

Final Development Plan Conditions

FDPA C-448-10-03

FDP 2009-LE-008

FDP 2009-LE-009

November 2, 2009

If it is the intent of the Board of Supervisors (Board) to approve FDPA C-448-10-03, FDP 2009-LE-008 and FDP 2009-LE-009 for an Office, a Service Station/Quick-Service Food Store, a Fast Food Restaurant, and a Car Wash on the property located at Tax Maps 91-2 ((1)) pt. 26F, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Irrespective of that shown on the plat, the applicant shall submit revised ten-year tree canopy calculations and tree preservation target calculations, including a landscape plan with plant schedule, at the time of site plan, subject to verification and approval by UFM.
2. All lighting fixtures in the above-grade garage structure on the application property shall be inset into the deck ceilings. If a portion of the garage ceiling is exposed structure, then the lighting fixture may be surface mounted tight to the deck.
3. All façade treatments of the service station/quick-service food store/fast food restaurant and car wash shall be 90% brick.
4. Prior to the issuance of the Non-RUP for the office use, a bus shelter shall be provided adjacent to the property in consultation with the Fairfax County Department of Transportation. The bus shelter shall be of an approved Fairfax County Shelter Design and the installation shall be limited to the concrete pad, the shelter itself, a trash can and improved ADA compliant connections to the existing pedestrian infrastructure. The general upkeep of the grounds in the vicinity of the shelter (grass mowing, landscape maintenance) and for collection and disposal of trash from the shelter shall be the responsibility of the Applicant.
5. All proposed future modifications to the service station/quick –service food store/fast food restaurant and car wash shall be submitted by the applicant, to the Board of Trustees for the Kingstowne Residential Owners Corporation (KROC) for review and comment prior to the issuance of a building permit.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board of Supervisors.