

DEVELOPMENT CONDITIONS

SE 2008-LE-027

October 22, 2009

If it is the intent of the Board of Supervisors to approve SE 2008-LE-027 located at 7001 Backlick Road [Tax Map 90-2 ((1)) 19] to permit a private club pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, then 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. Any plan submitted pursuant to the special exception shall be in substantial conformance with Special Exception (SE) Plat entitled "Springfield Lodge # 217, A.F.A.M."; prepared by Springfield Associates Inc. and revised by Sukwinder S. Ruprai as revised through January 28, 2009. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Prior to issuance of the Non Residential Use Permit (Non-RUP), the lines for the proposed parking spaces shall be painted to properly delineate the parking spaces.
5. The maximum number of memberships for the private club shall be 230 with a maximum seating capacity of 230.
6. The hours of operation for the private club uses shall be between 9:00 a.m. and midnight Monday through Saturday. However, the private club shall not operate during those times that the site is being utilized by a place of worship.
7. All parking shall be provided on-site, as depicted on the Special Exception Plat. Approval of a parking reduction shall be obtained through the Board of Supervisors as required by Section 11-102.4B of the Zoning Ordinance prior to the issuance of a new Non-RUP for the private club and place of worship to permit the shared use of the private club parking lot for both the private club use and place of worship uses. If approval of parking reduction request # 25098-PKS-001-1 is not obtained from the Board of Supervisors, then this Special Exception application will become null and void.
8. Prior to issuance of the Non-RUP, all proposed landscaping shall be installed in the northern and southern parking areas as depicted on the SE Plat. The Urban Forest Management (UFM) Division of the Department of Public Works

and Environmental Services (DPWES) shall be consulted prior to said installation to ensure that the appropriate size of trees and selection of species is made based on existing and proposed site conditions. All landscaping that is installed pursuant to this Special Exception shall be maintained in good health by the applicant.

9. Existing lighting, including parking lot, security, and/or other incidental lighting may remain. All new and replacement lighting and lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
10. All signs shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.

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.