

## APPROVED DEVELOPMENT CONDITIONS

### SE 2008-MA-019

December 18, 2012

If it is the intent of the Board of Supervisors to approve SE 2008-MA-019 located at 5901 Columbia Pike, Tax Map 61-2 ((1)) 117, to permit a car wash and waivers and modifications in a Commercial Revitalization District pursuant to Sections 5-404 and 9-622 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 (SE Plat) approved with this 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 SE Plat entitled "Bailey's Car Wash" consisting of seven sheets, prepared by Tri-Tek Engineering, dated April 19, 2012, as revised through December 11, 2012. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The one freestanding identification sign permitted on the site shall be a monument-style sign (as depicted in the SE Plat). Irrespective of the dimensions shown on the GDP/SE Plat, any such sign shall meet the requirements of the Sign Control Overlay District of Article 12 of the Zoning Ordinance, as well as the sight line requirements of the Zoning Ordinance, VDOT and the PFM.
5. Hours of operation shall be limited to Monday through Saturday 8 am to 6 pm and Sunday 9 am to 6 pm.
6. There shall be no outside storage or display of goods offered for sale.
7. The car wash shall be equipped to capture at least 80% of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the car wash shall be discharged to the sanitary sewer system.
8. No stacking for the car wash shall extend off-site. If at any time the queue for the car wash should extend off-site, the attendant shall ask that vehicle to move to another location not on a public street or blocking any entrances along the service drive.
9. All lighting, including security, pedestrian and/or other incidental lighting, shall meet the standards of Article 14 of the Zoning Ordinance.

10. Any exterior lighting shall be a maximum of 12 feet in height, as measured from the ground to the top of the fixture.
11. No outdoor speakers or loud speakers shall be utilized on the site.
12. Stormwater management and best management practices shall be provided as shown on the GDP/SE Plat and in conformance with the Public Facilities Manual.
13. Prior to any land disturbing activities on that property identified among the Fairfax County tax records as (Tax Map 61-2 ((1)) 117), the applicant shall conduct a Phase I archaeological study of the Application Property, and provide the results of such studies to the Heritage Resources Branch of the Fairfax County Park Authority ("Heritage Resources"). If deemed necessary by Heritage Resources, the Applicant shall conduct a Phase II and/or Phase III archaeological study on only those areas of the Application Property identified for further study by Heritage Resources. The studies shall be conducted by a qualified archaeological professional approved by Heritage Resources, and shall be reviewed and approved by Heritage Resources. The studies shall be completed prior to issuance of the Non-RUP.

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, 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.