



APPLICATION FILED: November 30, 2001
APPLICATION AMENDED: June 19, 2006
PLANNING COMMISSION: November 9, 2006
BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

October 26, 2006

STAFF REPORT

APPLICATION SEA 93-D-018-02

DRANESVILLE DISTRICT

APPLICANT: Springhill Service, Inc.

ZONING: C-5

LOCATION: 8124 Old Dominion Drive

PARCEL: 20-4 ((1)) 1 & 3

ACREAGE: 38,138 sq. ft.

FLOOR AREA RATIO (FAR): 0.055

OPEN SPACE: 16,060 sq. ft. (42 percent)

COMPREHENSIVE PLAN: Residential, 1-2 du/ac; Commercial uses limited to a small existing area at the intersection of Old Dominion Drive and Spring Hill Road

SE CATEGORY: Category 5, Service Station

PROPOSAL: Seeking retroactive approval for an existing 204 square foot addition on the rear of the service station building

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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
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www.fairfaxcounty.gov/dpz/

STAFF RECOMMENDATIONS:

Staff recommends that the Board of Supervisors approve SEA 93-D-018-02, subject to the Proposed Development Conditions contained in Appendix 1.

Staff recommends a modification of the transitional screening and barrier requirements along the northern, eastern and western property lines in favor of that depicted on the SEA Plat and subject to the proposed development conditions.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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



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

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

DESCRIPTION OF THE APPLICATION

- Proposal:** The applicant is seeking to amend Special Exception 93-D-018, to permit the retroactive approval of an existing 204 square foot addition on the rear of an existing service station building with an overall FAR of 0.055 with 42% open space. The addition will increase the gross square footage of the service station to 2,083 square feet. Prior to the addition, the site FAR was 0.049 with 42% open space, and the overall size of the service station was 1,879 square feet.
- Requested
Waivers/Modifications:** Modification of the transitional screening requirements along the northern, eastern and western property lines, for that shown on the SEA Plat.
- Waiver of stormwater management and best management practices at site plan.

LOCATION AND CHARACTER

Site Description

The subject property is comprised of two parcels totaling 38,138 square feet and is located on the corner of Old Dominion Drive (Route 738) and Spring Hill Road (Route 684). The site is zoned C-5 and is developed with an existing, single-story Chevron service station that includes three fuel pump islands and three service bays. The site has two entrances on Old Dominion Drive and a single entrance onto Spring Hill Road. There is an existing asphalt trail and streetscape along the Old Dominion Drive frontage, as well as a concrete sidewalk and two landscaped areas, on either side of the entrance, along the Spring Hill Road frontage. The area of the subject property behind the service station is characterized by a large amount of undeveloped, landscaped area along the northern, eastern and western property lines. Residentially zoned (R-1) and developed properties that abut the site to the north, east and west are characterized by single-family detached dwelling units, within the McLean Country Estates, Meadow Run, Vista Woods, and Great Hampton subdivisions. To the immediate south, southeast and southwest, adjacent to the property and on the opposing corners of the intersection, are commercially zoned (C-5) and developed properties. These include a service station, office and other retail uses. Adjacent to the subject property, at the immediate corner of Old Dominion Drive and Spring Hill Road is a separate parcel developed with fast food restaurant (Springhill Deli).

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential – Single-family Detached (McLean Country Estates)	R-1	Residential, 1-2 du/ac
South/Southeast and Southwest	Fast Food Restaurant, Office, Retail and Service Station	C-5	Commercial, limited to intersection of Old Dominion Drive and Springhill Road
East	Residential – Single-family Detached (Meadow Run)	R-1	Residential, 1-2 du/ac
West	Residential – Single-family Detached (Vista Woods and Great Hampton)	R-1	Residential, 1-2 du/ac

BACKGROUND

The subject property has an established history as a service station. On December 19, 1967, the Fairfax County Board of Zoning Appeals (BZA) approved S-751-67, a Special Permit allowing the construction and operation of a service station on the site. The approval permitted a three bay service station with two fuel pump islands. This approval expired without development activity in December 1968, and the applicant requested re-approval of the original application, which was granted on February 11, 1969, pursuant to S-25-69.

