



SE APPLICATION FILED: March 30, 2006
PLANNING COMMISSION: July 27, 2006
BOARD OF SUPERVISORS: July 31, 2006 @ 3:30

County of Fairfax, Virginia

July 12, 2006

STAFF REPORT

APPLICATION SE 2006-SU-006
and 2232-Y06-6

SULLY DISTRICT

APPLICANT: Colonial Pipeline Company

ZONING: R-3, PDH-3, WS

PARCEL(S): 25-3 ((4)) B1 part and 25-3 ((10)) C part

ACREAGE: 1.96 acres

FAR: none

PLAN MAP: Public Parks

SE CATEGORY: Category 1, Use 2: Petroleum Product Distribution Station

PROPOSAL: For the portion of the project being proposed with this SE application, the applicant seeks to permit the construction of an above-ground petroleum product distribution station and an associated 1,570-foot long, 20-inch diameter underground transmission pipeline. This project and the remaining 2.04 miles of pipeline being constructed by right (a total length of 2.34 miles) are both subject to review and approval pursuant to Va. Code Section 15.2-2232, for which the applicant has submitted a separate application (2232-Y06-6) whose findings are described below.

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Department of Planning and Zoning

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STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the construction of the petroleum product distribution station and associated 2.34-mile pipeline proposed under 2232-Y06-6 satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia*, and is therefore substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SE 2006-SU-006, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of the modification of the Transitional Screening 3 requirement in favor of a 25-foot wide strip of vegetative screening, as shown on the Special Exception Plat.

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 or 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 MAY BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATIONS

2232-Y06-6- Proposal:

The Applicant, Colonial Pipeline Company, has filed an application for review by the Planning Commission to determine whether the construction of an above-ground petroleum product distribution station and an associated 2.34-mile long, 20-inch diameter underground transmission pipeline satisfy the criteria of location, character and extent pursuant to Section 15.2-2232 of the Code of Virginia; and, therefore, may be determined to be substantially in accordance with the Comprehensive Plan.

SE 2006-SU-006 Proposal:

The Applicant seeks approval of a Category 1 Special Exception to permit the construction of an above-ground petroleum product distribution station (or "takeoff facility") and an associated 1,570-foot long, 20-inch diameter underground transmission pipeline. The proposed takeoff facility would be connected to an existing 36-inch diameter interstate pipeline running from Houston, Texas to a depot in New Jersey. The portion of the pipeline covered under this Special Exception would connect to a much longer, 2.04-mile segment not covered under this Special Exception but subject to Va. Code Section 15.2-2232 review, as it traverses property zoned I-5 and is, therefore, being constructed by-right. The total length of the combined pipeline segments would be approximately 2.34-miles, which would serve as a conduit to deliver petroleum product to Dulles International Airport. It should be noted that as a chartered Virginia public service corporation, the applicant, Colonial Pipeline Company, possesses the power of eminent domain.

Waivers and Modifications:

The applicant is requesting a modification of the Transitional Screening 3 requirement in favor of a 25-foot wide strip of open space planted with vegetative screening, as shown on the Special Exception Plat, due to the fact that the takeoff facility is surrounded by Fairfax County Park Authority parkland.

LOCATION AND CHARACTER

Site Description:

The 1.96-acre subject property, zoned R-3 and PDH-3, is located on the north side of McLearen Road, approximately 1,600 feet east of its intersection with

Centreville Road. The site is currently vacant and is partially cleared. It is encumbered on its easternmost side by an AT&T telephone line easement.

Surrounding Area Description:

As shown in the table below, the subject site is bounded on three sides by parkland owned by the Fairfax County Park Authority; and on its western side by low-rise office use.

