

PROPOSED DEVELOPMENT CONDITIONS

SE 2016-SP-019

January 18, 2017

If it is the intent of the Board of Supervisors to approve SE 2016-SP-019 located at 8234 Roseland Drive, Tax Map Parcels 97-3 ((1)) 14; 97-3 ((15)) 8; 106-1 ((1)) 1, 2, for a security enhancement project to an existing electrical substation, known as Ox Road substation with anti-ram barriers, fencing 15 to 20 feet in height, emergency lighting, and camera enhancements, pursuant to Sect. 9-104 of the Fairfax County Zoning Ordinance, the 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.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the Special Exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Ox Substation Security Enhancement – Special Exception Plat for Ox Substation" prepared by Burns McDowell, dated September 20, 2016, 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.
4. Construction hours shall be limited to Monday through Friday 7:30 am and 6:00 pm. Should work on Saturdays be necessary, hours shall be limited to 8:00 am to 4:00 pm. No construction work shall be performed on Sundays or major federal holidays. Signage shall be posted on-site in English and Spanish, or any other language which may become necessary based on construction personnel, notifying construction personnel of residential properties in close proximity to the substation and to limit truck idling. Construction vehicles shall not idle or park along Roseland Drive. Noise reducing efforts such as using flags or a single buzzer instead of beepers, use of temporary construction noise abatement techniques or such other measures shall be diligently pursued. The Applicant shall provide the Springfield District Supervisor's office with a point of contact for construction related issues. The applicant shall provide a response to construction related issues, questions, or complaints within 24 hours of receiving notice. The construction hours noted above shall only apply to the initial installation of the fence and security enhancements.
5. Storage of materials, equipment or trucks not needed for operation of the substation or adjacent power lines is not permitted onsite once construction activities for the security enhancement project have been completed.

6. Construction traffic shall be limited to the Roseland Drive entrances.

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 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 explain why additional time is required, specify the amount of additional time requested, and explain the basis for the amount of time requested.