

PROPOSED DEVELOPMENT CONDITIONS

SE 98-Y-011

November 5, 1998

If it is the intent of the Board of Supervisors to approve SE 98-Y-011 located at Tax Map 54-3((3)) 5 pt., 6 pt., 7 pt. for use as a service station, a quick service food store, a car wash and a waiver of certain sign regulations pursuant to Sect. 5-504 and 9-620 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.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by DPW & ES. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Mobil Service Station #16N8Q" and prepared by Walter L. Phillips, Incorporated which is dated October 27, 1997, revised through October 29, 1998 and these conditions. Minor modification to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Pole-mounted lighting shall not exceed 16 feet in height, shall be equipped with box-type light fixtures which focus light downward and inward to minimize light spillover onto adjacent properties.
5. The quick-service food store structure shall not exceed 2,908 square feet in gross floor area. Additionally, no alcohol sales shall be permitted within this facility.
6. The subject structures shall be architecturally compatible with the proposed mini-warehousing establishment located to the south. As such, all exposed facades of the buildings shall be constructed of brick which is similar in color and texture to the proposed office/residence of the manager of the mini-warehousing establishment as depicted on Exhibit B of the proffers

associated with application RZ 1998-SU-014. All rooftop mechanical equipment shall be fully enclosed with solid screening walls to the maximum extent feasible from an engineering standpoint. The southern, northern and western face of the canopy shall be painted with a non-reflective paint in a muted color with a matte finish to minimize the visual impact of the canopy from the residentially zoned property to the south, north and west. Further, there shall be no lighted panels on face of the canopy.

7. The hours of operation for the service station and quick service food store shall be limited to 5:00 a.m. to 1:00 a.m. The hours of operation for the car wash and associated vacuum facility shall be limited to 7:00 a.m. to 9:00 p.m.
8. Understory plantings shall be provided along the Stone Road frontage of the site in conjunction with the trees shown along the western periphery to further soften the visual effects of the structures on the surrounding residential uses. A combination of evergreen and deciduous trees and understory plantings shall be provided along the Lee Highway frontage to soften the view of the subject uses from the development located to the north.
9. Evergreen shrubs shall be planted along the outside edge of the car wash stacking lanes to supplement the proposed screening of the vehicles from adjacent residential uses.
10. The car wash shall employ a system that recycles a minimum of 80% of the wash water used.
11. The freestanding ground-mounted monument sign shall have a maximum sign area of 96 square feet and shall be a maximum height of 12 feet.

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 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.