

## DEVELOPMENT CONDITIONS

SEA 86-M-023-03

November 16, 2010

If it is the intent of the Board of Supervisors to amend SEA 86-M-023-02, which is located at 6200 Little River Turnpike (Tax Map 72-4 ((1)) 3 pt.), and previously approved for a modification of open space requirements, a modification of transitional screening and barrier requirements, a waiver of parking lot landscaping, and modifications to the existing shopping center (that allowed building additions to the existing shopping center and the reorientation of access to the parking structure) to permit an increase in sign area for one of the tenants in the shopping center, pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance. Staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval are marked with an asterisk\*)

### SHOPPING CENTER:

1. \*This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. \*This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.
3. \*This Special Exception Amendment is subject to the provisions of Article 17, Site Plans as determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat, entitled, "Plaza at Landmark", prepared by Walter L. Philips, dated December 23, 1993 with revisions through June 30, 1994 and these conditions.
4. \*A brick enclosure for the dumpster along the northern boundary and all trash dumpsters shall be screened by brick walls and covered, as viewed from adjacent residentially zoned properties. There shall be no outside storage which shall include and not be limited to boxes and pallets.
5. \*The minimum size of the landscaping materials at the time of planting shall be as follows:

Deciduous Trees- 2.5 inch caliper

Evergreen Trees- six to eight feet tall

Evergreen Shrub- two feet tall

6. \*Prior to site plan approval, a landscape plan shall be submitted to the Urban Forester for review and approval. At a minimum, this plan shall include landscaping as depicted on the Special Exception Amendment Plat and shall include the following:
  - a) If it is determined to be practical by the Urban Forester to further supplement the existing/proposed landscaping along the northern boundary of the main property (southeast of Beauregard Street), in order to provide more effective year round screening of the subject property for the adjacent residential properties to the north, then such additional supplemental landscaping shall be provided, as approved by the Urban Forester. Appropriate easements and/or licenses from the Virginia Department of Transportation (VDOT) to permit landscaping within the public right-of-way as depicted on the Special Exception Amendment Plat and as may be necessitated by the supplemental landscaping shall be sought.
  - b) The area located on the north side of Beauregard Street shall be used as landscaped open space. At a minimum, the amount of landscaping provided in the area located on the north side of Beauregard Street shall be equivalent to the density and planting types required in Transitional Screening Type 2 as determined by the Urban Forester. If it is determined that additional parking is required due to parking spaces being lost as a result of right-of-way dedication, then all or a portion of the area located on the north side of Beauregard Street may be used for parking. If parking is to be provided in the area located on the north side Beauregard Street, then the existing access onto Lincolnia Road shall be maintained, with no direct access to Beauregard Street. Furthermore, in order to provide more effective year- round screening of the parking for the adjacent residential properties to the north, then such additional supplemental landscaping shall be provided from that depicted on the Special Exception Amendment Plat, as determined to be practical and feasible by the Urban Forester.
7. \*A parking tabulation based on the use shall be submitted to the Department of Public Works (DPWES) and Environmental Services with each request for a Non-Residential Use Permit (NON-RUP) in accordance with data presented on the Special Exception Amendment Plat. The tabulation shall be approved by DPWES prior to the issuance of any NON-RUP for the site. Each parking tabulation shall reflect current uses in all occupied space and shall include the parking requirements for the portion of the shopping center for which the NON-RUP is sought.
8. \*Parking spaces located wholly or partially within the right-of-way of the Beauregard Street/Lincolnia Road intersections shall not be counted towards meeting any parking requirements.

