



FAIRFAX COUNTY

APPLICATION FILED: April 19, 2005
APPLICATION AMENDED: August 4, 2005
PLANNING COMMISSION: September 28, 2005
BOARD OF SUPERVISORS: October 17, 2005 @ 3:00

V I R G I N I A

August 29, 2005

STAFF REPORT

APPLICATION SE 2005-DR-016

DRANESVILLE DISTRICT

APPLICANT: Branch Bank & Trust Company of Virginia

ZONING: C-6

PARCEL(S): 16-1 ((7)) 7B Pt

ACREAGE: 1.14 acres

FAR: 0.04

OPEN SPACE: 18%

PLAN MAP: Retail and Other Uses

SE CATEGORY: Category 6, Use 8; Approval of the enlargement, extension, relocation or increase in intensity of existing drive-in banks, fast food restaurants, quick-service food stores and service stations in a Highway Corridor Overlay District.

PROPOSAL: Drive-In Bank

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2005-DR-016, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Applicant: Branch Bank & Trust Company of Virginia
Location: 2148 Centreville Road, Kohl's Shopping Plaza
Proposal: Permit Drive-In Bank relocation.
Employees: Maximum of 11 employees.

LOCATION AND CHARACTER

Site Description: The C-6, 1.14 acre site is located on the west side of Elden Street, approximately 750 feet north of Parcher Avenue. The existing bank building to be replaced is located approximately 400 feet south of the proposed bank site in the same shopping center parking lot.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Highway Commercial	C-2*	Retail and Other
South	Community Retail (40' max. height)	C-6	Retail and Other
East	Commercial Office	C-0*	Res. 16-20 du/ac
West	Community Retail (40' max. height)	C-6	Retail and Other

* Town of Herndon Zoning

BACKGROUND

The existing bank facilities were constructed in 1974, which pre-date the current Zoning Ordinance requirement for special exception approval for bank facilities with drive-in windows. On December 7, 1992, a Special Exception was approved by the Board of Supervisors to add a third drive-in teller window, enclose the ATM area and modify the vestibule of the bank. This Special Exception, SE 92-D-026, expired on June 6, 1995. The current Special Exception was filed to construct a completely new bank on the northern portion of the same parcel, and demolish the existing structure once construction is completed.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area III
Planning Sector: Greater Herndon Community Planning Sector, Upper Potomac Planning District
Plan Map: Retail and Other.
Plan Text: No Specific Plan text for this site.

ANALYSIS

Special Exception Plan (Copy at front of staff report)

Title of SE Plat (Sheets 1-3, 8-9): Proposed BB&T
 Prepared By: Walter L. Phillips
 Original and Revision Dates: February 17, 2005, and revised August 25, 2005

Title of SE Plat (Sheets 4-7): Caldor at Rockspoint
 Prepared By: Greenhorne & O'Mara, Inc.
 Original and Revision Dates: April 1993, and revised November 1995

The Special Exception Play (SE Plat) consists of nine sheets. The first sheet, labeled "Special Exception Plat" contains general notes, site and building tabulations, and depicts the existing site. The second sheet labeled "Preliminary Stormwater Management Plan" contains management summary and BMP design calculations. The third sheet labeled "Existing Vegetation Map" contains the cover type tabulation and a map depicting where the existing vegetation is located on the site. Sheet four labeled "Siltation Plan Phase II and Drainage Divide Plan" contains drainage divides for SE and the surrounding area. Sheets five through seven labeled "S.W.M./Drainage Comps" demonstrate how the site accommodates stormwater and drainage. These sheets are included for informational purposes only. Sheets eight and nine labeled "Outfall Analysis" contains the outfall narrative and computations.

The SE Plat proposes a site layout that depicts:

- The proposed bank is located on the north portion of the property. The existing bank will be demolished, and replaced with surface parking for the Kohl's department store.
- There will be access to the site from Elden Street in two locations. One of the existing entrances from Elden Street will be closed at the completion of the project. There will also be an entrance to the north off the drive between the Kohl's Plaza and Elden St. Marketplace Plaza shopping center to the north.

