

PROPOSED DEVELOPMENT CONDITIONS

SE 99-P-023

October 6, 1999

If it is the intent of the Board of Supervisors to approve SE 99-P-023 located at Tax Map 49-3 ((1)) 141 pt. for a medical care facility pursuant to Section 4-304 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 this 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 DPW&ES. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved GDPA/SE Plat entitled "Inova/Willow Oaks," prepared by Dewberry & Davis and dated March 23, 1999, revised to October 4, 1999 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 medical care facility shall be limited to a maximum of 186 beds.
5. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 16 feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the subject property.
6. A landscape plan shall be submitted for review and approval by the Urban Forester concurrent with site plan submission. The landscape plan shall be consistent with the landscaping depicted on Sheet 2 and the conceptual landscaping of the courtyard areas depicted on Sheet 3 of the GDP/SE Plat.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the 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 Sect. 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.