9. \*No employee parking shall be permitted between the southern facades of buildings 5, 6, and 7 and Little River Turnpike.
10. \*If the required parking cannot be removed on the south side of Beauregard Street after the reconfiguration of the parking spaces in order to meet the minimum parking space setback from public right-of-way, or if a variance of the minimum parking space setback from public right-of-way is not approved by the Board of Zoning Appeals then approval of this Special Exception Amendment shall be null and void.
11. \*Upon demand by the County and/or VDOT, additional right-of-way and all ancillary easements along the east side of Beauregard Street and the site's frontage of Little River Turnpike shall be dedicated in fee simple to Board of Supervisors in accordance with County Bond Project 6497 at such time as the County and/or VDOT has identified a funding source for the Little River Turnpike/North Beauregard Street grade separated interchange. All site plans shall reflect the future road dedication. Any parking spaces lost for this dedication shall not be credited against the overall parking requirements for the site.
12. \*Prior to the issuance of any building permit for the additions approved pursuant to this Special Exception Amendment, the Little River Turnpike entrance shall be (re)constructed to be in accordance with County Bond Project 6497 as determined by DEM and/or VDOT.

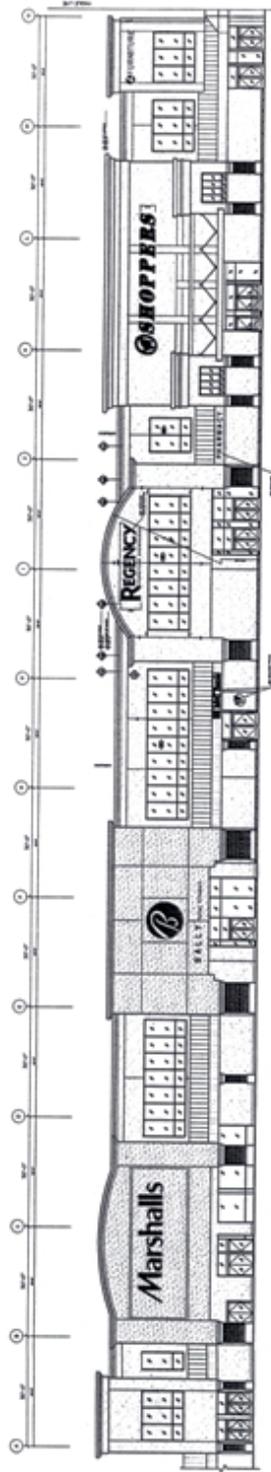
## **SIGNAGE**

- 13) \*A signage plan directing patrons to the parking structure shall be coordinated with and approved by the Fairfax County Department of Transportation and DPWES prior to Final Site Plan approval for the parking structure. The signage shall be in place prior to the issuance of the NON-RUP for the parking structure, as determined by DPWES.
- 14) The proposed building mounted sign identifying "Regency Furniture Showrooms" shall be limited to the location, size and dimensions provided in Exhibits A and B of these conditions. A sign permit shall be obtained prior to the installation of this sign.
- 15) All other signage on site shall comply with the Provisions of Article 12, Signs.

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 applicants shall be themselves responsible for obtaining the required Sign 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.

