



APPLICATION FILED: January 27, 2006
APPLICATION AMENDED: April 27, 2006
PLANNING COMMISSION: May 1, 2006
BOARD OF SUPERVISORS: 3:30 p.m.

County of Fairfax, Virginia

April 6, 2006

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2006-SU-002

SULLY DISTRICT

APPLICANT: Navy Federal Credit Union

ZONING: C-7; HC, SC and WS

LOCATION: 5900 Centreville Road

PARCEL(S): 54-4 ((1)) 72

ACREAGE: 3.29 acres

FAR: 0.50

OPEN SPACE: 18.5%

PLAN MAP: Mixed-Use

SE CATEGORY: Category 6, Use 7: Drive-in Banks

PROPOSAL: Category 6 Special Exception for a drive-in bank in a Highway Corridor Overlay District.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2006-SU-002, subject to the proposed development conditions contained in Appendix 1.

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Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, 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

SE Proposal:	Establish a drive-in bank at an existing financial institution located within an existing office building (no new construction is being proposed).
Size of Office Building:	71,058 square feet
Size of Financial Institution:	2,600 square feet
Drive-in Bank:	Two customer service stations
Stacking Spaces:	Ten spaces total, with five serving each customer service station
Hours of the Drive-in Bank:	Lobby: 9:00 a.m.–6:00 p.m. Monday through Friday; 8:00 a.m.-12:00 p.m. Saturday Drive-In Windows: 7:00 a.m.–6:00 p.m. Monday through Friday; 8:00 a.m.-12:00 p.m. Saturday
Number of Bank Employees:	16
Waivers/Modifications:	None

LOCATION AND CHARACTER

Site Description:

The application property comprises 3.29 acres located on the west side of Centreville Road, south of the intersection with Lee Highway (Route 29). The site is zoned C-7 and is located within the Highway Corridor Overlay District, Sign Control Overlay District, and Water Supply Protection Overlay District. The site is developed with a 71,058 square foot, four-story, brick building known as the Fort Hill Office Building. The applicant, Navy Federal Credit Union, occupies 2,600 square feet of the building (the drive-in window proposed with this application is existing and, therefore, will not add any square footage or result in any physical changes to the site). The front entrance to the building is located on the eastern side, facing Centreville Road. The drive-in banking windows are located on the southern side of the building and are accessible from an entrance located on the western side of the building. Access to the site is only possible from Fort Drive, which parallels Centreville Road.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Vacant	C-7	Mixed-Use
South	Hotel w/restaurant	C-3	Mixed-Use
East	McDonald's; Chevy Chase Bank	C-8; C-6	Retail and other
West	Hotel w/restaurant	C-3	Mixed-Use

BACKGROUND

According to the Fairfax County Department of Tax Administration records, the Fort Hill Office Building was constructed in 1987. On June 29, 1987, the Board of Supervisors approved special exception SE 87-S-007 for the original banking tenant for a drive-in banking window. However, because this use was never established, it expired 18 months after its approval. On January 28, 1991, another special exception, SE 89-S-034, was approved for a drive-in bank; however, this second special exception expired on January 27, 1994.

On June 8, 2005, a non-residential use permit (non-RUP) for a drive-in bank was issued to the current banking tenant, Navy Federal Credit Union. When it came to the attention of the Zoning Administrator that the special exception for this use had actually expired several years prior, the non-RUP was revoked. The credit union has now filed this application in order to legitimize the use of the two drive-through windows. In the meantime, the applicant is continuing to operate the bank by-right, but has cordoned off the drive-through windows until another special exception can be approved.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III, Bull Run Planning District

Planning Sector: Centreville Area and Suburban Center, Land Unit D-1

Plan Map: Mixed-Use

On page 22 of the 2003 Edition of the Area III Comprehensive Plan, amended through February 10, 2003, the LAND USE RECOMMENDATIONS section of the Centreville Area and Suburban Center, states:

"D-1 (63 acres) Suburban Center

The orientation of Land Unit D-1 to the proposed development in Land Unit E makes it suitable for intense development. This is where people will live, shop, visit or participate in activities normally associated with a downtown setting. Commercial retail use of approximately 300,000 square feet located near the Route 28/Route 29 intersection and office use of approximately 800,000 square feet [sic] which is closely associated with the commercial retail area [sic] is planned for the area closest to Route 29. Multi-family residential development is planned and developed on Parcels 54-4 ((1)) 74 and 75 [sic] which are located in the southern portion of the land unit and adjacent to Land Unit D-2 [sic] which is planned for multi-family housing. Parcels 65-2 ((1)) 1-4 are planned for multi-family residential use at 16-20 dwelling units per acre."

ANALYSIS**Special Exception Plat** (copy at front of staff report)

Title of SE Plat: Fort Hill Office Building, Sully District, Fairfax County, Virginia

Prepared By: Burgess and Niple

Original and Revision Dates: January 26, 2006

Plat Description:

The special exception plat consists of two sheets. Sheet 1 contains general notes, a vicinity map, tabulations for the subject property, and zoning requirements for the C-7 District. Sheet 2 depicts the layout of the site and details for the drive-through.