On October 25, 1993, the Board of Supervisors approved SE 93-D-018, allowing the replacement of the two (2) existing gas pump islands with three (3) new pump islands and the construction of a canopy. There were several development conditions associated with the approval, and waivers were granted for transitional screening and barrier requirements. Appendix 4 contains the Clerk to the Board's letter regarding the approval of SE 93-D-018, the approved development conditions, and a copy of the approved SE Plat.

SEA 93-D-018 was filed in November 1995, seeking to amend the previous approval to allow installation of a telecommunication facility on the site. The application requested approval for a monopole, up to 100 feet in height, and related base station facilities to be located behind the service station at its eastern corner. This application was deferred indefinitely in March 1996 and later dismissed in September 1998.

On November 30, 2001, SEA 93-D-018-02 was filed. The request was for approval of a Category 5 Special Exception, to add a car wash facility to the existing service station on site. This application was deferred indefinitely until June 2006, when it was amended to reflect the current request by eliminating the request for the addition of the car wash use, and adding the request for approval of the existing 204 square foot addition on the rear of the service station building.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area II
Planning District: McLean Planning District
Planning Sector: M6: Spring Hill Community Planning Sector
Plan Map: Residential, 1-2 du/ac
Plan Text:

The Fairfax County Comprehensive Plan, Area II, 2003 Edition, McLean Planning District, as amended through July 11, 2005, in the M6, Spring Hill Community Planning Sector Richmond Highway Corridor, states the following beginning on page 121:

*RECOMMENDATIONS**Land Use*

The Spring Hill sector is largely developed as stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided largely by the Policy Plan under Land Use Objectives 8 and 14

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

The following recommendation follows, on page 123:

- 7. Commercial use is limited to a small existing area at the junction of Old Dominion Drive and Spring Hill Road.*

ANALYSIS

Special Exception Amendment Plat
 (Reduction at front of staff report)

Title of SEA Plat: Springhill Chevron
Prepared By: CAD-CON Consulting Incorporated
Original and Revision Dates: September 6, 2001, as revised through September 19, 2006

The Special Exception Amendment Plat consists of three sheets. **Sheet 1** is a title sheet, which includes an index, vicinity map, angle of bulk plane detail, and the General Notes for the proposal, which includes the waivers associated with the request. **Sheet 2** shows the existing conditions on the subject property, including

existing vegetation and the location of all structures, and the limits of clearing and grading. **Sheet 3** is a more detailed landscape plan, which indicates the species type and size of some of the existing vegetation located on site.

The following features, all existing conditions, are depicted on the SEA Plat:

Site Layout: According to both the approved SE Plat for SE 93-D-018 (Appendix 4) and the SEA Plat, the subject site consists of an existing service station with three fuel pump islands. The pump islands are all located under a 17.5-foot high canopy at the front of the site, along Old Dominion Drive. The service station building, 18.67 feet in height, is located in the center of the subject property and is oriented to front on Old Dominion Drive. The building contains three service bays, a small convenience retail area, and an existing 9-foot by 9-foot attached, brick shed at the northern corner of the building. In addition to those features depicted on the SE Plat for SE 93-D-018, the SEA Plat also shows a 204 square foot addition to this shed that, although not approved pursuant to SE 93-D-018, has already been constructed and is the purpose of this application. The original shed and the addition have an overall height of 9 feet. In addition, a concrete pad and dumpster has been included on site, and is identified on the revised Plat, and located in the open space area adjacent to the north corner of the parking lot.

Access: Access to the site will continue from the three existing entrances, two along Old Dominion Drive and a third along Spring Hill Road. There is an existing 8-foot asphalt trail on-site located along the north side of Old Dominion Drive, and a sidewalk along the Spring Hill Road frontage. These points of access provide pedestrian connection to the subject property from the residential areas located to the north, east and west. Stub connections exist to provide for future interparcel access to the adjacent commercial property to the southeast and the residential properties that adjoin the site to the west.

Landscaping: Existing landscaping and vegetation are located throughout the site, concentrated mostly at the rear of the building with significant tree coverage located in the area around the northwest corner of the lot and extending along the property line to the east. Furthermore, note 31 of the SEA Plat indicates that the applicant is requesting a waiver of the transitional screening requirement along the northern, eastern and western property lines in favor of the existing vegetative screen in these areas. All existing trees are to be preserved on site and the applicant is not proposing any additional plantings as a part of this application. However, it should be noted that a multi-stemmed holly was removed to accommodate the expansion of the shed, and this tree was not identified for removal on the approved SE Plat.

