



APPLICATION FILED: June 13, 2007
PLANNING COMMISSION: November 15, 2007
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

November 1, 2007

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2007-MA-019

MASON DISTRICT

APPLICANT: Motiva Enterprises, LLC

ZONING: I-5, HC

PARCEL(S): 80-2 ((7)) Z1 and Z2

ACREAGE: 1.01 acres

FAR: 0.04

OPEN SPACE: 15.82%

PLAN MAP: Industrial

SE CATEGORY: Category 6: Service Station in a Highway Corridor Overlay District.

PROPOSAL: Replace a fuel pump canopy that was previously attached to the existing service station and improve existing landscaping.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2007-MA-019, subject to the proposed development conditions contained in Appendix 1.

Staff recommends denial of a modification of the trail requirements on Backlick Road and Industrial Road in favor of existing sidewalks at this time.

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Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

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

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

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

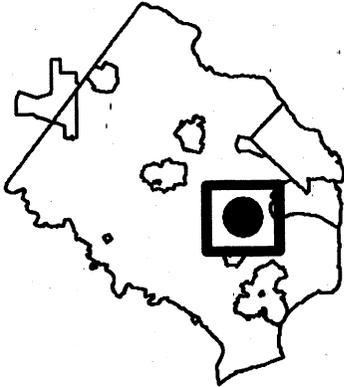
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



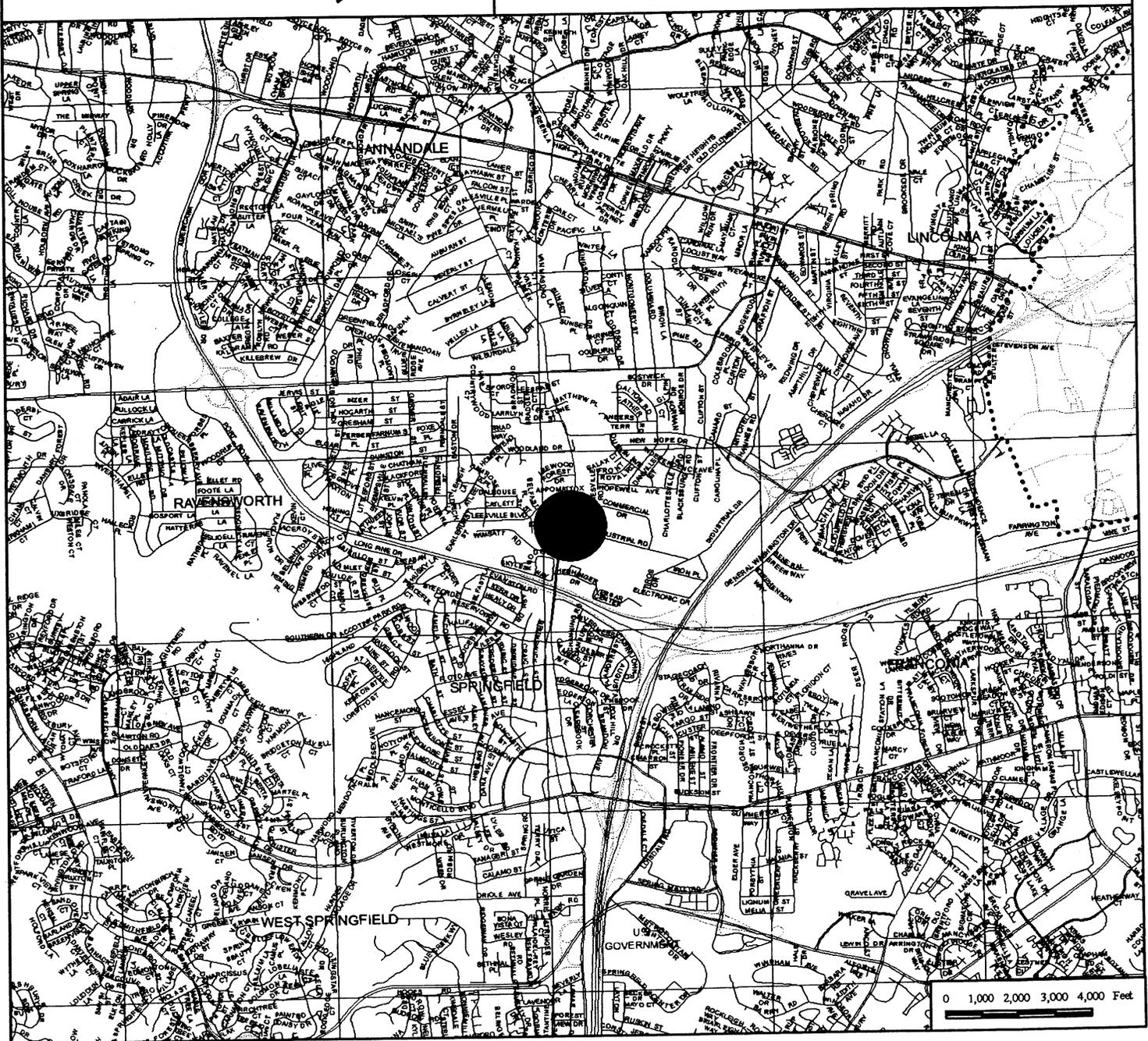
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2007-MA-019

