



APPLICATION ACCEPTED: April 27, 2007  
PLANNING COMMISSION: September 20, 2007  
BOARD OF SUPERVISORS: September 24, 2007 @ 4:00 p.m.

# County of Fairfax, Virginia

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September 6, 2007

## STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2007-SU-010

### SULLY DISTRICT

**APPLICANT:** CORT Business Services Corp.

**ZONING:** I-5, AN, WS

**PARCEL(S):** 34-3 ((5))-C4, C5

**ACREAGE:** 13.02 acres

**FAR:** 0.43

**OPEN SPACE:** 16.5%

**PLAN MAP:** Mixed Use

**SE CATEGORY:** Category 5,  
Use: Retail Sales Establishment in the I-5 District

**PROPOSAL:** Request approval to permit a retail furniture store with a maximum of 60% of the gross floor area devoted to retail sales, display area and accessory office, and the remaining 40% of gross floor area devoted to warehousing. The proposed use will be conducted within the existing Building A with no new exterior alterations.

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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  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

## **STAFF RECOMMENDATIONS:**

Staff recommends approval of SE 2007-SU-010 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a waiver of the requirements to construct a major paved trail along the frontage of Sully Road in favor of a monetary contribution to the Sully District Walkway Fund.

Staff recommends approval of a waiver to construct an on-road bike lane within the right-of-way along Sully Road.

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.

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.

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.

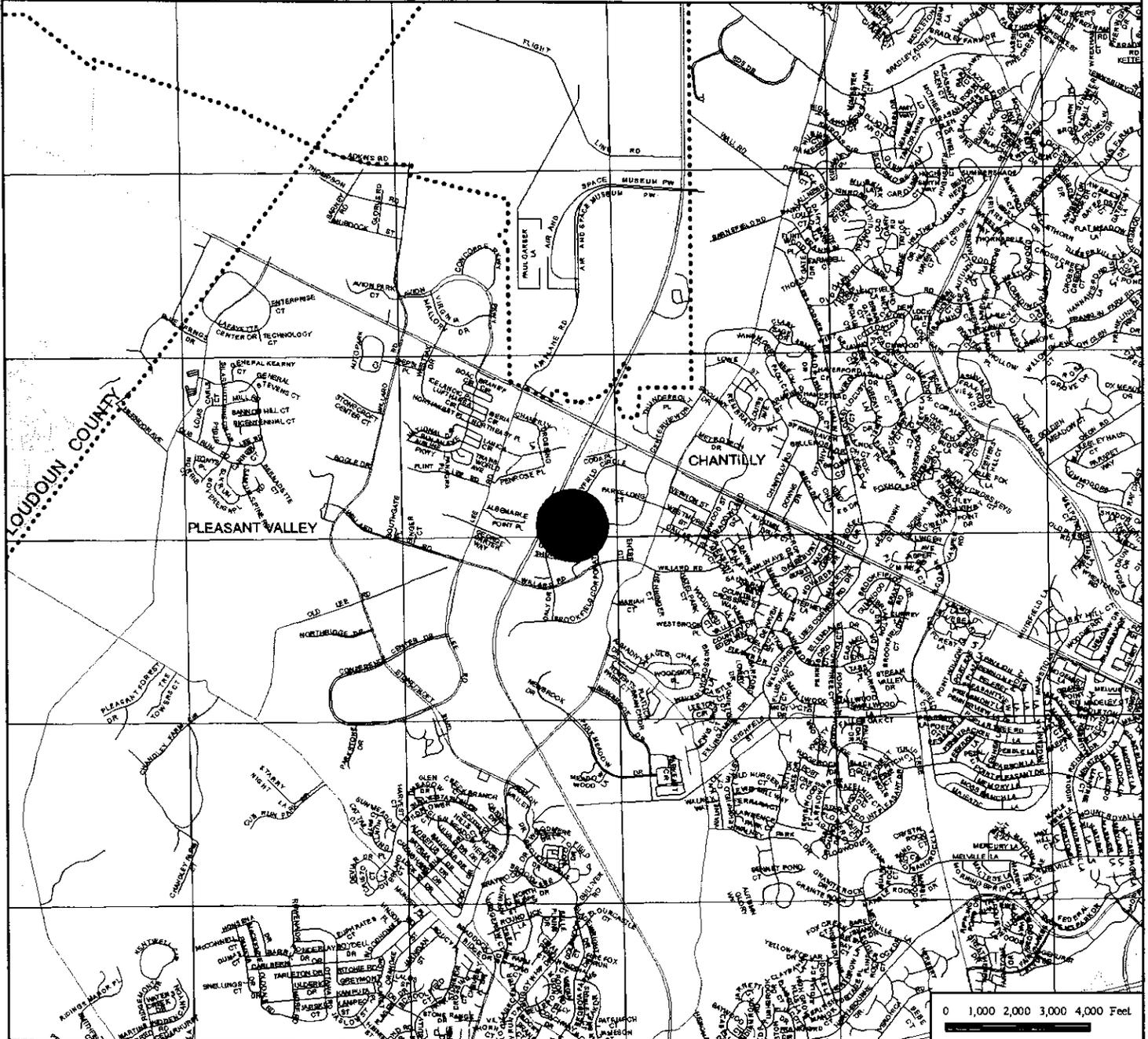
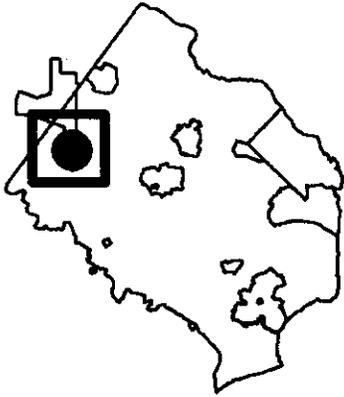
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



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).

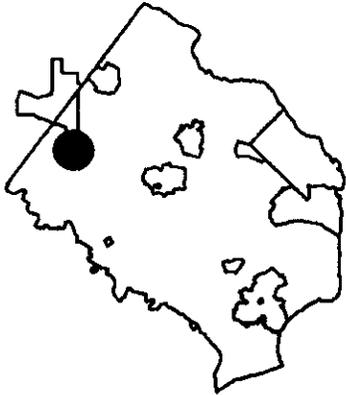
**Special Exception**  
**SE 2007-SU-010**

**Applicant:** CORT BUSINESS SERVICES CORP.  
**Accepted:** 04/27/2007  
**Proposed:** RETAIL SALES ESTABLISHMENT  
**Area:** 13.02 AC OF LAND; DISTRICT - SULLY  
**Zoning Dist Sect:** 05-0504  
**Art 9 Group and Use:** 5-32  
**Located:** 14370-B SULLYFIELD CIRCLE  
**Zoning:** I- 5  
**Plan Area:** 3,  
**Overlay Dist:** AN WS  
**Map Ref Num:** 034-3- /05/ / C4 /05/ / C5

