

PLANNING COMMISSION PROPOSED DEVELOPMENT CONDITIONS

SEA 82-V-012-2

July 27, 1994

If it is the intent of the Board of Supervisors to approve SEA 82-V-012-2 located at Tax Map 102-1 ((1)) 4 for a Medical Care Facility and related uses, pursuant to Sect 4-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions which replace development conditions approved with SEA 82-V-012. The development conditions previously approved with SEA 82-V-012, as modified for this application, are marked with an asterisk.

- *1. This approval is granted for and runs with the land indicated in the 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 this application, as qualified by these development conditions.
3. A copy of this Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Generalized Development/Special Exception Amendment Plat entitled "Mount Vernon 2000", prepared by Dewberry & Davis, dated February 16, 1994, revised through July 19, 1994, and these development conditions.
4. The child care center shall be used exclusively by the children of physicians and employees of Mt. Vernon Hospital, the Mt. Vernon Government Center, the Mt. Vernon Fire Department, and/or Mental Health Center which are located on Tax Parcel 102-1 (1) 4.
5. The maximum daily attendance of the child care center shall be limited to 150 children.
6. The hours of operation for the child care center shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday.
7. Development of the 37.9 acre property shall not exceed a floor area ratio of 0.35. Development of the "hospital portion", that part of the site within the "Hospital lease line", as shown on the GDP/SE Plat, shall not exceed a total of 401,590 square feet of gross floor area.
8. Construction traffic associated with construction of the Orthopedic/Rehabilitation addition shall access the hospital site via Parkers Lane or Hinson Farm Road only.

9. Prior to site plan approval for the "hospital portion" of the site (26.37 acres), a landscaping plan prepared in accordance with the GDP/SE Plat shall be submitted to the Urban Forester for review and approval. The landscaping plan shall include:
 - limits of clearing and grading to protect the two (2) areas of vegetation preservation on the western side of the site
 - supplemental landscaping with evergreen trees along Holland Road which do not interfere with safe operation of the existing helistop.
 - supplemental landscaping shown on the GDP/SE Plat
10. Limits of clearing and grading referenced above shall be marked with fencing or other suitable barrier, prior to any clearing or grading activity on the site, subject to the approval of the Urban Forester, so that no intrusions of construction equipment or vehicles into the protected areas can occur. This barrier shall remain in place at all times during construction.
11. In the event that any of the trees designated to be preserved fails to survive the construction, suitable replacement(s) will be planted, as determined by the Urban Forester.
- *12. Stormwater detention and Best Management Practices (BMPs) shall be provided for the proposed improvements located on the 26.37 acre "hospital portion" of the site, as determined by the Department of Environmental Management (DEM).
- *13. The helistop pad shall be used solely for medical and governmental purposes.
14. All outdoor lighting fixtures shall be of such a design and so located and oriented as not to produce glare on the adjacent existing residential uses. No outdoor area will be lighted beyond the operating hours of the child care centers or hospital visiting hours, except for necessary security lighting and emergency access.
15. At the time of site plan approval for the expansions in the "hospital portion" of the site, the applicant shall provide information to DEM which demonstrates that adequate on-site parking can be provided to meet the needs of both the existing hospital facility and the proposed expansion.
16. Prior to issuance of a Non Residential Use Permit (Non RUP) for the Orthopedic/Rehabilitation addition, the applicant shall re-stripe Parkers Lane to provide left turn lanes at the hospital entrance and shall provide for emergency pre-emption of the traffic signal at the intersection of Sherwood Hall Lane and Parkers Lane by fire department personnel, subject to VDOT approval.

17. Prior to issuance of a Non Residential Use Permit (non RUP) for the child care center, a sidewalk connection between the hospital, the child care center, and the mental health center as depicted on the GDP/SE Plat shall be constructed, subject to the approval of DEM.
18. Expansions of or modifications to the Fire Station and/or the Government Center shown on the GDP/SE Plat shall not require amendment to this special exception if such expansion/modification does not exceed the FAR limitations set forth in Condition #7 above. In addition to the notification requirements set forth in Paragraph 4 of Section 18-110 of the Zoning Ordinance, the property owner shall provide Mount Vernon Hospital with written notification by certified mail of the submission of any application for any expansion/modification of the Fire Station and/or the Government Center.
- *19. The helistop pad shall be fenced, as determined necessary by the Federal Aviation Administration.

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 personally 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.

Under 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 subdivision has been recorded in the land records of Fairfax County, or unless additional time is approved by the Board of Supervisors. 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.