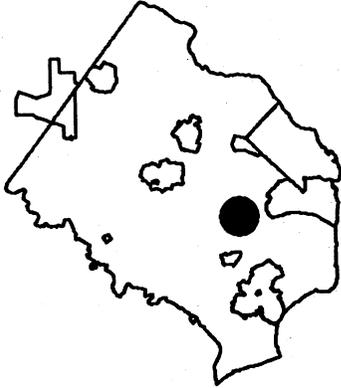


Applicant: MOTIVA ENTERPRISES, LLC
Accepted: 06/13/2007
Proposed: SERVICE STATION IN A HIGHWAY CORRIDOR
OVERLAY DISTRICT AND WAIVER OF THE MINIMUM
OPEN SPACE REQUIREMENT
Area: 1.01 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 9-612 05-0504 7-607
Art 9 Group and Use: 6-09 5-21
Located: 5533 BACKLICK ROAD
Zoning: I- 5
Plan Area: 1,
Overlay Dist: HC
Map Ref Num: 080-2- /07/ / Z1 /07/ / Z2



Special Exception

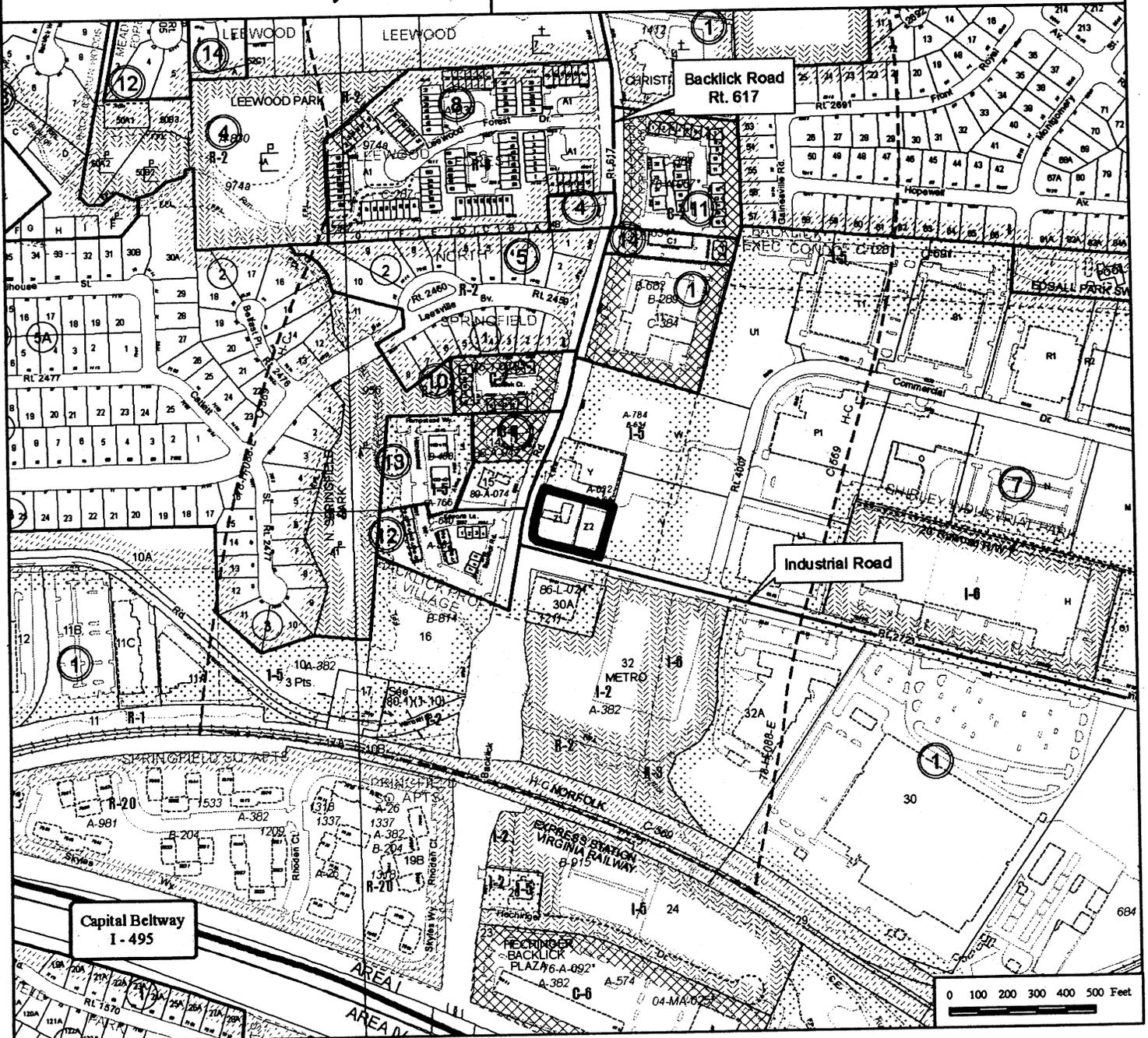
SE 2007-MA-019



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Accepted:
Proposed:

MOTIVA ENTERPRISES, LLC
06/13/2007
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OVERLAY DISTRICT AND WAIVER OF THE MINIMUM
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Overlay Dist: HC
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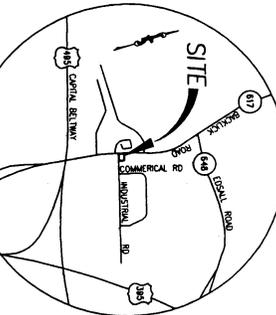


ABBREVIATIONS

| | | | |
|-------|-----------|---------|-----------|
| AC-11 | ACRE-FEET | LP | LOW POINT |
