

**CONDITIONS OF APPROVAL
SCHOOL BOARD UTILITY SERVICE CENTER
SPMI-2017-0018
December 18, 2017**

1. **Buffer Modifications.** Pursuant to Section 5-600 and 5-1403(C) of the Revised 1993 Zoning Ordinance (the “Zoning Ordinance”), Minor Special Exception (SPMI)-2017-0018 grants approval of the following modifications to Sections 5-621(B)(1), 5-1407(A) and 5-1404(C) of the Zoning Ordinance regarding the Public Utility Service Center, without storage, use (the “Use”) proposed for the parcel identified as Tax Map Number /99/////////20A (PIN: 288-19-4044) (the “Property”), which Property is shown on Sheet 3 of the plat entitled “Commission Permit (CMPT) & Minor Special Exception (SPMI) Plat” dated June 28, 2017 revised through December 18, 2017 (the “SPMI Plat”).

Zoning Ordinance Section	Modification Description
§5-621(B)(1), Additional Regulations for Specific Uses, Public Utilities, Buffer Yard Requirements. And Table 5-1414(B) of §5-1414, Buffering and Screening, Buffer Yard and Screening Matrix.	Modify the types of required plantings per 100 linear feet for the front, side and rear buffer yards by eliminating shrubs and providing additional evergreen trees and eliminating the fence and berm for the side and rear buffer yards.
5-1407(A), Buffering and Screening, Buffer Yard and Screening Requirements, Location.	Permit one side buffer yard and the rear buffer yard to be located along the boundaries of the area of the Minor Special Exception instead of the along the perimeter of the lot or parcel.
§5-1404(C), Buffering and Screening, Landscaping Plan.	Permit the landscaping plan to be completed or bonded prior to the approval of any Occupancy Permit for the high school instead of prior to the approval of any Occupancy Permit for the public utility service center.

2. **Conditions.** The approval of SPMI-2017-0018 shall be subject to the following conditions:

- a. **Substantial Conformance.** Buffering and screening for the Use shall be installed in substantial conformance with the SPMI Plat. Approval of this application for the Property shall not relieve the Applicant or the owners of the Property, their successors, or parties developing, establishing, or operating the approved Use, from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or regulatory requirement.

b. **Buffering and Screening.** Existing vegetation may be used to satisfy the required plantings per 100 lineal feet of property line for buffer yards, subject to approval of the Zoning Administrator. All buffering and screening, to include any existing vegetation approved by the Zoning Administrator for use as required plantings, shall be depicted on the first site plan (“STPL”) or site plan amendment (“SPAM”) submitted for the Use, and any new plantings shall be subject to the financial guarantee or security normally required by the County for Loudoun County School Board projects prior to, or in conjunction with, the approval of the first occupancy permit for the Dulles South high school (HS-9) or May 1st, 2020, whichever occurs first. All buffering and screening shall be maintained in good condition and health, and any dead or diseased materials shall be replaced with reasonable promptness, taking into account seasonal weather limitations. Plantings of an equivalent species and size may be used as such replacement plantings, subject to approval by the Zoning Administrator.