As shown on the SE plat, access to the site is provided from a single point on Fort Drive, which parallels Centreville Road along the eastern boundary of the property. The existing office building is situated facing Centreville Road, set back approximately 126 feet from the edge of the pavement. The front of the building contains approximately 55 parking spaces, including three handicapped spaces and a driveway leading to the drop-off area at the main entrance. The area along the southern and western sides of the building accommodates an additional 205 parking spaces, including seven handicapped spaces. The existing drive-in bank that is the subject of this application is located on the southern side of the building. The drive-in has two customer service stations, each with its own five-space stacking lane. The drive-in windows are accessible from the travel aisles converging at the southwestern corner of the site. The entire site has been landscaped with trees and shrubs, all of which are now mature.

Land Use Analysis

The property is located in Land Unit D-1 of the Centreville Area and Suburban Center, and is recommended for office with supporting retail uses. This application is consistent with the land use recommendations of the Comprehensive Plan.

Transportation Analysis (See Appendix 5)

There are no transportation issues associated with this application.

Environmental Analysis

There are no environmental issues associated with this application.

Stormwater Management Analysis (Appendix 6)

There are no stormwater issues associated with this application.

ZONING ORDINANCE PROVISIONS (See Appendix 7)

Bulk Standards (C-7 Zoning)		
Standard	Required	Provided
Lot Size	40,000 square feet	3.29 acres
Lot Width	200 feet	± 492 feet
Building Height	90 feet	53.2 feet
Front Yard	Controlled by a 45°ABP but not less than 40 feet	42 feet
Side Yard	none	± 48 feet (N) ±145 feet (W)
Rear Yard	20 feet	±266 feet
FAR	.80	.50
Open Space	15%	18.5%
Parking Spaces	Bank (4 spaces/1000 sf of GFA) =11 Office (3 space/1000 sf of GFA) =205	Bank 11 spaces Office 205 spaces
Stacking Spaces	10 spaces (8 for first window; 2 spaces for each additional window)	10 spaces

OTHER ZONING ORDINANCE REQUIREMENTS:**Overlay District Requirements**

The application property is located in the Highway Corridor Overlay District (and is, therefore, a Category 6 special exception), the Sign Control Overlay District, and the Water Supply Protection Overlay District. The provisions of the Highway Corridor Overlay District will be addressed below under the heading, "Provisions for Approving Drive-in Banks, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District (Sect. 9-611)." All signage associated with the uses on the property will be required to conform to the requirements of the Sign Control Overlay District, as outlined in Article 12, Signs. The development must also comply with the provisions of the Water Supply Protection Overlay District, Article 7, Part 8.

Special Exception Requirements (See Appendix 7)General Standards (Sect. 9-006)

- Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section, staff has concluded the proposed use is in harmony with the use and density recommendations of the Centreville Area and Suburban Center.
- Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. Staff has concluded that the purpose and intent of the C-7 District has been satisfied because the proposed drive-in bank is consistent with the purpose of the C-7 District to provide areas located adjacent to major transportation facilities that offer a full range of service uses serving a regional market area.
- Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of adjacent properties. The proposed drive-bank is to be located along one side of an existing office building and the circulation to and from the drive-in bank is within the property, thereby satisfying this standard.
- Par. 4 states that pedestrian and vehicular traffic associated with the use not be hazardous or conflict with existing or anticipated traffic in the neighborhood. Staff has concluded this standard has been satisfied with by the existing connection to Fort Drive.

- Par. 5 addresses the requirements of Article 13, Landscaping and Screening. Transitional screening and barriers are not required in this instance. While the submitted development plan does not include tree cover calculations, no physical changes are being proposed to the site.
- Par. 6 requires that open space be provided as required in the zoning district. As noted on the Bulk Standards chart above, the existing office building exceeds the minimum open space requirement of the C-7 District.
- Par. 7 addresses the adequate provision of utilities, drainage, parking and loading at the site. This is a developed site where utilities are already provided. Adequate parking and loading space requirements have also been met.
- Par. 8 states that all signs are regulated by the provisions of Article 12, Signs; it should be noted that this site is within the Sign Control Overlay District.

Provisions for Approving Drive-in Banks, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District (Sect. 9-611)

This provision states that the Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in bank in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7. This standard has been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the proposed drive-in bank is in harmony with the land use recommendations of the Comprehensive Plan and, as noted above, that it is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

Staff Recommendations

Staff recommends approval of SE 2006-SU-002 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, 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 for SE 2006-SU-002
2. Affidavit
3. Statement of Justification
4. Clerk's Letter, Development Conditions and Plat for SE 89-S-034
5. Transportation Analysis
6. Stormwater Management Analysis
7. Applicable Special Exception Standards
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2006-SU-002

April 6, 2006

If it is the intent of the Board of Supervisors to approve SE 2006-SU-002 located at 5900 Centreville Road (Tax Map 54-4 ((1)) 72) to permit a drive-in banking window pursuant to Section 7-607 of the Fairfax County 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 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 DPWES. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat entitled "Fort Hill Office Building," prepared by Burgess and Niple, dated January 26, 2006, 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. If at any time only one drive-in banking window is open, adequate stacking spaces shall be provided for eight cars without any cars extending into a travel aisle. If adequate stacking spaces are not provided for eight cars, either both drive-in windows must be open or both drive-in windows must be closed.
5. On-site signage shall be used to direct customers to the drive-in banking windows. All signage on the site shall conform to the requirements of Article 12 and Article 7 (Sign Control Overlay District) provisions of the Zoning Ordinance.

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, six (6) months after the date of approval unless, at a minimum, the use has been established as evidenced by the issuance of a new Non-RUP. 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.