

Approved Development Conditions

SEA 97-Y-002-02

September 15, 2015

The Board of Supervisors approved SEA 97-Y-002, previously approved for a service station/quick service/car wash, located at Tax Map 44-3 ((6)) 21D to permit modifications of development conditions pursuant to Sections 9-503, 9-505, and 7-800 of the Fairfax County Zoning Ordinance. (Those conditions that are identical to conditions that were included in previous approvals or that contain only minor editorial changes 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, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Amended Generalized Development Plan/Proffer Condition Amendment Plat/Special Exception Amendment Plat", prepared by Burgess & Niple, dated October, 2001, revised through May 7, 2002, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance. *
4. Freestanding signage on the site shall be ground-mounted, monument style and shall be in accordance with Article 12 of the Zoning Ordinance.*
5. The quick service food store building shall not exceed 1,872 square feet in gross floor area.
6. The subject structures shall be architecturally compatible with the adjacent Sully Station Shopping Center and the overall Westfields Corporate Center; photographs shall be submitted to DPWES at the time of building permit to demonstrate compliance with this condition. All exposed facades of the building shall be constructed of materials, which are similar in color and texture to the adjacent pad sites within the Westfields development as determined by DPWES. Specifically, building materials shall be limited to face brick or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, exterior insulation and finish system (E.I.F.S) and reflective and non-reflective

glass. All rooftop mechanical equipment shall be fully enclosed with solid screening walls to the maximum extent feasible from an engineering standpoint.*

7. The car wash shall employ a system that recycles a minimum of 80% of the wash water used. All waste water discharged from the car wash shall be discharged into the sanitary system.*
8. All lighting, including security, pedestrian and/or other incidental lighting, shall feature full cut-off fixtures and be directed downward to prevent off-site glare. Outdoor lighting fixtures used to illuminate the parking area shall not exceed 14 feet in height. Lights located in the service station canopy shall be recessed in design. Illumination of the area beneath the service station canopy shall not exceed an average of 30 foot candles.*

This approval, contingent on the above noted conditions, shall 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 sign permits have been applied for and issued. 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.