

## PROPOSED DEVELOPMENT CONDITIONS

SE 99-V-020

March 16, 2000

If it is the intent of the Board of Supervisors to approve SE 99-V-020 located at Tax Map 107-4 ((1)) 17A1 pt., 107-4 ((1)) 52, 53, 55, 57 for a combined service station/mini-mart and fast food restaurant, a fast food restaurant with drive-in facilities and a drive-through pharmacy pursuant to Sect. 4-604 of the Fairfax County Zoning Ordinance and an increase in building height to permit construction of a clock tower pursuant to the provisions of Sect. 9-610, the 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. 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 Lorton Station South Commercial Center, prepared by Dewberry & Davis and dated February 28, 2000, 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 clock tower shall be limited to a maximum of sixty-five feet in height and shall be constructed as depicted on the architectural detail on Sheet 3 of the GDP/SE Plat as determined by DPWES.
5. The community identification sign on the clock tower shall not be installed unless the Zoning Administrator determines that such a sign is permitted by the Zoning Ordinance and a sign permit issued.
6. The building on Pad A shall be limited to a maximum of 3750 square feet gross floor area.
7. The building on Pad B shall be limited to a maximum of 2500 square feet gross floor area.

8. The building on Pad C shall be limited to a maximum of 10,000 square feet gross floor area.
9. The building on Pad C may be converted to other uses permitted in the C-6 District and by the proffers without the approval of a Special Exception Amendment.
10. The lighting of the canopy for the service station/mini-mart shall be limited to the following: downward lights under the canopy; no upwardly directed lights; and, the fascia shall not be backlit except for any sign panels which may be located on the fascia of the canopy.
11. The areas around the three stormwater management facilities located on this property shall be landscaped to the maximum extent allowed pursuant to the policy regarding landscaping around stormwater management ponds adopted by the Board of Supervisors on May 8, 1999, subject to the approval of the Urban Forestry Branch, DPWES. The plant materials used for such landscaping shall consist of native plant species.
12. The drive-through window for the pharmacy shall be used only for the drop off and pick-up of prescriptions and other medical items. General retail sales shall not be permitted through the drive-through window. Signs shall be posted in the stacking area for the drive-through window stating the limitations on use of the window service. Such signs shall not exceed the size limitations outlined in Sect. 9-505.
13. The service station/mini-mart shall not be used for the performance of major repairs and shall not include the outdoor storage of any abandoned, wrecked or inoperable vehicles on the site. Accessory outdoor storage and display of goods offered for sale shall be limited to fifty (50) square feet. Sales of alcoholic beverages, rental of video tapes and video cassette recorders and the preparation of food, other than that allowed in a Limited Food-Service Establishment pursuant to Chapter 43.1 of The Code, shall not be permitted. The use of microwave ovens by customers for purchased food items shall be allowed.

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 for any given use, without notice, thirty (30) months after the date of approval for any of the uses unless that 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.