



APPLICATION FILED: March 17, 2006
PLANNING COMMISSION: October 12, 2006
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

October 5, 2006

STAFF REPORT ADDENDUM I

APPLICATION SE 2006-BR-004

BRADDOCK DISTRICT

APPLICANT: 7-Eleven, Inc.

ZONING: PRC, H-C

LOCATION: 6221 Rolling Road

PARCEL(S): 79-3 ((08)) 5A3

ACREAGE: 43,289 square feet

FAR: 0.065

OPEN SPACE: 27%

PLAN MAP: Residential Planned Community

SE CATEGORY: Category 6; Quick Service Food Store in a Highway Corridor Overlay District
Category 6; Service Station in a Highway Corridor Overlay District

PROPOSAL: To permit a 2,857 SF quick service food store and service station with twelve (12) fueling locations in a Highway Corridor Overlay District.

WAIVERS: None

Department of Planning and Zoning

Zoning Evaluation Division
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STAFF RECOMMENDATIONS:

Staff recommends denial of SE 2006-BR-004. If it is the intention of the Board of Supervisors to approve the application, staff recommends such approval be subject to the development conditions consistent with those found in Attachment 1 of this report.

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).

BACKGROUND

A staff report on this application for a quick service food store and service station was published on September 27, 2006 based upon an SE plat revised through July 26, 2006. On September 26, 2006, the applicant submitted a revised SE Plat, which was not referenced in the Staff Report due to inadequate review time. This Addendum has been prepared to address the revised SE Plat received by staff on September 26, 2006.

The applicant, 7-Eleven, Inc. proposes to demolish the site's existing service station/mini-mart and redevelop the site with a new service station and quick service food store. The subject property is zoned PRC, and is located within a Highway Corridor Overlay District (H-C).

The chart below shows the elements of the revised plat which have been changed from the that discussed in the original staff report.

SE 2006-BR-004	Previous SE Plat (Subject of the original staff report)	Current SE Plat (Subject of this Addendum)
Floor Area Ratio* (Quick Service Food Store)	Building Footprint floor area of 3,132 SF resulting in an FAR of 0.072.*	Building footprint gross floor area (GFA) of 2,857 SF. resulting in an FAR of 0.065 *
Tree Survey	None provided.	Tree Survey provided that depicts all existing trees along the east of the subject property, which have an 8 inch dbh (diameter at breast height) or greater.
Tree Save Area	Tree Save Area of 2,050 SF.	Tree Save Area of 2,750 SF and increased tree coverage calculations.
Equipment Yard Location	Located to the east of the quick service food store structure.	Located to the north of the quick service food store structure.
Retaining Wall	None provided.	A proposed retaining wall near the northeast corner of the proposed quick service food store structure.

SE 2006-BR-004	Previous SE Plat (Subject of the original staff report)	Current SE Plat (Subject of this Addendum)
Proposed Entrance Driveway Widths	Entrance driveway width of forty (40) feet along Rolling Road and Traford Lane.	Entrance driveway width of forty (40) feet for Rolling Road, and an entrance driveway width of thirty-five (35) feet for Traford Lane. Striped crosswalks also shown.
Recommended Service Drive Sketch from DOT	DOT recommendation for service drive improvements not addressed.	DOT recommendation for service drive improvements addressed.
Landscape Plan	River Birch tree proposed on north side of quick service food store location.	New SE Plat now depicts new equipment yard in its place. The new landscape plan also proposes understory plantings to the east of the proposed structure, as per Urban Forester recommendation.

NOTES:

* Building Footprint SF – Sheet #1 of the previous SE Plat (dated 6/6/2006) mistakenly listed a separate 3,132 SF dimension as the proposed quick service food store's footprint in addition to a tabular reference of 2,857 SF. Sheet #1 of the revised SE Plat is now consistent with the tabulations for Gross Floor Area of 2,857 SF. The FAR calculations have been adjusted accordingly.