Parking: Fourteen existing spaces are depicted. Eleven of these are located in the eastern portion of the parking lot, adjacent to the Spring Hill Road entrance. The remaining three spaces are located at the southwest corner of the building.

It should be noted that a site inspection of the property has indicated that inoperative vehicles are being stored in some of the existing parking spaces on site, and that other vehicles are utilizing the interparcel access stubs for interim parking. In addition, various trailers, vehicles and equipment are being stored in the open space area that surrounds the service station building at its north corner and to the rear of the property. Both of these issues are staff concerns.

Stormwater Management: The applicant is requesting a waiver of the on-site stormwater management and best management practices requirements. A SWM waiver, water quality waiver #015232, was previously approved pursuant to the approved site plan (SP #8928-SP-01).

Signage: There is an existing pole sign, 17.5 feet in height, located in the median strip adjacent to the western property boundary of the carry-out restaurant. No detail of that sign is provided. Wall signage is also located on the building, canopy and fuel pumps.

Comprehensive Plan and Land Use Analysis

The Comprehensive Plan states that the Spring Hill Community Planning Sector is largely developed as stable residential neighborhoods, and that infill development in this sector should be compatible in accordance with the guidance provided in the Land Use Objectives of the Policy Plan. As for non-residential uses, the Plan also states that commercial uses for the sector should be limited to the small existing area at the junction of Old Dominion Drive and Spring Hill Road. The subject property is located within this commercial area, in the northeast quadrant of the corner of Old Dominion Drive and Spring Hill Road. As such, the request to expand the existing service station building is in conformance with the use recommendations of the Comprehensive Plan.

Issue: Impact on Adjacent Residential Areas

Under the Policy Plan, the Comprehensive Plan proposes several land use objectives to maintain an attractive and pleasant quality of life for Fairfax County residents. Objective 14 addresses Land Use Compatibility and recommends that development seek to achieve a harmonious and attractive pattern that minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

As previously discussed, the subject property is commercially zoned and located at the intersection of Old Dominion Drive and Spring Hill Road. To the north, east, and west of the subject property are residentially zoned properties that are developed with single-family detached dwelling units. Given the potential incompatibility between residential uses and the auto-oriented nature of a service station, any expansion of the commercial use on the site should be designed in such a manner that mitigates any negative impact on the adjacent residential properties.

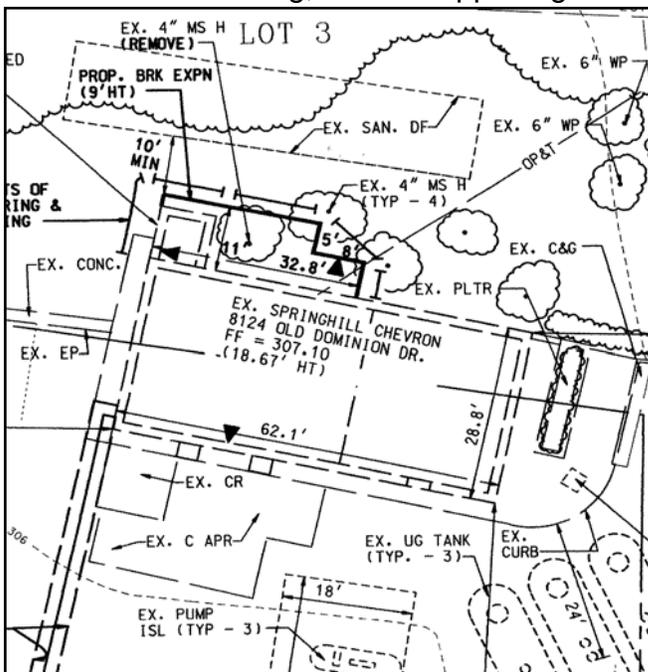
Resolution:

Specifically under Objective 14, the Policy Plan identifies the following:

“Policy c: Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering; and

Policy l: Regulate the amount of noise and light produced by non-residential land uses to minimize the impacts on nearby residential properties.”

