



APPLICATION ACCEPTED: June 6, 2007
APPLICATION AMENDED: September 5, 2007
PLANNING COMMISSION: October 11, 2007
BOARD OF SUPERVISORS: October 15, 2007
@ 4:30 pm

County of Fairfax, Virginia

September 27, 2007

STAFF REPORT

APPLICATION SEA 01-M-006-2

CRD

MASON DISTRICT

APPLICANT: Public Storage

ZONING: C-8, HC, SC, CRD

PARCEL: 51-3 ((1)) 6A

ACREAGE: 1.95 acres

FAR: 1.17
0.7 (shown overall on original SE area; constructed FAR is 0.64 with SEA 01-M-006)

OPEN SPACE: 36.1% *(shown overall on original SE area; constructed open space is greater with SEA 01-M-006)*

PLAN MAP: Retail and Other Uses

SE CATEGORY: Category 5: Truck Rental Establishment;
Category 5: Mini Warehousing Establishment;
Category 6: Waivers and Modifications in a
Commercial Revitalization District (Increase in Floor
Area Ratio)

PROPOSAL: Amend SE 01-M-006, previously approved for mini-warehousing and waivers and modifications in the CRD (increase in FAR), to allow the addition of a truck rental establishment with a maximum of three trucks for the use of mini-warehouse patrons only

O:\tswag\Public Storage II SEA 01-M-006-2\SEA 01-M-006-2.doc

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/

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Integrity * Teamwork * Public Service

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 01-M-006-2, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, 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 or TTY 711 (Virginia Relay Center).



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

Special Exception Amendment

SEA 01-M-006-02

Applicant:

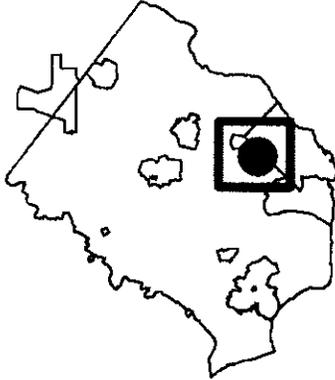
PUBLIC STORAGE

Accepted:

06/06/2007

Proposed:

AMEND SE 01-M-006 PREVIOUSLY APPROVED FOR MINI-WARHOUSING, WAIVERS AND MODIFICATION IN THE CRD TO PERMIT THE ADDITION OF A TRUCK RENTAL ESTABLISHMENT



Area:

