



FAIRFAX COUNTY

APPLICATION FILED: September 6, 2005
PLANNING COMMISSION: January 11, 2006
BOARD OF SUPERVISORS: Not yet scheduled

V I R G I N I A

December 29, 2005

STAFF REPORT

APPLICATION SE 2005-MV-025

MOUNT VERNON DISTRICT

APPLICANT: Enterprise Leasing Company d/b/a Enterprise Rent-A-Car

ZONING: I-5 (General Industrial District)

PARCEL: 99-1 ((7)) 2A

ACREAGE: 50,541 square feet

FAR: 0.33

OPEN SPACE: 16%

PLAN MAP: Industrial

SE CATEGORY: Category 5; Vehicle Rental Establishment

PROPOSAL: Establish a Vehicle Rental Establishment occupying 4,550 square feet in an existing 16,902 square foot building.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2005-MV-025 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 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 TTY 711 (Virginia Relay Center).



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

- Proposal:** Approval of a Category 5 Special Exception for a Vehicle Rental Establishment occupying 4,550 square feet in an existing 16,902 square foot building. The establishment proposes to manage 50 to 100 cars, with no more than 15 rental vehicles on-site at any one time. The majority of the vehicle transactions will take place off-site at automobile dealerships and automobile repair establishments. Only automobiles, minivans, vans, sports utility vehicles, and pick-up trucks will be rented from the site.
- Proposed Hours:** Monday – Friday: 7:30 am to 6:00 pm
Saturday: 9:00 am to 12:00 noon
- Vehicles On-Site:** Maximum of 15 on-site at any one time
- Waivers and Modifications:** none requested

LOCATION AND CHARACTER

The subject property is located within the Fullerton Industrial Park at the northwest quadrant of the intersection of Fullerton Road and Yarnwood Court, zoned I-5 (General Industrial District), and located in the Mount Vernon Planning District, just south of the Fort Belvoir Military Reservation. The property is developed with an existing 16,902 square foot building and associated parking, with two access points along Yarnwood Court and one access point along Fullerton Road.

The Special Exception has been filed on the entire site area; the Vehicle Rental Establishment will occupy the southern portion of the existing building (4,550 square feet), as well as a loading space and 21 parking spaces.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Warehousing & storage (Fullerton Industrial Park)	I-5 (General Industrial)	Industrial

SURROUNDING AREA DESCRIPTION			
South	Warehousing & storage (Fullerton Industrial Park)	I-5 (General Industrial)	Industrial
East	Warehousing & storage (Fullerton Industrial Park)	I-5 (General Industrial)	Industrial
West	Warehousing & storage (Build America II)	I-5 (General Industrial)	Industrial

BACKGROUND

On April 11, 1978 the Board of Supervisors approved SE 020-78 to permit a carry-out delicatessen on the subject property. Copies of the Special Exception Resolution are on file in the Zoning Permit Review Branch of the Department of Planning and Zoning.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area IV
Planning District: Springfield
Planning Sector: I-95 Industrial Area
Plan Map: Industrial
Plan Text:

The Comprehensive Plan, Area IV, Springfield Planning District, as amended through December 6, 2004, I-95 Industrial Area, Land Unit B, pages 19 through 20:

Land Unit B

This land unit includes an area of extensive and intensive industrial uses off Fullerton Road west of Accotink Creek. Continued industrial use up to .50 FAR is planned for this area. Infill development should be of similar character and intensity to existing development.

Industrial development on any of the parcels north of Fullerton Road, between Fullerton Industrial Park and Rolling Road, should not have direct access to Rolling Road, and should provide effective buffering and an adequate transition to Rolling Road.

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SE Plat: Special Exception Plat Lot 2A Property of Massis Investments LLC

Prepared By: Christopher Consultants

Original and Revision Dates: July 15, 2005, as revised through December 19, 2005

The SE Plat consists of one sheet. The following features are depicted on the SE Plat:

- *Buildings:* A one story building is located along the western boundary of the site. The building has a total gross floor area (GFA) of 16,902 square feet. The proposed Vehicle Rental Establishment is shown as a shaded space within the main building mass with a gross floor area of 4,550 square feet. No external changes are proposed to the building.
- *Vehicular Access:* The existing site has two access points along the eastern boundary of the site, which carries traffic from Yarnwood Court to the northern portion of the building/site. There is one access point along Fullerton Road, to the southern portion of the site, which is the access point to be utilized by the proposed vehicle rental establishment. No changes are proposed to the location of vehicular access.
- *Pedestrian Access:* There are existing sidewalks along both the Fullerton Road and Yarnwood Court frontages of the site. Additionally, the SE Plat shows an extension of the existing sidewalk on the east side of the Fullerton Road access to the site, as a result of the additional landscaping proposed in that area.
- *Parking:* The SE plat shows 21 parking spaces for the SE use; 11 spaces are shown on the southern portion of the site, south of the portion of the existing building to be occupied by the proposed use with 5 of these spaces being shown on the SE plat to be used for vehicle storage; 10 enclosed vehicle storage spaces are shown within the area of the building to be occupied by the vehicle rental establishment, and 14 parking spaces are required.
- *Landscaping:* Some evergreen trees exist in the southeast portion of the site near the intersection of Fullerton Road and Yarnwood Court. Additionally, the SE Plat shows large deciduous trees to be installed in the southern portion of the site along the periphery of the parking area for the proposed vehicle rental establishment and within the interior of the parking area on the northern portion of the site. A proposed grass open space area is also shown on the eastern side of the access point along Fullerton Road.

- *Stormwater Management.* The submission of the stormwater management facility location and calculations, as well as the BMP location and calculations are not required to be submitted with this SE application since there will be less than 2,500 sq. ft. of disturbance and a decrease in the amount of impervious area as a result of this proposal. A determination regarding the provision of stormwater management and BMP facilities in accordance with the PFM will be made at the time of site plan review.

Land Use Analysis

The site specific Comprehensive Plan guidance (see Appendix 4) recommends industrial use up to 0.50 FAR. The applicant is proposing no additional floor area to the site, which has an existing FAR of 0.33 and the proposed use is allowed in the I-5 District with the approval of a special exception. Therefore, staff believes that the application meets the recommendations of the Comprehensive Plan.

Environmental Analysis (Appendix 5)

No environmental issues have been identified as a result of the evaluation of the proposal.

Transportation Analysis (Appendix 6)

Issue:

The loading space is proposed to be located on the opposite side of the building from the loading dock

Resolution:

The area labeled loading dock on the SE Plat is the existing loading dock in the area of the building to be used as the vehicle rental establishment. However that loading dock is not necessary for loading purposes with the proposed use. The applicant has revised the SE Plat to include note # 21 which states that the existing loading dock on south-east side will not be used.

Issue:

The northernmost and southernmost parking spaces (along the eastern boundary) should be removed since it would be difficult for vehicles to maneuver into and out of these parking spaces.

Resolution:

The applicant has revised the SE Plat to remove the northernmost and southernmost parking spaces.

Issue:

VDOT had requested a line of sight analysis for the site entrance and Yarnwood Court to ensure that the proposed landscaping was not in conflict. Although the applicant provided information to try and address the issue, that information was not sufficient to make a determination on the impacts of the proposed landscaping to the sight distance at the Fullerton Road entrance. Additional information is needed to adequately address this issue.

The applicant subsequently submitted a Sight Line Exhibit for review by FCDOT and VDOT. With the information provided, FCDOT and VDOT have determined that the proposed landscaping is not in conflict with the line of sight at the Fullerton Road access to the site. Therefore, staff believes this issue has been addressed.

Stormwater Management Analysis

Since the total land disturbance is less than 2,500 square feet and is outside any Resource Protection Area (RPA), the proposal is exempt from the Chesapeake Bay Preservation Ordinance (CBPO). Since there will be a net decrease in impervious area as a result of the proposed use, no stormwater management requirements apply. There is no 100-yr floodplain on the subject site. There are no stormwater related issues associated with this application.

ZONING ORDINANCE PROVISIONS (Appendix 7)

Bulk Standards (I-5)		
Standard	Required	Provided
Lot Size	20,000 square feet	50,541 square feet
Lot Width	100 feet	160 feet
Building Height	75 feet	1-2 stories
Front Yard	Controlled by a 45 degree angle of bulk plane, but not less than 40 feet. (40 feet for 40 ft. tall building)	50.4 feet (Yarnwood Court) 51.4 feet (Fullerton Road)
Side Yard	N/A	N/A
Rear Yard	N/A	N/A
FAR	0.50	0.33
Open Space	15%	16%
*Parking Spaces	14 spaces	21 spaces

* Parking Tabulation for SE Use only.

Waivers/Modifications: *None Requested*

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 7)

General Special Exception Standards (Sect. 9-006)
Category 5 Standards (Sect. 9-503)
Additional Standards Vehicle Sale, Rental, and Ancillary Service
Establishments (Sect. 9-518)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The proposed application is for a vehicle rental establishment to be located within an existing industrial park. The only physical changes to the site include providing additional landscaping the extension of the sidewalk to the entrance as a result of the additional landscaping. Staff has proposed a development condition that the applicant will demonstrate adequate parking has been provided for the overall site, including the vehicle rental establishment. Staff believes that the use and development proposed in SE 2005-MV-025, as shown on the SE Plat and as conditioned, satisfies all of the General Special Exception Standards.

