



FAIRFAX COUNTY

APPLICATION FILED: May 3, 2005
APPLICATION AMENDED: June 24, 2005
PLANNING COMMISSION: July 28, 2005
BOARD OF SUPERVISORS: Not Yet Scheduled.

V I R G I N I A

July 14, 2005

STAFF REPORT
APPLICATION SE 2005-LE-018
LEE DISTRICT

APPLICANT: Branch Banking & Trust Company of Virginia
ZONING: C-8
PARCEL: 91-1 ((12)) N part
ACREAGE: 1.32 acres
FAR: 0.05
OPEN SPACE: 20%
PLAN MAP: Retail and other
PROPOSAL: The applicant seeks a special exception for a drive-in bank to permit three drive-through windows at an existing bank.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2005-LE-018, subject to the proposed development conditions contained in Attachment 1 of the staff report.

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 771 (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

Proposal:

The applicant, Branch Banking & Trust Company of Virginia, seeks a Category 5 Special Exception for a drive-in bank located at 7025A Manchester Boulevard in the Lee District. Specifically, the applicant seeks to add three (3) drive-in lanes to an existing bank within the Festival at Manchester Lakes shopping center. Two of the lanes would be staffed, while the remaining lane would contain an ATM machine. The subject site, which is zoned C-8, is located on the north side of Manchester Boulevard. The proposed hours of operation for the drive-through lanes would be 9:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to noon on Saturdays. The ATM would be available 24 hours a day.

Waivers and Modifications:

No waivers or modifications are being sought with this application.

LOCATION AND CHARACTER

The subject site is located along Manchester Boulevard between Silver Lakes Boulevard and Beulah Street at 7025A Manchester Boulevard. The SE site is part of the larger 16.13-acre Festival at Manchester Lakes shopping center, which is located in the northeast quadrant of Beulah Street and Manchester Boulevard. The SEA site is currently occupied by the existing bank and a surface parking lot. The bank is located at the end of a larger strip of shops.

| SURROUNDING AREA DESCRIPTION | | | |
|-------------------------------------|---------------------------------------|---------------|------------------------|
| Direction | Use | Zoning | Plan |
| North | Retail (Festival at Manchester Lakes) | C-8 | Retail and Other |
| South | Retail | PDH-8 | Residential, 5-8 du/ac |
| East | Retail (Festival at Manchester Lakes) | C-8 | Retail and Other |
| West | Retail (Festival at Manchester Lakes) | C-8 | Retail and Other |

BACKGROUND (see Appendix 6)**The Festival at Manchester Lakes**

The Festival at Manchester Lakes was zoned pursuant to the approval of RZ 82-L-030 as part of a 188.20-acre development that is now developed and known as Manchester Lakes. The other areas of Manchester Lakes are zoned PDH-8 and are largely in residential uses. The shopping center is zoned to the C-8 District and is approved to include a total of 172,060 square feet of gross floor area (GFA) at a floor area ratio (FAR) of 0.25.

Most of the existing shopping center was rezoned to the C-8 District with the initial approval of Manchester Lakes pursuant to RZ 82-L-030. Subsequently, pursuant to RZ 87-L-031, an additional 0.79 acres was rezoned to the C-8 District and incorporated into the shopping center. A single proffered Generalized Development Plan (GDP) covers the shopping center area. The current form of the shopping center was established pursuant to the approval of PCA 82-L-030-3 and PCA 87-L-031 approved June 20, 1988. The joint proffer for these cases and a copy of the GDP for the shopping center area are in Appendix 6.

Special Exception Uses

On July 27, 1998, the Board of Supervisors approved SE 96-L-019 for a vehicle sale, rental and ancillary service establishment (Premier Rental Car). The special exception area included the entire shopping center. The vehicle rental establishment is no longer in operation.

On April 7, 1997, the Board of Supervisors approved SE 96-L-046 for a vehicle light service establishment. The special exception area included the entire shopping center. The vehicle light service establishment continues to operate.

COMPREHENSIVE PLAN PROVISIONS

| | |
|---------------------------|----------------------------------|
| Plan Area: | Area IV |
| Planning District: | Rose Hill Planning District |
| Planning Sector: | Lehigh Community Planning Sector |
| Plan Map: | Retail and other |
| Plan Text: | |

On page 64 of the Area IV Volume, Rose Hill Planning District, Lehigh Community Planning Sector, as amended through December 6, 2004, the Plan states:

29. *The parcels north and south of Hayfield Road, east of Beulah Street, will achieve a strategic location with the construction of the Franconia-Springfield Parkway. A shopping center in the northeast quadrant of the intersection and a residential development focused on the shopping center exist and are planned to continue in the area. Any future development in the area should meet the following conditions:*
- *The development should provide for, and be oriented towards, the extension from the parkway alignment traversing the property;*
 - *Development should be set back from Beulah Street with a sufficient transition and buffer area next to that street to support the Plan recommendation for strictly residential use, sometimes at a low density, across Beulah Street;*
 - *Beulah Park should be adequately screened from development in this area; and*
 - *The type, intensity and siting of any development next to the Virginia Power line should appropriately recognize that the power line is an undesirable neighbor.*

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SE Plat: BB&T Bank: Festival at Manchester Lakes

Prepared By: Walter L. Phillips, Incorporated

Original and Revision Dates: January 19, 2005, as revised through June 23, 2005

| SE Plat, BB&T at the Festival at Manchester Lakes | |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Sheet # | Description of Sheet |
| 1 of 10 | Site Layout for Special Exception Area, Notes, Waivers and Modifications, Vicinity Map, Tabulations, Overall Shopping Center Parking Tabulations |
| 1A of 10 | Context Plan of Special Exception Area within Overall Shopping Center |
| 2 of 10 | Existing Vegetation Map, Existing Vegetation Map Information |
| 3 of 10 | Preliminary Stormwater Management Plan |
| 4 of 10 | Outfall Analysis |
| 5 of 10 | Outfall Analysis Channel Sections |
| 6 of 10 | Outfall Analysis Computations |
| 7 of 10 | Lake "A" Site and Grading Plan |
| 8 of 10 | Lake "A" Storm Hydrographs and Routings |
| 9 of 10 | Lake "A" Outlet Structure Detail, Profiles and HGL |
| 10 of 10 | Lake "A" Landscape Plan |

The SE Plat contains the following features:

- **Proposed Site Layout:** The applicant proposes to add three drive-through lanes to an existing bank within the Festival at Manchester Lakes shopping center. The existing bank occupies a space on the eastern end of a larger building along Manchester Boulevard that contains other retail uses. No changes are proposed to the bank itself. However, the parking area abutting the bank to the west will be reconfigured in order to accommodate the drive-through lanes and access to those lanes.
- **Drive-Through Lanes:** Vehicular traffic wishing to use the drive-through lanes must travel through the parking area to the start of the stacking lane along Manchester Boulevard. The single lane curves toward the eastern side of the building in a clockwise direction at which time the vehicular traffic enters the three drive-thru lanes. A total of twelve (12) stacking spaces are provided.
- **Site Access:** The bank can only be accessed from within the shopping center. The shopping center will retain its three existing access points, including: (1) along Manchester Boulevard, opposite Silver Lakes Boulevard; (2) along Beulah Street, opposite Lewin Drive; and (3) off of Arrington Drive.

- *Pedestrian Access:* In order to facilitate access between the bank and the parking area to the west of the bank, the applicant proposes a painted crosswalk across the front of the drive-through lanes. In addition, the applicant also proposes a painted crosswalk across the travel aisle to connect the bank with the parking areas to the north. The existing sidewalk along the western portion of the bank will be removed to make way for the drive-through lanes. Because this sidewalk provides access to the bus stop and shelter along Manchester Boulevard, the applicant proposes a sidewalk along the opposite side of the drive through lanes and a painted crosswalk across the stacking lanes in order to continue pedestrian access to the bus shelter and sidewalk along Manchester Boulevard.
- *Parking:* In order to create the drive-through lanes, 28 spaces will be eliminated, reducing the overall shopping center parking from 885 spaces to 857 spaces. However, the overall provided parking for the shopping center will continue to exceed the parking requirement of 770 parking spaces.
- *Landscaping:* As noted above, the parking area abutting the bank to the west will be reconfigured in order to accommodate the drive-through lanes and access to those lanes. As such a number of parking lot islands and existing trees will have to be removed. The applicant proposes to replace those trees which are removed with 2 ½ inch caliper deciduous trees. The existing landscaping along Manchester Boulevard will remain.
- *Stormwater Management:* Stormwater management for the shopping center is provided via Manchester Lake "A", a wet pond which was designed to serve the development of 52.59 acres, including the Festival at Manchester Lakes shopping center. The applicant proposes a stormceptor structure device in order to provide phosphorous removal for the SE site.

Land Use Analysis

No significant land use issues have been raised with this application.

Environmental Analysis (Appendix 5)

No significant environmental issues have been raised with this application.

Transportation Analysis (Appendix 4)

Issue: Parking

Construction of the proposed drive-through lanes for the bank would require the removal of 28 parking spaces within the surface parking lot next to the bank structure. With the removal of these spaces, the parking for the overall shopping center will be reduced from 885 spaces to 857 spaces. The provided parking continues to exceed the 770-space parking requirement for the site.