Direction	Use	Zoning	Plan
North	Parkland	R-3, PDH-3	Public Parks
South	Parkland	R-3, I-5	Public Parks
East	Parkland	R-3	Public Parks
West	Office	I-5	Mixed-Use

BACKGROUND

The proposed facility traverses two parcels that were the subject of separate rezoning cases. Parcel B1 was rezoned to R-3 in 1976 under RZ 75-2-016, and is subject to proffers dated December 3, 1976. Parcel C was rezoned to PDH-3 under RZ 80-C-112 and is subject to proffers dated July 23, 1981 (see Appendix 3 for the respective proffers). As part of these rezoning cases, the subject property was dedicated to the Park Authority for park and recreational uses. As both the pipeline and takeoff facility will be almost completely underground, they will not interfere with the existing use. Rather, the recreational value of the property is expected to be greatly enhanced given that the areas proposed for land disturbance will be restored by the replacement of existing invasive plants with native species, thereby creating a meadowland habitat attractive to wildlife. Therefore, the use proposed with this application will not conflict with the existing proffers.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	Upper Potomac Planning District, Area III
Planning Sector:	UP 7 West Ox Community Planning Sector
Plan Map:	Residential, .1-.2 du/a
Plan Text:	Fairfax County Comprehensive Plan, Area III, Upper Potomac Planning District, p. 147.

Under the Land Use Recommendations section, the Plan states:
"The area generally bounded by Centreville Road, West Ox Road, Borneham Woods and Spring Lake Estates West is planned for residential use at 1-2 dwelling units per acre. For the area south of West Ox Road and north of the Floris Downs subdivision, new retail uses, or expansion of the area currently used for retail uses, is [sic] not recommended. Any enhancement of retail uses in Floris south of West Ox Road should demonstrate that these changes will be beneficial to the community and not adversely impacted adjacent, stable residential communities."

ANALYSIS

Special Exception (SE) Plat (copy provided at front of staff report)

Title of SE Plat: Special Exception Plat for Willbros Engineers, Inc.,
Dulles Junction General Layout, Centreville District,
Fairfax County, Virginia

Prepared by: Donaldson Garrett & Associates, Inc.

Date: January 9, 2006 with revisions through June 23, 2006

Plat Description

The SE Plat consists of two (2) sheets. Sheet 1 contains a vicinity map, a legend, general notes, the layout for the portion of the site located on Parcel B1, and an inset showing enlarged details of the improvements proposed for Parcel B1. As shown on the plan, the proposed petroleum product distribution station is situated in the extreme southeastern corner of the parcel, adjacent to McLearn Road. Access to the facility is proposed via a gravel driveway. The above-ground improvements are shown contained within a 100 x 110-foot chain-link fence, approximately 10 feet high. Enclosed within the fenced area are a sump tank, a portion of the underground pipeline, three 15-foot tall security lighting fixtures, and a gravel parking lot to accommodate maintenance vehicles. The perimeter of the fenced enclosure contains a 10-foot wide gravel security area. The enclosure is screened with vegetation on its southern and western sides; and along most of its northern side. The entire eastern edge of the site is traversed by a 16.5-foot AT&T telephone line easement. Extending from the western side of the fenced enclosure is the underground pipeline, which is proposed to run 1,570 feet in a westerly-northwesterly direction. (As previously stated, this portion of the pipeline will connect to a much longer, approximately 2.04-mile long pipeline that is being constructed by-right, ultimately connecting to Dulles Airport.) The pipeline is shown contained within a 40-foot permanent right-of-way. Four "temporary workspace" areas of varying dimensions are shown adjacent to this 40-foot easement. A table has been provided to show the square footage of each of these workspace areas. Another table has been provided to show the area occupied by the permanent improvements, subject to approval of this Special

Exception. North of the area proposed for land disturbing activity, Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) limits have been delineated. Sheet 1 also depicts a floodplain and storm drainage easement traversing the portion of the pipeline adjacent to Parcel C, as well as the location of an existing trail and its future extension.

Sheet 2 shows the layout for the portion of the site proposed for Parcel C. In addition to illustrating the design for the westernmost portion of the pipeline covered under this Special Exception, this sheet depicts the limits of the 20-foot sanitary sewer easement, RPA, EQC, and the 100-year flood plain, which encumber Parcel C.