Category 5 Standards (Sect. 9-503)

The Category 5 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets these standards.

*Additional Standards for Vehicle Sale, Rental, and Ancillary Service
Establishments (Sect. 9-518)*

The additional standards require that the proposed development meet the following:

- Any outdoor storage and parking must be located on the same site as the rental office,
- The Special Exception Plat must designate the areas associated with the use, and no inoperable vehicles may be located in those areas,
- Outdoor areas associated with the rental use may be no closer than 10 feet from a front lot line,
- There must be safe and convenient access to a street,
- There must be properly constructed and maintained aisles and driveways, and

- Associated lighting fixtures must be designed to comply with the performance standards for the Zoning District.
- In the C-3, C-4, I-3, I-4, I-5, PDC, PRC and PRM Districts, only vehicle rental establishments may be allowed and such use shall be subject to the standards above and the following:
 - A. Vehicle rental establishments shall be limited to the rental of automobiles and passenger vans and the rental of trucks or other vehicles shall not be permitted.
 - B. There may be a maximum of twenty-five (25) rental vehicles stored on site and such vehicles shall be stored in a portion of the parking lot designated on the special exception plat for the storage of rental vehicles.
 - C. There shall be no maintenance or refueling of the rental vehicles on-site.

The proposed application is for a vehicle rental establishment only, located in the I-5 District. All parking associated with the use will be located on-site. The site is already developed and street access is provided to Fullerton Road at the southern portion of the property, and Yarnwood Court at the northern portion of the property. The applicant has provided information which verifies the landscaping shown on the SE plat is not in conflict with the sight distance at the Fullerton Road access to the site, and a development condition prohibits the storage of inoperable vehicles. Staff believes that these standards have been addressed.

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposed Vehicle Rental Establishment is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SE 2005-MV-025 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. Plan Citations
5. Environmental Analysis
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary

DEVELOPMENT CONDITIONS**SE 2005-MV-025****December 29, 2005**

If it is the intent of the Board of Supervisors to approve SE 2005-MV-025, located at 7500 Fullerton Road, Tax Map 99-1 ((7)) 2A, for a vehicle rental establishment, pursuant to Sect. 5-504 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. Other by-right, Special Exception, and/or Special Permit uses may be allowed on the site without amendment of this Special Exception, so long as such uses do not interfere with those specific areas shown on the SE Plat to be utilized for this use.
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 "Special Exception Plat Lot 2A Property of Massis Investments LLC" prepared by Christopher Consultants, and dated July 15, 2005 as revised through December 19, 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. The vehicle rental establishment shall consist of a maximum of 4,550 square feet of building area and the associated parking spaces shown on the SE Plat.
5. No inoperable vehicles shall be stored on-site.
6. There shall be no maintenance or refueling of vehicles on-site.
7. Any preparation of vehicles for use by customers shall occur in front of the loading dock at the southeast corner of the building, designated on the SE Plat as "vehicle prep area."
8. No more than 15 rental vehicles shall be located on the site at any one time; vehicles shall be stored in those spaces designated on the SE Plat.

9. Vehicle rentals shall be limited to automobiles, minivans, vans, and sports utility vehicles. No trucks, other than pick-up trucks, shall be rented or stored on-site. No vehicles shall be marked with logos, signs, or other advertising materials, other than the standard enterprise "e" decal located on the rear of the vehicle.
10. All freestanding and building-mounted signs shall comply with the provisions of Article 12 of the Zoning Ordinance. No pole-mounted signs shall be permitted.
11. A landscape plan shall be submitted as part of the site plan and shall be reviewed and approved by Urban Forest Management.
12. All modifications shown on the SE Plat, including installation of landscaping and sidewalk shall be completed prior to the issuance of a Non-Residential Use Permit.
13. 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. All outdoor lighting for the vehicle rental establishment shall conform to full cut-off fixture standards of Par. 2A of Sect. 902 of Article 14 of the Zoning Ordinance.
14. Prior to the issuance of a Non-Residential Use Permit, a parking tabulation for the entire site (Tax Map 99-1 ((7)) 2A) shall be submitted to demonstrate that adequate parking has been provided for the overall site, including the proposed vehicle rental establishment use. If it cannot be demonstrated that adequate parking is available, the vehicle rental establishment shall be reduced in size until the provisions of Article 11 are met.

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, 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.