As shown on the SEA Plat, the shed addition will be approximately 9 feet in height, and will continue along the rear façade of the existing service station building for approximately 23 feet. The widest portion of the addition is 11 feet at the northwest corner of the building, and the opposing side is 6 feet wide due to a slight step back in the structure’s design. According to the Statement of Justification (Appendix 3), the applicant will utilize this portion of the service station for storage only. Therefore, there will be no customer traffic generated to this area of the site. Furthermore, there is no external lighting proposed on this portion of the rear façade that could possibly impact adjacent residential properties.



However, staff is concerned with the possible outdoor storage of goods and/or materials associated with the commercial use on site, and with the current storage of trailers and vehicles on the undeveloped portions of the property as previously identified. To mitigate these concerns, staff has proposed development conditions

prohibiting outdoor storage on site, and a condition requiring removal of all vehicles, trailers, and/or equipment from the undeveloped, open space areas of the site.

The applicant is also proposing a modification of the transitional screening requirements along the northern, eastern and western property lines, where the site abuts single-family detached residences, in favor of the preservation of the existing vegetative screen located in these areas. Along the northern and eastern property lines, to the rear of the service station, the existing vegetative screen is substantial with an average width of nearly 40 feet of mature growth along the entire rear property line. Along the western property line there is a small amount of the existing tree stand to the north of the dumpster, but there are no trees or plantings in the grass area adjacent to the parking lot. In addition to the existing vegetative screen there is also an existing 6-foot high, wooden stockade fence along the perimeter of the subject property adjacent to the residential neighborhoods. Despite these measures staff is concerned, as noted above, about the storage of equipment associated with the

service station in this area and has proposed a development condition requiring its removal.

While reviewing the previously approved SE Plat for the subject property against existing conditions, the site generally complies with two exceptions. First, there were four 10-inch white pines identified on the approved SE Plat and located behind the hedge adjacent to the parking area at the east side of the building; these have been removed. Second, the SE Plat depicts an additional four 10-inch white pines located in the grass area adjacent to the parking lot along the western property line, which have also been removed. Since both of these areas previously contained landscaping that contributed to the overall effectiveness of the transitional screening, these areas should be enhanced with supplemental landscape plantings. Staff has added a development condition to this effect.

Given the maturity and amount of tree coverage along much of the perimeter of the subject property, staff believes that the existing vegetation, coupled with the existing privacy fence and additional plantings in those areas identified above, will provide effective screening for the abutting residences. In addition, the removal of all items associated with the commercial use from the undeveloped portion of the site will improve the buffering between incompatible land uses. Therefore, with the approval of the proposed development conditions, staff believes that the proposal adequately meets the guidance provided in the Policy Plan and will have no adverse impact on the adjacent residential areas.

Environmental Analysis (Appendices 6 through 8)

Issue: Building Setback from Existing Septic Field

The SEA Plat identifies an existing sanitary septic drainfield on the site, located in the open space area behind the service station building. The drainfield is approximately 64 feet in length and 13.5 feet in width, and is identified as being located adjacent to the addition. According to the report from the Fairfax County Health Department (Appendix 7), Chapter 68.1 of the Fairfax County Code requires that the addition be located no closer than ten (10) feet from the active drainfield of the septic system. The Health Department has requested verification of the exact location of the nearest drainfield line.

Resolution:

According to the SEA Plat, the addition was constructed ten (10) feet from the existing septic field on site. A development condition has been added to allow verification of compliance by the Health Department.

Issue: Stormwater Management Requirements

As previously discussed, the applicant is requesting a waiver of the stormwater management and best management practices requirements in favor of a previous SWM waiver, water quality waiver #015232, which was approved pursuant to the

approved site plan for the development. However, the applicant has not demonstrated compliance with the water quality control requirements, specifically with regard to the required amount of phosphorus removal being achieved on site, nor has an adequate outfall narrative and analysis for the site been provided.

Resolution:

The Fairfax County Department of Public Works and Environmental Services is reviewing this information. In the event that the waiver of the stormwater management and best management practices requirements is not granted, and other quality and quantity controls must be provided as determined by DPWES, staff has proposed a development condition to address these concerns.

Transportation Analysis (Appendix 10)

The application raises no transportation issues.

