12-9 @ 3:30

PROPOSED DEVELOPMENT CONDITIONS

SEA 84-C-076-7

December 4, 2002

If it is the intent of the Board of Supervisors to amend SE 84-C-076 located at Tax Map 45-2 ((1)) 25L, 41A and Tax Map 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1 previously approved for use as medical care facilities, including an assisted living facility for the elderly, pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance, to permit an expansion of the existing hospital, construction of an office building and other site modifications, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercedes all previous conditions for SE 84-C-076. (An asterisk indicates development conditions that have been carried forward unchanged from the previous approval).

General:

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 provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat, entitled, "Generalized Development Plan/Special Exception Amendment, INOVA Fair Oaks Hospital Campus, prepared by Dewberry and Davis which is dated July 19, 2002, and revised through November 4, 2002. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. Best Management Practices (BMP) facilities, such as, but not limited to, the existing dry pond, bioretention or other facilities indicated on the Special Exception Amendment Plat, designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) for runoff from the subject site, shall be provided as determined by the Director, DPWES. These measures may also include contribution to regional pond C-44 as determined by DPWES in accordance with the County's pro rata share program for off-site drainage improvements adopted by the Board of Supervisors. In order to preserve as much as possible of the site in its natural state, the applicant shall explore with DPWES the use of an embankment-only facility or other water quality measure(s) which will cause the least amount of disturbance to the existing vegetation as determined by DPWES. *

5. The bed of the existing stormwater best management practice facility situated on the northeast corner of Rugby Road and Alder Woods Drive shall be landscaped with a wetland seed mix and select shrub and tree species, to enhance water quality as well as the appearance of the existing facility. Such re-vegetation shall occur specifically in the bed of the pond and not along the dam, and shall be as approved by the Urban Forestry Division and the Stormwater Management Divisions of DPWES at the time of site plan approval. In addition, shrubs and trees shall be planted adjacent to the banks of the existing linear drainageway, located south of Alder Woods Drive and east of Rugby Road, as approved by the Urban Forestry Division and the Stormwater Management Divisions of DPWES.

6. Mobile and land based telecommunications facilities may be permitted on site in accordance with Sect. 2-514 of the Zoning Ordinance and the proffers accepted with PCA 2000-SU-032. *

7. At the time the parking lot adjacent to Rugby Road is expanded, a staggered row of six (6) foot tall evergreen trees, consisting of mixed native species, shall be planted east of the main parking areas to provide screening to the area along Rugby Road. The number, height and species to the evergreen trees shall be subject to the approval of the Urban Forestry Division. *

8. Parking spaces shall be provided as shown on the SE Plat and as noted; however, the number of parking spaces provided at the ultimate build-out shall not be reduced by more than 5% from that number proposed on the SE Plat. This condition shall not limit the ability of the applicant to phase the provision of parking, so long as the phasing complies with Article 11.

9. No new beds (above the 160 currently approved) shall be installed prior to approval of a Certificate of Public Need.

Assisted Living:

10. The assisted living facility shall be limited to a maximum of 112 residents. *

11. A sidewalk shall be provided along the west side of Joseph Siewick Drive from Alder Woods Drive to a sidewalk connection at the Assisted Living Facility. *

12. The applicant shall participate in the Virginia Department of Social Services Auxiliary Grant Program by providing access to the proposed assisted living facility to a minimum of four residents who participate in the Auxiliary Grant Program. *

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless one of the proposed uses 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 amendment. 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.