



# County of Fairfax, Virginia

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September 20, 2006

## STAFF REPORT

### APPLICATION FDPA 78-C-118-16

#### SULLY DISTRICT

**APPLICANT:** PNC Bank, NA

**PRESENT ZONING:** PDH-2, WS

**PARCEL(S):** 35-1 ((4)) (22) 2B

**ACREAGE:** 35,895 sq. ft.

**FAR/DENSITY:** 0.25

**OPEN SPACE:** 20%

**PLAN MAP:** Residential 1-2 du/ac

**PROPOSAL:** Final Development Plan Amendment for RZ 78-C-118 previously approved for mixed use development to permit a drive-in bank to replace an existing retail sales establishment. The proposal will not impact the proffered FAR of 0.25.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of FDPA 78-C-118-16 subject to the development conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, 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.

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#### Department of Planning and Zoning

Zoning Evaluation Division  
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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 Planning Commission.

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



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

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

**DESCRIPTION OF THE APPLICATION**

- Applicant:** PNC Bank, NA
- Location:** Franklin Farm Village Center, which is in the northeast quadrant of Franklin Farm Road and Stone Heather Drive on the west side of the Fairfax County Parkway.
- Request:** To amend the final development plan for 78-C-118 (Franklin Farm), which was previously approved for mixed use development. This application proposes to replace an existing retail sales establishment with a drive-in bank. The proposal will not impact the proffered FAR of 0.25 for the shopping center.
- Waivers/Modifications:** No waivers or modifications are requested with this application.

A reduced copy of the proposed Final Development Plan Amendment is included in the front of this report. The staff's Proposed Development Conditions, Affidavit and Statement of Justification are included as Appendices 1 through 3.

**LOCATION AND CHARACTER OF THE AREA**

**Site Description:**

The subject property is located on a 35,895 square foot pad site of the total 20.06 acres in the Franklin Farms Village Center which is zoned PDH-2. This pad site is currently developed with a vacant retail sales establishment that is adjacent to an existing stormwater management pond to the west. Vehicular access to the site is provided from one access point on the driveway from Franklin Farm Road.

**Surrounding Area Description**

The subject property is located on a small, centrally located portion of the Franklin Farms Village Center, which is located on 13354 Franklin Farm Road and surrounded by the following uses.

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Single Family Attached	PDH-2	Residential 1-2 du/ac
<b>South</b>	Single Family Attached	PDH-2	Residential 1-2 du/ac
<b>East</b> (across Fairfax Co. Parkway)	Child Care	PDH-2	Residential 1-2 du/ac
<b>West</b>	Single Family Attached	PDH-2	Residential 1-2 du/ac

## **BACKGROUND**

- On October 22, 1979, the Board of Supervisors approved RZ 78-C-118, which rezoned the Franklin Farm community to the PDH-2 District. The Conceptual Development Plan was a general “blob” plan that indicated commercial on this site (Appendix 5). Proffers 6A and 6B indicated that the maximum FAR of the commercial area would not exceed 0.25 and that construction would not exceed forty (40) feet in height. These proffers limit the overall intensity of the Franklin Farm Village Center and apply to this proposal (Appendix 4).
- On December 5, 1984, the Planning Commission approved FDPA 78-C-118-4 to modify the approved plan by rearranging some of the original uses and eliminating one of the service stations.
- On March 1, 1984 the Planning Commission approved FDPA 78-C-118-5 to establish a shopping center on this site.
- On November 19, 1986, the Planning Commission approved FDPA 78-C-118-7 to include certain commercial uses in the shopping center and to increase the floor area by 8,795 square feet to a maximum of 165,500 square feet. The uses which were approved include offices, financial institutions/drive-in bank, and personal service establishments.
- On March 19, 1992, the Planning Commission approved FDPA 78-C-118-8 for the redistribution of 5,123 square feet of floor area within the existing Franklin Farm Village Center and modifications to the layout of previously approved secondary uses, including the addition of two (2) drive-through lanes to the one-story retail/drive-in bank site and an option for a drive-through lane to the retail site adjacent to the existing pond.
- On July 17, 2003, the Planning Commission approved FDPA 78-C-118-14 to permit an increase in gross floor area of approximately 3,300 square feet for the shopping center. The development conditions in this application maintained the restrictions from RZ 78-C-118 and stated that the maximum floor area of the Franklin Farm Village Center shall not exceed 168,500 square feet (Appendix 6).

