



County of Fairfax, Virginia

APPLICATION FILED: September 14, 2006
PLANNING COMMISSION: March 21, 2007
BOARD OF SUPERVISORS: not scheduled

March 15, 2007

STAFF REPORT ADDENDUM

APPLICATION SE 2006-SU-024

SULLY DISTRICT

APPLICANT: Wolseley Investments, Inc.

ZONING: I-5, HD, WS

PARCEL(S): 34-2 ((1)) 17E pt.

ACREAGE: 4.60 acres

FAR: 0.11

OPEN SPACE: 22 percent

PLAN MAP: Mixed Use

SE CATEGORY: Category 6: Outdoor storage in association with warehousing establishments in the Sully Historic Overlay District

PROPOSAL: To permit outdoor storage in association with a plumbing warehouse operation in Sully Historic Overlay District

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2006-SU-024 subject to the proposed development conditions in Appendix 1.

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Department of Planning and Zoning

Zoning Evaluation Division
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Staff recommends the transitional yard requirement along the southern boundary and the barrier requirement along the southern and western boundaries be modified in favor of that shown on the SE Plat and as conditioned.

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.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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).

BACKGROUND

SE 2006-SU-024 is a request by Wolseley Investment, Inc. for approval of a special exception to establish a plumbing supply and warehouse operation on the southwest portion of Tax Map 34-2((1)) 17E pt. in the Sully Historic Overlay District. The staff report recommending approval of this application was published on January 16, 2007. At the January 31, 2007, Planning Commission Public Hearing, Commissioner Koch deferred decision on the application to March 21, 2007 to address public concerns about the lack of a connection to the adjacent plumbing supply and warehouse operation to the east and the need for additional landscaped screening. Since the public hearing, the applicant has revised the SE Plat to address these concerns. These revisions are:

- Provision of an interparcel connection to the adjacent plumbing supply and warehouse located to the east of the subject property.
- Reduction in the amount of the paved outdoor storage area proposed in Phase 1 (shown as “Proposed” on the SE Plat) and Phase 2 (shown as “Future Expansion” on the SE Plat). The size of the outdoor storage area in Phase 1 was reduced by 12,500 square feet and is now proposed to be 105,000 gross square feet. The size of the outdoor storage area in Phase 2 was also reduced by 12,500 square feet and is now proposed to be 98,000 gross square feet. The proposed floor area and building height of the warehouse remains the same in both phases.
- Inclusion of a 6 foot high berm along the western and southern boundary lines to provide additional screening for the outdoor storage area. The revised Sheet 6 of the SE Plat shows the elevations of the proposed berms and landscaped screening. The berms will be constructed at a 3:1 slope facing Centerville Road and Lowe Street and a 2:1 or 3:1 slope facing the outdoor storage area. Tree plantings that reach a minimum of 20 feet in height at maturity (10 year height) will be located on the berms to provide additional screening for the outdoor storage area.
- Replacement of the 6 foot high board on board fence along the southern and western boundary lines with a 6 foot high chain link fence located between the proposed berm and the outdoor storage area. This chain link fence will primarily be used for security.
- Inclusion of a 5 foot high retaining wall located to the north of the proposed interparcel connection.

The Zoning Ordinance also requires 25 feet of transitional screening along the southern boundary line and a barrier type of D, E or F along the western and southern boundary lines. Since the applicant is proposing to create a 6 foot high berm along the western

and southern property lines, which includes tree plantings that reach a minimum of 20 feet in height and contain approximately 25 feet of linear coverage, and to construct a 6 foot high chain link fence in between the berm and the outdoor storage area, then staff believes that the proposed screening is adequate and that the transitional yard requirement along the southern boundary and the barrier requirements along the southern and western boundaries should be modified in favor of that shown on the SE Plat and as conditioned.

In addition to these revisions and modifications, staff and the applicant agreed to add and modify the following development conditions.

- Modification of Condition #3 to list the most current SE plat submitted.
- Modification of Condition #9 to require a crosswalk across the proposed interparcel connection located on the southeast corner of the site.
- Addition of Condition #16 to limit the size of the proposed retaining wall located to the north of the interparcel connection located at the southeast corner of the site.
- Addition of Condition #17 to require the applicant to replace any tree proposed to be removed during the construction of the interparcel connection located on the southeast corner of the site.

The revised development conditions reflecting the latest plans and recommendations of staff may be found in Attachment 1.