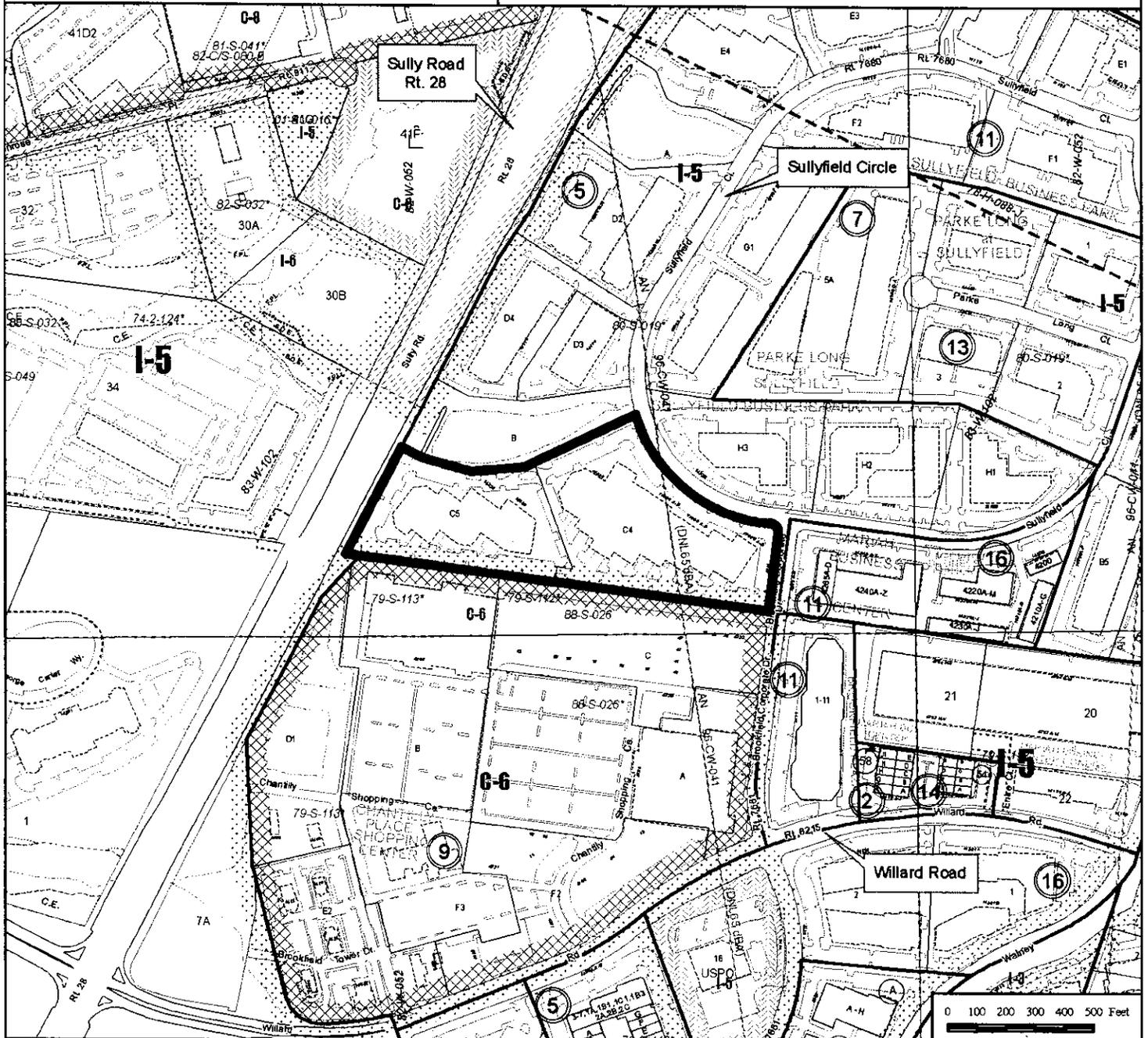


# Special Exception

SE 2007-SU-010



Applicant: CORT BUSINESS SERVICES CORP.  
 Accepted: 04/27/2007  
 Proposed: RETAIL SALES ESTABLISHMENT  
 Area: 13.02 AC OF LAND; DISTRICT - SULLY  
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 Plan Area: 3,  
 Overlay Dist: AN WS  
 Map Ref Num: 034-3- /05/ / C4/05/ / C5



# SPECIAL EXCEPTION PLAT CORT FURNITURE - CHANTILLY 14370 B SULLYFIELD CIRCLE

LOCATED IN THE SULLYFIELD COMMERCE CENTER  
FAIRFAX COUNTY, VIRGINIA

APRIL, 2007  
REVISED: AUGUST, 2007

### ZONING REQUIREMENTS I-3 DISTRICT

|                           |   |
|---------------------------|---|
| MINIMUM LOT SIZE:         | 20,000 SQ. FT.  |
| MINIMUM LOT WIDTH:        | 100 FEET  |
| MINIMUM BUILDING HEIGHT:  | 75 FEET, SUBJECT TO APPROVAL BY BOARD OF SUPERVISORS      |
| MINIMUM FLOOR AREA:       | 45% ANGLE OF BULK PLANE BUT NOT LESS THAN 40 FEET         |
| MINIMUM FLOOR AREA WIDTH: | NO REQUIREMENT  |
| OVER-SHADE:               | NO REQUIREMENT  |
| MAXIMUM FLOOR AREA WIDTH: | 0.5% STAIRWAY TO INCREASE TO 1.0% BY BOUND OF SUPERSTAIRS |
| OPEN SPACE:               | 15% OF THE GROSS AREA SHALL BE UNIMPROVED OPEN SPACE      |

### TABULATION BUILDING OCCUPANCY AT 14370B SULLYFIELD CIRCLE

|                                  |   |
|----------------------------------|---|
| PROPOSED USE:                    | FURNITURE STORE (METAL SALES) AND WAREHOUSE |
| BUILDING FLOOR AREA:             | 71,843 S.F.                                 |
| RETAIL SALES (RETAIL/WHOLESALE): | 71,843 S.F.                                 |
| WAREHOUSE (WAREHOUSE):           | 4,778 S.F.                                  |

### TABULATION FOR SULLYFIELD COMMERCE CENTER

|   |                                     |
|---|-------------------------------------|
| SITE AREA (ASSESSMENT PARCELS C1 AND C2): | 12.02 ACRES EXISTING                |
| BUILDING FLOOR AREA (GROSS):              | 242,178 G.S.F. FLOOR                |
| AREA BTRD:                                | 0.43                                |
| OPEN SPACE:                               | 2.13 ACRES (16.52%)                 |
| BUILDING HEIGHT:                          | 20'                                 |
| LOT WIDTH, PARCEL C1:                     | 301 FEET (WOODBRIDGE COMPANITE DR.) |
| LOT WIDTH, PARCEL C2:                     | 386 FEET (SULLYFIELD CIRCLE)        |
| LOT WIDTH, PARCEL C3:                     | 460 FEET (ROUTE 28)                 |

### PARKING TABULATION FOR SULLYFIELD COMMERCE CENTER

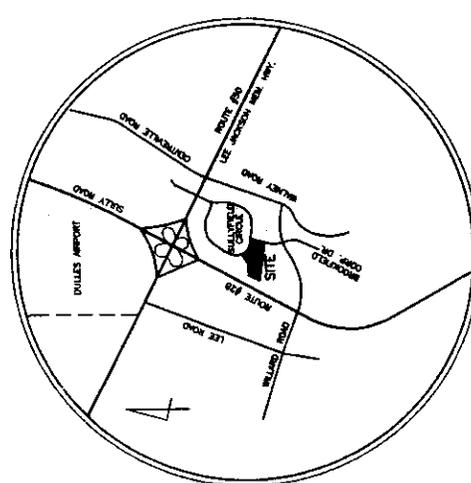
|  |  |
|--|--|
| SULLYFIELD COMMERCE CENTER (ASSESSMENT PARCELS C1 AND C2) (REFER TO SHEET 3 FOR DETAILS) |  |
| PARKING REQUIRED:  | 5 SPACES                                     |
| RETAIL USE:  | 1,000 NSF @ 1 SPACE/200 NSF = 5 SPACES       |
| OFFICE:  | 1,937 NSF @ 1 SPACE/100 NSF = 19 SPACES      |
| WAREHOUSE USE:   | 8,140 NSF @ 1.0 SPACE/1,000 NSF = 8 SPACES   |
| LABORATORY/PROCESSING:   | 60,750 NSF @ 1.0 SPACE/1,000 NSF = 61 SPACES |
| FURNITURE STORE USE:   | 22 EMPLOYEES @ 1 SPACE/EMPLOYEE = 22 SPACES  |
| TOTAL PARKING REQUIRED:  | 107 SPACES                                   |
| TOTAL PARKING PROVIDED:  | 107 SPACES                                   |

### TABULATION NOTES:

1. TENANT USE AREA AND PARKING BASED ON THE MOST RECENT PROGRAMMED SITE PLAN USE AND PARKING TABULATION REVISION SUBMITTED WITHIN THE SITE.
2. NSF = NET SQUARE FEET
3. NSF = GROSS SQUARE FEET
4. WAREHOUSE USE INCLUDES 4,778 NSF TO BE OCCUPIED BY THE APPLICANT.
5. FURNITURE STORE USE INCLUDES 8,132 NSF TO BE OCCUPIED BY THE APPLICANT, AND 7 EMPLOYEES OF THE APPLICANT.

### NOTES:

1. THE PROJECTS DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 34-1003) C-1-1003-001
2. ZONING ZONE: I-3 HEAVY INDUSTRIAL DISTRICT
3. PROPOSED USE: RETAIL SALES ESTABLISHMENT (FURNITURE STORE) IN AN I-3 DISTRICT
4. APPLICANT: CORT BUSINESS SERVICES CORPORATION  
14370 B SULLYFIELD CIRCLE  
FAIRFAX COUNTY, VA 22033
5. OWNER: WINDSOR REAL ESTATE INVESTMENT TRUST  
810 EXECUTIVE WALKWAY, SUITE 200  
ROCKHILL, MARYLAND 20851
6. THERE ARE NO BURNING OR CHIMNEY SITES PROXIMITY TO EXIST ON THIS PROPERTY.
7. THIS SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
8. PROTECTIVE WALLS ON THIS SITE.
9. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING EXCEPTING THE AREA CONSTRUCTED IN ITEM 10. CHANGES OR MODIFICATIONS ARE PROPOSED TO BE MADE TO EXISTING CONDITIONS EXTERNAL TO THE BUILDING AREA WHICH IS THE SUBJECT OF THIS APPLICATION.
10. NO NEW CONSTRUCTION OR IMPROVEMENTS ARE PROPOSED ON THIS SITE. THIS PROJECT IS A REVISION TO AN EXISTING PROJECT. THE EXISTING PROJECT WAS APPROVED ON THE SITE AND NO CHANGE TO THE RULE OF STORM PLANNING FROM THE APPLICANT AND NO CONSTRUCTION SHALL BE PERMITTED.
11. OFFICIAL STORM WATER MANAGEMENT SYSTEMS OF SHEETS 2 AND 3. ALL STORMS BEING CONSTRUCTED IN ITEM 10 ARE UNL AND WILL BE RETURNED. DIMENSIONS WANT AND MARKET CONSIST OF DIRECTIONAL SIGNAGE.
12. EXISTING EXISTING SIGNAGE IS SHOWN ON SHEET 3.