**COMPREHENSIVE PLAN PROVISIONS**

<b>Plan Area:</b>	Area III
<b>Planning District:</b>	Upper Potomac
<b>Planning Sector:</b>	UP7 - West Ox Community
<b>Plan Map:</b>	Residential 1-2 du/ac
<b>Plan Text:</b>	The Plan does not contain any site specific language

**ANALYSIS****Final Development Plan Amendment (FDPA)** (copy at front of staff report)

<b>Title FDPA:</b>	PNC Bank Final Development Plan Amendment
<b>Prepared by:</b>	Bohler Engineering, P.C.
<b>Dates:</b>	June 9, 2006 as revised through August 29, 2006

The FDPA consists of seven sheets.

**Sheet 1** is a title sheet and includes an index, a location map, a legend, and contact information.

**Sheet 2** is an overall shopping center plan, which shows the proposed site located on the southwest pad site in the Franklin Farms Village Center. The notes on the plan indicate that the proposed drive-in bank building is 3,226 gross square feet and 24.9 feet in height. Three drive-thru windows with 12 stacking spaces are proposed to be located on the northwest portion of the site. Seventeen parking spaces are shown on the southern portion of the site and the remainder of the site is shown to be open space, which is detailed on Sheet 5. One access point on the driveway from Franklin Farm Road is shown on the site. In addition, the notes specify that the existing Franklin Farms Village Center is 168,043 gross square feet and the permitted gross floor area is 168,500 square feet with a 0.25 FAR. The proposed drive-in bank will increase the total floor area of the Franklin Farms Village Center to 168,360 square feet.

**Sheet 3** is an existing conditions plan and existing vegetation map, which shows an existing one story brick retail building on the southwest portion of the site. Upland Forest trees are located along the western boundary and screen the site from the existing stormwater management pond to the west. Other existing trees are shown along the perimeter of the site. A note on the plan indicates that existing trees located outside the limits of clearing and grading will be preserved and the roots protected. The proposed limits of clearing and grading of the site show approximately 29,484 square feet of the total 35,895 square foot site will be disturbed. In addition, an asphalt pedestrian trail is shown along the north, south and east boundaries of the site with a crosswalk at the vehicular access point to the site.

**Sheet 4** shows the site plan for the PNC Drive-in Bank at a larger scale than Sheet 2 and shows the location of the proposed building in the northern portion of the site. Three drive-thru windows are located on the north side of the building and are accessed by a driveway along the eastern boundary that accommodates 12 vehicles. Seventeen parking spaces, two crosswalks and an asphalt walk connection are also shown on the plan. In addition, a left hand turn only lane with two proposed traffic arrow markings and one proposed left hand turn sign are shown on the driveway from Franklin Farm Road.

**Sheet 5** is the landscape plan for the site. Existing trees along the perimeter of the site will remain and 21 new trees will be planted along the perimeter of the site, the proposed building and the parking lot. In addition, 20 new deciduous shrubs will be planted along the western boundary to supplement existing screening. A note on the plan indicates that existing trees located outside the limits of clearing and grading will be preserved and the roots protected. This sheet also contains the landscape schedule, tree cover calculations and the compliance charts for the Fairfax County Public Facilities Manual and the Zoning Ordinance.

**Sheet 6** includes the stormwater narratives, the stormwater management calculations and charts, and a map of stormwater facilities on the site.

**Sheet 7** shows the elevations of the proposed bank, which has a maximum height of 24.9 feet and will be constructed with brick, metal and steel materials in keeping with the materials and colors used for the Franklin Farms Village Center.

### **Comparison with Currently Approved FDPA**

While this FDPA proposes a minor physical change to the site, the overall proffered FAR of 0.25 and maximum floor area of 168,500 square feet will not increase. The proposed 3,226 square foot drive-in bank will increase the gross floor area to 168,360 gross square feet, which is slightly below the permitted maximum floor area for the Franklin Farm Village Center.

### **Land Use Analysis**

No land use issues were identified with this application.