| ASH | ASPHALT | M | METER |
| B | BASIN | MAN | MANHOLE |
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| B99 | BASIN | MANHOLE | MANHOLE |
| B100 | BASIN | MANHOLE | MANHOLE |

Shell

SPRINGFIELD SHELL



ADDRESS
5533 BACKLICK ROAD
SPRINGFIELD, VA 22151
FAIRFAX COUNTY PUBLIC SCHOOLS
TAX MAP #0802 07 21 & 22

OWNER
MOMA ENTERPRISES, LLC
PROPERTY TAX DEPARTMENT
3800 PROCKET ROAD
HUNTSVILLE, VA 22031

APPLICANT
MOMA ENTERPRISES, LLC
3800 PROCKET ROAD
HUNTSVILLE, VA 22031

SITE TABULATIONS (L.S. ZONE)

| ANNUAL LOT SIZE | REQUIRED | PROPOSED |
|------------------|----------------|-------------------|
| 4,378 SF | 20,000 SF | 4,378 SF |
| 18,324 SF | 100 FT | 18,324 SF |
| 14,5 FT | 75 FT | 14,5 FT |
| 20,2 FT | 104 FT (MIN) | 20,2 FT |
| 128,5 FT | NONE | 20,2 FT |
| 1,800 SF | 1,800 SF | 1,800 SF |
| 0.04 | 0.04 (MAX) | 0.04 |
| 10,58 (4,593 SF) | 136 (6,547 SF) | 14,828 (6,836 SF) |

* CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE BUT NOT LESS THAN 40 FEET.

