

PLANNING COMMISSION PROPOSED DEVELOPMENT CONDITIONS

SE 99-D-015

June 24, 1999

If it is the intent of the Board of Supervisors to approve SE 99-D-015 located at 1400 Beverly Road and 6841 Old Dominion Drive at Tax Map 30-2 ((1)) 17 and 18 for a five-story hotel with a maximum FAR of 1.0, pursuant to Sects. 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 proposed hotel indicated on the special exception plat consisting of two (2) sheets entitled "Grand Duke Hotel, McLean", dated February 25, 1999 and revised to June 22, 1999. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by DEM.
3. The proposed hotel shall be developed with a maximum of 150 rooms. With the exception of the proposed 80 seat eating establishment, there shall be no dining or meeting facilities in the hotel for use of the general public. Use of hotel facilities, including the swimming pool and sports court, shall be limited to registered hotel guests only and shall not be open to the general public.
4. Prior to the issuance of permits for signs, a coordinated signage plan for the hotel shall be submitted to DPZ which demonstrates that signage conforms with the requirements of Article 12 and utilizes a design which is consistent in style and materials throughout the site. No pole signs shall be used on the site.
5. The hotel shall be constructed of Virginia Brick similar to that used in the Riggs Bank Building located at 6805 Old Dominion Drive in McLean. Stone and EIFS accents may be used. The building design shall be in substantial conformance with that shown on Sheet 4 of the Generalized Development Plan submitted with RZ 1999-DR-012 which is dated March 8, 1999, with a revision date of June 22, 1999, except that the entire facade shall be constructed of brick with stone and EIFS accents. The roof shall be a dark earthtone, gray, or black, as approved by DPWES.

6. Construction techniques to ensure a maximum interior noise level of 45 dBA Ldn shall be provided in the hotel construction, as approved by DPWES.
7. The two (2) sections of hedge in front of the parking lot at the intersection of Old Dominion Drive and Beverly Road which are located in the storm sewer easement shall be planted in planters which can be removed, at the applicant's expense, if access to the storm sewer is required by the Maintenance and Construction Division of the Department of Public Works, as approved by DPWES.
8. A dumpster pad which is fully enclosed with a gate and constructed of materials similar to those used in the hotel shall be provided on the site as shown on the SE Plat.
9. Benches which conform with the Public Space Design Standards of the McLean CBC Plan shall be provided at both building entrances, as approved by the Site Review Branch of DPWES in coordination with DPZ. The landscape plan shall be revised to provide areas of bulb and perennial plantings, as recommended in the Public Space Design Guidelines, as approved by the Urban Forester. Lighting shall conform with the Public Space Guidelines.
10. A one (1) foot maintenance strip to permit VDOT access to maintain the brick paver sidewalks along Old Dominion Drive and Beverly Road shall be provided, subject to VDOT approval.
11. Trees depicted along Old Dominion Drive which cannot be planted as shown because of easements or the VDOT sight line shall be relocated elsewhere along the site frontage in order to provide a streetscape which, to the extent feasible, conforms with the McLean CBC design guidelines, as approved by the Urban Forester. Where trees cannot be planted in the planting strip between the sidewalk and street, the area shall be landscaped with low growing shrubs and flower beds, as approved by the Urban Forester and VDOT.
12. The plaza located along Beverly Road shall be planted with both shade and ornamental trees, as approved by the Urban Forestry Branch of DPWES.

The 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 itself 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.