### **Environmental Analysis (Appendix 7)**

The Environment and Development Review Branch expressed concerns about the existing vegetation and stormwater management on the site. This application appears to show the limits of disturbance over most of the subject property and includes an existing redbud tree located south of the proposed entrance. Efforts will be made to preserve existing vegetation and the existing redbud tree. Staff recommends a condition requiring the applicant to maintain the existing

landscaping on Tax Parcel 35-1((4)) (22) 5 and to supplement the existing vegetation along the northern and western boundaries of the site with new plantings of trees and shrubs. In addition, staff recommends a condition requiring that at the time of site plan approval, the applicant demonstrate that the existing stormwater management and water quality facilities are sufficient for the new development. Imposition of these conditions will address the concerns of the Environment and Development Review Branch.

#### **Transportation Analysis (Appendix 8)**

Transportation reviewed the application and indicated that the three parking spaces located south of the proposed site entrance conflict with the site entrance and are not conveniently located. Staff recommends a condition requiring the applicant to designate these parking spaces for employees only.

#### **Stormwater Management Analysis (Appendix 9)**

Stormwater Management reviewed the application and indicated that the use of a Filterra requires a PFM modification and the placement of an underground facility should be parallel to the storm drainage system. These concerns will be addressed during site plan approval.

#### **Conformance with Conceptual Development Plan (CDP) and Proffers**

Par. 1 of Sect. 16-402 of the Zoning Ordinance requires that all Final Development Plans be prepared in accordance with the approved Conceptual Development Plan and any conditions as may have been adopted by the Board of Supervisors. The approved CDP is a general plan for the original 823 acre site, which designates areas for residential and commercial developments, and a school site. The proposed FDPA to replace an existing retail sales establishment with a drive-in bank in the Franklin Farms Village Center is in conformance with the CDP and proffers approved in conjunction with the initial rezoning. The FAR and height approved with the current proffers will not be affected by this request.

### **ZONING ORDINANCE PROVISIONS**

#### **Conformance with PDH District Regulations**

The property is currently zoned PDH-2 and continues to meet PDH-2 District regulations set forth in Part 1 of Article 6, Planned Development Districts, of the Zoning Ordinance. The application proposes to replace a retail sales establishment (a secondary use) with a drive-in bank (another secondary use). The floor area of this secondary use does not exceed the limitations of the PDH-2 District, which are specified in the proffers for RZ 78-C-118.

### **Transitional Screening and Barrier Requirements**

The proposed use replaces a retail sales use located on a commercial pad site within the Franklin Farms Village Center. No additional transitional screening and barriers are required.

### **Conformance with Article 16**

All development within the PDH-2 District must conform to the standards set forth in Part 1 of Article 16.

#### Sect. 16-101 General Standards

The General Standards required: 1) substantial conformance with the adopted Comprehensive Plan; 2) a design that achieves the purpose of the Planned Development District better than would development under a conventional district; 3) efficient land utilization; 4) preservation of existing natural features; 5) demonstration that the proposed development will not be harmful to the use and value of the existing and planned development in the surrounding area; 6) and the availability of all necessary public facilities and utilities. These standards have been satisfied with the previous rezoning of this property to the PDH District and were reviewed with approval of the Conceptual Development Plan. The proposed Final Development Plan Amendment to allow a 3,226 square foot drive-in bank would not have an adverse impact. In addition, the proposal will not exceed the available density for the Franklin Farms Village Center, which is restricted to a maximum density of 168,500 total square feet as stated in the development conditions for FDPA 78-C-118-14.

#### Sect. 16-102 Design Standards

Par. 1 states that, at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. In this instance the most comparable conventional district is the C-5 District. The minimum front yard setback required for a C-5 District is controlled by a 45 degree angle of bulk plane, but not less than 40 feet (resulting in a yard of 40 feet for a 24.9 foot high building). There is no side yard requirement and the minimum required rear yard setback is 20 feet. The building setbacks provided in the proposal are 40.22 feet for the front yard and 34.47 feet for the rear yard, which are within the regulations.

Par. 2 states that open space, parking, loading, sign and other similar regulations shall have application in all planned developments. The application continues to meet the Zoning Ordinance requirements for open space, landscaping, and parking for Franklin Farms Village Center. The application includes 49% open space, which is in excess of the open space requirement of 20% for the PDH-2

District, and 17 parking spaces, which is in excess of the required 13 spaces. In addition, the application includes 3 drive-thru windows and accommodates 12 stacking spaces as required. All other applicable Zoning Ordinance provisions have been satisfied.