Land Use/2232 Review Analysis (Appendix 5)

Virginia Code Section 15.2-2232, as amended, requires the Planning Commission to determine whether the general location, character, and extent of the proposed facility, as amended, are substantially in accord with the adopted Comprehensive Plan.

The Comprehensive Plan recommends that certain parcels (including Parcel C of the subject property) in the northeast and southeast quadrants of the intersection of Centreville Road and McLearen Road be developed with a mix of employment, commercial, recreational, and residential uses. Parcel C, which is owned by the Fairfax County Park Authority, is located in the Horsepen Run Stream Valley in the northeast quadrant of that intersection, and is planned for public park use. Recreational facilities that may be found in stream valley parks include trails, seating areas, and small picnic and open play areas. Staff believes that the proposed facility should not have a significant impact on the use of the subject property for public park purposes, or diminish its potential for recreational use, consistent with Plan guidance.

The proposed facility is intended to serve the Airport, and will be constructed from Colonial's existing main line, which passes through Fairfax County in the vicinity of the Airport. In addition, the facility will be proximate to the Airport's jet fuel tank farm at the other end of the proposed pipeline. It is thus staff's opinion that the proposed facility conforms to Plan guidelines to locate facilities close to the area that they are intended to serve. Due to the linear nature of the proposed pipeline, Colonial will be unable to avoid areas of environmental sensitivity on the subject property, such as the Resource Protection Area and Environmental Quality Corridor associated with the portion of Horsepen Run traversing the SE site. The applicant will need to seek approval to construct within a Resource Protection Area near the proposed facility, and disturb no more land than is necessary for the construction of the pipeline in support of Plan guidelines to minimize detrimental environmental impacts. In addition, Colonial states that it will meet site plan requirements and will follow erosion and sediment control measures approved by the Virginia Department of Conservation Resources and specified by the Virginia Erosion and Sediment Control Regulations and the Virginia Erosion and Sediment Control Handbook. Thus, staff believes that

Colonial's proposal conforms to Plan guidelines that the proposed facility, which will support the existing aviation facilities at Dulles Airport, is subject to the same environmental review as other transportation-oriented facilities.

Colonial proposes landscape screening along the north, south, and west sides of the proposed facility as a visual buffer, consistent with Plan guidelines to mitigate the visual impact on adjacent existing residential uses. On the Special Exception Plat, the applicant notes that, prior to construction, the project's limits of clearing will be clearly flagged and trees located outside of the limits of clearing will be protected with orange safety fencing installed at the drip line of the tree canopy. Staff believes that this conforms to Plan recommendations to protect tree cover on developing sites consistent with good silvicultural practices. Development Conditions have been proposed to ensure that these practices are adhered to during construction of the facility.

The proposed takeoff facility and transmission pipeline is intended to serve national and international travelers using Dulles Airport, consistent with Plan objectives. In addition, the applicant states that the proposed facility will significantly streamline the current delivery system for jet fuel, and will eliminate the need for off-site fuel storage and tanker truck delivery. According to Colonial, the demand for jet fuel at the Airport in 2007 will require daily delivery by 60 large tanker trucks from New Jersey; however, to maintain a constant daily delivery cycle, Colonial states that 2 or 3 times that number of tanker trucks will be in use. The applicant states that the proposed facility, as well as the rest of the transmission pipeline, will serve to avoid the daily need for 120 to 180 large tanker trucks to deliver jet fuel to the Airport on local and regional highways. In staff's opinion, Colonial's proposal conforms to Plan objectives to correct safety problems associated with existing transportation services. The applicant states that the proposed facility will comply with federal safety standards established by the U.S. Department of Transportation's Office of Pipeline Safety and enforced by the State Corporation Commission's Division of Utility and Railroad Safety / Pipeline Safety Section, in conformance with Plan guidelines. Furthermore, Colonial states that the pipes and valves are protected by a specially-formulated epoxy/resin paint, and all maintenance and repair will be conducted by controlled processes determined to protect the pipeline and appurtenant facilities. These and other safety features will be incorporated in the proposed facility as recommended by the Plan.

