

DEVELOPMENT CONDITIONS

SE 2007-MA-013

February 22, 2008

If it is the intent of the Board of Supervisors to approve SE 2007-MA-013, located at 3516 South Jefferson Street, Tax Map 62-1 ((1)) 16E pt., for a drive-in bank pursuant to Sect. 4-604 and 9-622 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 approved with the application (Drive-In Bank), as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. Development of the subject property shall be in substantial conformance with the Special Exception (SE) Plat entitled "PNC Bank Special Exception Plat, 3516 S. Jefferson Street", prepared by Bohler Engineering, P.C., consisting of eight (8) sheets, dated August 8, 2005 with revisions through August 29, 2007. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Architectural elevations shall be in substantial conformance with those shown on the SE Plat.
6. The drive-in bank building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
7. A landscape plan shall be submitted concurrent with site plan review and shall provide, at a minimum, the number and sizes of trees and plantings consistent with that shown on the SE Plat and shall be subject to the review and approval of Urban Forest Management, DPWES in consultation with VDOT. The applicant shall provide supplemental landscaping designed to shield pedestrian views from the roadway and automobile headlights/glare and to provide

landscaping around the potential bus shelter. Such supplemental landscaping shall not require the removal of proposed parking spaces, and shall consist, at a minimum, of a continuous hedgerow, ground cover, inset where feasible with up to three (3) small ornamental trees along the Leesburg Pike frontage.

8. Interior parking lot landscaping shall be provided in conformance with Article 13 of the Zoning Ordinance, as determined by UFM, DPWES.
9. The sidewalk with interlocking pavers along the street frontage of the application property and all of the remaining sidewalks within the subject site shall be maintained by the applicant.
10. Crosswalks (either painted or specialized pavement) shall be provided as depicted on the SE Plat, subject to the approval of VDOT.
11. A maximum of three (3) drive-thru lanes shall be allowed.
12. There shall be no pole mounted signage.
13. 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.
14. Temporary promotional banners, balloons, and flags shall be in conformance with Par. G of Sect. 12-103 of the Zoning Ordinance. No rooftop displays shall be permitted on site.
15. The Applicant shall provide one bus shelter, along the Leesburg Pike frontage of the application property, with the specific location to be determined jointly by the Washington Metropolitan Area Transit Authority (WMATA) and FCDOT. The bus shelter shall be the typical open type and the installation shall be limited to the concrete pad, the shelter itself and a trash receptacle. No bus turn outs or special lanes shall be required of the Applicant. If, at the time of site plan approval for the properties fronting Leesburg Pike, WMATA/FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$25,000 with DPWES to be used for a future bus shelter or other project on Leesburg Pike in the immediate area of the application property. If no location has been identified within five years of the Board's approval of this special exception, then the escrowed funds may be assigned to other transportation improvement project(s) within the immediate area. The applicant shall be responsible for general upkeep of the grounds in the vicinity of the shelter (grass mowing, landscape maintenance) and for the collection and disposal of trash from the shelter.
16. The public access easement shown across the sidewalks shall extend to the property line, and shall allow for construction easements and other public purposes necessary to the functioning of the roads, such as signage.

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.