1.95 AC OF LAND; DISTRICT - MASON

Zoning Dist Sect: 09-0622 04-0804

Art 9 Group and Use: 6-19 5-16 5-34

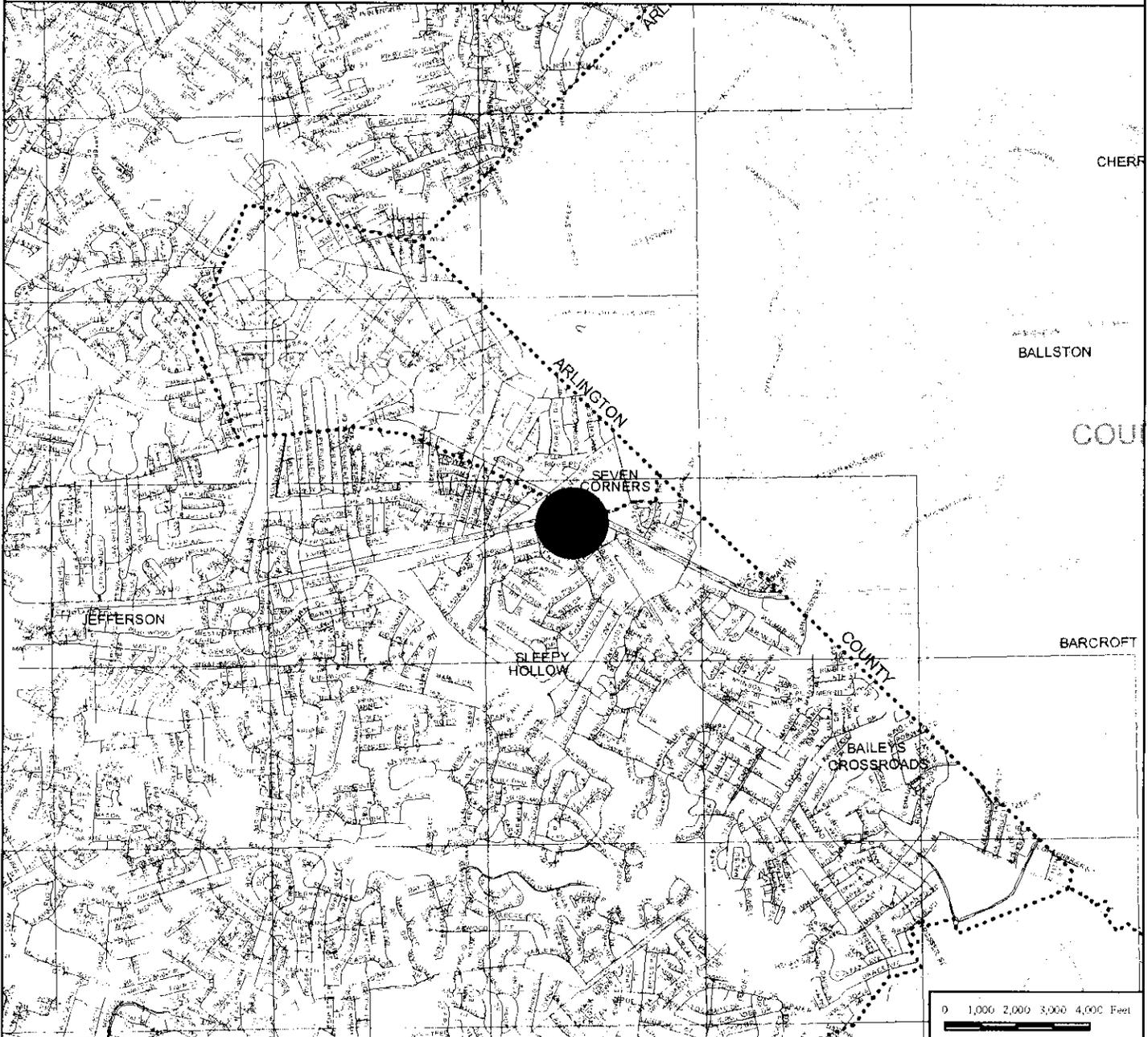
Located: 6319 ARLINGTON BOULEVARD

Zoning: C-8

Plan Area: 1,

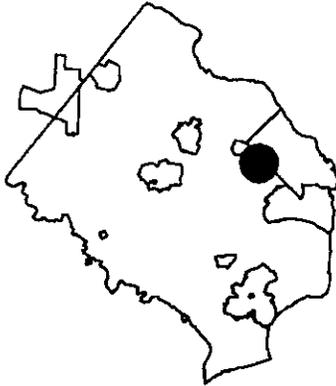
Overlay Dist: CRD SC HC

Map Ref Num: 051-3- /01/ /0006A



Special Exception Amendment

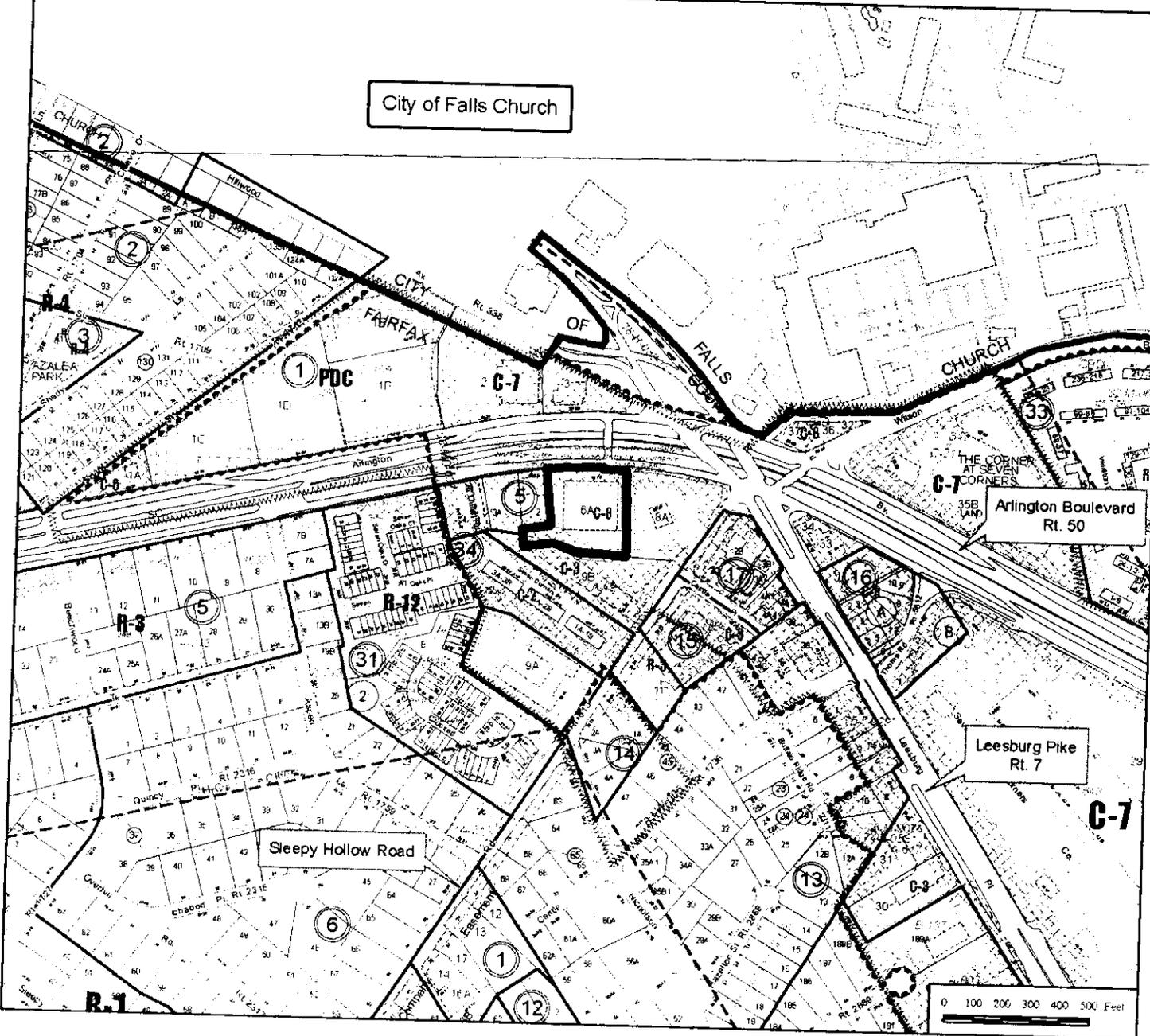
SEA 01-M-006-02

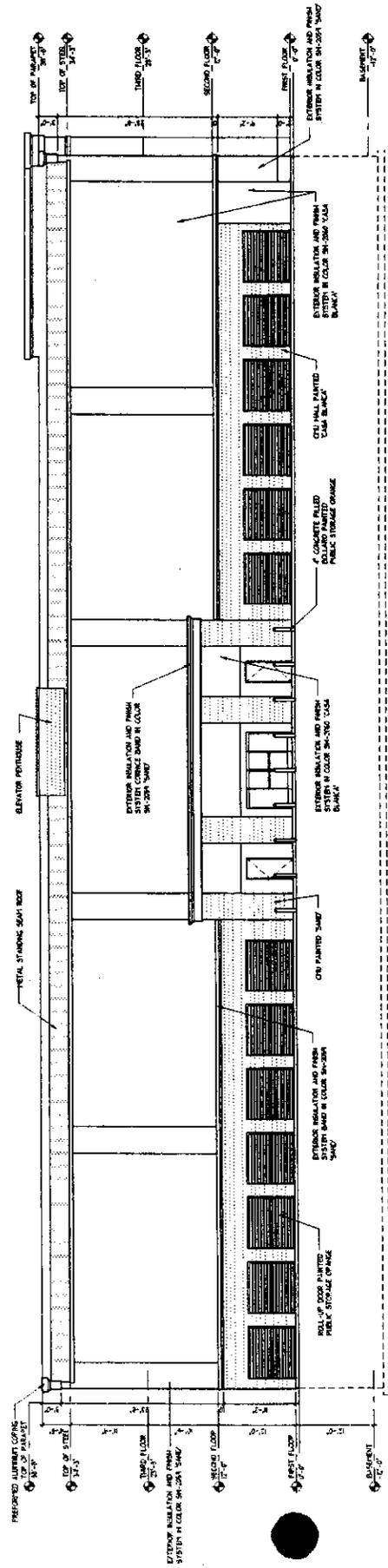


Applicant: PUBLIC STORAGE
Accepted: 06/06/2007
Proposed: AMEND SE 01-M-006 PREVIOUSLY APPROVED FOR MINI-WARHOUSING, WAIVERS AND MODIFICATION IN THE CRD TO PERMIT THE ADDITION OF A TRUCK RENTAL ESTABLISHMENT

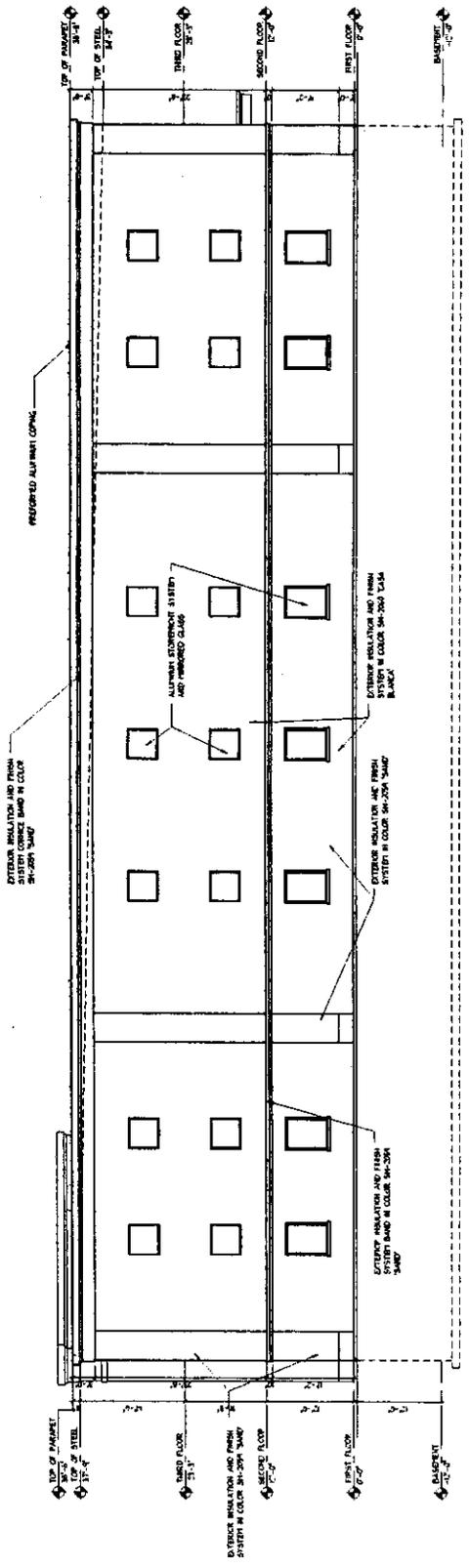
Area: 1.95 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 09-0622 04-0804
Art 9 Group and Use: 6-19 5-16 5-34
Located: 6319 ARLINGTON BOULEVARD
Zoning: C-8
Plan Area: 1,
Overlay Dist: CRD SC HC
Map Ref Num: 051-3- /01/ /0006A