VICINITY MAP  
SCALE: 1" = 200'

### SHEET INDEX

1. COVER SHEET
2. SPECIAL EXCEPTION PLAT
3. SITE PLAN AND TABULATIONS



**BURGESS & NIPLE**  
690 FLEMING BLVD. SUITE 100  
FAIRFAX COUNTY, VA 22031  
TEL: (703) 271-1000 FAX: (703) 271-1001









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

**DESCRIPTION OF THE APPLICATION**

|                                   |   |
|-----------------------------------|---|
| <b>Proposal:</b>                  | CORT Business Services Corp. requests special exception approval to permit a retail sales establishment (furniture store) in the I-5 District. The proposed use will consist of 11,943 square feet of leased floor area within an existing building at 14370-B Sullyfield Circle, with a maximum of 60% of the gross floor area (7,165 sq ft) devoted to retail sales, display area and accessory office, and the remaining 40% gross floor area (4,778 sq ft) devoted to warehousing. The proposed use will be conducted within the existing Building A with no exterior building renovations or ground disturbance. |
| <b>Size:</b>                      | 11,943 sq. ft. of Building A  |
| <b>Address:</b>                   | 14370-B Sullyfield Circle, within the Sullyfield Business Park.   |
| <b>Hours:</b>                     | Monday through Friday, 9:00 AM – 7:00 PM<br>Saturday, 10:00 AM – 7:00 PM  |
| <b>Employees:</b>                 | 7   |
| <b>Waivers and Modifications:</b> | Waiver of the requirement to construct a paved trail and on-road bike lane along Sully Road.  |

**LOCATION AND CHARACTER**

|                          |   |
|--------------------------|---|
| <b>Site Description:</b> | The 13.02-acre application site consisting of two parcels, Parcel 34-3 ((5)) C4 and C5, is located within the Sullyfield Business Park. Both parcels are developed with existing 29 foot tall warehouse-style brick buildings that house a variety of uses including warehouse, office, laboratory, and retail. The application property has access from Sullyfield Circle and Brookfield Corporate Drive. Surrounding properties to the west, north and east are all zoned I-5. The property to the south of the subject property, the Dulles Expo Center, is zoned C-6. The proposed use will occupy Section B of Building A on Parcel 34-3 ((5)) C4. |
|--------------------------|---|

| <b>SURROUNDING AREA DESCRIPTION</b> |                           |               |                       |
|-------------------------------------|---------------------------|---------------|-----------------------|
| <b>Direction</b>                    | <b>Use</b>                | <b>Zoning</b> | <b>Plan</b>           |
| <b>North</b>                        | Sullyfield Business Park  | I-5           | Mixed Use             |
| <b>South</b>                        | Chantilly Shopping Center | C-6           | Commercial - Retail   |
| <b>East</b>                         | Mariah Business Center    | I-5           | Mixed Use; Industrial |
| <b>West</b>                         | Sully Road; Warehouse     | I-5           | Mixed Use; Industrial |

## **BACKGROUND**

### **Site History:**

In April 1982, the Fairfax County Board of Supervisors (BOS) approved RZ 80-S-019, with proffers to rezone 138.155 acres from the R-1 District to the I-5 District for the purpose of developing what is now referred to as the Sullyfield Commerce Center. The proffered Generalized Development Plan (GDP) did not provide site layout plans, but did indicate the general layout of the roadway system. The original application site includes the parcels identified in this application as parcels 34-3 ((5)) C4 and C5. The approved GDP and proffers may be found in the office of the Zoning Evaluation Division, DPZ.

In March 1995, the BOS adopted Zoning Ordinance Amendment ZO-95-270 which permits the Board to approve by special exception, 1) a retail sales establishment in the I-4 or I-5 District wherein a maximum of 60% of the gross floor area (GFA) may be devoted to retail sales, display area and any accessory floor area within the remaining floor area devoted to warehousing or, 2) an establishment in which retail sales are conducted only during weekend or holiday hours.

In October, 1997, the BOS approved special exception application SE 97-Y-025, with development conditions, to permit a retail sales establishment known as The Weekend Furniture Store in the I-5 District to be open on weekends only. The use was located on parcel 34-3 ((5)) C5 at 14320 Sullyfield Circle.

The BOS also approved in October 1997, SE 97-Y-031, with development conditions, to permit Centreville Washington Golf Center, Inc. to locate at 14370-A Sullyfield Circle, Tax Map 34-3-((5))-C4, for a 60% retail sales establishment in the I-5 District.

## COMPREHENSIVE PLAN PROVISIONS

**Plan Area:** Area III  
**Planning Sector:** Dulles Suburban Center, Land Unit E-3  
**Plan Map:** Mixed Use  
**Plan Text:**

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through May 15, 2006, Land Unit E-3, beginning on page 94:

- "1. Except for Parcels 44-1 ((9)) A-F, and Parcels 34-4 ((1)) 41-45, the area north of Willard Road is primarily developed as the Sullyfield Business Park. Sullyfield is planned and developed as a mix of office, retail and industrial uses at .35 FAR.
- A mixed use center including office, retail, exhibition center and hotel uses, is planned for the northeast quadrant of the intersection of Route 28 and Willard Road (Parcels 44-1 ((9)) A-F). Recognizing the synergy of the unique mix of uses approved for these parcels, an increase up to a maximum FAR of .50 could be appropriate for said parcels provided the property retains a commercial rather than industrial zoning designation, with community serving retail and/or exhibition facilities as a primary use. Traffic impacts associated with any increase of development intensity above .35 FAR will be evaluated and addressed in conjunction with the rezoning, proffer condition amendment and/or special exception application seeking such an increase."

## ANALYSIS

### Special Exception Plan (Copy at front of staff report)

**Title of SE Plat:** Special Exception Plat, CORT Furniture - Chantilly  
**Prepared By:** Burgess & Niple  
**Original and Revision Dates:** April, 2007, with revisions through August 28, 2007

### Plat Description

The Special Exception Plat (SE Plat) consists of five sheets.

Sheet 1 is a cover sheet that sets forth site tabulations: Zoning Ordinance tabulations; parking tabulations; and notes.

Sheets 2 and 3 depict the existing conditions of Parcel 34-3 ((5)) C4. (Parcel C4, the site of the proposed use, consists of four existing buildings.) The furniture store showroom and warehouse will be located in Suite 14370-B of Building A.

Sheet 4 is for illustrative purposes and is a site composite of both Parcels 34-3 ((5)) C4 and C5. (Parcel 34-3 ((5)) C5 is included in the special exception application because Parcel C4 and Parcel C5 share a common parking area.)

Sheet 5 provides detailed parking tabulations, renderings of the proposed building mounted signs the applicant seeks to install, and the proposed interior layout of the floor area for the various retail sales and display components and the areas designated for warehousing inventory. The signs are proposed to be located at both the front and back entrances of the building, and are calculated at 39.67 square feet for each building entrance with 3/16 inch white acrylic face, and internal lighting. The applicant proposes to devote a maximum of 7,165 square feet (60%) of floor area to retail sales and display, and 4,778 square feet (40%) to warehouse use. The interior layout also shows the location of existing and proposed partition walls which will separate the warehouse areas from the sales areas. All walls separating the sales areas from the warehouse areas will be from floor to ceiling as shown on Sheet 5.

#### **Land Use Analysis (Appendix 4)**

The Zoning Ordinance permits a maximum of 40% of the gross floor area of a warehousing establishment to be devoted to retail sales and display in an I-5 District without the need for special exception approval. The applicant is requesting special exception approval to permit up to 60% of the gross floor area of the proposed use to be devoted to retail sales and display. (Please note that additional landscaping at this site is desirable, but is not requested.) No increase in FAR will occur and no exterior building renovations or additional land disturbance are proposed with this application. Therefore, staff is not requesting the applicant to provide additional landscaping at this time.

The Comprehensive Plan map shows that the subject property is planned for mixed use with specific Plan text recommendations calling for office, retail, exhibition center, and hotel uses. The applicant is proposing a retail use at this location, which is in harmony with the use and intensity recommendations of the Comprehensive Plan.

#### **Transportation Analysis (Appendix 5)**

Per the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through May 15, 2006, Land Unit E-3, beginning on page 94...

"...Traffic impacts associated with any increase of development intensity above .35 FAR will be evaluated and addressed in conjunction with the rezoning, proffer condition amendment and/or special exception application seeking such an increase."

The application proposes to occupy an existing building on a site developed at .43 FAR. No increase in FAR is proposed with this application. Assuming an equal mix of Office, Retail, and Industrial for a baseline of .35 FAR, the proposed use as a furniture retail store and warehouse use generates less trips per day than the baseline. Due to the relatively minor impacts on the transportation system, Staff has no objection to the approval of this application.

**Stormwater Management Analysis (Appendix 6)**

This application does not propose any ground disturbance. Therefore, there are no Stormwater Management issues associated with this application.

**Public Facilities - Trails Analysis (Appendix 7)**

**Issue:**

In accordance with the Countywide Trails Plan and the Public Facilities Manual (PFM), the applicant should provide the following trails:

- Sully Road (east side) – Type I (asphalt) trail, 8 feet wide within a 12-foot trail easement, or 10 feet wide within the VDOT right-of-way.
- Sully Road – 5 feet wide on-road bike lane within the right-of-way if frontage improvement along Sully Road is required.

**Resolution:**

As this application is not subject to any frontage improvements along Sully Road, the construction of an on-road bike lane is not applicable. The applicant has also requested a waiver of the requirement to construct a paved trail along the frontage of Sully Road. After consultation with the Sully District Representative of the Trails and Sidewalks Committee, staff has proposed a development condition that requires the applicant to provide a monetary contribution to the Sully District Walkway Fund equivalent to the cost of the trail construction as determined by the Department of Public Works and Environmental Services (DPWES). Only with the adoption of this development condition does staff support the waiver of the trails requirement.