CONCLUSIONS AND RECOMMENDATION

Staff Conclusions

Staff continues to believe that the proposal to permit outdoor storage in association with a plumbing warehouse operation in Sully Historic Overlay District is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of SE 2006-SU-024 subject to the Proposed Development Conditions in Attachment 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the

provisions of any applicable ordinances, regulations, or adopted standards.

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

ATTACHMENTS

1. Proposed Final Development Plan Conditions

PROPOSED DEVELOPMENT CONDITIONS

SE 2006-SU-024

March 15, 2007

If it is the intent of the Board of Supervisors to approve SE 2006-SU-024 located at Tax Map 34-2 ((1)) 17E pt. (13890 Lowe Street) for use as outdoor storage in association with warehousing establishments in the Sully Historic Overlay District pursuant to Sect. 9-621 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other Permitted or Special Permit uses may be allowed on the site without amending this special exception so long as the proposed use is in substantial conformance with the SE Plat and all Zoning Ordinance requirements have been met.
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 and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Ferguson Waterworks", prepared by Rinker Design Associates, P.C. and Arencibia Architects Inc., consisting of 8 sheets with Sheets 1 through 5 dated August 14, 2006 as revised through March 2, 2007, Sheets 6, 7 and 8 dated November 27, 2006 as revised through March 2, 2007, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The proposed warehouse/ office building in Phase 1, shown as the "Proposed" on the SE Plat, shall be a maximum of 15,200 gross square feet.
5. The proposed warehouse/ office building expansion in Phase 2, shown as the "Future Expansion" on the SE Plat, shall be a maximum of 7,200 gross square feet.
6. Phase 2, shown as the "Future Expansion" on the SE Plat, shall only be allowed if construction of Phase 2 has commenced within five (5) years of the issuance of the Non-Residential Use Permit (Non-RUP) for Phase 1, shown as the "Proposed" on the SE Plat.

7. The office/warehouse shall be constructed in substantial conformance with the elevations provided in the SE Plat. Modifications to the appearance of the building shall be permitted subject to the approval of the Architectural Review Board prior to issuance of the building permit. The northern elevation of the future expansion in Phase 2 shall incorporate building materials and colors that are in substantial conformance with the south, east and west elevations as depicted in the SE Plat or as modified subject to the approval of the Architectural Review Board prior to issuance of the building permit for this addition.
8. On demand or prior to Site Plan approval, whichever comes first, the right-of-way along the application's Lowe Street frontage shall be dedicated in fee simple at no cost to the Board of Supervisors. Prior to final bond release, improvements to Lowe Street shall be constructed in conformance with VDOT design standards or as otherwise determined necessary by DPWES or DOT.
9. A 5 foot wide crosswalk shall be provided across the interparcel connection, which is located on the southeast corner of the site, to connect the proposed sidewalk to the main entrance of the building.
10. The proposed gate at the entrance on Centerview Drive shall be designed so that it does not open out towards Centerview Drive. All gates shall include permanently mounted reflectors to increase visibility.
11. Storage of materials and equipment within the outdoor storage area shall not exceed 15 feet in height.
12. The type of materials stored on site shall be limited to High Density Polyethylene (HDPE), Polyvinyl Chloride (PVC) and cast iron waterworks products, in addition to underground conduit products, and erosion control products limited to rolls of synthetic fabric products.
13. All landscaping shown on the SE Plat shall be constructed as determined by DPWES except for additional utility crossings not shown on the SE Plat. Additional utility crossings not shown on the SE Plat shall be constructed in the least disruptive manner to the proposed landscaping and buffering as determined by Urban Forest Management (UFM).
14. All lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting shall be in conformance with Article 14, Part 9 of the Zoning Ordinance.
15. All signage shall meet the requirements of Article 12 of the Zoning Ordinance.

16. Retaining walls shall be constructed at the minimum height necessary as determined by Department of Public Works and Environmental Services (DPWES). In no instance shall the retaining wall shown to the north of the interparcel connection located at the southeast corner of the site be more than five feet (5') in height.
17. Any tree proposed to be removed during the construction of the interparcel connection located at the southeast corner of the site shall be replaced with new trees. The species, size and location of the replacement trees shall be determined by Urban Forest Management in DPWES at the time of Site Plan Review.

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. Establishment of Phase 1, shown as the "Proposed" on the SE Plat, shall constitute the use. 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.