In staff's opinion, the facility proposed by Colonial Pipeline Company under Application SE 2006-SU-006, as amended, is substantially in conformance with recommendations of the Comprehensive Plan.

Transportation Analysis (Appendix 6)

No transportation issues have been identified with this request.

Park Authority Analysis (Appendix 7)

Issue: As the subject property is owned by the Fairfax County Park Authority, the applicant has submitted an application to the Park Authority requesting easements to construct the pipeline and takeoff facility on their parkland. However, the application as submitted was incomplete.

Resolution: At the writing of this staff report, the applicant had resubmitted a completed easement application to the Park Authority for review and approval. A development condition has been included making approval of this special exception contingent upon Park Authority consent to the easement necessary for construction of the proposed pipeline and takeoff facility.

Issue: Impact of the proposal on natural resources

Resolution: The applicant and the Park Authority have worked together to develop a restoration plan for the site, including a two-year maintenance agreement to replace dying plants and control invasive species. Colonial has also agreed to protect stream water quality, habitat and stability; and to restore stream bank profiles where the pipeline crosses the small tributary of Horsepen Run. A development condition has been proposed to require Urban Forest Management to review and approve this plan prior to final site plan approval.

Issue: The parcel is listed on the Fairfax County Inventory of Historic Sites, and there have been numerous Native American sites recorded in the vicinity. The Park Authority has requested that a Phase I archaeological survey be undertaken prior to any ground disturbing activities.

Resolution: As part of obtaining a special permit from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act, the applicant was required to fulfill the requirements of Section 106 of the National Historic Preservation Act. During its review of the request, the Virginia Department of Historic Resources determined that no further identification efforts are warranted. Moreover, the proposed route of the pipeline along the perimeter of the subject property is an area unlikely to contain intact historic artifacts. Nevertheless, in compliance with Section 404, if any previously unidentified artifacts happen to be discovered during construction, Colonial is obligated to immediately cease construction and notify the Department of Historic Resources for further assessment.

Stormwater Analysis (Appendix 8)

Issue: Except for some above-ground meters and valves, the take-off facility will be primarily underground and enclosed within a gravel compound approximately 100 x 110 feet. Since there will be no buildings or paved parking areas on the site, the project will result in a very small increase in stormwater runoff for a 10-year storm; and the stormwater will be conveyed from the site by overland flow into an existing stream. Therefore, the applicant has requested a waiver of

the stormwater management requirements of Section 9-011(J) of the Zoning Ordinance

Resolution: The waiver of stormwater management requirements will be addressed at the time of site plan approval.

Environmental Analysis (Appendix 9)

Issue: The subject property includes a portion of the Horsepen Run stream valley. The special exception plat notes incorrect delineations for both the Environmental Quality Corridor (EQC) and Resource Protection Area (RPA). The RPA line is not consistent with the County's Chesapeake Bay Preservation Area maps. It should also be noted that the EQC line noted on the plat is not consistent with staff's interpretation of this stream buffer. The most significant problem with the EQC line is the apparent failure to include steep slope areas.

Resolution: The latest special exception plat does not resolve the errors noted for both the EQC and RPA lines. This is of concern given the applicants proposal to clear portions of these areas during the construction phases of the proposed pipeline installation. Staff feels that these errors must be corrected prior to the issuance of a favorable determination for the proposed petroleum pipeline substation and pipeline extension. Therefore, a development condition has been included requiring that both the RPA and EQC be modified on the SE Plat to the satisfaction of Department of Planning and Zoning staff prior to site plan approval.

Issue: One of staff's primary concerns regarding the loss of vegetation within the EQC and RPA areas is the elimination of the buffering function of these elements. Accurate depiction of the RPA and EQC will result in a more thorough restoration of these areas during post-construction phases of the proposed construction.

Resolution: The applicants have indicated that they are willing to provide restoration. Staff is satisfied with the proposed restoration plan, subject to the approval of the development conditions.

Water Authority Analysis (Appendix 10)

Issue: The proposed pipeline will parallel or intersect Fairfax Water Authority distribution mains in several locations, including an existing 48-inch transmission main on the west side of Centreville Road.