City of Falls Church



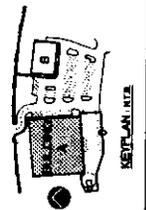
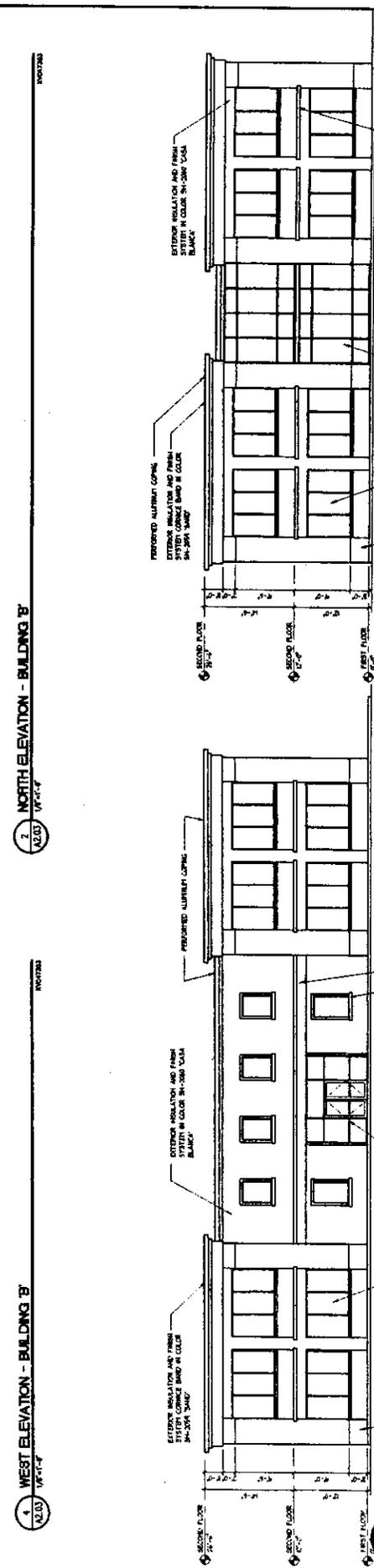
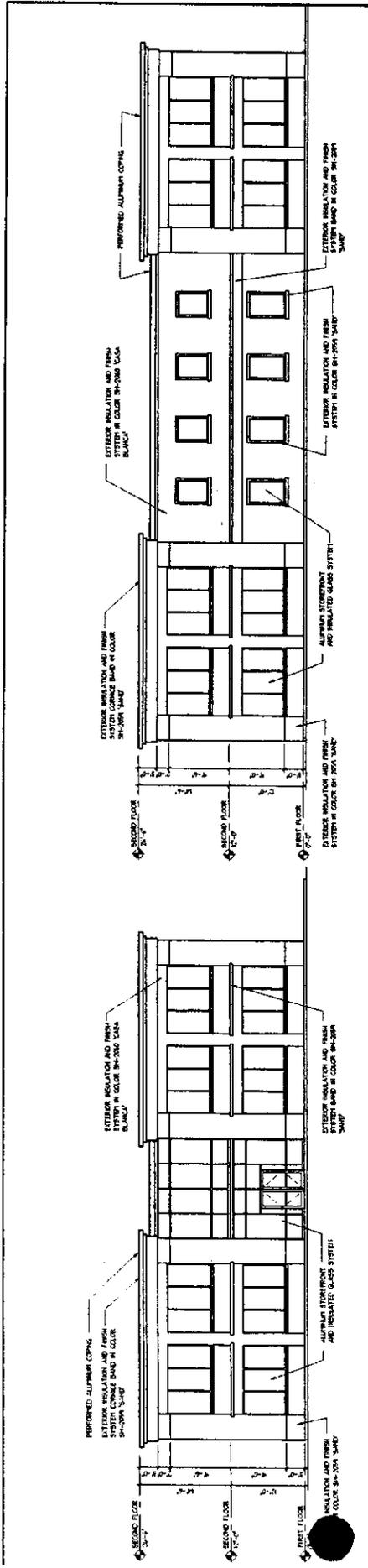


1 SOUTH ELEVATION - BUILDING 'A'
 1/8" = 1'-0"



2 WEST ELEVATION - BUILDING 'A'
 1/8" = 1'-0"

NOT TO SCALE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.



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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant is seeking to amend an existing special exception (previously approved for mini-warehousing and an increase in floor area ratio) to add a truck rental establishment. This would be limited to three rental trucks for the use of the mini-warehousing patrons only. No physical changes are proposed to the site; parking for the trucks will be provided by re-striping an area of existing pavement.

LOCATION AND CHARACTER

Site Description:

The subject property is located in the Seven Corners area, near the intersection of Sleepy Hollow Road and the service drive for Arlington Boulevard (east-bound). The property is developed with a four-story mini-warehousing facility.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Seven Corners interchange Retail	-- C-7	Retail and other uses
South	Office/Retail (7 Corners Pharmacy)	C-8, C-3, C-2	Retail and other uses Office
East	Drive through Bank	C-8	Retail and other uses
West	Amoco Gas Station	C-8	Retail and other uses

BACKGROUND

- On June 25, 2001, the Board of Supervisors approved **SE 01-M-006** to allow the construction of a mini-warehousing facility and an office building on a 3.83 acre site. The special exception (SE) included approval of waivers and modifications in a Commercial Revitalization Area, consisting of an increase in Floor Area Ratio (FAR) from 0.5 to 0.7. This approval superseded a variety of previously approved special permits and special exceptions on the application property, none of which have any bearing on the current application. See Appendix 4 for the approved SE conditions and plat for SE 01-M-006.

- The mini-warehousing facility on the western portion of the site (now Tax Map 51-3 ((1)) 6A) was constructed in 2003.
- On March 15, 2004, the Board approved **SEA 01-M-006** on the eastern half of the original site (Tax Map 53-1 ((1)) 8A). The application allowed the conversion of the two-story office building to a drive in bank. The conditions attached to SEA 01-M-006 do not apply to the current application area, and are on file with the DPZ.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area I
Planning District:	Jefferson
Planning Sector:	Seven Corners Community Business Center Land Unit D; Sub-Unit D-1
Plan Map:	Retail and Other Uses
Plan Text:	

The Fairfax County Comprehensive Plan, 2007 Edition, Area I Volume, Baileys Planning District, as amended through September 11, 2006, Seven Corners Community Business Center, Land Unit Recommendations, page 60, states:

"LAND UNIT D

Land Unit D is bounded by Arlington Boulevard to the north and Sleepy Hollow Road to the southeast. The land unit includes medical offices, a hospital, automobile service and repair establishments, and a hotel. The land unit is bordered to the west by a stable residential townhouse neighborhood. Within the overall planning concept described above, the following recommendations apply to specific sub-units of Land Unit D:

Sub-Unit D-1

This sub-unit is directly south of Arlington Boulevard, west of its intersection with Leesburg Pike. Because of its location adjacent to the Seven Corners intersection, this sub-unit is visually prominent as a gateway to Fairfax County and is planned for neighborhood-serving retail or office use up to .50 FAR. As an option, retail and office use up to .70 FAR may be considered provided that substantial and logical consolidation is achieved, including parcels 51-3 ((5)) 4-8, and peak-hour vehicular trip generation for the mix of use is determined to be no greater than that for office use at .50 FAR. Sharing of structured parking by adjacent uses should be encouraged. With any redevelopment, access points should be minimized and provided to both the frontage road (Route 50 ramp) and Sleepy Hollow Road."

ANALYSIS

Special Exception Amendment (SEA) Plat (copy at front of staff report)

Title of SEA Plat: Special Exception Plat Public Storage Facility
Prepared By: BL Companies
Date: January 2, 2001 as revised through April 12, 2001

NOTE: A waiver of SE Plat submission requirements was granted to allow the use of the previous plat, with the truck rental parking shown on an addendum to that sheet –the truck parking has been included as an exhibit in the conditions

Plat Description:

The SEA Plat consists of eight (8) sheets.

Sheet 1 is the title and includes the tabulations, notes, and illustrations of angle of bulk plane.

Sheet 2 (SE-1) illustrates the layout of the site, and shows the following features:

- Three story mini-warehouse facility located on the western portion of the site, consisting of 132,096 square feet gross floor area (including cellar space) with 1,005 individual storage units ranging in size from 5' x 5' to 10' x 30'. All storage units have interior access.
- Office space for the mini-warehousing facility in the northeast corner of the building.
- Loading access for the storage units is located to the rear of the building, away from Route 50, on the southern side of the building; this area will be fenced.
- Two story office building located on the eastern portion of the site.
NOTE: SEA 01-M-006 replaced the two-story office with a one-story drive-in bank
- A two-way access point to the Route 50 service drive opposite a bridge across Route 50 (allowing access to Route 50 West), with a slip ramp exit for right turns exiting the site
- A two-way access point to Sleepy Hollow Road
- Parking for 13 cars (including handicapped and van accessible spaces) along the eastern face of the building.
- Four loading spaces behind Building A along the southern property line, and a loading area directly adjacent to the south face of the building.
- A dumpster is provided in the southwest corner of the site.
- Streetscape improvements in accordance with the Seven Corners Streetscape plans along both Route 50 and Sleepy Hollow Road

- Corner feature at Route 50 and Sleepy Hollow and Route 50, including benches and area for landscaping and possible statuary.

Sheet 3 (AL-1) shows the existing conditions, including the existing structures, property lines, and areas encumbered by easements, covenants, and other such agreements.

