APPROVED DEVELOPMENT CONDITIONS

SE 2011-PR-003

July 1, 2011

The Board of Supervisors approved SE 2011-PR-003 located at Tax Map 29-4 ((6)) 102, 1651 Old Meadow Road, for use as a college/university within the existing office building pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance. The Board conditioned 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, 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 Permit Plat prepared by VIKA Incorporated, dated April 6, 2011, revised through June 16, 2011, consisting of 2 sheets 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. The amount of gross floor area devoted to the college/university use within the building shall be limited to 6,000 square feet.

5. There shall be no dormitories in association with the college/university use.

6. The maximum number of students on-site at any one time shall be limited to 36 students.

7. Transit use and other non-single occupancy vehicle modes of transportation such as carpooling and biking among students, faculty, employees, and visitors of the university shall be promoted by the applicant as follows:

    a. Information related to the availability of public transportation services and biking shall be made readily available to the students in a prominent location at the college/university and on the college/university's website.

b. The transit information/literature shall include, at a minimum but not be limited to, information related to Metrobus, Fairfax Connector, Metrorail and other transit options.

c. Biking literature shall include informational booklets and other materials available from FCDOT.

d. Carpooling shall be promoted by methods such as a bulletin board, a ride-matching effort supported by university staff and/or an electronic bulletin 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 as evidenced by the issuance of a Non-RUP for the college/university use. 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.