Resolution: A development condition has been included requiring the applicant to submit plans of the proposed pipeline to Fairfax Water for their review and approval. In addition, the applicant must provide Fairfax Water with a corrosion report evaluating the proposed pipeline's effect on all of the Water Authority's existing mains, with recommendations for possible remediation.

ZONING ORDINANCE PROVISIONS

Waivers and Modifications

The applicant is requesting a waiver of the stormwater requirements of Section 9-011(J), which will be determined at the time of site plan. As previously stated, there will be a very small increase in stormwater runoff for a 10-year storm due to the fact that no buildings or paved parking surfaces are being proposed; and stormwater will be carried away from the site by overland flow to an existing stream.

The applicant is also requesting a modification of the Transitional Screening 3 requirement in favor of a 25-foot wide strip of open space planted with vegetative screening (as shown on the Special Exception Plat). Staff supports this request due to the fact that the takeoff facility is surrounded by County parkland. A development condition has been included requiring that the the plant materials selected be approved by the Urban Forestry Branch of the Department of Public Works and Environmental Services.

Special Exception Requirements –Petroleum Product Distribution Station (Appendix 11)

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district(s). The proposed use meets the general guidelines of the Comprehensive Plan, as stated above (and elaborated in Appendix 3); and the purpose and intent of the R-3 and PDH-3 zoning districts, which allow uses that are compatible with their low-density residential character. Therefore, both of these criteria have been satisfied.

General Standards 3 and 4 require 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; and that pedestrian and vehicular traffic associated with such use not be hazardous or conflict with existing and anticipated traffic in the neighborhood. The proposed use is harmonious with neighboring properties and will not create any traffic impacts.

General Standard 5 requires that landscaping and screening be in accordance with the provisions of Article 13. The applicant has asked for a modification of Type 3 Transitional Screening requirements, as noted above, which staff supports subject to the development conditions.

General Standards 6, 7 and 8 require that open space, adequate utility, drainage, signage, parking and loading spaces to be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose stricter requirements for a given use than those set forth in this Ordinance. Due to the nature of this use, no such impacts are expected.

Category 1 Standards (Sect. 9-104)

Standard 1 states that Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located. Since the proposed special exception is a Category 1, it does not have to comply with lot size requirements or the bulk regulations of the R-3 and PDH-3 zoning districts.

Standard 2 states that no land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or the parking of vehicles except those needed by employees connected with the operation of the immediate facility. The subject property is zoned R-3 and PDH-3; no storage or maintenance facilities are proposed. Therefore, this standard has been satisfied.

Standard 3 requires that, if the proposed location of a Category 1 use is in an R District, there shall be a finding that no alternative site is available for such use in a C or I District within 500 feet of the proposed location. No alternative site was available for the use in a C or I District because of the linear nature of the proposed pipeline and the necessity of locating the takeoff facility adjacent to the existing 36-inch diameter interstate pipeline. Therefore, this standard had been satisfied.

Standard 4 states that all uses, before establishment, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. The proposed use satisfies this standard and is also in conformance with the existing proffers.

Summary of Zoning Ordinance Provisions

Staff believes that the subject application has satisfied all applicable Special Exception standards with the adoption of the development conditions contained in Appendix 1.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff concludes that the facility proposed under 2232-Y06-6 satisfies the criteria of location, character and extent pursuant to Section 15.2-2232 of

the Code of Virginia; and is, therefore, in substantial conformance with the Comprehensive Plan.

Staff concludes that the subject Special Exception proposal by Colonial Pipeline Company to construct an above-ground petroleum product distribution station and an associated 1,570-foot long, 20-inch diameter underground transmission pipeline located at Tax Map 25-3 ((4)) B1 part and ((10)) C part is in harmony with the Comprehensive Plan and applicable Zoning Ordinance provisions, subject to the Development Conditions contained in Appendix 1.

Recommendations

Staff recommends that the Planning Commission find that the facility proposed under 2232-Y06-6 satisfies the criteria of location, character and extent as specified in Section 15.2-2232 of the Code of Virginia and, therefore, is substantially in compliance with the provisions of the Comprehensive Plan.