Sheet 4 (LL-1) illustrates the landscaping plan for the site, including streetscape along both Route 50 and Sleepy Hollow Road. Also shown are grassy areas, landscaped parking lot islands, and a landscaped feature area at the intersection of the two roads.

Sheet 5(LL-2) is the Existing Vegetation Map.

Sheet 6 (A2.01) shows the north (Route 50) and east (Sleepy Hollow Road) elevations of Building A, the Public Storage building. The building is a three (3) story building designed to resemble an office building. Materials are Exterior Insulation and Finish System (EIFS) in the colors "sand" and "casa blanca." Trim is painted aluminum, and windows are clear and mirrored glass. The building is 40 feet 10 inches to the top of the parapet.

Sheet 7 (A2.02) shows the south (rear) and west elevations of the Public Storage building. The rear of the building has no windows and garage door and pedestrian door entrances on the ground level. All storage units will be reached via these rear doors. The west elevation has similar detailing to the north and east sides, including mirrored windows.

Sheet 8 (A2.03) shows all four elevations of Building B, the proposed office building.
NOTE: SEA 01-M-006 replaced Building B as shown with a one-story drive-in bank

Site modifications, as shown in Exhibit 1 of the proposed SE conditions:

The only change to the previously approved application plat is the addition of three parking spaces for rental trucks, along the southern property line, between the loading spaces and the dumpster. This area is already paved.

Land Use Analysis

The applicant is seeking to utilize a portion of an existing parking area on a mini-warehousing facility for truck rental. The proposed trucks would only be available to patrons of the mini-warehousing facility. There are no directly abutting residential uses to be impacted by the parking of three trucks on the site. No land use issues are raised by the application.

Transportation Analysis (Appendix 6)

Because use of the rental trucks will be limited to patrons of the facility, no additional truck trips are expected to the site because of the additional use. No transportation issues are raised.

Environmental Analysis

No physical changes are proposed to the site, which is in conformance with its approved site plan. The truck parking will be in an area that is already paved. No environmental issues are raised by the application.

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-8 CRD)		
Standard	Required	Provided
Lot Size	40,000 square feet	1.95 acres
Lot Width	200 feet	335 feet
Building Height	50 feet	41 feet
Front Yard	20 feet	43.6 feet
Rear Yard	20 feet	34 feet
FAR	0.50	1.17 (application area) 0.7 (original SE area)
Open Space	15%	36.1% (original SE area)
Parking Spaces	13 spaces	13 spaces (plus 3 rental truck parking spaces)
Loading Spaces	4 spaces	5 spaces
Transitional Screening & Barrier: none required		

Special Exception Requirements (Appendix 7)

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and be in harmony with the general purpose and intent of the applicable zoning district regulations. The proposal is in harmony with the Comprehensive Plan for use and intensity. No substantive changes are proposed to the site, which meets all of the bulk regulations for the C-8/CRD District. Therefore, staff believes this condition has been met.

General Standards 3 and 4 require that the proposed use will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan, and that pedestrian and vehicular traffic associated with the use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood. No changes to the site are proposed that would negatively impact development of neighboring properties or the existing traffic situation. Therefore, staff believes this condition has been met.

General Standards 5, 6, 7 and 8 require that landscaping, screening, open space, adequate utility, drainage, signage, parking and loading spaces be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in the Ordinance. As noted, no substantive changes are proposed to the development on the property, which is in conformance with an approved site plan and meets the applicable Zoning Ordinance regulations.

Category 5 Standards (Sect. 9-503)

The Category 5 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets these standards.

Additional Standards for Truck Rental Establishments (Sect. 9-525)

Standard 1 requires that the use be ancillary to a principal use, and be limited to the rental and minor servicing of trucks and trailers typically rented to individuals for the moving of personal belongings. The applicant proposes to establish the truck rental establishment on a parcel developed as a mini-warehousing facility, and has agreed to conditions that would limit the truck rentals to patrons of the mini-warehousing facility. Staff believes this is clearly an ancillary use to the mini-warehousing. This standard is addressed.

Standard 2 states that the maximum number and type of trucks be determined based on the characteristics of the lot and its access and circulation, and that the use not adversely affect any nearby existing or planned residential uses. Additionally, the standard states that the parking and storage area not exceed ten (10) percent of the total area of the site. The applicant proposes to store a maximum of three trucks on the site, in three parking spaces with a total area of 750 square feet (0.009% of the total lot area). There are no adjacent residential uses, and details such as hours of operation and lighting will continue to be governed as approved under the existing SE. Staff believes that the site can adequately support the proposed three trucks without negative impacts, and that this standard is addressed.

Standard 3 requires that outdoor storage areas, including aisles and driveways, be designated on the SEA plat, and constructed and maintained with an approved surface in accordance with Sect. 11-102, that trucks be stored only in the portion of the site designated on the SEA plat, and that rental trucks not be parked or stored within 15 feet of the front lot line. The site, including the truck storage area, is already constructed with asphalt paving in the specified area. Staff has proposed a condition requiring that the three permitted trucks be stored only in the designated spots, which are not within 15 feet of a front lot line. This standard is addressed.

Standard 4 requires that the outdoor storage areas shall not be used for the storage of trucks or trailers that are not in operating condition; staff has proposed such a condition and with this condition this standard is addressed.

Standard 5 requires that the site have safe and convenient access to a street, that street frontage be curbed, and that ingress and egress be provided in accordance with the Public Facilities Manual. As noted, the site is already developed in accordance with a site plan that meets PFM standards. Safe and convenient access is provided to both the Route 50 eastbound access road and to Sleepy Hollow Road. This standard is addressed.

Standard 6 requires that all lighting fixtures be in conformance with the performance standards set forth in Part 9 of Article 14; a pre-existing condition which will be carried forward with this amendment requires this, and this standard is therefore addressed.

Additional Standards for Mini-Warehousing Establishments (Sect. 9-514)

No changes are proposed to the previously approved mini-warehousing establishment. The Additional Standards require that storage units be primarily for dead storage, that all storage be within a completely enclosed building, and that there be no loading docks. The proposal continues to meet these standards. The Additional Standards further require that there be no incidental parking or storage of trucks and/or moving vans, except as approved with an SE for truck rental. The current application for truck rental would allow such truck parking (for three trucks) to be approved.

Waivers and Modifications in the Commercial Revitalization District (Sect. 9-622), consisting of an Increase in FAR (Sect. 9-618)

No changes are being made with this application that would increase the FAR. It was determined at the time of the previous application that the request met the standards for an increase in FAR, and the application continues to meet those standards.

Summary of Zoning Ordinance Requirements

In staff's opinion, the application addresses the applicable standards.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The applicant proposes to allow up to three rental trucks to be located at an existing mini-warehousing facility. No substantive changes are proposed to be made, though truck parking spaces will be striped in an area of existing pavement. The proposed rental trucks will be for the use of patrons of the mini-warehousing only, so no additional impacts are expected. Staff believes that the proposal is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SEA 01-M-006-2, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, 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. Approved SE Plat and conditions: SE 01-M-006
5. Comprehensive Plan Citation
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary of Terms

DEVELOPMENT CONDITIONS

SEA 01-M-006-2

September 27, 2007

If it is the intent of the Board of Supervisors to approve SEA 01-M-006-2 located at 6319 Arlington Boulevard, Tax Map 51-3 ((1)) 6A, previously approved for mini-warehousing and waivers and modifications in the CRD (increase in FAR), to permit the addition of a truck rental establishment, pursuant to Sections 4-804 and 9-622 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions. Conditions carried forward from the previous approval are marked with an asterisk (*); changes from previous conditions are shown in strike-through/underline.