**ZONING ORDINANCE PROVISIONS**

| <b>Bulk Standards (I-5 Zoning)</b> |                              |  |
|------------------------------------|------------------------------|--|
| <b>Standard</b>                    | <b>Required</b>              | <b>Provided</b>  |
| Lot Size                           | 20,000 square feet (minimum) | ± 567,151 square feet (13.02 acres)  |
| Lot Width                          | 100 feet (minimum)           | 301 feet (along Brookfield Corporate Drive)<br>695 feet (along Sullyfield Circle)<br>400 feet (along Route 28) |
| Building Height                    | 75 feet (maximum)            | 29 feet  |
| Front Yard                         | 40 feet (minimum)            | 40 feet  |
| Open Space                         | 15%                          | 16.5% (2.15 acres)   |
| Floor Area Ratio (FAR)             | *0.50 (maximum)              | 0.43 Total   |
| Gross Floor Area                   |                              | Warehouse = 4,778 sq ft.<br>Retail = 7,165 sq ft<br>Total = 11,943 square feet                                 |

|   |                    |                    |
|---|--------------------|--------------------|
| Parking Spaces<br>(Parcels C4 and C5)                           |                    |                    |
| Retail Use:<br>1,000 NSF @ 1<br>space/200 NSF =                 | 5 Spaces           |                    |
| 5,797 NSF @ 6<br>spaces/ 1,000 NSF =                            | 35 Spaces          |                    |
| Office Use:<br>98,445 GSF @ 3<br>Spaces/ 1,000 GSF =            | 296 Spaces         |                    |
| Warehouse Use:<br>66,750 GSF @ 1<br>Space/ 1,000 GSF =          | 67 Spaces          |                    |
| Laboratory/Processing:<br>22 Employees @ 1<br>Space/ Employee = | 22 Spaces          |                    |
| Furniture Store Use:<br>26,454 NFA @ 1<br>Space/ 500 NSF =      | 53 Spaces          |                    |
| 29 Employees @ 1<br>Space/ Employee =                           | 29 Spaces          |                    |
|   | Total = 507 Spaces | Total = 542 Spaces |
| <b>Transitional Screening &amp; Barrier: None required</b>      |                    |                    |

\* Note: The Zoning Ordinance maximum FAR is .50; however an increase to 1.00 may be permitted by the BOS in accordance with the provisions of Sect. 9-618. The Comprehensive Plan recommends a FAR of .35 for the Sullyfield Business Park, but recognizes that an increase up to a maximum FAR of .50 could be appropriate. The FAR requirement is not an issue with this application as no new construction is proposed.

**Waivers and Modifications Requested**

- Waiver of the Type I (asphalt) trail along the eastern side of Sully Road.

Staff supports a waiver to construct a Type I trail in favor of a monetary contribution to the Sully District Walkway Fund. A proposed development condition requires a contribution to the walkway fund prior to the issuance of a Non-RUP.

- Waiver of the on-road bike lane along Sully Road frontage.

This is a requirement to provide an on-road bike lane along the Route 28 frontage of the subject property. This application does not propose any frontage improvements or ground disturbance and therefore, staff is not requesting the applicant to construct an on-road bike lane.

### **Other Zoning Ordinance Requirements:**

#### **Special Exception Requirements**

##### **General Special Exception Standards (Sect. 9-006)**

The General Exception Standards require that the proposal be in harmony with the Comprehensive Plan; that there be a finding of no significant negative impacts on surrounding properties; and that safe and adequate vehicular and pedestrian access be provided. The applicant proposes to lease 11,943 square feet within an existing building, with the maximum of 60% of the gross floor area devoted to retail sales, display area and accessory office, and the remaining 40% of gross floor area devoted to warehousing. No ground disturbance is proposed with this use. Staff believes that, as previously discussed, with the imposition of the proposed development conditions, the use proposed in the special exception application SE 2007-SU-010 satisfies all of the General Special Exception Standards.

##### **Standards for All Category 5 Uses (Sect. 9-503)**

The Category 5 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District in which located, comply with performance standards, and be subject to Site Plan Review. As this application does not propose exterior alterations to the existing building, the application is not subject to Site Plan Review. However, as previously discussed, the application meets all other applicable standards.

##### **Additional Standards for Retail Sales Establishments (Sect. 9-524) (Appendix 6)**

The Board of Supervisors may approve a special exception to allow a retail sales establishment in the I-4 or I-5 District, subject to a determination that:

- An establishment wherein a maximum of sixty (60) percent of the gross floor area may be devoted to retail sales, display area and any accessory office, with the remaining gross floor area devoted to warehousing; or
- An establishment in which retail sales are conducted only on Fridays commencing at 6:00 PM, Saturday, Sundays, and Federal holidays.

- The retail use will be compatible with and not adversely impact the adjacent properties, and will not hinder or be contrary to the adopted comprehensive plan for commercial and industrial development in the area.
- The architectural design of the building shall be compatible with surrounding industrial uses.
- Parking as required by Article 11 is provided on-site or with approved cooperative parking arrangements in accordance with the provisions of Article 11.
- Coordination of pedestrian and vehicular circulation on-site and on adjacent properties.
- Safe and convenient access is provided and potential conflicts between industrial vehicles, passenger vehicles and pedestrians are minimized.
- Any public improvements required from the introduction of retail uses within an area designed and developed for industrial uses shall be provided.
- Business, service, storage, and display of goods shall be conducted within a completely enclosed building, and all refuse shall be contained in completely enclosed facilities.

The applicant, CORT Business Services Corp., requests special exception approval to permit a retail sales furniture store in the I-5 District. The proposed use will consist of 11,943 square feet of leased floor area within an existing building at 14370-B Sullyfield Circle, with a maximum of 60% of the gross floor area (7,165 sq ft) devoted to retail sales, display area and accessory office, and the remaining 40% gross floor area (4,778 sq ft) devoted to warehousing. The proposed use will be conducted within the existing Building A with no exterior building renovations or ground disturbance. There will be no outside display or storage of goods associated with this use. These restrictions are set forth in the proposed Development Conditions contained in Appendix 1. Staff believes that with the approval of the proposed development conditions, the Additional Standards for Retail Sales Establishments have been satisfied.

### **Overlay District Requirements**

#### **Airport Noise Impact (ANIOD) (Sect. 7-400)**

The Airport Noise Impact Overlay District is established for the general purpose of controlling conflicts between land uses and noise generated by aircraft and to protect the public health, safety and welfare from the adverse impacts associated with excessive noise. Retail sales establishment uses are listed in the NOISE COMPATIBILITY TABLE as a compatible use within the ANIOD.

### Water Supply Protection (WSPOD) (Sect. 7-800)

The Water Supply Protection Overlay District was created for the purpose of promoting the public health, safety, and welfare through the protection of public water supplies from the danger of water pollution. Regulations within this district are established to prevent water quality degradation due to pollutant loadings within the watersheds of public water supply reservoirs. The proposed retail sales furniture store will be locating in an existing building with no proposed ground disturbance.

### Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

## CONCLUSIONS AND RECOMMENDATIONS

### Staff Conclusions

The applicant is requesting approval to permit a maximum of 60% of the gross floor area of the existing building to be devoted to retail sales, display of furniture, and any accessory office space with the remaining gross floor area devoted to warehousing. Interior modifications to the building and the installation of building mounted signs are the only proposed modifications to the site. There is no proposal for any ground disturbance. The trails requirement poses the only issue associated with this application, and this issue has been addressed in the development conditions included in Appendix 1. Therefore, staff believes the proposal is in harmony with the Comprehensive Plan and satisfies the applicable Zoning Ordinance provisions.

### Recommendation

Staff recommends approval of SE 2007-SU-010 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a waiver of the requirements to construct a major paved trail along the frontage of Sully Road in favor of a monetary contribution to the Sully District Walkway Fund.

Staff recommends approval of a waiver to construct an on-road bike lane within the right-of-way along Sully Road.

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.

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.

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. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Stormwater Management Analysis
7. Public Facilities – Trails Analysis
8. Additional Special Exception Standards
9. Glossary

**PROPOSED DEVELOPMENT CONDITIONS**

SE 2007-SU-010

September 6, 2007

If it is the intent of the Board of Supervisors to approve SE 2007-SU-010 located at 14370-B Sullyfield Circle (Tax Map 34-3 ((5)) C4, C5) for use as retail sales (furniture store) in the I-5 District pursuant to Sect. 5-504 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions are in addition to all previous development conditions which apply to all or a part of the subject property, and apply only to the 11,943 sf which are the subject of this Special Exception:

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 by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.
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 "Special Exception Plat, CORT Furniture – Chantilly, prepared by Burgess & Niple, consisting of five sheets, dated April, 2007, with revisions through August 28, 2007. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. As specified on the SE Plat and as generally shown on Attachment 1, the gross floor area of the furniture store devoted to retail sales, display area and associated office shall not exceed 60% of the total gross floor area, with not less than 40% of the gross floor area devoted to warehouse use. The warehouse areas shall be separated from the retail/display areas by solid partition walls, not less than 8 feet in height.
5. Parking shall be provided in accordance with the parking requirement for a furniture or carpet store for the retail/display/office areas and in accordance with the warehouse rate for the warehouse areas as determined by DPWES. Prior to the issuance of a Non-Residential Use Permit (Non-RUP), the applicant shall demonstrate to the satisfaction of DPWES that adequate parking is available for all uses located within the buildings on the subject property. If adequate parking cannot be provided, the amount of retail/display area shall be reduced until parking requirements can be met, to the satisfaction of DPWES.
6. There shall be no outside display or storage of goods on the premises.

7. Irrespective of that depicted on the SE Plat, all signs shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.
8. The applicant shall escrow funds in consultation with DPWES for the Sully District Walkway Fund. The established escrow amount shall be contributed to the County prior to the issuance of a Non-RUP for the retail sales furniture store.