PARKING TABULATIONS:

REQUIRED:

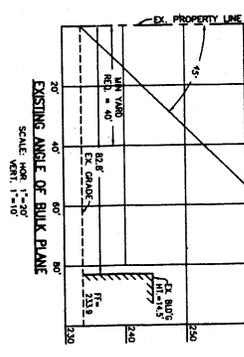
- ESTABLISHMENT USE SERVICE STATION
- 2 PARKING SPACES PER BAY (3 EMPLOYEE BAYS) = 6 SPACES
- 1 PARKING SPACE PER EMPLOYEE (6 EMPLOYEES) = 6 SPACES
- TOTAL PARKING SPACE REQUIRED = 12 SPACES

PROPOSED:

- TOTAL PARKING SPACE PROVIDED = 10 SPACES (INCLUDING 1 HC SPACE)

LOADING:

- REQUIREMENT: 1 SPACE PER THE FIRST 10,000 S.F. OF GSF OF OFFICE SPACE PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 S.F.
- TOTAL LOADING SPACE PROVIDED = 1 SPACE



SPECIAL EXCEPTION NARRATIVE

THIS SPECIAL EXCEPTION PLAT IS FOR THE REDEVELOPMENT OF THE PROPOSED EXISTING DAMAGED LOT. THE PROPOSED DEVELOPMENT IS A 3,000 SQ. FT. OFFICE BUILDING WITH A 1,800 SQ. FT. GARAGE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THE SPECIAL EXCEPTION REQUEST.

AMERICANS WITH DISABILITIES ACT (ADA)

THIS PLAN IS OUR DESIGN. WE ARE NOT RESPONSIBLE FOR ANY CALCULATIONS, RECORDS, MAPS, SURVEYS, PHOTOGRAPHS, OR OTHER INFORMATION NOT PROVIDED BY THE CLIENT. WE DO NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT. WE DO NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT.