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. *
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 "Public Storage Facility" prepared by BL Companies and dated January 2, 2001 as revised through April 12, 2001, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. *
4. Architecture and architectural materials shall be as shown on Sheets 6, 7, and 8 (A2.01, A2.02, and A2.03) of the SE Plat as referenced above. Materials shall be consistent in type and color on both proposed buildings. *
5. All lighting, including security, pedestrian and/or other incidental lighting, shall feature full cut-off fixtures and be directed downward to prevent off-site glare. *
6. The streetscape design and materials on Arlington Boulevard and Sleepy Hollow Road shall meet the standards and specifications of the streetscape as outlined in the Comprehensive Plan for the Seven Corners CBC, as determined by the Urban Forestry Division of DPWES. *
7. The applicant shall provide a bus shelter for Metro bus service in a location determined appropriate by the Fairfax County Department of Transportation (DOT) and the Virginia Department of Transportation (VDOT.). If DOT and VDOT determine that such a shelter on this site is inappropriate, the applicant

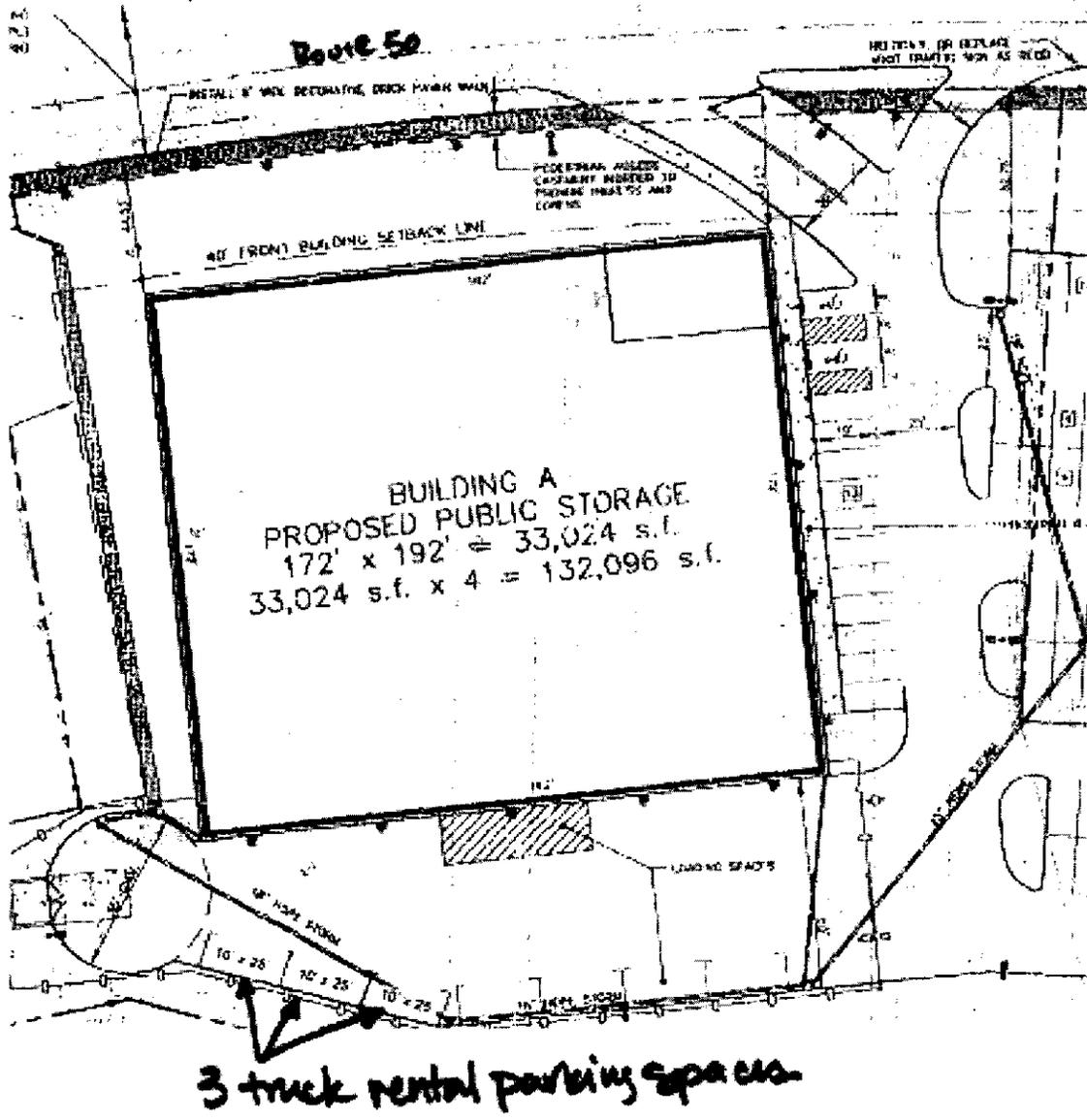
- shall escrow equivalent funds, as determined by DOT, for the purpose of pedestrian or transit improvements in the Seven Corners area. *
8. No more than three (3) rental trucks or trailers shall be stored on the site at any one time, and such trucks or trailers shall be parked only in the parking spaces designated as "truck rental parking spaces" as shown on the attached Exhibit 1.
 9. The rental trucks shall be available for rental only to patrons of the associated mini-warehousing establishment.
 10. There shall be no storage of trucks or trailers that are not in operating condition on the site.
 11. Prior to initial site plan approval, a Phase I Environmental investigation of the property shall be submitted to DPWES for review. DPWES may request other Fairfax County or State agencies to evaluate the report findings. The investigation shall be generally consistent with the procedures described by the American Society of testing and Materials (ASTM). If warranted by the results of the Phase I investigation, and if determined appropriate by DPWES and the State Water Control Board, a Phase II investigation program shall be pursued. Subject to the findings of a Phase II evaluation program, if soil contaminants are found in sufficient quantities and at such levels to require a longer term monitoring program, a remedial action program and corrective action plan shall be instituted to the satisfaction of the State Water Control Board prior to site plan approval. *
 12. Access easements shall be provided for the corner plaza for the installation and maintenance of statuary or other art by others, with the approval of the property owner. *
 13. Hours of operation for the mini-warehousing establishment and truck rental establishment shall be limited to 7 am to 9 pm daily. *
 14. Access to Sleepy Hollow Road shall be provided generally as shown on the SE Plat. The access point may be redesigned to accommodate a joint access with the property to the south (Tax Map Parcel 51-3 ((1)) 9B) without requiring a Special Exception Amendment, provided that this does not reduce the amount of streetscaping or required parking, or reduce the amount of open space by more than 5%. *
 15. Prior to the demolition of any structure on the property, evidence shall be provided that a professional exterminator has treated the structure for rats, and the site shall be inspected by the Fairfax County Health Department to ensure extermination of vermin. *

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established as evidenced by the issuance of a Non-residential Use Permit for the truck rental establishment. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Exhibit 1: Rental Truck Parking Plan



SPECIAL EXCEPTION AFFIDAVIT

DATE: 9/6/2007
 (enter date affidavit is notarized)

I, Judy Lee / Pacific Planning Group, Inc., 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

962896

in Application No.(s): SEA 01-M-006-2
 (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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Pacific Planning Group, Inc.	23412 Moulton Parkway, Suite 140 Laguna Hills, CA 92653	Applicant/Agent for Title Owner
Judy Lee (full name)	23412 Moulton Parkway, Suite 140 Laguna Hills, CA 92653	Agent for Applicant
Public Storage, Inc.	701 Western Avenue Glendale, CA 91201	Title Owner
Scott Mills	701 Western Avenue Glendale, CA 91201	Agent for Applicant/Title Owner

(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 AFFIDAVIT

DATE: 9/6/2007
(enter date affidavit is notarized)

962896

for Application No. (s): SEA 01-M-006-2
(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) Public Storage, Inc.
701 Western Aveune
Glendale, CA 91201

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)

B. Wayne Hughes
Tamara Hughes Gustavson

(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: 9/6/2007
(enter date affidavit is notarized)

962896

for Application No. (s): SEA 01-M-006-2
(enter County-assigned application number (s))

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

Pacific Planning Group, Inc.
23412 Moulton Parkway, Suite 140
Laguna Hills, CA 92653

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)

Karen J. Blankenzee

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: 9/6/2007
(enter date affidavit is notarized)

962896

for Application No. (s): SEA 01-M-006-2
(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)
NOT APPLICABLE. PUBLIC STORAGE, INC. IS INCORPORATED AND NOT A PARTNERSHIP.

(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)

(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 AFFIDAVIT

DATE: 9/6/2007
(enter date affidavit is notarized)

962896

for Application No. (s): SEA 01-M-006-2
(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: 9/6/2007
(enter date affidavit is notarized)

962895

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.)
NONE.

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:

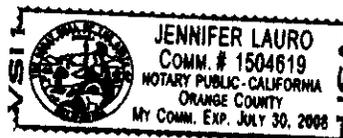
(check one) Applicant Applicant's Authorized Agent

Judy Lee C/O Pacific Planning Group, Inc. - Authorized Agents
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 6 day of AUGUST 20 07, in the State/Comm. of CALIFORNIA, County/City of ORANGE.