ANALYSIS

The applicant proposes to redevelop the existing service station/mini-mart as a 2,857 square foot quick service food store and service station with twelve (12) fueling locations. Staff continues to feel that the proposed project is too intense for the 43,289 SF site. In staff's opinion, the proposed size of the quick service food store and the additional service station fueling positions (4 additional fueling locations will be available to pump gas over the existing 8 fueling locations), will increase vehicle trips and congestion at the site and on the neighboring streets. It should be noted that the proposed 2,857 SF quick service food store, which will replace the existing 344 SF mini-mart, not only increases the square footage of retail sales but also expands type of items available for sale at the subject property. While the revised SE plat has increased the amount of preservation of the existing tree buffer area from 2,050 SF to 2,750 SF, the SE plat clearly depicts a number of existing trees to the rear of the quick-service food store that

could be preserved with alternative engineering. For example, with regard to the redesign of the site, the possible elimination of the newly proposed retaining wall, and a 15-foot westerly shift in the proposed building location, or alternatively, a reduction in the proposed building square footage in this area, would help to preserve the largest cluster of overstory trees on the subject property. With the proposed intensification of the property, staff does not believe that the site's current land use pattern will be maintained, as called for in the Comprehensive Plan.

Since the publication of the Staff Report, the applicant has requested, among other things, that proposed development condition #19, which calls for the applicant to contribute to the cost of acquiring a pedestrian signal head for the Rolling Road/Traford Lane intersection, be eliminated due to the intersection's existing pedestrian head arrangement. The existing intersection has two (2) striped crosswalks, one along the east of the intersection (that crosses Traford Lane), and one along the south of the intersection (that crosses Rolling Road). Both crosswalks have pedestrian heads for those passageways. However, there are no striped crosswalks or pedestrian heads along the north or east sides of the intersection. Therefore, staff continues to propose a development condition that requests a contribution toward future installation, as it will improve pedestrian access to and from the site.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The applicant proposes to redevelop the existing service station/mini-mart as a 2,857 square foot quick service food store and service station with twelve (12) fueling pumps. As previously noted within the original staff report, staff feels that the proposed project is too intensive for the 43,289 SF site and surrounding neighborhood. Although the applicant has increased the size of the tree save area, no trees of 8" in diameter or larger appear to be saved as a result of this increase. Nonetheless, the existing retail sales square footage is proposed to increase from the existing approximately 344 SF mini-mart to a 2,857 SF quick-service food store, the impervious surface coverage increases from 24,700 SF to 31,400 SF, the number of available fueling positions increases from eight (8) to twelve (12), and the existing tree canopy significantly decreases from over 9,000 SF down to a new 2,750 SF tree save area.

In Staff's opinion, the proposed size of the quick service food store and additional service station fueling positions (4 additional vehicles will be able to pump gas versus what is presently possible), will inevitably lead to more traffic upon the subject property, and increase vehicle trips and congestion upon the neighboring streets. The 2,857 SF quick service food store, which will replace the existing 344 SF mini-mart, in conjunction with the expanded number/type of available sale's items will generate much more intense use of the site. In

staff's opinion, the application, as proposed is not in conformance with the Comprehensive Plan and all applicable Zoning Ordinance provisions.

Recommendations

Staff recommends denial of SE 2006-BR-004. If it is the intention of the Board of Supervisors to approve the application, staff recommends such approval be subject to the development conditions consistent with those found in Attachment 1 of this report.

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; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Proposed Development Conditions
2. Applicant's Revised Statement of Justification
3. Revised SE Plat
4. Locator Map

PROPOSED DEVELOPMENT CONDITIONS

SE 2006-BR-004

October 5, 2006

If it is the intent of the Board of Supervisors to approve SE 2006-BR-004 located at 6221 Rolling Road (Tax Map 79-3 ((08)) 5A3) to permit a quick service food store and service station pursuant to Section 6-304 and 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 (SE Plat) approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. 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 SE Plat entitled "Special Exception Plat for Proposed 7-Eleven @ 6221 Rolling Road, Springfield, Virginia" prepared by Huron Consulting, consisting of 4 sheets, dated March 6, 2006, with revisions through September 2006. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The Applicant shall utilize similar building materials and architectural design features for all building facades and accessory structures in order to insure a consistent architectural theme and character throughout the Property. All brick and block shall be of the same color and style. The proposed building shall be constructed with a light grey hipped roof with standing seam metal sheathing. The architectural design of the building and accessory structures shall be substantially similar to elevations prepared by URS, dated June 7, 2006 and attached to these conditions as Exhibit A.