- Landscaping will be provided along the Elden Street frontage as well as around the proposed bank and in planting islands throughout parking lot. The existing established trees will be relocated to the southern portion of the site between the parking lot and the service station just to the south of the existing bank.
- With this project, VDOT will be receiving the right-of-way that will enable them to construct the Elden Street improvements per State Project U000-235-V09.

Transportation Analysis (Appendix 5)

Issue: By-pass lane.

The special exception plat indicates that there are to be three drive-in lanes (two manned and one ATM). Each lane has five stacking spaces per lane. With this number of stacking spaces for the drive-in lanes there is a possibility for a long wait. Bank patrons wanting to exit the stacking area due to long waits have no means of exiting once in the queue.

Resolution: The applicant has indicated that since the third drive-in lane is an ATM-only lane it could act as a bypass lane, since ATM transactions are usually performed rather quickly. However, staff disagrees with this approach, as stacking occurs at ATM lanes as well. Therefore, a development condition has been included which requires that the number of drive-in lanes be reduced to two.

Issue: On site parking.

FDOT was concerned that with the relocation of the bank that there may be a loss of parking for the department store that shares the parking.

Resolution: Applicant has addressed this issue with the parking tabulation on the first page of the Special Exception plat that fulfills this request; a development condition requires that a parking tabulation be submitted to DPWES prior to issuance of a Non-RUP.

Issue: VDOT Right of Way

Current VDOT roadway plans for the Elden Street improvements which include lane additions, sidewalk widening, and light pole relocations would encroach onto the proposed BB&T Bank site. Right of way dedication of 4.5 feet from the current right of way limit on VDOT's design plans will be needed in order to facilitate these Elden Street improvements.

Resolution: A development condition has been included requesting that the applicant commit to providing the right of way identified by VDOT.

Issue: Site entrances

One of the entrances to the site following the construction of the proposed bank is to be permanently closed. VDOT has requested that the applicant coordinate the closing and realignment of the drive to meet all current VDOT standards.

Resolution: A development condition has been included to address this issue.

Environmental Analysis (Appendix 6)**Issue:** Stormwater Management/Water Quality Protection

The stormwater narrative on Sheet 2 of the Special Exception Plat states that there will not be any increase in impervious surface. The narrative also discusses an existing dry pond in the southwestern corner of the site which will accommodate runoff for of the new development as well as the rest of the 7 acre site. There are no tabulations that demonstrate that there will be no increase of impervious surface or that the dry pond is sufficient to accommodate the runoff of the entire site on any of the mentioned sheets. Also, there are computations on Sheets 5-7 of the Special Exception Plat that do not appear to match the characteristics of the existing pond found on Sheet 4. Finally, two Filtreras™ are proposed to meet the water quality requirements of the proposed development.

Resolution: The applicant has addressed the stormwater issues through computations found on Sheets 8-9 of the revised development plans. These plans will have to be reviewed to the satisfaction of the Department of Public Works and Environmental Services (DPWES) during site plan review as stated in the development conditions in Appendix 1.

Issue: Light Pollution

The special exception plat provides no information on lighting details except for Note 13 that states that the parking lot lights will be moved. Such a change should be in conformance with the Comprehensive Plan guidance on lighting. The applicant shall comply with requirements as stipulated by Part 9 of Article 14 of the Zoning Ordinance, which seeks to minimize the impacts of glare, light trespass and excessive illumination while simultaneously, promoting safety, security and energy efficiency.

Resolution: A development condition has been included to instruct the applicant to refer to Part 9 of Article 14 of the Zoning Ordinance to conform to the current lighting requirements for parking lots.

Urban Forestry Analysis (Appendix 7)

Issue: Preservation of existing mature trees

The area of the special exception plat includes an existing planting island in the parking lot. There are several mature pine specimens in this island that are the only mature plantings on the site. The Urban Forester has expressed strong interest in keeping this existing island in it's current location to preserve these trees. By doing this, the proposed building footprint would need to be relocated on the site. Another option would be to relocate these trees to another portion of the site.