While the provided parking exceeds the parking requirement, many of the spaces are unused because they are located behind the shopping center. With no public entrances to the stores located along the back side of the shopping center and no direct pedestrian access between these parking spaces and the front of the shopping center, the 220 spaces located at the back of the shopping center are rarely (if ever) used. For these two reasons, customers appear to only use the parking at the front of the center. As a result, at particularly busy periods, customers can often be seen trolling for spaces.

Resolution:

Staff understands that the SE area only covers the existing bank and abutting surface parking lot. However, in order to ensure that the elimination of 28 parking spaces for the construction of the drive-through lanes does not further exacerbate the current parking situation with the shopping center, staff urges the applicant to work with the shopping center to encourage employees to utilize the parking spaces located at the back of the shopping center.

Issue: Temporary Uses

Historically, temporary uses, such as Christmas tree lots and firework stands, have located within the parking lot abutting the existing bank. Staff is concerned that the circulation pattern for the drive-through lanes might be compromised with temporary uses located nearby.

Resolution:

In order to ensure that vehicular circulation is not compromised with the addition of the drive-through lanes, staff recommends a development condition that would prohibit temporary uses, such as Christmas tree lots and fireworks stands, from operating within the SE area. With the implementation of the staff-proposed development conditions, this issue is resolved.

Issue: Pedestrian Access

In order to facilitate access between the bank and the parking area to the west of the bank, the applicant proposes a painted crosswalk across the front of the drive-through lanes. In addition, the applicant also proposes a painted crosswalk across the travel aisle to connect the bank with the parking areas to the north. The existing sidewalk along the western portion of the bank will be removed to make way for the drive-through lanes. Because this sidewalk provides access to the bus stop and shelter along Manchester Boulevard, the applicant proposes a sidewalk along the opposite side of the drive through lanes and a painted crosswalk across the stacking lanes in order to continue pedestrian access to the bus shelter.

Resolution:

This issue is now resolved.

Issue: Future Interchange

The Comprehensive Plan includes plans for a future interchange at Manchester Boulevard and Beulah Street. Under the General Transportation Policies for Manchester Lakes, the Comprehensive Plan further states that all rights-of-way necessary to accommodate planned transportation map improvements should be dedicated. No additional right-of-way is proposed for reservation for future dedication nor are any construction easements to be provided.

ZONING ORDINANCE PROVISIONS (see Appendix 7)

| Bulk Standards (C-8) | | |
|------------------------------------------|-------------------------|------------------------|
| Standard | Required | Provided |
| Lot Size | 40,000 square feet (SF) | 57,314 SF (1.32 acres) |
| Lot Width | 200 feet | 200 feet |
| Building Height | 40 feet | 22 feet |
| Front Yard | 40 feet | 55 feet |
| Side Yard | No requirement | Not applicable |
| Rear Yard | 20 feet | 69 feet |
| FAR | 0.40 | 0.05 |
| Open Space | 15% | 20% |
| Parking Spaces (overall shopping center) | 770 spaces | 857 spaces |
| Stacking Spaces (for the bank) | 12 spaces | 12 spaces |

Because the site is surrounded by other retail uses, there are no transitional screening or barrier requirements.

Other Zoning Ordinance Requirements

Special Exception Requirements

- 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)

General Special Exception Standards (Sect. 9-006)

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan. *The subject property is located in the Manchester Lakes area of the Lehigh Planning Sector. The specific Plan text for this site recognizes the existing shopping center and notes that its use is planned to continue in the area. The proposed application is in harmony with the recommended conditions for future development.*

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The C-8 District was established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which are oriented to the automobile. *The applicant seeks to add drive-through lanes to the existing bank in order to serve motorists using Manchester Boulevard, a major arterial highway. Therefore, staff believes that the proposed use is in conformance with the purpose and intent of the C-8 District.*

General Standard 3 requires that the proposed use be harmonious with, and not adversely affect, the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. It further requires that the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. *The subject site is surrounded by other retail uses. Under the proposed site layout, staff does not believe that the proposed drive-in bank will adversely affect uses within or adjacent to the shopping center.*

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. *Access to the proposed drive-in bank will be provided from within the shopping center. Staff believes that the proposed circulation pattern will not conflict with other traffic within the shopping center. The applicant proposes sidewalks, sidewalk connections and crosswalks within the SE site to ensure that pedestrians can walk to the proposed bank and other surrounding uses (including the bus shelter along Manchester Boulevard) safely. However, as noted in the Transportation Analysis, staff is concerned that future temporary uses (which historically have located within the parking lot abutting the bank) may impede circulation for the drive-through lanes. For that reason (as well as concern for parking), staff recommends a development condition which would prohibit any temporary uses, such as Christmas tree lots or fireworks stands, from operating within the SE area.*