EXHIBIT A



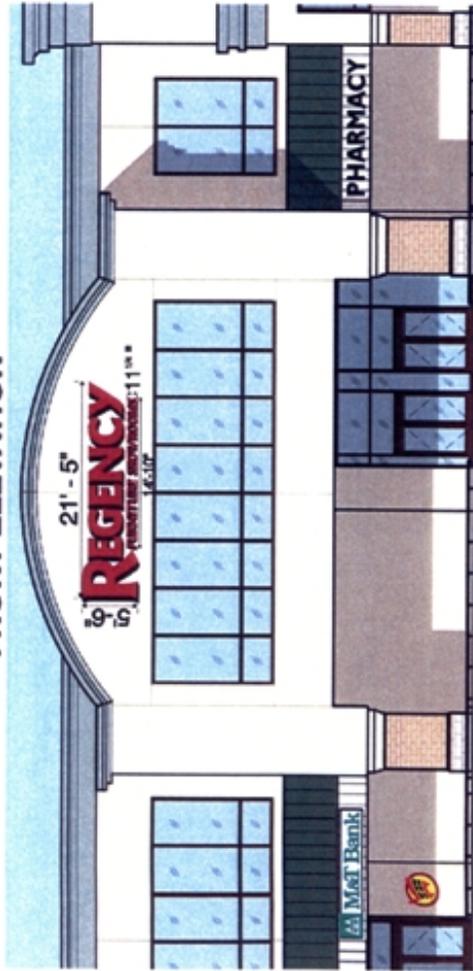
PLAZA AT LANDMARK- EXTERIOR ALTERATIONS 08/20/09

EXHIBIT B

Σ x l : k i t θ

SIGN LAYOUT AND DESIGN

FRONT ELEVATION



TOTAL SIGN AREA 118' SQ. FEET

SIGN DETAILS

(1) Sets internally illuminated Channel Letters  
Mounted directly to exterior walls with no clearance  
Signage size: 5'-6" X 21' - 5"

REGENCY letter sizes: R = 5'-6" X 4'- 10", Et=3'-4" X 2'-3 1/2", G= 3'-5" X 2'-11", N=3'-4" X 3'-8 1/2", C=3'-5" X 2'-10", Y=3'-4" X 3'-7"

FURNITURE SHOWROOMS letter sizes: F = 11" X 7", (2) U=11" X 10", (3) R=11" X 9", N=11" X 11", I= 11" X 5"  
T= 11" X 10", E= 11" X 7", (2) S= 11" X 7", H= 11" X 10", (3) O= 11" X 9", W=11" X 16", M= 11" X 13"  
Trim and Returns: Black  
Illumination: RED LEDs

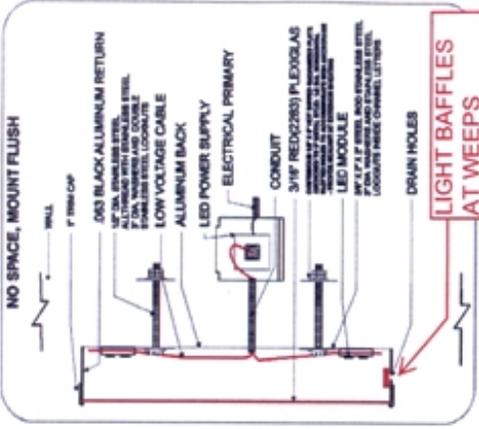
CHANNEL LETTER

- ALUMINUM BACKING
- 3/16 RED (2283) PLEXIGLAS
- R**
- 1" BLACK TRIM CAP
- BLACK .063 ALUMINUM RETURN

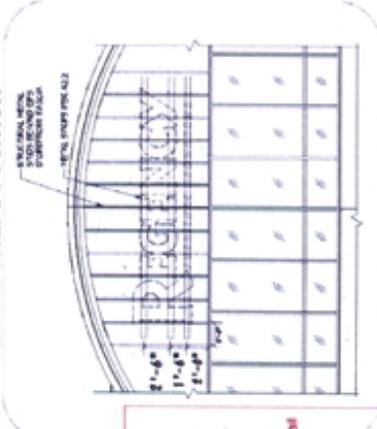
ALL WORK IS U.L. APPROVED

SHOP DRAWING REVIEW  
MAKE CORRECTIONS NOTED  
DATE: 9/2/09 BY: DRB  
Review is for general compliance with contract documents.  
No Responsibility is assumed for misspellings of dimensions or omissions.  
KCA ARCHITECTURE \*  
ENGINEERING PC  
202-224-8900  
FORMERLY KCAE CONSULTING ASSOCIATES, PC

CHANNEL LETTER CONSTRUCTION AND MOUNTING DETAILS



METAL STRIPS POSITION AT WEEPS



Client: Regency Furniture Alexandria  
Location: \_\_\_\_\_  
Date: SEP 2, 2009

Revised By: \_\_\_\_\_  
Revised Date: \_\_\_\_\_  
Property Managers Approval: \_\_\_\_\_

Scale: \_\_\_\_\_  
File Name: \_\_\_\_\_  
Client Approval: \_\_\_\_\_

EXHIBIT B