

DEVELOPMENT CONDITIONS

SEA 93-Y-032

January 28, 2013

If it is the intent of the Board of Supervisors to approve SEA 93-Y-032, previously approved pursuant to SE 93-Y-032 for a drive-in financial institution, located at the Village Center Shopping Center [Tax Map 54-1 ((17), Parcel E)], to permit the option for a second drive-in financial institution on the southern 1.04± acre area of the site pursuant to Sect. 9-505 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approvals are marked with an asterisk):

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.
 - A. Any plan submitted pursuant to the Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat entitled, "Special Exception Plat Sully Station II Village Center", prepared by VIKA Incorporated, dated November 30, 1988 and revised through March 9, 1990, and these conditions*;
 - B. In the event that the alternate layout for a drive-in financial institution for the southern 1.04± acre portion is implemented, any plan for that portion shall be in substantial conformance with the Proffered Condition Amendment/Special Exception Amendment (PCA/SEA) Plat entitled "Proffered Condition Amendment and Special Exception Amendment Plat for Branch Banking & Trust Company", prepared by Bohler Engineering dated October 26, 2011, as revised through October 17, 2012, and these conditions.
 - C. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.*
4. Subject to the proffers accepted in conjunction with RZ 86-S-083, as amended, and the regulations for the C-6 District in the Zoning Ordinance, uses in the Shopping Center, with the exception of the drive in financial institutions, may change from that reflected on the PCA/SEA Plat without requiring a Special

Exception Amendment so long as no other changes are proposed to the overall plat, beyond those permitted as minor modifications.*

5. The maximum hours of operation for the drive in financial institutions shall be limited as follows:

Lobby: Monday through Friday 9 a.m. to 9 p.m. and Saturday through Sunday 9 a.m. to 6 p.m.

Drive-In: Monday through Friday 8 a.m. to 9 p.m. and Saturday through Sunday 8 a.m. to 6 p.m.

Automatic Teller Machines (ATM): No maximum

6. The final architectural design of the financial institution located at the southern end of the site shall be consistent with the design and the general type, quality, and proportion of materials depicted in the photographic exhibit attached to these development conditions as Attachment "A".
7. The drive-in financial institution at the southern end of the site shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
8. A maximum of three (3) drive-thru lanes shall be allowed for the drive-in financial institution at the southern end of the site. The fourth lane (the outermost lane) shown on the PCA/SEA Plat shall be used as a by-pass lane only.
9. Signs shall be lighted only during the hours of operation for the drive-in financial institution at the southern end of the site, exclusive of ATM hours.
10. The public access easement for the paved multi-use pedestrian trail to the rear of the Village Center Shopping Center shall be continued to the south, in a form approved by the County Attorney, to be recorded over a width of 14 feet along the full length of the eastern boundary of the 1.04± acre area in the southern portion of the site, at the time of site plan approval for the drive-in financial institution at the southern end of the site.
11. Before the issuance of the Non-Rup for the drive-in financial institution at the southern end of the site, an asphalt surfaced multiuse trail measuring 10 feet in width shall be constructed within the center of the 14 foot easement identified in Number 10, above. The trail shall be built to a standard acceptable to the

Fairfax County Department of Transportation (FCDOT) and the Department of Public Works and Environmental Services (DPWES).

12. Interior parking lot landscaping consistent with that provided throughout the Village Center Shopping Center shall be provided within the parking area for the drive-in financial institution at the southern end of the site, with species selection and location subject to the review and approval of the Urban Forest Management Division, DPWES.

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 amendment to permit a drive-in financial institution at the southern end of the site shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, 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.

Attachment "A"



Photographic Example of Proposed Building Architecture for Drive-In Financial Institution at Southern End of Site