General Standard requires that landscaping and screening be provided as required by Article 3 of the Zoning Ordinance. *The applicant meets the landscaping requirements. There are no transitional screening requirements for this site.*

General Standard 6 requires that open space be provided as required by the Zoning Ordinance. *The application meets the Zoning Ordinance open space requirement.*

General Standard 7 requires that adequate utility, drainage, parking and loading to be provided in accordance with the Zoning Ordinance; however, this standard notes that the Board may impose more strict requirements for a given use than those set forth in the Ordinance. *The overall parking for the Festival at Manchester Lakes shopping center is 857 spaces, which exceeds the required parking of 770 spaces. However, as noted in the transportation analysis, many of these spaces are inaccessible and as a result, are unused.*

General Standard 8 states that any proposed signage meet the requirements of Article 12 of the Zoning Ordinance. *No signs are proposed in conjunction with this application. However, any future signs would be required to meet Article 12.*

Standards For All Category 5 Uses (Section 9-503)

Standard 1 states that except as qualified in the following sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located. *The proposed special exception meets all lot size and bulk regulations for the C-8 District.*

Standard 2 states that all uses must comply with the performance standards specified for the zoning district in which located. *With the implementation of the staff-proposed development condition, this standard would be satisfied.*

Standard 3 states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. *With the implementation of the staff-proposed development condition, this standard would be satisfied.*

Additional Standards for Drive-in Banks (Section 9-505)

Additional Standard 1A states that such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated. *No changes are proposed to the bank structure. As noted earlier in this report, the bank is located within an existing building within the shopping center. This building matches the overall architecture of the shopping center.*

Additional Standard 1B states that such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. Additional

Standard 1C states that the site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site. *The applicant proposes to continue and/or replace sidewalk links and to install painted crosswalks in order to ensure that pedestrians can still walk safely within the vicinity of the drive-through lanes. The proposed drive-through lanes have been designed to coordinate vehicular circulation with the rest of the shopping center. However, as noted in the Transportation Analysis, staff is concerned that future temporary uses (which historically have located within the parking lot abutting the bank) may impede circulation for the drive-through lanes. For that reason (as well as concern for parking), staff recommends a development condition which would prohibit any temporary uses, such as Christmas tree lots or fireworks stands, from operating within the SE area.*

Additional Standard 1D states that in reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors. *The existing bank is located within an existing shopping center and surrounded by other retail uses. Therefore, staff does not believe that the proposed drive-through lanes will adversely affect any residential areas.*

Additional Standard 4A applies only to the C-7 and C-9 Districts.

Additional Standard 4B applies only to service stations and service station/mini-marts.

Additional Standard 4C does not apply to drive-in banks.

Summary of Zoning Ordinance Provisions

With the implementation of the staff-proposed development conditions, staff believes that the applicable standards can be satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that SE 2005-LE-018 is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2005-LE-018, subject to the proposed development conditions contained in Appendix 1 of the staff report.

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. Environmental Analysis
5. Transportation Analysis
6. Approved Proffers and GDP for PCA 82-L-030-3 and PCA 87-L-031
7. Applicable Zoning Ordinance Provisions
8. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2005-LE-018

September 21, 2005

If it is the intent of the Board of Supervisors to approve SE 2005-LE-018, located at 7025 A Manchester Boulevard (Tax Map 91-1 ((12)) N part), for a special exception for a drive-in bank pursuant to Sect(s). 4-804 of the 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 (SE) Plat approved with this application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception plat entitled *BB&T Bank: Festival at Manchester Lakes, and prepared by Walter L. Phillips, Incorporated, which is dated January 19, 2005 and revised through **September 16, 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. There shall be a maximum of three (3) drive-through lanes for the bank, as shown on the SE Plat, one of which will be used for an ATM.
5. A landscape plan shall be submitted concurrent with submission of the site plan for review and approval by Urban Forest Management, DPWES. The plan shall provide landscaping in substantial conformance with the location, quality and quantity of landscaping shown on the SE Plat.
6. All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
7. All signs shall be in conformance with Article 12 of the Zoning Ordinance. Pole mounted and pylon signs shall be prohibited.
8. Crosswalks and sidewalks shall be provided as shown on the SE Plat.
9. There shall be no temporary uses permitted within the 1.32-acre SE area.

10. At the time of site plan review, the parking tabulations shall be provided to DPWES to demonstrate that sufficient parking exists within the shopping center for the drive-in bank.

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 Sect. 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.

