

## **DEVELOPMENT CONDITIONS**

**SE 2015-PR-021**

**April 13, 2016**

If it is the intent of the Board of Supervisors to approve SE 2015-PR-021, located at 7910 and 7980 Science Applications Court, Tax Parcel 39-2 ((1)) 13D (pt.) and 13E (pt.), for a containment structure associated with outdoor recreation/sports facility playing fields/courts and golf courses, pursuant to Sect. 9-624 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. The height, location, color and materials of the proposed containment structure shall be in substantial conformance with that shown on the Special Exception Plat. Additionally and notwithstanding that shown on Sheet L1.0 of the GDP/SE plat, the containment structure shall be constructed of black chain link.
3. This Special Exception is subject to the provision of Article 17, Site Plans as may be determined by the 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 (SE) Plat entitled "Tysons Technology Center", consisting of twenty-nine sheets and prepared by VIKA and LandDesign, which is dated April 1, 2015 and revised through October 19, 2015, 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.

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 as evidenced by the issuance of a Non-Residential Use Permit for

the use. 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.