ZONING ORDINANCE PROVISIONS (Appendix 11)

Standard	Required	Provided
Lot Area	40,000 square feet (SF) minimum	38,138 SF*
Lot Width	200 feet minimum	137.80 feet (Old Dominion* Drive) 159.03 feet (Spring Hill Road)*
Building Height	40 feet maximum	18.67 feet (building) 17.5 feet (canopy)
Front Yard	45 degree angle of bulk plane but not less than 40 feet	76.4 feet (Spring Hill Road) 104.6 feet (Old Dominion Drive)
Side Yard	No Requirement	53.4 feet
Rear Yard	20 feet minimum	53 feet
Open Space	20% minimum	42%
FAR	0.25 maximum	0.055
Parking	2 spaces/service bay + 1 space/employee = 10 spaces	13 spaces

*As stated earlier in this report, a service station has been operating on the subject site since 1969. The lot, which was created before the effective date of the current Zoning Ordinance, has not changed since that time. As a pre-existing lot, a waiver of the minimum district size, lot area and/or width requirement is not necessary.

WAIVERS AND MODIFICATIONS

Transitional Screening

Transitional Screening 3 (consisting of a 50-foot wide landscape strip) is required where the site abuts single-family detached dwellings along the northern, eastern and western property lines. Along the northern and eastern property lines, to the rear of the service station, the existing vegetative screen is substantial with an average width of nearly 40 feet of mature growth along the entire rear property line. Along the western property line there is a small amount of the existing tree stand to the north of the dumpster, but there are no trees or plantings in the grass area adjacent to the parking lot. As previously discussed, a review of the approved SE Plat against the existing conditions shown on the SEA Plat indicates that several trees have been removed on the site, including those that provided additional screening along the western property line. Since both of the denuded areas previously contained landscaping that contributed to the overall effectiveness of the transitional screening, staff believes that these areas should be enhanced with supplemental landscape plantings. As such, staff has added a development condition to this effect.

The applicant has requested that the transitional screening requirement along the northern, eastern, and western property lines be modified, in favor of utilizing the existing vegetation as screening, as shown on the SEA Plat. Based on the maturity and amount of tree coverage along much of the perimeter of the subject property, staff believes that the existing vegetation, coupled with the existing privacy fence and some additional plantings in those areas identified above, will provide an effective screen for the abutting residences. In addition, the removal of all items associated with the commercial use from the transitional screening area of the site will further improve the buffering between incompatible land uses. Therefore, staff supports the requested modification of transitional screening, in favor of the existing vegetation in these areas, with the proposed development conditions addressing the supplemental landscaping and the removal of items from the open space portions of the site.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 6)

General Standards (Sect. 9-006)

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

- 1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.*

The subject property is located in Area II, McLean Planning District, M6: Spring Hill Community Planning Sector. The Comprehensive Plan notes that commercial uses in this sector are limited to a small existing area of commercially zoned property located

at the junction of Old Dominion Drive and Spring Hill Road, in which the subject property is currently situated. In staff's opinion, the addition to the existing service station building is in harmony with the use guidance contained in the Plan. With the implementation of the staff-proposed development conditions, staff believes that this standard has been satisfied.

2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The C-5 District was established to provide locations for convenience shopping facilities that have a neighborhood-oriented market and supply necessities that usually require frequent purchasing, and with a minimum amount of consumer travel. The existing service station, which has three fuel pump islands and three service bays, is relatively small. It has been designed and oriented to serve the surrounding neighborhood. Therefore, with the implementation of the staff-proposed development conditions, the proposed plan meets these requirements.

3. *The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

The SEA Plat indicates that the addition has an overall height of nine (9) feet, and given the location of the addition on the rear of the service station building, staff feels that this proposed design is harmonious with the surrounding area and will not adversely affect the present, or future, use of neighboring properties. In addition, a 6-foot, wooden stockade fence already exists and is located along the northern, eastern and western property boundaries where the subject property abuts residentially zoned areas. Staff believes that this barrier and the existing vegetative screen along the periphery of the site will mitigate the view of the rear of the service station. Therefore, staff believes that the proposed shed addition to the service station will be harmonious with the adjacent properties.

4. *The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

Vehicular access to the service station is provided from two existing entrances along Old Dominion Drive and a single entrance from Spring Hill Road. In addition, there is an existing 8-foot trail located along the northern side of Old Dominion Drive that will remain, which permits pedestrian customers to access the site. In staff's opinion, the proposal will not create any hazardous traffic conditions in the neighborhood.

