

DEVELOPMENT CONDITIONS

SE 2008-MA-011

May 5, 2011

If it is the intent of the Board of Supervisors to approve SE 2008-MA-011 located at 4300 and 4302 Evergreen Lane [Tax Maps 71-2 ((2)) 13 and 071-2 ((30)) (1) 101-104, 201, 202, 204] for a college/university, pursuant to Sect. 4-300 of the Fairfax County Zoning Ordinance, 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. A copy of these conditions and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of Fairfax County during the hours of operation on the permitted site.
4. 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 “#4300 Evergreen Lane Lot 13 and part of Lot 14”, prepared by LS2PC Land Surveying Services, Inc., consisting of 3 sheets, and dated February 27, 2008, as revised through March 24, 2011, 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.
5. The maximum number of students on-site at any one time shall be 89. The maximum number of staff on-site at any one time shall be 14.
6. The hours of operation shall be limited to Monday through Friday, 9:00 a.m. to 11:00 p.m.
7. All signs shall be in conformance with Article 12 of the Zoning Ordinance. Pole mounted and pylon signs shall be prohibited, with the exception of those signs permitted by Section 12-103 of the Zoning Ordinance.
8. All streetscape elements shall be in conformance with the *Annandale Urban Design Guidelines*, subject to review and approval at the time of site plan by the Office of Community Revitalization and Reinvestment and the Department of Planning and Zoning, Planning Division.
9. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.

APPENDIX 1

10. The applicant shall complete the parking lot modifications and complete a parking lot restriping plan prior to the issuance of a Non-RUP for the college/university use at 4300 and 4302 Evergreen Lane.

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.