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 a Non-RUP for the furniture store has been issued. The Board of Supervisors may grant additional time to establish the use or to issue a Non-RUP 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.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: AUG 27 2007  
 (enter date affidavit is notarized)

I, Sheri L. Hoy, Land Use Planner, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below      95913c

in Application No.(s): SE 2007-SU-010  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

| <b>NAME</b><br>(enter first name, middle initial, and last name)  | <b>ADDRESS</b><br>(enter number, street, city, state, and zip code) | <b>RELATIONSHIP(S)</b><br>(enter applicable relationships listed in <b>BOLD</b> above)  |
|---|---|---|
| CORT Business Services Corp.<br>Agent: Gregory G. Filipos   | 11250 Waples Mill Road, Suite 500<br>Fairfax, VA 22030              | Applicant/Lessee/Agent of Tax Map No. 34-3-(5) Parcel C4, C5  |
| Washington Real Estate Investment Trust<br>Agent: David A. DiNardo  | 6110 Executive Avenue, Suite 800<br>Rockville, MD 20852             | Title Owner/Lessor of Tax Map No. 34-3-(5) Parcel C4, C5  |
| McGuireWoods LLP<br>Agents: Gregory A. Riegle<br>Carson Lee Fifer, Jr.<br>Jonathan P. Rak<br>David R. Gill<br>Mark M. Viani<br>Joanna C. Frizzell<br>Sheri L. Hoy<br>Lisa M. Chiblow<br>Lori R. Greenlief | 1750 Tysons Boulevard<br>Suite 1800<br>McLean, VA 22102             | Attorney/Agent<br>Attorney/Agent<br>Attorney/Agent<br>Attorney/Agent<br>Attorney/Agent<br>Planner/Agent<br>Planner/Agent<br>Planner/Agent |

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: AUG 27 2007

95913c

(enter date affidavit is notarized)  
SE 2007-SU-010

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

| <b>NAME</b><br>(enter first name, middle initial, and last name)      | <b>ADDRESS</b><br>(enter number, street, city, state, and zip code) | <b>RELATIONSHIP(S)</b><br>(enter applicable relationships listed in <b>BOLD</b> above) |
|---|---|--|
| Burgess & Niple, Inc.<br>Agent: James L. McCormack<br>Jason P. Gaston | 4160 Pleasant Valley Road<br>Chantilly, VA 20151                    | <b>Engineers/Agent</b>   |

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 27 2007  
(enter date affidavit is notarized)

959130

for Application No. (s): SE 2007-SU-010  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)   
CORT Business Services Corp.  
11250 Waples Mill Road, Suite 500  
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Wesco Holdings Midwest, Inc.,  
sole shareholder

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: AUG 27 2007  
(enter date affidavit is notarized)  
SE 2007-SU-010

95913c

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Burgess & Niple, Inc.  
4160 Pleasant Valley Road  
Chantilly, VA 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

James D. Edwards  
Mark R. Rowland  
Terrence A. Sack (former)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Wesco Holdings Midwest, Inc.  
1440 Kiewit Plaza  
Omaha, NE 68131

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Wesco Financial Corporation, sole  
shareholder

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: AUG 27 2007  
(enter date affidavit is notarized)  
SU 2007-SU-010

95913c

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Wesco Financial Corporation  
301 East Colorado Boulevard  
Suite 300  
Pasadena, CA 91101

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Berkshire Hathaway Corporation

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Berkshire Hathaway Corporation  
1440 Kiewit Plaza  
Omaha, NE 68131

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Publicly traded corporation

Warren E. Buffett

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: AUG 27 2007  
(enter date affidavit is notarized)  
SE 2007-SU-010

a5913c

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Washington Real Estate Investment Trust  
6110 Executive Boulevard, Suite 800  
Rockville, MD 20852

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Publicly traded company

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 27 2007  
(enter date affidavit is notarized)

95913c

for Application No. (s): SE 2007-SU-010  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners:

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

Alphonso, Gordon R.  
Anderson, Arthur E., II  
Anderson, Donald D.  
Andre-Dumont, Hubert  
Bagley, Terrence M.  
Baril, Mary Dalton  
Barnum, John W.  
Barr, John S.

Beane, John C.  
Becker, Scott L.  
Becket, Thomas L.  
Beil, Marshall H.  
Belcher, Dennis I.  
Bell, Craig D.  
Boland, J. William  
Brown, Thomas C., Jr.

Busch, Stephen D.  
Cabaniss, Thomas E.  
Cacheris, Kimberly Q.  
Cairns, Scott S.  
Capwell, Jeffrey R.  
Carter, Joseph C., III  
Cason, Alan C.

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Special Exception Attachment to Par. 1(c)

DATE: AUG 27 2007  
(enter date affidavit is notarized)  
SE 2007-SU-010

959130

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners:

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

- |                               |                           |                          |
|-------------------------------|---------------------------|--------------------------|
| Cogbill, John V., III         | Getchell, E. Duncan, Jr.  | King, Sally Doubet       |
| Costan, James M.              | Gibson, Donald J., Jr.    | King, Donald E.          |
| Cromwell, Richard J.          | Glassman, Margaret M.     | Kittrell, Steven D.      |
| Culbertson, Craig R.          | Glickson, Scott L.        | Kratz, Timothy H.        |
| Cullen, Richard (nmi)         | Gold, Stephen (nmi)       | Krueger, Kurt J.         |
| Cutchins, Clifford A., IV     | Goldstein, Philip (nmi)   | La Fratta, Mark J.       |
| de Cannart d'Hamale, Emmanuel | Goodall, Larry M.         | Lawrie, Henry deVos, Jr. |
| De Ridder, Patrick A.         | Gordon, Alan B.           | Lias-Booker, Ava E.      |
| Dickerman, Dorothea W.        | Grandis, Leslie A.        | Lieberman, Richard E.    |
| Dillon, Lee Ann               | Greenberg, Richard T.     | Little, Nancy R.         |
| DiMattia, Michael J.          | Grieb, John T.            | Long, William M.         |
| Dimitri, James C.             | Harmon, Jonathan P.       | Mack, Curtis, L.         |
| Dorman, Keith A.              | Harmon, T. Craig          | Manning, Amy B.          |
| Douglass, W. Birch, III       | Harmon, Yvette (nmi)      | Marianes, William B.     |
| Dyke, James Webster, Jr.      | Hartsell, David L.        | Marshall, Gary S.        |
| Edwards, Elizabeth F.         | Hayden, Patrick L.        | Marsico, Leonard J.      |
| Evans, David E.               | Hayes, Dion W.            | Martin, George Keith     |
| Feller, Howard (nmi)          | Heberton, George H.       | Martinez, Peter W.       |
| Fennebresque, John C.         | Horne, Patrick T.         | Mason, Richard J.        |
| Fifer, Carson Lee, Jr.        | Isaf, Fred T.             | Matthews, Eugene E. III  |
| Foley, Douglas M.             | Iselin, Benjamin B.       | McArver, R. Dennis       |
| Fox, Charles D. IV            | Jackson, J. Brian         | McCallum, Steven C.      |
| France, Bonnie M.             | Jarashow, Richard L.      | McElligott, James P.     |
| Freedlander, Mark E.          | Jeffcoath, Brenton D.     | McElroy, Robert G.       |
| Freye, Gloria L.              | Kanazawa, Sidney (nmi)    | McFarland, Robert W.     |
| Fuhr, Joy C.                  | Katsantonis, Joanne (nmi) | McIntyre, Charles Wm.    |
| Germaise, Susan L.            | Keenan, Mark L.           | McRill, Emery B.         |
|                               |                           | Menges, Charles L.       |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: AUG 27 2007  
(enter date affidavit is notarized)  
SE 2007-SU-010

95913c

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Menson, Richard L.  
Michels, John J., Jr.  
Milton, Christine R.  
Murphy, Sean F.  
Newman, William A.  
Nunn, Daniel B., Jr.  
Oakey, David N.  
O'Grady, Clive R. G.  
O'Grady, John B.  
O'Hare, James P.  
Oostdyk, Scott C.  
Padgett, John D.  
Pankey, David H.  
Parker, Brian K.  
Pellegrini, John B.  
Plotkin, Robert S.  
Pristave, Robert J.  
Pusateri, David P.  
Rak, Jonathan P.  
Rappaport, Richard J.  
Reid, Joseph K., III  
Ricciardi, James P.  
Richardson, David L.  
Riegle, Gregory A.  
Rifken, Lawrence E.  
Riley, James B., Jr.

Riopelle, Brian C.  
Robertson, David W.  
Robinson, Stephen W.  
Rogers, Marvin L.  
Rohman, Thomas P.  
Rosen, Gregg M.  
Russell, Deborah M.  
Rust, Dana L.  
Samuels, Lawrence R.  
Satterwhite, Rodney A.  
Schewel, Michael J.  
Schill, Gilbert E., Jr.  
Schmidt, Gordon W.  
Sellers, Jane Whitt  
Senica, John L.  
Shelley, Patrick M.  
Sippelle, Keith A.  
Skinner, Halcyon E.  
Slone, Daniel K.  
Smith, James C., III  
Smith, Stuart (nmi)  
Spahn, Thomas E.  
Spitz, Joel H.  
Stallings, Thomas J.  
Steen, Bruce M.  
Stein, Marta A.

