot tall wood fence) shall be maintained along the southern boundary of the site adjacent to Tax Map 6-3 (91)) 11A.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, six (6) 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 amendment. 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.