6. All exterior lighting, including canopy lighting, security, pedestrian and/or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. Irrespective of that shown on Sheet 4 of the SE Plat, the outdoor lighting level, under the gas canopy, shall not exceed a maintained lighting level of thirty (30) footcandles, as measured horizontally at grade. Compliance shall be demonstrated to DPWES at the time of site plan approval.
7. Irrespective of that shown on the SE Plat, all on-site signage shall conform to the provisions of Article 12 of the Zoning Ordinance. Any signs on the canopy shall be non-illuminated.
8. All existing signage shall be removed from the site, prior to issuance of the Non-RUP for the proposed uses.
9. Temporary promotional banners, balloons, flags, or rooftop displays shall not be permitted on site. No promotional signage shall be permitted on any light poles; however, this shall not preclude the display of seasonal banners.
10. A landscape plan shall be submitted to DPWES, at the time of site plan submission. The landscape plan shall not permit any plantings that will obstruct adequate sight distance at each entrance to the site. The landscape plan shall be subject to review and approval by Urban Forest Management.
11. Supplemental landscaping shall be provided throughout the site, as determined by Urban Forest Management (UFM), in order to improve the aesthetics of the site.
12. Irrespective of that shown on Sheet 3 of the SE Plat's Landscape Plan, all proposed tree preservation credit, used for tree cover credit, shall be in conformance with the Fairfax County Public Facilities Manual (12-0702.1A(3)), as determined by Urban Forest Management (UFM) and the applicant shall be required to meet the site's 10% minimum tree coverage requirement.
13. All trees shown to be preserved on the SE Plat's landscape plan shall be protected by tree protection fencing. Tree protection fencing shall be in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas.
14. At the time of site plan approval, the applicant shall submit documentation from C&P Telephone, and/or any other affected easement holder, that all proposed trees and shrubs located within their easement(s) are allowed. All proposed landscaping that is not allowed within the easement areas shall be relocated to other locations on-site as determined by UFM, DPWES. In no case shall the total number of on-site shrubs and trees be less than what is depicted on the SE Plat or less than that required by the provisions of Article 13 of the Zoning Ordinance.

15. A Phase I Environmental investigation of the property shall be submitted to DPWES for review prior to site plan approval. DPWES may request other Fairfax County or State agencies to evaluate the report findings. The investigation shall be performed consistent with the procedures described by the American Society of Testing and Materials (ASTM), as determined by DPWES. If warranted by the results of the Phase I investigation, and if determined appropriate by DPWES and the State Water Control Board, a Phase II investigation program shall be pursued. Subject to the findings of a Phase II evaluation program, if soil contaminants are found in sufficient quantities and at such levels to require a longer term monitoring program, a remedial action program and corrective action plan shall be instituted to the satisfaction of the State Water Control Board prior to site plan approval.
16. A stormwater management/Best Management Practices (SWM/BMP) facility shall be provided in the location shown on the SE Plat and in accordance with the requirements of the Public Facilities Manual, Chapter 118 of the Fairfax County Code, and the Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES.
17. Dedication to approximately 195 square feet of land at the intersection of Rolling Road and Traftord Lane shall be provided as depicted on the SE Plat in fee simple to the Board of Supervisors. The land shall be dedicated upon demand or at the time of site plan approval whichever first occurs, as determined by the Department of Transportation.
18. A public inter-parcel access easement shall be recorded in a form approved by the Fairfax County Attorney's Office to Tax Map 79-3 ((08)) 5A2, and over all subject property sidewalks and driveways as shown on the SE Plat. The easement shall be recorded among the Fairfax County land records at the time of site plan approval.
19. A pro-rata contribution toward the cost of acquiring a pedestrian signal head for the Rolling Road/Traftord Lane intersection shall be provided as determined by the Department of Transportation, at the time of site plan approval.
20. Irrespective of that shown on the SE Plat, all site entrances shall be a maximum of thirty-five (35) feet in width.
21. There shall be no outdoor storage or display of goods offered for sale.
22. No vehicular repairs shall occur on the property.

23. No abandoned, wrecked, or inoperable vehicles shall be stored on the property.
24. The site shall be patrolled daily by the service station employees to pick up any trash on site.

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.