

DEVELOPMENT CONDITIONS

SEA 88-S-077-8

June 15, 2016

If it is the intent of the Board of Supervisors to approve SEA 88-S-077-8, previously approved pursuant to SE 88-S-077 for a service station, car wash, and quick service food store and amended pursuant to SEA 88-S-077, SEA 88-S-077-2 and SEA 88-S-077-6 to allow minor modifications, located at the Chantilly Place Shopping Center [Tax Map 44-1 ((9)) 9 pt and 10], 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 the conditions in SEA-88-S-077-6 that relate to the service station, quick service food store, and car wash. All other existing conditions in SEA-88-S-077-2 shall remain in full force and effect and are not modified by these conditions except where inconsistent, in which case these conditions shall supersede (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 Amendment 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 shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat entitled "Generalized Development Plan/Special Exception Amendment Plat for Sunoco, Inc. (R&M)", prepared by Cornerstone Consulting dated March 3, 2012, as revised through September 10, 2013, and these conditions.
 - B. 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-026, as amended, and the regulations for the C-6 District in the Zoning Ordinance, any portion of the property may be subject to special exception amendment (SEA) without joinder and/or consent of the owners of the other portion of the property if such SEA does not affect such other portion of the property. Previously approved development conditions applicable to the portion of the property not subject to the SEA shall otherwise remain in full force and effect.*

5. Landscaping for the service station property shall be provided in accordance with the landscape plan shown on the Special Exception Amendment dated March 3, 2012, as revised through August 26, 2013. All landscaping shall be maintained in good condition and shall receive regular maintenance. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt replacement to maintain the required landscaping of this Special Exception, as determined by Urban Forest Management.*
6. Directional signage shall be provided as determined necessary by the Director of DPWES to facilitate traffic flow and pedestrian movements to the adjacent fast food park and retail/office development.*
7. Signage for the service station, quick service food store, and car wash shall be of compatible materials and of consistent character with the architectural treatment of the service station. If freestanding signs are proposed, the signage shall be ground mounted and shall not exceed six (6) feet in height.*
8. 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.*
9. The quick service food store on 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.*
10. At the time of site plan approval, the applicant may utilize the existing stormwater management system for the Chantilly Place Shopping Center, of which the subject site is a part, in lieu of the proposed new stormwater structures and facilities shown on the SEA Plat, subject to determination by DPWES that such substitution would be adequate and in conformance with all applicable standards of the Public Facilities Manual and Zoning Ordinance.*
11. Prior to the issuance of the Non-Residential Use Permit (Non-RUP), the applicant shall demonstrate to the satisfaction of the Department of Planning and Zoning - Zoning Inspections Branch that the wall mounted lighting fixtures are in conformance with the performance standards in Article 14 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 amendment to permit an expansion to the service station, car wash, and quick service food store, 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.