

PROPOSED DEVELOPMENT CONDITIONS

SEA 95-H-066-02

May 19, 2009

If it is the intent of the Board of Supervisors to amend SE 95-H-066, located at 13470 Coppermine Road on Tax Map 16-3 ((1)) 38A in the northeast quadrant of the intersection of Centreville Road and Coppermine Road, previously approved for a service station with two service bays and a quick-service food store, to replace the service bays with a larger quick service food and to change the existing development conditions, pursuant to Section 4-604 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from 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 Amendment 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 DPWES. Any plan submitted pursuant to this special exception amendment shall be in conformance with the approved Special Exception Amendment plat entitled "Sunoco, INC. Retail Engineering, Exton, PA prepared by Core States Engineering, Landmark-fleet Surveyors, P.C. and Tyree Engineering, PC dated September 15, 2008 as revised through March 26, 2009 for Sheet C-1 (Core States Engineering) and January 5, 2004 for Sheet 2 and (Landmark-fleet Surveyors, P.C.) and March 1, 1996 as revised through December 16, 1997 for Sheet 3 (Tyree Engineering, PC)," and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The number of employees on site at any one time shall be limited to four (4).
5. All signs shall be in accordance with Article 12 of the Zoning Ordinance. There shall be no pole mounted signs. *
6. The enclosed service bays shall have the same architectural treatment and construction materials as the existing building.

7. To ensure that public access is available for the inter-parcel connection between this property and Tax Map 16-3 ((1)) 15B pt. (Village Center at Dulles) to the north and Tax Map 16-3 ((1)) 38D (Kendrick Court) to the east, a public access easement shall be recorded for the travel aisle parallel to Centreville Road and Coppermine Road. The public access easement shall be recorded in a form acceptable to the County Attorney prior to the time of site plan approval by the Department of Public Works and Environmental Review (DPWES). The inter-parcel easements shall be free of obstructions that would constrain the flow of traffic onto the site.*
8. Sidewalks shall be provided along the Coppermine Road and Centreville Road frontages of the site. Sidewalks shall match those provided in McNair Farms and in the Village Center at Dulles shopping center, as determined by DPWES. Unless the sidewalks are provided within the Virginia Department of Transportation (VDOT) right-of-way, a public access easement shall be provided over all sidewalks. The public access easement shall be recorded in a form acceptable to the County Attorney prior to the time of site plan approval by DPWES.*
9. The gross floor area of the building shall be limited to a maximum of 2,800 square feet as shown on the SEA Plat. The canopy shall be limited to 3,300 square feet and 18 feet in height.
10. Landscaping shall be provided consistent with that shown on Sheet 3 of the SEA plat. All supplemental landscaping and/or any modifications to the landscape plan provided shall be subject to the review and approval of the Urban Forest Management.*
11. 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. The perimeter of the canopy shall contain a fascia to reduce excess glare. Pole mounted lights shall not exceed a height of 14.5 feet.*
12. All rooftop equipment shall be screened from view of the shopping center and adjacent residential districts.*
13. All trash dumpster(s) located on the property shall be enclosed by a solid, opaque barrier with a gate, as determined by DPWES.*
14. The service station/quick service food store shall have an employee patrol the subject property daily for the collection of trash.*
15. The proposed building shall be limited to twenty (20) feet and the canopy to eighteen (18) feet in height.*

16. Green building techniques for recycling/salvaging of non-hazardous construction and demolition debris and incorporating appliances, fixtures, systems and building components that are ENERGY STAR qualified shall be used to the extent feasible in the proposed expansion of the quick service food store. These techniques may include, but shall not be limited to, heating and cooling systems, plumbing fixtures, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, kitchen-related appliances, and electronic equipment that may be part of the proposed development. In addition, increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials shall also be used to the extent feasible to reduce the potential for indoor air quality problems on the site.
17. Two "inverted U style" bicycle racks (or the equivalent, as determined by FCDOT) shall be installed in a location and manner to be coordinated with and approved by 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 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, thirty (30) months after the date of approval unless the use has been established. 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.