Par. 3 states that street systems should be designed to generally conform to the provisions of the Zoning Ordinance and should offer convenient access to mass transportation, recreational amenities and pedestrian access. Pedestrian access has been provided to the proposed building from a 5 foot asphalt sidewalk located along the periphery of the site that connects to other existing sidewalks in the Village Center. Staff believes that this standard has been satisfied.

### **Overlay District Requirements**

#### Water Supply Protection (WSPOD)

The subject property is located within the Water Supply Protection Overlay District and will be redeveloped in a manner which reduces the impervious surface slightly.

### **Summary of Zoning Ordinance Provisions**

Staff believes that, with the proposed development conditions, all standards have been satisfied.

## **CONCLUSIONS AND RECOMMENDATION**

### **Staff Conclusions**

The proposed Final Development Plan Amendment to replace an existing retail sales establishment with a 3,226 square foot drive-in bank is in conformance with the purpose and intent of the Comprehensive Plan and the PDH District. It also conforms to the approved Conceptual Plan and proffers. Staff believes that, as conditioned, the request is in conformance with the Comprehensive Plan and does not adversely impact the surrounding residential and commercial development.

### **Staff Recommendation**

Staff recommends approval of FDPA 78-C-118-16 subject to the development conditions set forth in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, 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 Planning Commission.

## **APPENDICES**

1. Proposed Final Development Plan Conditions
2. Affidavit
3. Statement of Justification
4. Proffers Dated September 25, 1979, as amended October 15, 1979
5. Conceptual Development Plan; Final Development Plan/ Conditions FDPA 78-C-118-8
6. Final Development Plan Amendment Conditions FDPA 78-C-118-14
7. Environmental Analysis
8. Transportation Analysis
9. Applicable Zoning Ordinance Provisions
10. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS  
FDPA 78-C-118-16**

**September 20, 2006**

If it is the intent of the Planning Commission to approve FDPA 78-C-118-16 located at Tax Map 35-1 ((4)) (22) 2B, (13354 Franklin Farm Road) for a drive-in bank in the Franklin Farms Village Center, staff recommends that the approval be subject to the following development conditions. These conditions incorporate and supersede all previous development conditions as they pertain to the above listed Tax Map Number only. Previous conditions or those that have minor revisions are marked with an asterisk (\*).

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "PNC Bank Final Development Plan Amendment", prepared by Bohler Engineering, P.C., consisting of seven (7) sheets, dated June 9, 2006 as revised through August 29, 2006. Minor modifications to the approved FDP may be permitted pursuant to Par.4 of Sect. 16-403 of the Zoning Ordinance.
2. The maximum floor area of the Franklin Farm Village Center shall not exceed 168,500 square feet and the maximum gross floor area ratio (FAR) of the Franklin Farm Village Center shall not exceed 0.25.
3. The exterior design, building materials and colors used in construction of the proposed drive-in bank located on the southwest pad site of the shopping center shall be compatible with the exterior building materials used in the Franklin Farm Village Center as approved by the Department of Public Works and Environmental Services (DPWES). Photographic documentation and any additional materials which DPWES requires to make such a determination shall be provided by the applicant with submittal of a building permit.
4. The drive-in bank building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables. Prior to final bond release, the building shall attain LEED (Leadership in Energy and Environmental Design) certification at the LEED-NC Silver Level measured by the LEED Green Building Rating System of the US Green Building Council.
5. There shall be no freestanding signs and all signs shall use similar colors to be compatible with the existing signs in the shopping center as approved by DPZ.

Signs shall be lighted only during the hours of operation. All signs shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.\*

6. At least two (2) of the drive-through windows for the drive-in bank shall be open whenever the drive-thru facility is operational.\*
7. The applicant shall maintain landscaping provided on Parcel 35-1 ((4)) (22) 5.\*
8. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading on the FDPA Plat marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a Urban Forest Management (UFM) representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions. If trees identified for preservation must be removed, as determined by UFM, during the construction process, then appropriate replacement trees shall be planted as determined by the UFM.
9. 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.
10. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met for all uses in the Shopping Center shall be submitted to DPWES prior to issuance of a Non-RUP for the bank.
11. Parking spaces located south of the proposed site entrance shall be used for employee parking only and marked with appropriate signage and striping.
12. Both on- and off-site Stormwater Management and Best Management Practices (SWM/BMPs) shall be provided as indicated on the SE Plat, subject to the approval of DPWES. If SWM/BMP requirements cannot be met by facilities in substantial conformance with what is shown on the plat, an SE amendment may be required.