Stone, Jacquelyn E.  
Strickland, William J.  
Summers, W. Dennis  
Suzumoto, Mark L.  
Swartz, Charles R.  
Tarry, Samuel L., Jr.  
Thornhill, James A.  
Tirone, Joseph G.  
Van der Mersch, Xavier G.  
Van Etten, David B.  
Vick, Howard C., Jr.  
Walker, Howard W.  
Walker, John Tracy, IV  
Walsh, James H.  
Watts, Stephen H., II  
Wells, David M.  
Werlin, Leslie M.  
Westwood, Scott E.  
Whittemore, Anne Marie  
Williams, Steven R.  
Williamson, Mark D.  
Wilson, Ernest G.  
Wood, R. Craig  
Young, Kevin J.  
Younger, W. Carter  
Zirkle, Warren E.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: AUG 27 2007  
(enter date affidavit is notarized)  
SE 2007-SU-010

959130

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners:

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
General Partner, Limited Partner, or General and Limited Partner)

(Former Equity Partner List)

Aaronson, Russell T.  
Adams, Robert T.  
Ames, W. Allen, Jr.  
Aucutt, Ronald D.  
Baran, Barbara (nmi)  
Bart, Hollis Gonerka  
Blanco, Jim L.  
Bolotov, Yuri A.  
Bracey, Lucius H. Jr.  
Broadus, William G.  
Burke, John W., III  
Burkholder, Evan A.  
Burrus, Robert L. Jr.  
Casey, James J.  
Courson, Gardner G.  
Cranfill, William T.  
Crystal, Jules I.  
Deem, William W.  
den Hartog, Grace R.  
Di Cioccio, Stephen J.  
Dudley, Waller T.  
Ezell, Sandra Giannone  
Flemming, Michael D.  
Franklin, Stanley M.  
Gillece, James P., Jr.

Gordon, Mark L.  
Grimm, William K.  
Hampton, Glen W.  
Harrington, James T.  
Hodes, Scott (nmi)  
Howard, Marcia Morales  
Johnston, Barbara Christie  
Joslin, Rodney D.  
Kane, Richard F.  
Keefe, Kenneth M., Jr.  
Kidder, Jacquelyn F.  
King, Michael H.  
King, William H., Jr.  
Klenk, Timothy C.  
Lee, John Y.  
Lutter, Paul A.  
McGuigan, Philip P.  
McGuire, Mark J.  
McMenamin, Joseph P.  
Melson, David E.  
Mulroy, Thomas R.  
Nizio, Francis (nmi)  
Page, Rosewell II (nmi)  
Pelton, Russell M.

Pickens, B. Andrew, Jr.  
Price, James H., III  
Sable, Robert G.  
Schoeneberger, Keith P.  
Serritella, William D.  
Smith, Stephen R.  
Starkman, Gary L.  
Sterling, David F.  
Stroud, Robert E.  
Tetzlaff, Theodore R.  
Tashjian-Brown, Eva S.  
Valeta, Peter J.  
Waddell, William R.  
Wanguard, Robert E.  
Williams, Stephen E.  
Zehill, Louis W.  
Yorke, John B.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 27 2007  
(enter date affidavit is notarized)

95913c

for Application No. (s): SE 2007-SU-010  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: AUG 27 2007  
(enter date affidavit is notarized)

95913c

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

Carson Lee Fifer, Esquire (McGuireWoods LLP) donated in excess of \$100.00 to Supervisor Michael Frey.

Within the twelve-month period prior to the public hearing on this application, the law firm of McGuireWoods LLP, listed in Par. 1(a) of the affidavit as the applicant's attorney/agent, hosted a fundraising event for the re-election of Gerald Connolly to the Fairfax County Board of Supervisors, the costs of which exceeded \$100.00.

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

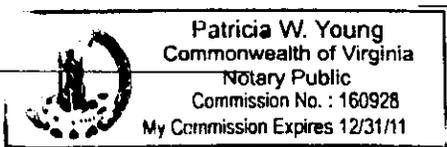
(check one)  Applicant  Applicant's Authorized Agent

Sheri L. Hoy, Land Use Planner  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 27th day of AUGUST 2007, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Patricia W. Young  
Notary Public

My commission expires:



**Special Exception Attachment to Par. 3**

DATE: AUG 27 2007

(enter date affidavit is notarized)  
SE 2007-SU-010

959130

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

James W. Dyke, Jr., Esquire, (McGuireWoods LLP) donated in excess of \$100 to Connolly for Chairman.

Jonathan P. Rak, Esquire (McGuireWoods LLP) donated in excess of \$100 to Connolly for Chairman.

Gregory A. Riegle, Esquire (McGuireWoods LLP) donated in excess of \$100 to Connolly for Chairman.

Carson Lee Fifer, Jr., Esquire (McGuireWoods LLP) donated in excess of \$100 to Connolly for Chairman.

(check if applicable)

There are more disclosures to the listed for Par. 3, and Par. 3 is continued further on a "Special Exception Attachment to Par. 3" form.

**STATEMENT OF JUSTIFICATION****CORT BUSINESS SERVICES CORPORATION  
(d/b/a CORT Furniture)****Special Exception to Permit Retail Sales in an I-5 District**

March 1, 2007

*Revised July 11, 2007*

Pursuant to Sections 5-504(5) and 9-500 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Zoning Ordinance"), CORT Business Services Corporation, d/b/a CORT Furniture ("CORT") (the "Applicant") is requesting approval of a Special Exception to permit a retail furniture store at 14370-B Sullyfield Circle in the Sullyfield Business Park. The property includes Tax Map Number 34-3-((5))-C4, is zoned I-5, General Industrial District, and is located within the Water Supply Protection and Airport Noise Overlay Districts.

**BACKGROUND:**

CORT is the leading provider of high quality office and residential furniture, accessories, and related services in the "rent-to-rent" (vs. rent to own) segment of the furniture industry. CORT provides quality products and services to corporate and individual customers to meet their immediate furniture needs.

CORT proposes to occupy space within the Sullyfield Business Park currently developed with warehouse style buildings constructed in approximately 1986. A variety of businesses are located within the business park that include warehouse, office, laboratory, and retail uses. The Applicant proposes to lease 11,943 square feet of floor area, 40% of which (4,778 sf) will be for warehouse purposes. The remaining 60% (7,165 sf) will consist of a rental furniture product showroom and retail clearance furniture sales.

Parking for the proposed use will be provided within the existing parking areas serving the overall project site. As shown on the Special Exception Plat, there is more than adequate parking to accommodate the requirements of the proposed use and the existing mix of uses within the project. In addition, the existing mix of uses complement one another in that the peak hours for the office, warehouse, and laboratory uses is during the business week, while the peak hours for the Applicant's retail use is during its Saturday hours.

As required by Section 9-524 of the Zoning Ordinance, the Additional Standards for Retail Sales Establishment are met. The proposed use is limited to 60% of gross floor area for retail sales, and the remaining 40% is limited to warehouse. The Applicant is not proposing any ground disturbance or exterior building renovations. Its proposed hours of operation are compatible with the surrounding uses and will not create negative impacts on parking availability, site design, pedestrian or vehicular circulation. In addition, all services, storage, and display of products associated with the proposed use will occur within the existing building.

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Furniture Rental/Retail Sales and Warehouse
- B. Hours of operation: Monday through Friday - 9:00 am to 7:00 pm  
Saturdays - 10:00 am to 7:00 pm
- C. Estimated number of patrons: Approximately 25 to 30 patrons on Saturday. There will be fewer customer visits during the week.
- D. Proposed number of employees: The Applicant anticipates up to 7 employees at its busiest shift.
- E. Estimate of traffic impact: Approximately 80 vehicle trips on Saturday which is the busiest day of the week. There will be significantly fewer vehicle trips during the week.
- F. Vicinity or general area to be served by the use: The use will serve the surrounding area within an approximate 60 mile radius.
- G. Architectural compatibility: No exterior building modifications are proposed.
- H. Hazardous and toxic substances: To the best of the Applicant's knowledge, there are no known or proposed hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355, hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations, or petroleum products as defined in Title 40, Code of Federal Regulations Part 280, to be generated, utilized, stored, treated, and/or disposed of on site.
- I. Statement of conformance: To the best of the Applicant's knowledge, and with approval of any requested waivers or modifications, the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions.

#### ITE TRIP GENERATION FIGURES:

The ITE Trip Generation figures for a furniture store (Land Use Code 890) are as follows:

AM Peak - .17 trips per 1,000 sf  
PM Peak - .46 trips per 1,000 sf  
Daily - 5.06 trips per 1,000 sf  
Saturday - 4.94 trips per 1,000 sf (Range Taken from Sample: .78 trips - 13.96 trips)

For Cort's square footages, ITE estimates it would have the following trips:

AM Peak - 1.22 trips (based upon 7,165 sf of furniture retail)  
PM Peak - 3.30 trips (based upon 7,165 sf of furniture retail)  
Daily - 36.25 trips (based upon 7,165 sf of furniture retail)  
Saturday - 35.40 (based upon 7,165 sf of furniture retail) (Range: 5.60 - 100.02 trips)

Cort's busiest day is on Saturday where it has an average of 25 to 30 customers. The estimation of trips is approximately 80 on a given Saturday. As you can see, this exceeds the average daily ITE number for a Saturday. However, it does fall between the range from the sample taken. In addition, during the week, Cort has significantly fewer customers resulting in significantly fewer trips than the ITE trip numbers show.

#### CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The subject Property is located within Land Unit E-3 of the Dulles Suburban Center. The Comprehensive Plan states that the Sullyfield Business Park "is planned and developed as a mix of office, retail, and industrial uses at .35 FAR." As such, the proposed retail use for the subject property is fully in accord with the text and intent of the adopted Plan for this area.

#### GENERAL COMPLIANCE:

The Applicant's proposed use of the Property is within the general parameters established by the Ordinance, including those established in Section 9-524 for retail sales establishments.

#### REQUESTED WAIVERS:

a) Trail Requirement - The Countrywide Trails Plan and the Public Facilities Manual require a Type I (asphalt) trail, 8 feet wide within a 12-foot trail easement, or 10 feet wide within the VDOT right-of-way along the eastern side of Sully Road (Route 28). The Applicant respectfully requests a waiver of this trail requirement for the following reasons:

1. The Applicant is the lessee of a small unit on parcel C-4. Parcel C-4 does not have any road frontage on Route 28, and the area of the special exception is confined to the individual unit on Parcel C-4 that the Applicant is proposing to lease. The parcel that fronts along Route 28 is Parcel C-5 which needed to be included in the application due to the location of the subdivision line in the middle of a drive aisle, which unfortunately divides Parcel C-4's parking. Further, the Applicant is not proposing any type of ground disturbance or exterior alterations to the property. Since the actual area of the special exception is on a parcel that does not front along Route 28, and no ground disturbance or exterior alterations are proposed, the Applicant respectfully requests a waiver of this trail requirement.
2. Based upon a review of the property frontage and Route 28 as a whole - specifically, the entire 8 mile stretch of roadway between Route 66 and the Dulles Access Road - there is not one property that provides a trail along Sully Road.

Upon further review, there are many properties that will be unable to provide a trail based upon topography and site conditions as described in the following paragraphs. Since there will be minimal opportunity in the future for connectivity, and the likelihood of a continuous trail along Route 28 is small, providing a trail along the subject property's frontage will be impractical, onerous, and inequitable to the Applicant based upon the scope of its application.

3. The topography and grade along the property frontage and Route 28 preclude the feasibility of a trail along the 8 mile portion of Route 28 between Route 66 and the Dulles Toll Road. The grade and topography vary along Route 28 making the possibility of a continuous trail unrealistic to achieve. There are areas that dip well below the roadway just beyond the VDOT right-of-way and its associated guard rail. In addition, there are portions of land along Route 28 the rise significantly above-grade. Further, there are several properties that have their stormwater management ponds or parking lots coming directly up to or in very close proximity to the guard rail along Route 28. Given these circumstances, a continuous trail along Route 28 will be difficult, if not impossible, to achieve.
4. Highway conditions along Route 28 also preclude the feasibility of a trail. There have been several intersections along Route 28 that have been improved to grade-separated interchanges. As such, crosswalk, safety, and connectivity issues are major concerns.
5. In terms of safety, a bicycle or pedestrian trail may not belong in this particular right-of-way. There does not appear to be a significant width between the edge of pavement and the right-of-way line for safely accommodating a trail. On County maps, there appears to be only approximately 15 feet between the pavement and the property line of the subject property. Furthermore, as one moves northward toward the Route 50 interchange, this area narrows even further, seemingly to the point where there is a total lack of space to safely accommodate a trail. Again, there is also a question of how such trail will traverse this and other interchange areas.

b) Bike Lane - The Countrywide Trails Plan also requires a 5-foot wide on-road bike lane within the right-of-way if frontage improvements along Route 28 are required. Based upon the scope of the Applicant's application, no Route 28 frontage improvements are required. As such, the Applicant respectfully requests a waiver of the bike lane requirement.

#### CONCLUSION:

With approval of the requested Special Exception, the proposed use will conform to the provisions of all applicable ordinances, regulations, standards, and conditions. Furthermore, the proposed use conforms to the spirit of the Zoning Ordinance and the recommendations of the Comprehensive Plan.

Therefore, for the reasons set forth herein, the Applicant respectfully requests the approval of the Special Exception application.

Respectfully submitted,

McGuireWoods LLP

By: \_\_\_\_\_  
Sheri L. Hoy, Land Use Planner  
Agent for Applicant

cc: Carson Lee Fifer Jr., Esquire

\4453998.3



# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 6, 2007

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PAN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** LAND USE ASSESSMENT for: SE 2007-SU-010  
Cort Furniture - Chantilly

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain land use policies for this property. The citations are followed by a discussion of concerns, including a description of potential impacts that may result from the proposed development as depicted on the special exception plat dated April 27, 2007. The extent, to which the proposed use, intensity and development plan are consistent with the land use guidance contained in the Comprehensive Plan, is noted. Possible solutions to remedy identified land use issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The subject area is zoned I-5, WS and AN, and is located within the Sullyfield Business Park. The applicants are seeking a special exception to permit a retail furniture store at this location. The application covers an area within an existing building of approximately twelve thousand square feet. Forty percent of the area is to be used for warehouse purposes with the remaining area dedicated to rental and retail sales of furniture. No building renovations or land disturbing activities are proposed with this application.

### LOCATION AND CHARACTER OF THE AREA

The subject property is located within the Sullyfield Business Park. The application property has access from Sullyfield Circle and Brookfield Corporate Drive. Sully Road (Route 28) bounds the property to the west. Surrounding properties to the west, north and east are all zoned I-5 with the property to the south of the subject property zoned C-6, which is the location of the Dulles Expo Center.

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

## COMPREHENSIVE PLAN CITATIONS:

### Land Use Citations:

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through May 15, 2006, Land Unit E-3, beginning on page 94:

- “1. Except for Parcels 44-1((9))A-F, and Parcels 34-4((1))41-45, the area north of Willard Road is primarily developed as the Sullyfield Business Park. Sullyfield is planned and developed as a mix of office, retail and industrial uses at .35 FAR.
  - A mixed use center including office, retail, exhibition center and hotel uses, is planned for the northeast quadrant of the intersection of Route 28 and Willard Road (Parcels 44-1((9)) A-F). Recognizing the synergy of the unique mix of uses approved for these parcels, an increase up to a maximum FAR of .50 could be appropriate for said parcels provided the property retains a commercial rather than industrial zoning designation, with community serving retail and/or exhibition facilities as a primary use. Traffic impacts associated with any increase of development intensity above .35 FAR will be evaluated and addressed in conjunction with the rezoning, proffer condition amendment and/or special exception application seeking such an increase.”

**COMPREHENSIVE PLAN MAP:** Mixed Use.

### LAND USE ANALYSIS

The Comprehensive Plan map shows that the subject property is planned for mixed use with the specific Plan text recommendations calling for office, retail, exhibition center and hotel uses. The applicants are proposing a retail use at this location. While the use is in harmony with the Plan recommendations, staff would note that landscaping at this location is limited to non-existent. As such, staff recommends that the applicant provide new plant materials to replace those which have apparently died since the original approval for the business park.

PGN:JRB



# County of Fairfax, Virginia

## MEMORANDUM

DATE: June 13, 2007

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division,  
Department of Comprehensive Planning

**FROM:** Angela Kadar Rodeheaver, Chief *AKR by CAA*  
Site Analysis Section  
Department of Transportation

**FILE:** 3- 5 (SE 2007-SU-010)

**SUBJECT:** Transportation Impact

**REFERENCE:** SE 2007-SU-010); Cort Furniture Chantilly  
Traffic Zone: 1706  
Land Identification Map: 34-3 ((05)) C4, 34-3 ((05)) C5

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the plan dated April 2007.

The application proposes to occupy the subject building and site to provide high quality office and residential furniture for rent or sale.

- The department has reviewed the subject application and does not object to its approval.

AKR/AK C: SE2007-SU-010CortFurn  
CC: Michelle Brickner, Director, Design Review, DPW & ES

Barbara A. Byron  
June 13, 2007  
Page two

**Cort Furniture Chantilly**- Traffic Analysis per Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through May 15, 2006, Land Unit E-3, beginning on page 94...

\*.35 FAR as Baseline. Assume equal mix of Office, Retail & Industrial for baseline.

|   | AM peak hour trips | PM peak hour trips | All day trips |
|---|--------------------|--------------------|---------------|
| Baseline* .....   | 24 .....           | 61 .....           | 640           |
| Proposed- Cort<br>[ 60 % furniture<br>Store &<br>40 % warehouse]..... | 4.....             | 6.....             | 48            |

Baseline trips are greater than proposed.....The traffic impact is negligible and lower than the baseline...FCDOT/ AK .....



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

DAVID S. EKERN, P.E.  
COMMISSIONER

June 28, 2007

Ms. Barbara A. Byron  
Director of Zoning Evaluation  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: Cort Furniture  
SE 2007-SU-010, Tax Map No.: 34-3((5)) C4, C5

Dear Ms. Byron:

We have reviewed the referenced special exception application as requested and offer the following comments:

1. Due to the relatively minor impacts of the transportation system, this office has no objection to the approval of this application.
2. All previously approved conditions should be carried forward with this application.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter K. Gerner".

Peter K. Gerner, P.E.  
Transportation Engineer

cc: Ms. Angela Rodeheaver



# County of Fairfax, Virginia

## MEMORANDUM

JUN 12 2007

**DATE:**

**TO:** Shelby McKnight, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Qayyum M. Khan, Chief Stormwater Engineer   
Environmental and Site Review Division West  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Application, SE 2007-SU-010, Cort Business Services Corporation, Plan Dated April 26, 2007, LDS Project #24894-ZONA-001, Tax Map #034-3-05-C4 & C5 (Property), Sully District, Cub Run Watershed

We have reviewed the subject plan and offer the following information related to Stormwater Management (SWM):

Chesapeake Bay Preservation Ordinance

There are no Resource Protection Areas on the property. It is located within the Water Supply Protection Overlay District

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There is no record of drainage complaints on file.

