

PROPOSED DEVELOPMENT CONDITIONS

SEA 95-Y-024-03

May 27, 2003

If it is the intent of the Board of Supervisors to amend SE 95-Y-024 located at Tax Maps 34-3 ((13)) 1-4, previously approved for an increase in building height and a waiver of certain sign regulations, to permit a furniture store in lieu of previously approved hotel and recreation facility; pursuant to Sect. 9-607 and 9-620 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall supercede any previous development conditions for the area subject to this application only. Conditions which are substantively the same and which have been carried forward from previous applications are indicated with an asterisk *.

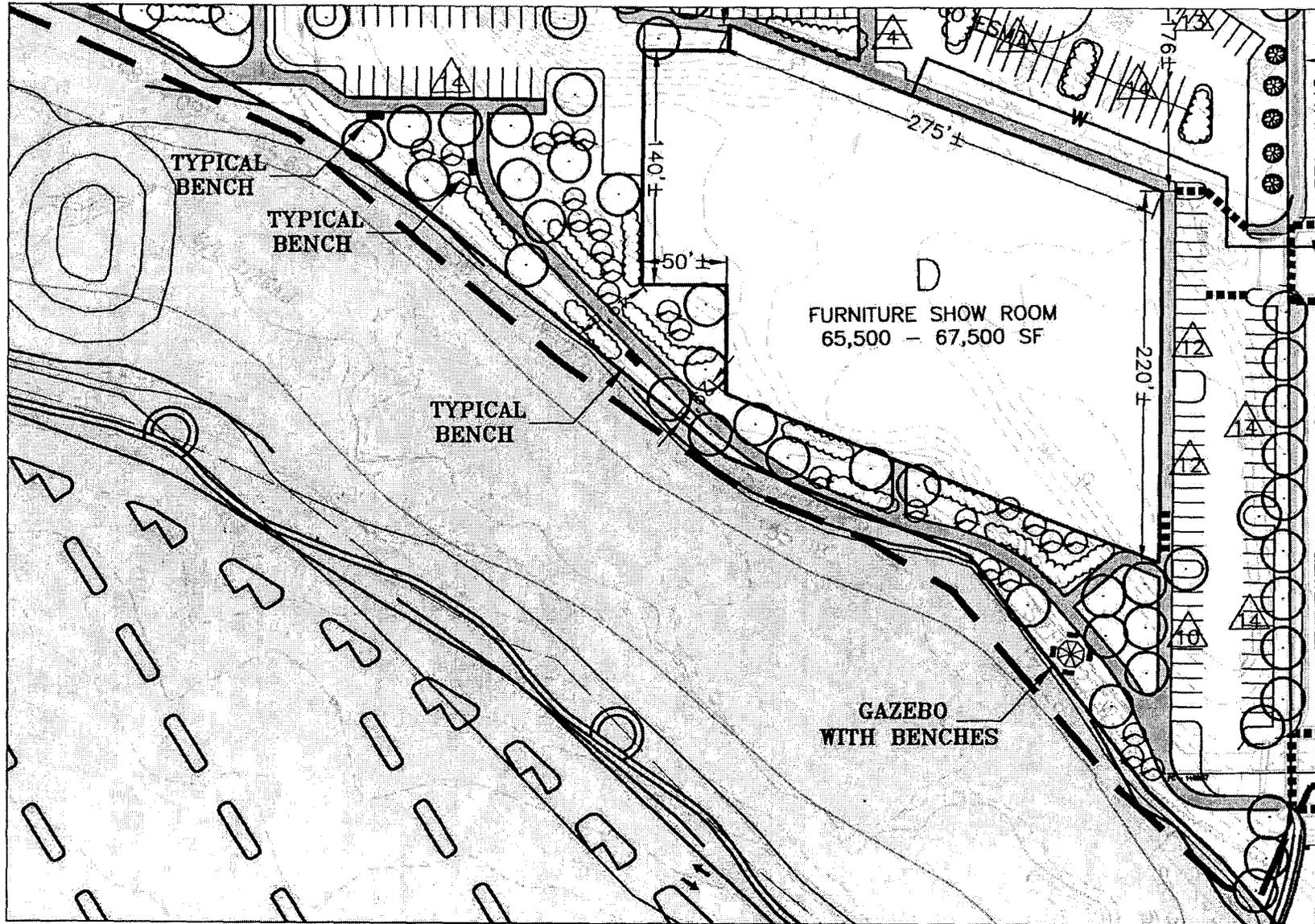
1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. *
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Chantilly Crossing," prepared by Dewberry & Davis LLC, consisting of eight sheets and dated November 21, 2002 as revised through March 21, 2003, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Any portion of the property may be subject to a Special Exception Amendment without joinder and/or consent of the other portion of the property if such Special Exception Amendment does not affect any other portion of the property, as determined by the Zoning Administrator. Previously approved development conditions applicable to the portion of the property not subject to the Special Exception Amendment shall otherwise remain in full force and effect.*
5. All signage on the subject property shall conform with the provisions of Article 12 "Signs" of the Zoning Ordinance, with the exception that one freestanding identification sign for the development shall be permitted in the style, size and location as depicted on Sheet 5 of the combined GDP/SE Plat; regardless of the dimensions of the sign depicted on Sheet 5, the sign shall not exceed a height of 25 feet from grade nor a total sign area of 250 sf. The sign area for this sign shall be calculated in accordance with the provisions of Par. 3 of Sect. 12-205 of the Zoning Ordinance. This sign shall be limited to identifying the proposed

- development and a maximum of six individual tenants. Consistent letter treatment in terms of size and color shall be provided for all lettering on the sign. *
6. Changes to the sign face of the free-standing identification sign shall require approval of a sign permit in accordance with Article 12 of the Zoning Ordinance, but shall not require a Special Exception Amendment, provided that consistent letter treatment is maintained. Increases in sign area and/or height shall require approval of a Special Exception Amendment.*
 7. Neon shall not be used for ornamentation or signage on the exterior of the buildings. *
 8. The maximum building height for the hotel (labeled Building G on the GDP/SE Plat) shall be 75 feet. All other buildings proposed on the site shall be limited to a maximum building height of 40 feet or such lesser height as may be shown on the GDP/SE Plat.
 9. Additional landscaping and pedestrian amenities shall be provided between the regional stormwater management pond and Building D as shown in Exhibit 1 of these conditions.

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.



CHANTILLY CROSSING/LANDSCAPE EXHIBIT

May 22, 2003
 Not To Scale
 Not to scale