Staff also recommends approval of SE 2006-SU-006, subject to development conditions in Appendix 1.

It should be noted that it is not the intent of Staff to recommend that the Board of Supervisors, 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, and does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Proffers for RZ
5. Land Use/2232 Review Analysis
6. Transportation Analysis
7. Park Authority Analysis
8. Stormwater Analysis
9. Environmental Analysis
10. Water Authority Analysis
11. Applicable Zoning Ordinance Provisions
12. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2006-SU-006

July 12, 2006

If it is the intent of the Board of Supervisors to approve SE 2006-SU-006, located at Tax Map 25-3 ((4)) B1 part and 25-3 ((10)) C part, to permit the construction of an above-ground petroleum product distribution station and an associated 1,570-foot long, 20-inch diameter underground transmission pipeline pursuant to Sections 3-304 and 6-105 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 (SE 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 Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled, "Special Exception Plat for Willbros Engineers, Inc., Dulles Junction General Layout, Centreville District, Fairfax County, Virginia" prepared by Donaldson Garrett & Associates, Inc., consisting of two (2) sheets, dated January 9, 2006 as revised through June 26, 2006. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Section 9-004 of the Zoning Ordinance.
4. Approval of this Special Exception shall be contingent upon Park Authority approval of the necessary easements depicted on Sheets #1 and 2 of the Special Exception Plat.
5. Unless waived or modified, Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual as determined by the Department of Public Works and Environmental Services.
6. Prior to final site plan approval, a revised Resource Protection Area ("RPA") and Environmental Quality Corridor ("EQC") delineation will be submitted to the Department of Planning and Zoning for review and approval.
7. The Environmental Quality Corridor and Resource Protection Area shall remain as undisturbed open space. In the EQC and RPA there shall be no structures,

except for utilities and stormwater management ponds and any required barriers, as generally depicted on the Special Exception Plat or in such other manner as may be determined necessary by DPWES that minimizes the disturbance to the EQC and RPA to the maximum extent feasible. Any additional disturbance areas which are determined by DPWES to be necessary shall be re-vegetated with indigenous species, subject to the approval of the Urban Forester.

8. Prior to site plan approval, permission from the Director of DPWES shall be obtained to permit construction within the Resource Protection Area ("RPA"). If approved, in order to minimize detrimental environmental impacts, such encroachment shall disturb no more land within the floodplain than is necessary for the construction of the pipeline as determined by DPWES.
9. Site plan requirements and erosion and sediment control measures approved by the Virginia Department of Conservation Resources and specified by the Virginia Erosion and Sediment Control Regulations and the Virginia Erosion and Sediment Control Handbook shall be met, as determined by DPWES.
10. Prior to construction, the project's limits of clearing will be clearly flagged and trees located outside of the limits of clearing will be protected with orange safety fencing installed at the drip line of the tree canopy, in conformance with Plan recommendations to protect tree cover consistent with good silvicultural practices.
11. Landscape screening for the proposed distribution station shall be provided in the form of 25-foot wide buffer of evergreen trees along the northern, southern and western sides of the facility, as generally shown on the Special Exception Plat. A landscape plan shall be submitted concurrent with site plan review and shall be subject to review and approval of Urban Forest Management of the Department of Public Works and Environmental Services.
12. Prior to site plan approval, a restoration plan for the site using upland meadow species and including a two-year maintenance agreement to replace dying plants and control invasive species, shall be approved by Urban Forest Management and the Park Authority.
13. Prior to site plan approval, plans for the proposed pipeline shall be submitted to the Fairfax County Water Authority for review and approval. Such plan shall include a corrosion report evaluating the effect of the proposed pipeline on all of the Water Authority's existing mains and providing recommendations for their possible remediation.
14. There shall be no outdoor storage of materials, equipment, or vehicles within the distribution station compound.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, are adopted standards. The applicant shall be himself responsible for obtaining the required nonresidential use permit (non-RUP) 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, the special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless at least one of the uses 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.