5. *In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.*

As previously discussed, the applicant is proposing a modification of the transitional screening requirements along the northern, eastern and western property lines, where the C-5 property abuts single-family detached residences. In lieu of this requirement, the applicant is proposing the preservation of the existing vegetative screen located in these areas. In addition, there is also an existing 6-foot high stockade fence along the perimeter of the subject property in this area. Given the maturity and amount of tree coverage in this area, staff believes that the existing vegetation, coupled with the existing privacy fence and the development condition providing supplemental plantings in these areas, will provide adequate screening for the abutting residences. For this reason, staff believes that this standard has been met.

6. *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

The SEA Plat indicates that the addition is located on the rear of the existing service station building, and has a footprint of approximately 204 square feet. Therefore, the addition will increase the gross square footage of the service station from 1,879 square feet to 2,083 square feet. Since only a small portion of the existing site has been further developed, the site still retains the 42% open space that was approved pursuant to the original SE application. Since this exceeds the 20% minimum open space requirement for the C-5 District, this standard has been satisfied.

7. *Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

Excluding the stormwater management and best management practices requirements, for which the applicant will be subject to further review by DPWES at the time of site plan submission, staff feels that the existing development fulfills each of these requirements. In addition, the SEA Plat indicates, and staff confirms, that the addition to the service station does not increase the minimum parking requirements, and that the current use meets the minimum parking and loading requirements.

8. *Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

The application is not proposing any additional signage for the service station. Any new signage proposed in the future will be required to comply with Article 12 of the Fairfax County Zoning Ordinance.

Standards for all Category 5 Uses (Sect. 9-503)

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. *Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.*

As noted earlier, the proposed use meets the bulk regulations of the C-5 District, with exception of the minimum lot width and area requirements. However, since the subject property was established prior to the effective date of the current Zoning Ordinance and met the provisions in effect at the time in which it was recorded, the lot is permitted under Section 2-405 of the Ordinance.

2. *All uses shall comply with the performance standards specified for the zoning district in which located.*

The proposed use complies with the Performance Standards as set forth in Article 14 of the Ordinance.

3. *Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.*

The applicant will be required to fulfill any applicable provisions of Article 17, as they relate to this request.

Additional Standards for Service Stations (Sect. 9-505)

1. *In all districts where permitted by special exception:*

- A. *Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.*

The existing service station building was constructed in the early 1970's and is a single-story, brick commercial building containing three service bays and a small convenience store. The shed addition is characterized by similar brick construction and is compatible in character with the service station. Staff believes that this existing building and the addition is compatible with the surrounding neighborhood.

- B. *Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.*

There is currently no vehicular connection to any of those properties adjacent to the subject property. However, pedestrian connections are provided to the abutting properties to the east and west via an 8-foot wide pedestrian trail, located along the

Old Dominion Drive frontage of the property. This trail permits pedestrians to travel between the abutting properties and the service station along Old Dominion Drive. As such, staff believes that this standard has been satisfied.

- C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.*

Staff believes that the existing site layout of the service station provides for safe and efficient on-site circulation. Furthermore, the site currently fulfills the necessary parking requirements for the C-5 District and since the shed addition will be utilized for storage only, there will be no additional customer traffic or parking generated for the use.

- D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare, or other operation factors.*

A service station has been operating on the existing lot since 1969 with little change, save the addition of fuel pumps, a canopy, and signs over time. Furthermore, the shed addition to the rear of the service station building will have minimal, if any, impact on the adjacent residential areas. For these reasons, staff believes that this standard has been satisfactorily met.

3. *In the C-5 and C-6 Districts, in addition to Par. 1 above:*

- A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.*

As previously noted, staff is concerned with the possible outdoor storage of future goods and/or materials associated with the commercial use on site, and with the current proliferation of vehicles, trailers and equipment in the open space area on the site. To mitigate these concerns, staff has proposed development conditions relating to these issues. With the implementation of these conditions, this standard has been satisfied.

- B. Service stations and service station/mini-marts shall not be used for the performance or major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking, or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two hours.*

With the adoption of the proposed development condition regarding the allowable number of service bays on the site and their uses, this standard has been met.