Resolution: The applicant has worked with the property owner in order to preserve these trees in the current location. The property owner prefers to not lose any proposed parking spaces to maintain the current planting island, and would rather relocate the trees to another portion of the site. A development condition has been included that addresses this choice and the bond that must be placed in order to ensure that the trees relocated will survive.

ZONING ORDINANCE PROVISIONS

Bulk Standards C-6		
Standard	Required	Provided
Lot Size	40,000 square feet	49,735 square feet
Lot Width	200 ft.	226 ft.
Max. Building Height	40 ft.	30 ft.
Front Yard	45° ABP not less than 40 ft. (40 ft.)	75 ft.
Rear Yard	20 ft.	58 ft.
FAR	0.40	.04
Open Space	15% of gross floor area shall be landscaped open space	18%
Parking Spaces	- 15 spaces for Drive-In Bank - 423 spaces for Department Store	- 24 spaces for Drive-In Bank - 530 spaces for Department Store (including garage spaces)

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 8)

- General Special Exception Standards (Sect. 9-006)
- Standards for all Category 5 Uses (Sect. 9-503)
- Additional Standards for Drive-In Banks (Sect 9-505)

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

Waivers/Modifications

There are no requests for waivers or modifications.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

It is staff's judgment that the request for Special Exception approval to permit a drive-in bank is in harmony with the Comprehensive Plan in conformance with all applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2005-DR-016 subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Comprehensive Plan Citations
5. Transportation Analysis
6. Environmental Analysis
7. Urban Forestry Analysis
8. Applicable Zoning Ordinance Provisions Checklist
9. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2005-DR-016

September 14, 2005

If it is the intent of the Board of Supervisors to approve SE 2005-DR-016 located at 2148 Centerville Road (Tax Map 16-1 ((1)) 0007B Pt.) for use as a drive-in bank pursuant to Sect. 4-604 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions; these conditions supersede all previous conditions for the subject property.

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 shall be in substantial conformance with the approved Special Exception Plat entitled "Proposed BB&T", prepared by Walter L. Phillips, Inc. and dated February 17, 2005 as revised through August 25, 2005, 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. All modifications shown on the SE Plat, including parking lot modifications and streetscape improvements within the SE area, shall be completed prior to the issuance of a Non-Residential Use Permit.
5. Right of Way along the Elden Street frontage of the site as shown on the Special Exception Plat shall be dedicated and conveyed in fee simple to the Board of Supervisors, with the dedication area determined by VDOT and DOT. Such dedication shall occur at site plan approval for the property or upon demand, whichever occurs first.
6. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
7. A maximum of two drive through window lanes shall be allowed. The third lane (the outermost lane) shown on the SE Plat shall be retained as bypass lane to facilitate an escape route for patrons choosing not complete their transaction and to improve on-site circulation.

8. The applicant shall coordinate with VDOT for the closure/realignment of the entrance to the site off of Elden Street to ensure that the new entrance meets all current VDOT standards.
9. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met for all uses in the Shopping Center shall be submitted to DPWES prior to issuance of a Non-RUP for the bank.
10. All signage shall meet the requirements of Article 12 of the Zoning Ordinance.
11. Both on- and off-site Stormwater Management and Best Management Practices (SWM/BMPs) shall be provided as indicated on the SE Plat, subject to the approval of DPWES. If SWM/BMP requirements cannot be met by facilities in substantial conformance with what is shown on the plat, an SE amendment will be required.
12. The existing mature evergreen trees shall be relocated from the existing planting island to a location on the southern portion of the site as depicted on the Special Exception Plat. A bond shall be placed to Fairfax County in order to ensure the survival of the transplanted specimens. Final location and bond amount shall be determined by Urban Forester Management prior to transplanting.
13. Demolition of the existing bank facility shall take place within 30 days following the issuance of a Non-RUP for the replacement bank facility and prior to final bond release, whichever comes first. The final grading and parking lot construction on the southern portion of the site shall be completed following the demolition of the existing bank facility.

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