Site Outfall and SWM

This application is about leasing existing space within a business park and there is no proposal to any ground disturbance. Therefore, we have no comments regarding SWM.

If further assistance is desired, please contact me at 703-324-1720.

QK/tg

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES  
Zoning Application File

RECEIVED  
Department of Planning & Zoning

JUN 13 2007

Zoning Evaluation Division

Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

**FROM:** Sheng-Jieh Leu *SJL*  
Facilities Planning Branch, DPZ

**FILE:** 07.05 (ZTW)

**SUBJECT:** Trail Waiver

**REFERENCE:** SE 2007-SU-010  
Development Name: CORT Furniture Services  
Tax Map: 34-3-005-C4 & C5

**DATE:** August 17, 2007

This office has consulted Debra Leser, the Sully District Representative of the Trails and Sidewalks Committee to review the request to waive the construction of a major paved trail along the frontage of Sully Road. We recommend that the request be approved with the condition that the applicant provides contribution toward the Sully District Walkway Fund.

If you have any questions, please call me at extension 41272.

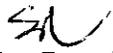
SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ  
Shelby McKnight, ZED, DPZ  
Deborah R. Leser, Sully District, Trails and Sidewalks Committee

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Sheng-Jieh Leu   
Facilities Planning Branch, DPZ

**FILE:** 07.04 (ZTRAILS)

**SUBJECT:** Trail Requirements\*

**REFERENCE:** SE 2007-SU-010  
Development Name: Cort Business Services  
Tax Map: 34-3-005-C4 & -005-C5

**DATE:** May 29, 2007

In accordance with the Countywide Trails Plan and the Public Facilities Manual, the trail type(s) specified below should be provided in the following location(s):

- Sully Road (east side) – Type I (asphalt) trail, 8 feet wide within a 12-foot trail easement, or 10 feet wide within the VDOT right-of-way.
- Sully Road – 5 feet wide on-road bike lane within the right-of-way if frontage improvement along Sully Road is required.

In addition to the above recommended trails\*\*, the following suggested features are intended to enhance inter-and/or intra-parcel non-motorized circulation and access:

The design engineer is responsible for ensuring that trail design and construction includes adequate provision for user safety. Inclusion of adequate safety measures shall be considered in the County's trail review and approval process.

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ  
Regina Coyle, Zoning Evaluation Division, DPZ

\* The Fairfax County Park Authority and other County agencies may have additional requirements or comments. These Trail Plan requirements in no way limit or exclude this plat from the requirements of the County Sidewalk Policy and the School Sidewalk Program, which should be fully implemented as it applies to this subdivision in locations not already accounted for by Trails Plan requirements.

\*\* These trails are eligible for County maintenance. Please contact the Maintenance and Stormwater Management Division of the Department of Public Works & Environmental Services (703-934-2860) for details.

## FAIRFAX COUNTY ZONING ORDINANCE

land-disturbing activity contrary to the temporary parking use shall be issued during the life of the special exception or the one year notice period, whichever is applicable.

**9-521 Additional Standards for Industrial/Flex Uses**

Industrial/flex uses may be permitted in the I-3 District only in accordance with the following:

1. Warehousing and wholesaling establishments shall not comprise more than thirty-five (35) percent of the gross floor area of the structure, and shall not include bulk storage of flammable materials for resale. All loading docks shall be screened from view of surrounding streets and properties through the use of landscape screening and/or decorative barriers.
2. All uses shall be conducted entirely within the enclosed structure.
3. The structure shall be designed to promote the intended character of the district through architectural design which is compatible with surrounding research and development and other clean industrial uses.
4. To preserve the character of the district and to promote the compatibility of the industrial/flex use with other permitted uses, a minimum of twenty-five (25) percent of the gross lot area shall be devoted to landscaped open space and/or transitional screening.

**9-522 Additional Standards for Pawnshops**

1. The Board may impose such conditions and restrictions as it may deem necessary to assure that the use will be compatible with and not adversely impact adjacent properties and will not hinder future development in accordance with the existing zoning and adopted comprehensive plan.
2. Such a use shall be subject to the regulations of Chapter 33 of The Code.

**9-523 Additional Standards for Mixed Waste Reclamation Facilities**

All such uses shall comply with the siting, design, construction and operating standards of the Virginia Department of Environmental Quality Solid Waste Management Facility Standards for Materials Recovery Facilities.

**9-524 Additional Standards for Retail Sales Establishments**

The Board may approve a special exception to allow a retail sales establishment in an I-4 or I-5 District, subject to the following:

1. Such special exception use shall be limited to one of the following:
  - A. An establishment wherein a maximum of sixty (60) percent of the gross floor area may be devoted to retail sales, display area and any accessory office, with the remaining gross floor area devoted to warehousing; or

## SPECIAL EXCEPTIONS

- B. An establishment in which retail sales are conducted only on Fridays commencing at 6:00 PM, Saturday, Sundays, and Federal holidays.
2. The Board shall determine that the retail use will be compatible with and not adversely impact the adjacent properties, and will not hinder or be contrary to the adopted comprehensive plan for commercial and industrial development in the area. To that end, the Board may impose such conditions and restrictions which it may deem necessary to ensure compatibility and to mitigate potential adverse impacts, which may include, but need not be limited to the following:
    - A. Hours of operation
    - B. Site development or design standards
    - C. Transitional screening and landscaping requirements
  3. The structure shall be designed to promote the character of the district through architectural design which is compatible with surrounding industrial uses.
  4. The Board shall determine that parking as required by Article 11 is provided on-site or may approve a cooperative parking arrangement in accordance with the provisions of Article 11.
  5. Such use shall be designed so that pedestrian and vehicular circulation are coordinated with that on-site and on adjacent properties and vehicular access to the site shall to the greatest extent possible be provided via the internal circulation system of the building complex.
  6. Such use shall be designed to provide safe and convenient access and to minimize any potential conflicts between industrial service and delivery vehicles, passenger vehicles and pedestrian traffic.
  7. Any public improvements required as the result of the introduction of retail uses to an area designed and developed for industrial uses shall be provided.
  8. All business, service, storage and display of goods shall be conducted within a completely enclosed building, and all refuse shall be contained in completely enclosed facilities.

9-525

### **Additional Standards for Truck Rental Establishments**

1. Such use shall be allowed only as an ancillary use to a principal use on a lot and shall be limited to the rental and minor servicing of trucks and trailers typically rented to individuals for the moving of personal belongings (i.e., rental moving vans and trailers).
2. The maximum number and type of trucks/trailers to be kept on a lot shall be determined by the Board upon consideration of the lot characteristics, and a determination that the lot is of sufficient area and width to support the use, that the site has safe and efficient access and on-site circulation, and that any such use will not adversely affect any nearby

### GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

|         |   |         |  |
|---------|---|---------|--|
| A&F     | Agricultural & Forestal District                      | PDH     | Planned Development Housing                    |
| ADU     | Affordable Dwelling Unit                              | PFM     | Public Facilities Manual                       |
| ARB     | Architectural Review Board                            | PRC     | Planned Residential Community                  |
| BMP     | Best Management Practices                             | RC      | Residential-Conservation                       |
| BOS     | Board of Supervisors                                  | RE      | Residential Estate                             |
| BZA     | Board of Zoning Appeals                               | RMA     | Resource Management Area                       |
| COG     | Council of Governments                                | RPA     | Resource Protection Area                       |
| CBC     | Community Business Center                             | RUP     | Residential Use Permit                         |
| CDP     | Conceptual Development Plan                           | RZ      | Rezoning                                       |
| CRD     | Commercial Revitalization District                    | SE      | Special Exception                              |
| DOT     | Department of Transportation                          | SEA     | Special Exception Amendment                    |
| DP      | Development Plan                                      | SP      | Special Permit                                 |
| DPWES   | Department of Public Works and Environmental Services | TDM     | Transportation Demand Management               |
| DPZ     | Department of Planning and Zoning                     | TMA     | Transportation Management Association          |
| DU/AC   | Dwelling Units Per Acre                               | TSA     | Transit Station Area                           |
| EQC     | Environmental Quality Corridor                        | TSM     | Transportation System Management               |
| FAR     | Floor Area Ratio                                      | UP & DD | Utilities Planning and Design Division, DPWES  |
| FDP     | Final Development Plan                                | VC      | Variance                                       |
| GDP     | Generalized Development Plan                          | VDOT    | Virginia Dept. of Transportation               |
| GFA     | Gross Floor Area                                      | VPD     | Vehicles Per Day                               |
| HC      | Highway Corridor Overlay District                     | VPH     | Vehicles per Hour                              |
| HCD     | Housing and Community Development                     | WMATA   | Washington Metropolitan Area Transit Authority |
| LOS     | Level of Service                                      | WS      | Water Supply Protection Overlay District       |
| Non-RUP | Non-Residential Use Permit                            | ZAD     | Zoning Administration Division, DPZ            |
| OSDS    | Office of Site Development Services, DPWES            | ZED     | Zoning Evaluation Division, DPZ                |
| PCA     | Proffered Condition Amendment                         | ZPRB    | Zoning Permit Review Branch                    |
| PD      | Planning Division                                     |         |  |
| PDC     | Planned Development Commercial                        |         |  |