Summary of Zoning Ordinance Provisions

With the implementation of the staff-proposed development conditions, all applicable standards have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant is seeking a special exception amendment for the retroactive approval of a 204 square foot addition on the rear of the existing service station building. The location and footprint of the addition, as well as the existing vegetative screen and 6-foot privacy fence, will result in little or no impact on the adjacent community. Furthermore, the use of the addition for storage will result in no additional trip generation to the site, nor will it result in an intensification of the use on the subject property. Therefore, staff finds this request in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SEA 93-D-018-02, subject to the development conditions contained in Appendix 1.

Staff recommends a modification of the transitional screening and barrier requirements along the northern, eastern and western property lines in favor of that depicted on the SEA Plat and subject to the proposed development conditions.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Approval Letter, Development Conditions and approved SE Plat for SE 98-D-018
5. Comprehensive Plan Provisions
6. Environmental Analysis

APPENDICES (Continued)

7. Health Department Analysis
8. Stormwater Management Analysis
9. Fairfax County Forest Conservation Section Analysis
10. Transportation Analysis
11. Applicable Zoning Ordinance Provisions
12. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SEA 93-D-018-02****October 26, 2006**

If it is the intent of the Board of Supervisors to approve SEA 93-D-018-02 located at 8124 Old Dominion Drive (Tax Map 20-4 ((1)) 1 & 3), for the construction of a 204 square foot addition on the rear of the existing service station building in accordance with Sect. 4-504 of the Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions:

1. This Special Exception is granted for and runs with the land associated with 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 Amendment Plat approved with the 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 Special Exception Amendment Plat entitled "Springhill Chevron," prepared by Cad-Con Consulting Incorporated, and dated September 6, 2001, as revised through September 19, 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.
5. Verification of the exact location of the existing septic drainfield located at the rear of the site shall be provided, in a manner determined by The Health Department prior to site plan approval in order to ensure that the structure is located a minimum of 10 feet from the nearest drainfield line to the building. In the event the minimum distance cannot be achieved in substantial conformance with the SEA Plat, this SEA shall be null and void.
6. The applicant shall submit and secure the necessary building permits as they relate to this Special Exception.
7. The maximum hours of operation of the service station shall be from 6:00 AM until 9:00 PM Monday through Friday, from 8:00 AM until 9:00 PM on Saturdays, and from 9:00 AM until 6:00 PM on Sundays.
8. The maximum number of service bays on site shall be limited to three as depicted on the SEA Plat. Vehicle repairs in accordance with the zoning ordinance shall be performed within interior service bays only. No outdoor lifts shall be permitted.

9. There shall be no exterior lighting installed on the 204 square foot addition, or the rear façade of the service station building.
10. The existing shed and 204 square foot addition shall be used for storage only.
11. There shall be no outdoor storage or outdoor display of goods offered for sale on-site.
12. There shall be no storage of wrecked or inoperable vehicles on the site for more than seventy-two (72) hours.
13. Storage of wrecked or inoperable vehicles and parking for general customers shall only be allowed in those designated spaces as depicted on the SEA Plat. There shall be no parking of vehicles within the interparcel access stubs or elsewhere on the site.
14. Within thirty (30) days of the Board of Supervisors action on this application, the applicant shall remove all vehicles (inoperative or operative), trailers and equipment from the space and/or undeveloped portion of the property.
15. Temporary promotional banners, balloons, flags, or rooftop displays shall not be permitted on the site.
16. As part of the site plan, a landscape plan shall be submitted that depicts supplemental landscaping plantings to include a minimum of eight trees in the open space area behind the existing hedge depicted on the SEA Plat, and along the open space area along the western property boundary. This plan, including number and types of species, shall be subject to review and approval of Urban Forest Management (UFM), DPWES, in order to provide additional visual screening to adjacent residentially zoned property. In addition, the landscape plan shall also depict the number and sizes of trees and plantings consistent with that shown on the SEA Plat as determined by UFM.
17. The landscaped buffers/transitional screening to all adjacent residential areas shall be maintained and preserved as depicted on the SEA Plat, to include the removal of any dead, dying or diseased trees, and the subsequent replanting of these areas, subject to the review and approval of Urban Forest Management (UFM), DPWES.
18. In the event that a waiver of the stormwater management and best management practices requirements is not granted by DPWES, then the applicant shall provide a stormwater/best management practices facility on-site in accordance with the Public Facilities Manual (PFM) subject to review and approval by DPWES.

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 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.