

APPROVED DEVELOPMENT CONDITIONS

FDPA 78-P-130-7

January 9, 2003

If it is the intent of the Planning Commission to approve FDPA 78-P-130-7 located at Tax Map 59-2 ((1)) 59 (3150 Fairview Park Drive) to modify the development conditions to allow the previously approved child care center to be open to the public. Staff recommends that the approval be subject to the following development conditions. These conditions incorporate and supercede all previous development conditions as they pertain to Parcel 59 only (FDPA 78-P-130-6). Previous conditions or those that have minor revisions are marked with an asterisk (*).

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled Mitretek Systems at Fairview Park, prepared by Dewberry & Davis (Sheets 1 – 4), Sheets 1 and 3 dated June 28, 2002; Sheet 2 dated May 27, 1999 and Sheet 4 dated September 9, 1999. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. Parking for Parcel 59 shall be provided in accordance with the FDPA. However, in the event a reduction in parking from that shown on the FDPA for Parcel 59 is permitted, the reduction shall be provided from the surface parking areas. Where surface parking is removed, preservation of existing vegetation shall be pursued and implemented to the maximum extent feasible subject to review and approval of Urban Forestry Division. In the event existing vegetation cannot be preserved, landscaped open space shall be provided as approved by DPWES.*
3. The principal and secondary uses for Parcel 59 shall be limited to those listed in Note 12 on the FDPA; shall be designated primarily to serve the occupants of Fairview Park and shall be conducted entirely within an enclosed building so as to allow no direct access to uses from an exterior door, except those necessary to meet Fire and Safety Codes. In addition, there shall be no outside display of goods or services. This condition shall not preclude the provision of a separate entrance or outdoor play area for the child care center.*
4. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.*
5. The applicant shall notify the County Archaeologist a minimum of 14 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to observe clearing and excavation during

construction with the understanding that this action will not unreasonably delay construction.*

6. Category 3 Quasi-Public Uses shall be limited to employee training centers and the child care center.
7. The child care center shall be limited to a maximum enrollment of 50 children. No more than 25 children shall utilize the play area at any one time. The child care center shall comply with the applicable provisions of Chapter 30 of the Fairfax County Code and /or Title 63.1, Chapter 10 of the Code of Virginia.*
8. The hours of operation of any retail establishment or secondary use, except for the proposed child care center, shall be limited to Monday thorough Friday from 6:00 AM to 9:00 PM. This condition shall not be construed to limit the hours of operation of the principal office use. The hours of operation for the child care center shall be limited to Monday through Friday from 6:00 am to 9:00 pm and Saturday from 9:00 am to 1:00 pm.
9. Outdoor lighting fixtures used to illuminate the surface parking areas and walkways shall not exceed 13 feet in height, shall be of low intensity design and shall utilize full cut off fixtures which shall focus directly on the subject property.*
10. A minimum of 5 surface parking spaces shall be reserved and posted on the east side of the office building for child care center drop-off and pick-up. The parking spaces shall be along the western-most row of the parking lot to avoid children crossing travel aisles.