

DEVELOPMENT CONDITIONS

SE 2011-BR-016

May 31, 2012

If it is the intent of the Board of Supervisors to approve SE 2011-BR-016, located at Tax Map 79-3 ((8)) 5D (8316 to 8332 Old Keene Mill Road) for a special exception to permit a drive-in financial institution pursuant to Sect. 6-304 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 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 "Special Exception Plat/PRC Plan for Proposed Drive thru Financial Institution," prepared by Bohler Engineering, dated September 9, 2011, as revised May 2, 2012, consisting of eight 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 median opening on Old Keene Mill Road shall be reconfigured to prevent left turns in and left turns out of the shopping center as generally depicted in Exhibit A of these conditions. In addition, the easternmost entrance along Old Keene Mill Road shall be modified to meet VDOT standards. New pavement markings and/or signage along the continuous westbound right-turn lane on Old Keene Mill Road shall be installed; the final designs for these modifications shall be provided to FCDOT and VDOT for their review and approval as part of the site plan review process.
5. All spaces immediately to the east and adjacent to the bank building shall be designated as handicapped or employee only.
6. No freestanding commercial signs shall be permitted. Bank logos shall not be placed on any directional signage.

7. Adequate sight distance at the eastern entrance shall be provided, to VDOT's satisfaction, at the time of site plan review and prior to the issuance of a Non-RUP. Any tree or shrub determined to impede sight distance shall be replaced with an appropriate size/species or relocated elsewhere on the site, as determined by UFM.
8. Similar building materials, colors and architectural design features for all building facades shall be utilized by the bank in order to ensure a consistent architectural theme and character throughout the Village Center (the Cardinal Forest Plaza Shopping Center) and consistent with Exhibit B. All façade finishes shall be of a compatible color and style to that used in the main shopping center building.
9. Additional plantings along the perimeter of the shopping center and within the existing and proposed landscape islands shall be provided to the maximum extent possible as determined by Urban Forest Management (UFM). In order to ensure the landscape trees are more readily established on the subject property, the required size at planting should be no more than 2½-3 inches in caliper.
10. All trees shown to be preserved on the SE Plat (on the eastern boundary) shall be protected by tree protection fencing. Tree protection fencing shall be in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas.
11. At the time of site plan approval, the applicant shall submit documentation from any affected easement holder that all proposed plantings located within their easement(s) are allowed. All proposed landscaping that is not allowed within the easement areas shall be relocated to other locations on-site or substituted, as determined by UFM. In no case shall the total number of on-site shrubs be less than what is depicted on the SE Plat or less than that required by the provisions of Article 13 of the Zoning Ordinance.
12. At the time of site plan approval, the applicant shall submit a parking tabulation that will indicate how the uses in the shopping center will comply with the Zoning Ordinance parking requirements.
13. The Applicant shall incorporate into the design and implement the green building technology and strategies listed below. The Applicant shall, at the time of site plan review and building plan review, or Non-RUP as outlined within each strategy provide a certification statement from a LEED-AP who

is also a professional engineer or licensed architect confirming that the green building elements listed below were incorporated into the design and/or construction of the project.

Prior to final construction bond release, the LEED-AP, who is also a professional engineer or licensed architect, shall submit a certification statement, confirming that the green building elements listed below have been incorporated into the design and/or construction of the building.

Green building elements for inclusion in the project:

- A. The Applicant shall include a LEED®-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate the following sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
- B. The Applicant shall provide bicycle racks for six (6) bicycles within 200 feet of the bank's entrance. The Applicant shall provide final location on the Site Plan. Additionally, the Applicant will provide a changing facility for employees.
- C. The building's location shall be within existing impervious areas on the site.
- D. The Applicant shall exclusively use native and non-invasive species for landscape and other plantings on the site. The Applicant shall provide planting lists showing species and location of plantings, for review and approval by UFM.
- E. Tree preservation along the eastern property line as shown on the plan will be provided.
- F. The final area of impervious surface will be reduced during the redevelopment of the Special Exception area by a minimum of 10%.
- G. The Applicant shall install a roofing membrane with a Solar Reflectance Index (SRI) appropriate to the slope of the roof (i.e. for a low-sloped roof ($\leq 2:12$) equal to or greater than 78 for a minimum of 75% of the total roof area, and for a high-sloped roof ($> 2:12$) equal to or greater than 29). The Applicant shall provide roof area calculations and manufacturers' product data with the Building Permit

- H. The Applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage as listed below (to be modified with the project-specific fixtures to be included). The Applicant shall provide manufacturers' product data with the building permit:

Water Closet (gallons per flush, gpf) 1.28

Urinal (gpf) 0.5

Lavatory faucets (gpm*) 1.5

Kitchen faucets 2.20

Metering faucets 0.25

* When measured at a flowing water pressure of 60 pounds per square inch (psi).

- I. The Applicant shall provide solar panels as a source of on-site renewable energy. The panels will be located on the drive thru roof and above the clerestory roof. The Applicant shall provide installation location, manufacturers' product data, and projected annual energy generation with the Building Permit.

- J. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agri-fiber products. Low-emitting is defined according to the following table:

Application	(VOC Limit g/L less water)
Carpet Adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/ anti-rust paint	250
Clear wood finishes	350

The Applicant shall provide the manufacturers' product data prior to a Non-RUP.

- K. Any carpet or carpet padding that may be installed shall meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The Applicant shall provide the manufacturers' product data prior to Non-RUP.
- L. Any vinyl composition tile and rubber tile flooring that may be installed shall meet the requirements of the FloorScore certification program. The Applicant shall provide the manufacturers' product data prior to Non-RUP
- M. The Applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The Applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot. The Applicant shall

provide energy usage calculations and manufacturers' product data prior to the Non-RUP.

- N. The Applicant shall install Energy Star appliances and equipment for at least 90% of the calculated power for all refrigerators, computers, printers and monitors. The Applicant shall provide installation locations, and manufacturers' product data, including the Energy Star energy guide at the time of the Non-RUP.

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 or construction has commenced and been diligently prosecuted. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. 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.