Jennifer Lauro
Notary Public

My commission expires: July 30, 2008



Pacific Planning Group, Inc.

Entitlements ■ Project Approvals ■ Real Estate Analysis

March 21, 2007

SENT VIA: FEDEX

Zoning Evaluation Division
Fairfax County
Department of Planning and Zoning
12055 Government Center Parkway
Fairfax, VA 22035
(703) 324-1290
ATTN: Lisa Feibelman

RECEIVED
Department of Planning & Zoning

MAR 22 2007

Zoning Evaluation Division

**RE: Written Statement
Attachment to Special Exception Application**

Dear Zoning Evaluation Division,

Pacific Planning Group, Inc. authorized agents for Public Storage, Inc. respectfully submits this written statement as an attachment to the Special Exception Application. A Special Exception is sought to add truck rental service to an existing Public Storage facility located at 6319 Arlington Boulevard, Seven Corners, Fairfax County, Virginia.

In August 2004 Lisa Feibelman, a planner, stated that truck rentals in the C-8 zone are considered a Special Exception. When our office followed up again in December 2006, Ms. Feibelman verified that a Special Exception application is required. Accordingly, we submit this letter as an attachment to the Special Exception application in order to assist your department in making the findings for the Special Exception.

Public Storage proposes to provide customers the ability to rent moving trucks in order to make the transfer of personal belongings more convenient. Mini-self-storage will continue to be the core business. By providing trucks on site, Public Storage will be better able to serve its customers in the movement and storage of their personal belongings. The addition of a few moving trucks will be complementary to the existing use. The existing 132,096 square foot Public Storage facility consists of one (1) four-story storage building (Building A).

Proposed addition of rental trucks to existing self-storage facility:

Currently thirteen (13) customer parking spaces are provided on this site for the sales office and storage facility. Typically customers park their moving trucks or other vehicle directly near the storage unit and load/unload there. Although customer parking spaces are provided for customers they are rarely used. Even at the peak period of operation (weekends) there are typically no more than two vehicles parked in the spaces provided.

It is expected that the trucks will be rented and off site most of the time. When not in use, trucks will be parked on site in proposed parking stalls (see site plan). Public Storage is requesting a total of three (3) trucks to be available for rent to be parked in proposed spaces as noted on the site plan.

Public Storage proposes to add a total of three (3) additional truck rental parking stalls at the west end of the property as follows:

- Three (3) 10' x 25' parking stalls are proposed at the west end of the site adjacent to the Public Storage facility (Building A) for the parking of 10', 15', or 25' trucks.

Justification for a Special Exception Permit:

Per Section 9-006 of the Fairfax Municipal Code, in order for the Board of Supervisors to approve the application, all special exception uses must satisfy the following general standards:

1. **The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.** The subject property is located in the Seven Corners Community Business Center within the Baileys Planning District. The concept for future development for the CBC area describes four objectives. Of the four objectives, our proposal would best adhere to objective 2 - to retain neighborhood-serving retail uses and to improve the economic vitality of these uses through commercial revitalization in the CBC. This is because our proposal presents one-stop shopping by providing retail, self-storage service and truck rentals at a single location; thus retaining the main storage retail use and also bringing additional tax revenue to the County. The strong demand for light truck rentals associated with personal storage in the region, combined with the fact that additional parking spaces can be accommodated on this site make this location especially well-suited for the accessory use of truck rentals.
2. **The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.** Per the Fairfax County Municipal Code Section 4-801, the purpose of the C-8 (Highway Commercial District) is to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which (a) are oriented to the automobile, or (b) are uses which may require large land areas and good access, and (c) do not depend upon adjoining uses for reason of comparison shopping or pedestrian trade. The regulations of this district are designed to accommodate such uses in a manner that will minimize interference with through traffic movement and insure a high standard in site layout, design and landscaping. Uses should be encouraged to group in preplanned concentrations, and where possible, a minimum distance of three (3) miles should be encouraged between such concentrations. Permitting Public Storage to provide trucks at this facility will be a complimentary accessory use automobile-oriented in nature and also a use which minimizes interference with through traffic movements. By allowing Public Storage to offer truck rentals to its customers, traffic movement will be reduced as customers currently must rent trucks at other locations and drive them to this

facility. The site will continue to be adequately served by highways and streets and by other public or private services facilities.

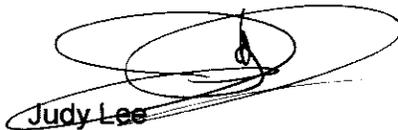
3. **The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.** The accessory use of truck rentals will be complimentary to the existing self storage use and will not adversely affect the use or development of neighboring properties. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof because there will be no changes in the design of the buildings and no construction will occur. Trucks at this location will not be an intensification of use, as customers currently must rent trucks at other locations and drive them to this facility. It will not impact surrounding uses due to the existing need for trucks to transport items to the existing storage facility. The existing site has been in operation for 7 years and will continue to be integrated into the surrounding area.
4. **The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.** Providing trucks onsite may reduce trip generation from other truck rental sites, while providing Public Storage customers greater ease and efficiency when moving. This action may reduce unnecessary trips to and from other truck rental facilities by allowing our customers the convenience and ability to rent trucks on site. Furthermore, the requested use at this location will not adversely produce any new effects to persons residing or working in the surrounding area, nor will the use be detrimental to the enjoyment or valuation of property of others located in the vicinity of the site because no unreasonable increase in the congestion of public streets will occur as we expect any additional vehicle trip impact to be minimal. The Institute of Transportation Engineers surveyed over 900 uses for trip generation. Mini-storage is lower than any other commercial use and is also one of the lowest of all 900 uses surveyed. By providing the service of truck rentals from this Public Storage facility, initial trip generation studies indicate that the total number of trips may actually decrease during peak periods. This is due to the elimination of the extra trip needed to obtain the rental truck from an independent truck rental agency.
5. **In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13 of the Zoning Ordinance.** The accessory use of truck rentals is not subject to the landscaping and screening provisions of Article 13 of the Zoning Ordinance because there will be no changes in the design of the buildings and no construction will occur.

6. **Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.** This provision is not applicable to our proposal because no new construction is proposed. The proposal is to add truck rental service to an existing, approved facility.
7. **Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11 of the Zoning Ordinance.** No new construction is being proposed so the existing necessary facilities are adequate. Parking and loading requirements are in accordance with the provisions of Article 11 of the Zoning Ordinance as no changes to the existing parking spaces are proposed. The proposal is to add three (3) parking spaces for a truck rental service.
8. **Signs shall be regulated by the provisions of Article 12 of the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.** No additional signs are being proposed.

Public Storage is only seeking to increase the convenience of local customers by providing truck rental service. For these reasons, we are requesting County review and approval of Special Exception to allow rental trucks as an accessory use to this existing self storage facility.

Our client thanks the Zoning Evaluation Division for their continued cooperation and efforts in helping Public Storage proceed with this accessory addition. Should you require any additional information, or have questions, please do not hesitate to contact me via phone at (949) 465-8290 or via email at judy@pacificplanninggroup.com. Thank you.

Sincerely,



Judy Lee



FAIRFAX COUNTY

APPENDIX 4

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

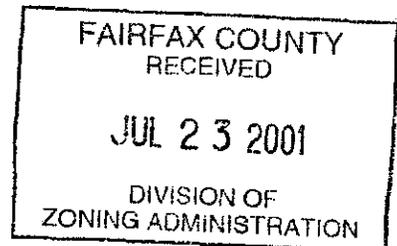
Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

July 6, 2001

Inda E. Stagg
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.
2200 Clarendon Boulevard – 13th Floor
Arlington, Virginia 22201-3359



RE: Special Exception Application
Number SE 01-M-006

Dear Ms. Stagg:

At a regular meeting of the Board of Supervisors held on June 25, 2001, the Board approved Special Exception Application Number SE 01-M-006 in the name of Public Storage, Inc., located at 6307 and 6319 Arlington Boulevard and 2930 Sleepy Hollow Road, Tax Map 51-3 ((5)) 1 and 51-3 ((1)) 4 - 8 for a mini-warehousing establishment and increase in Floor Area Ratio (FAR) within a Commercial Revitalization District pursuant to Sections 4-804 and 9-622 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
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 "Public Storage Facility" prepared by BL Companies and dated January 2, 2001 as revised through April 12, 2001, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. Architecture and architectural materials shall be as shown on Sheets 6, 7, and 8 (A2.01, A2.02, and A2.03) of the Special Exception Plat as referenced above. Materials shall be consistent in type and color on both proposed buildings.
5. All lighting, including security, pedestrian and/or other incidental lighting, shall feature full cut-off fixtures and be directed downward to prevent off-site glare.
6. The streetscape design and materials on Arlington Boulevard and Sleepy Hollow Road shall meet the standards and specifications of the streetscape as outlined in the Comprehensive Plan for the Seven Corners CBC, as determined by the Urban Forestry Division of DPWES.
7. The applicant shall provide a bus shelter for Metro bus service in a location determined appropriate by the Fairfax County Department of Transportation (DOT) and the Virginia Department of Transportation (VDOT.). If DOT and VDOT determine that such a shelter of this site is inappropriate, the applicant shall provide equivalent funds, as determined by DOT, for the purpose of pedestrian or transit improvements in the Seven Corners area.
8. No trucks and/or moving vans shall be parked or stored on the property for longer than 24 hours.
9. Prior to site plan approval, a Phase I Environmental investigation of the property shall be submitted to DPWES for review. DPWES may request other Fairfax County or State agencies to evaluate the report findings. The investigation shall be generally consistent with the procedures described by the American Society of testing and Materials (ASTM). If warranted by the results of the Phase I investigation, and if determined appropriate by DPWES and the State Water Control Board, a Phase II investigation program shall be pursued. Subject to the findings of a Phase II evaluation program, if soil contaminants are found in sufficient quantities and at such levels to require a longer term monitoring program, a remedial action program and corrective action plan shall be instituted to the satisfaction of the State Water Control Board prior to site plan approval.
10. Access easements shall be provided for the corner plaza for the installation and maintenance of statuary or other art by others, with the approval of the property owner.
11. Hours of operation for the mini-warehousing establishment shall be limited to 7 am to 9 pm.

SE 01-M-006
July 6, 2001

- 3 -

12. Access to Sleepy Hollow Road shall be provided generally as shown on the Special Exception Plat. The access point may be redesigned to accommodate a joint access with the property to the south (Tax Map Parcel 51-3 ((1)) 9B) without requiring a Special Exception Amendment, provided that this does not reduce the amount of streetscaping or required parking, or reduce the amount of open space by more than 5%.
13. Prior to the demolition of any structure on the property, evidence shall be provided that a professional exterminator has treated the structure for rats, and the site shall be inspected by the Fairfax County Health Department to ensure extermination of vermin.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, *at least one phase* of the use has been established or construction on *at least one phase* has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

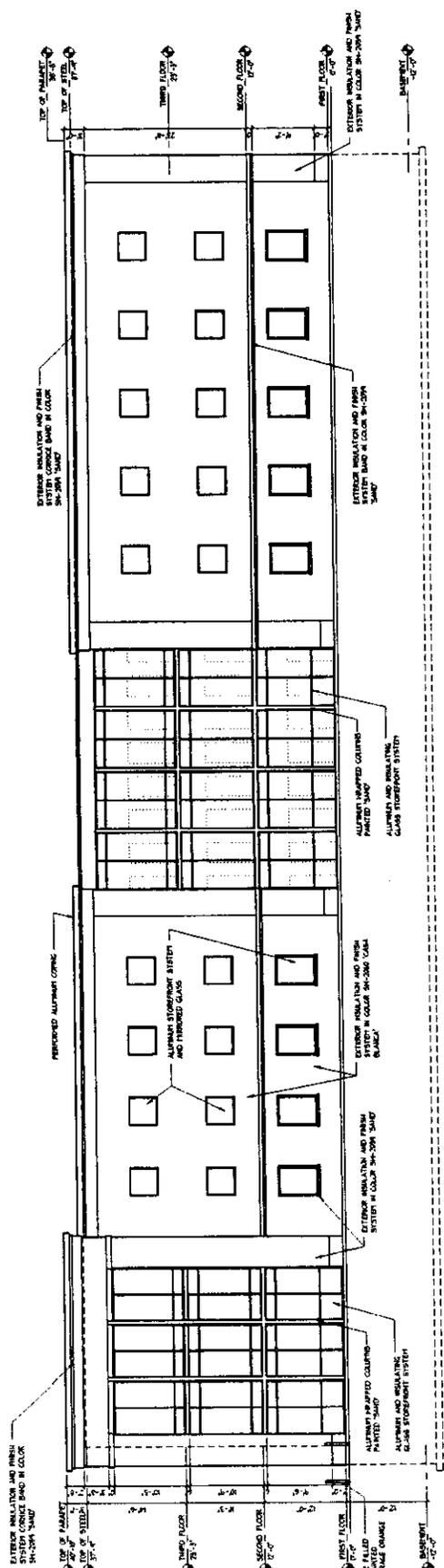
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SE 01-M-006

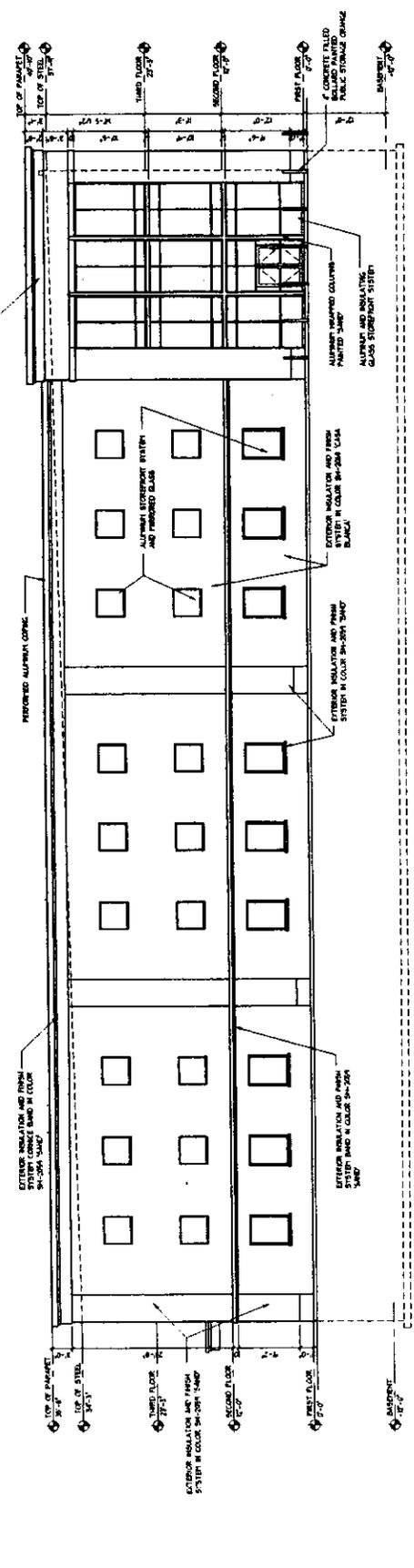
July 6, 2001

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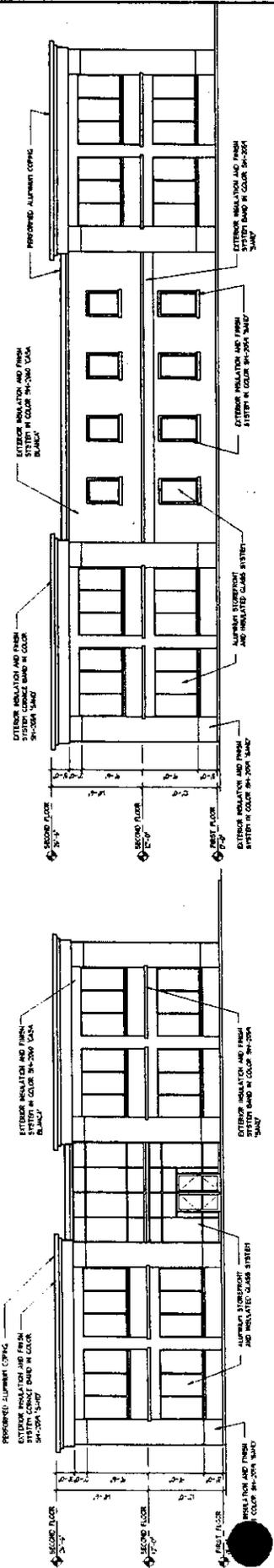
cc: Chairman Katherine K. Hanley
Supervisor - Mason District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
John Crouch, Assistant Chief, PPRB, DPZ
Audrey Clark, Director, BPRD, DPWES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Robert Moore, Trnsprt'n. Planning Div., Department of Transportation
Charles Strunk, Project Planning Section, Department of Transportation
Michelle A. Brickner, Director, Site Development Services, DPWES
DPWES – Bonds & Agreements
Department of Highways, VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner



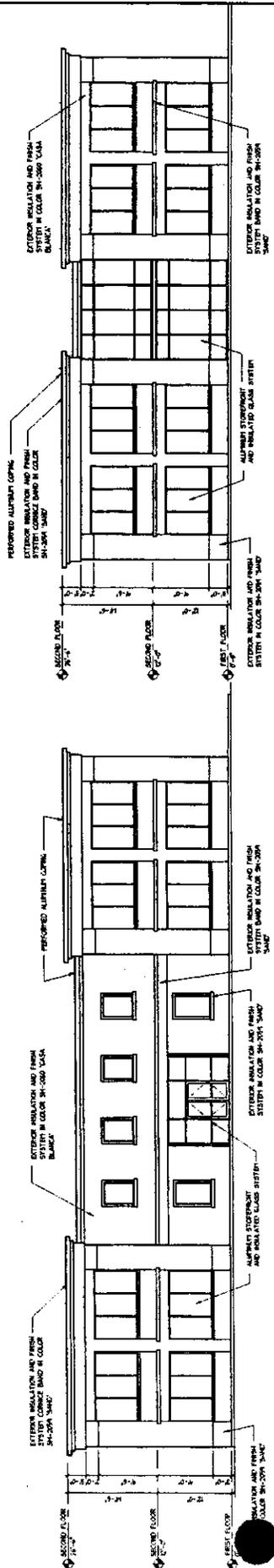
2 NORTH ELEVATION - BUILDING 'A'
 (A2.01) 1/4\"/>



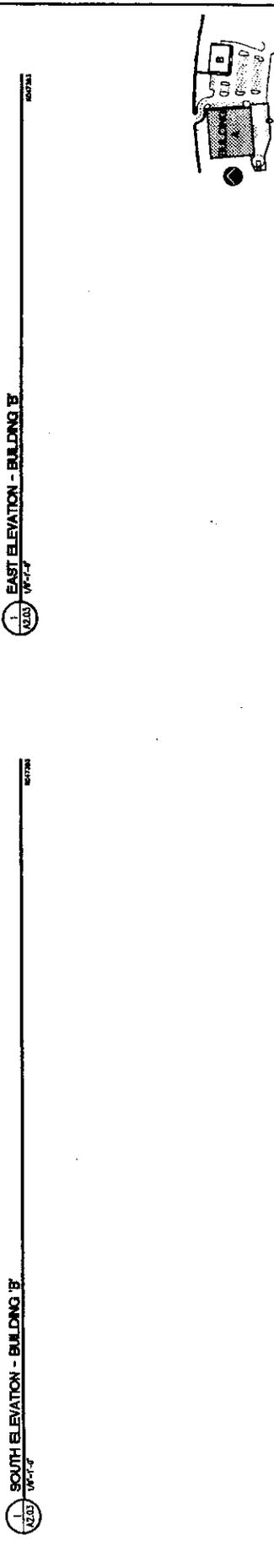
1 EAST ELEVATION - BUILDING 'A'
 (A2.01) 1/4\"/>



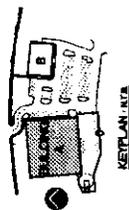
1 WEST ELEVATION - BUILDING B
 A2.03 1/8"=1'-0"



2 NORTH ELEVATION - BUILDING B
 A2.03 1/8"=1'-0"



3 EAST ELEVATION - BUILDING B
 A2.03 1/8"=1'-0"



As an option, office use up to .50 FAR may be considered for Parcels 51-3((13))37 to 39 and/or Parcels 51-3((17))2B to 4A4 provided that either grouping of parcels is consolidated. As a further option for these parcels, office use up to .70 FAR may be considered with consolidation of two or more acres.

The area southwest of Castle Place, Parcels 51-3((15))C and D and 51-3((13))40, and southeast of Castle Road, Parcels 51-3((13))1 to 4, are developed and planned for office use up to .50 FAR. Vehicular access and parking should be coordinated, and substantial buffering along the western boundary provided to protect the existing lower density residential neighborhood to the west.

The Seven Corners Fire and Rescue Station is located on Parcel 51-3((1))11. This area is planned for public facility use and serves as a transition between the commercial area to the north and east and the townhouse and single-family neighborhood to the south and east.

Sub-Unit C-2

Sub-Unit C-2 fronts on Leesburg Pike, north of its intersection with Patrick Henry Drive, and is directly across from the Seven Corners Shopping Center. It is developed with a variety of larger office and retail uses. The most dominant use is the free-standing department store located on Parcels 51-3((11))190A and 51-3((23))A on Leesburg Pike, west of Juniper Lane. This portion of the sub-unit is planned for retail use at its current intensity. Any revitalization activities in this sub-unit should include parking lot landscaping and streetscape improvements.

The northern portion of the sub-unit includes Parcels 51-3((1))30 and 31 and 51-3((13))5, 10, and 11. This area is planned for office use at the existing intensity with parking facilities situated to preclude visual impact and minimize noise impact on adjacent residences. The screening provided along Buffalo Ridge Road should be sufficient to maintain the residential character of this street. Parcels 51-3((23))B, C, and C1, to the south, are also planned and developed for office use at the existing intensity. These parcels serve as a transition from the CBC to the surrounding neighborhoods and are designated as gateway locations.

LAND UNIT D

Land Unit D is bounded by Arlington Boulevard to the north and Sleepy Hollow Road to southeast. The land unit includes medical offices, a hospital, automobile service and repair establishments, and a hotel. The land unit is bordered to the west by a stable residential townhouse neighborhood. Within the overall planning concept described above, the following recommendations apply to specific sub-units of Land Unit D:

Sub-Unit D-1

This sub-unit is directly south of Arlington Boulevard, west of its intersection with Leesburg Pike. Because of its location adjacent to the Seven Corners intersection, this sub-unit is visually prominent as a gateway to Fairfax County and is planned for neighborhood-serving retail or office use up to .50 FAR. As an option, retail and office use up to .70 FAR may be considered provided that substantial and logical consolidation is achieved, including Parcels 51-3((5))4-8, and peak-hour vehicular trip generation for the mix of use is determined to be no greater than that for office use at .50 FAR. Sharing of structured parking by adjacent uses should be encouraged. With any redevelopment, access points should be minimized and provided to both the frontage road (Route 50 ramp) and Sleepy Hollow Road.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 1, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

SUBJECT: Transportation Impact

FILE: 3-5 (SE 2007-MA-015)

REFERENCE: SE 2007-MA-015; Public Storage Inc.
Traffic Zone: 1437
Land Identification: 51-3 ((1)) 6A

The following comments reflect the position of the Department of Transportation, and are based on the applicant's Special Exception Plat revised to June 4, 2007 and the applicant's letter of justification dated March 21, 2007.

The applicant is seeking approval to add three rental trucks at this existing self-storage facility. There are no significant transportation issues associated with the request. As such, this department would not object to approval of the request.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services.

9-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-503 Standards For All Category 5 Uses

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

- 1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
- 2. All uses shall comply with the performance standards specified for the zoning district in which located.
- 3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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 existing or planned residential uses as a result of the hours of operation, noise generation, parking, glare or other operational factors. The area used for the parking and storage of rental trucks and trailers shall not exceed ten (10) percent of the total area of the site.
3. All outdoor storage areas, including aisles and driveways, shall be designated on the special exception plat, and constructed and maintained with an approved surface in accordance with Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual. Such trucks and trailers stored on site shall be stored only in a portion of the site so designated on the special exception plat for the storage of rental trucks and trailers. Rental trucks and trailers shall not be parked or stored within fifteen (15) feet of the front lot line.
4. The outdoor storage areas shall not be used for the storage of trucks or trailers that are not in operating condition.
5. All such uses shall be provided with safe and convenient access to a street. The street frontage shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.
6. All lighting fixtures used to illuminate such outdoor areas shall be designed to comply with the performance standards as to glare of the zoning district in which such facility is located. Such facilities shall not be lighted at any time other than during the same hours that the facility is open for business, except for necessary security lighting.

9-514 Additional Standards for Mini-Warehousing Establishments

- 1. Storage units shall be primarily for dead storage and all storage shall be within a completely enclosed building.
- 2. Loading docks shall not be permitted.
- 3. There shall be no incidental parking or storage of trucks and/or moving vans except for purposes of loading and unloading or unless approved as a part of a truck rental establishment.

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		