- NOTES:**
- THE PROPERTY DEPICTED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 08-2 (177) LOTS 21 & 22.
 - THE PROPERTY IS CURRENTLY IN THE NAME OF MOMA ENTERPRISES, LLC AS RECORDED IN DEED BOOK 10796 AT PAGE 1802. MAMA AND RECORDS DEPARTMENT HAVE BEEN ADVISED OF THIS CHANGE AND WILL BE PROVIDED WITH A COPY OF THIS PLAN.
 - THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THE SPECIAL EXCEPTION REQUEST.
 - BOUNDARY MEASUREMENTS ARE FROM A 1984 SURVEY BY THE FIRM.
 - TOTAL SITE AREA IS 4,378 S.F.
 - THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THE SPECIAL EXCEPTION REQUEST.
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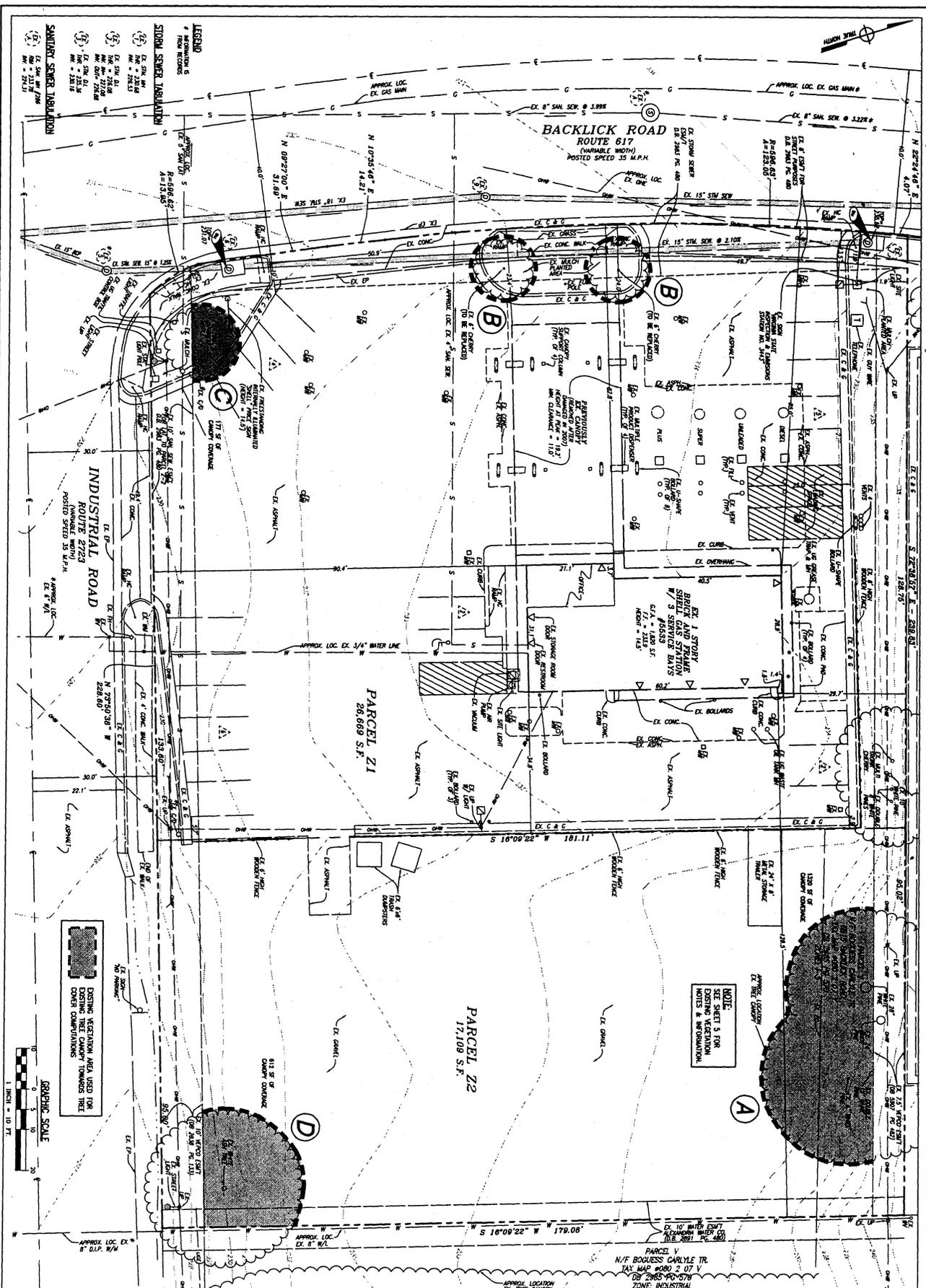
| NO. | DATE | REVISIONS PRIOR TO APPROVAL |
|-----|---------|-----------------------------|
| 1 | 1/28/07 | SE INITIAL SUBMISSION |
| 2 | 6/14/07 | COUNTY COMMENTS |
| 3 | 8/21/07 | COUNTY COMMENTS |
| 4 | 9/25/07 | STAFFING COMMENTS |
| 5 | 9/28/07 | STAFFING COMMENTS |

DATE: 07/03/2007
SCALE: AS SHOWN
SHEET: 1 OF 8

RECEIVED
Department of Planning & Zoning
OCT 09 '07
Zoning Evaluation Division

COVER SHEET
SPECIAL EXCEPTION PLAT
FOR
SPRINGFIELD SHELL
5533 BACKLICK ROAD
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

LAND DEVELOPMENT CONSULTANTS, INC.
CIVIL ENGINEERING · LAND PLANNING · SURVEYING
10805 MAIN STREET, SUITE 700, FAIRFAX, VA 22030
ph. 703-691-6600 fax. 703-273-7951
www.landdevelopment.ws mail@landdevelopment.ws

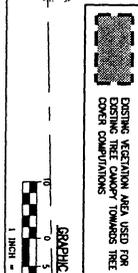


LEGEND

7' REAL RECORDS

STORM SEWER TABULATION

| | |
|------------------------|-----|
| EX. 6" DIA. ST. 10' | 10' |
| EX. 8" DIA. ST. 10' | 10' |
| EX. 12" DIA. ST. 10' | 10' |
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| EX. 18" DIA. ST. 10' | 10' |
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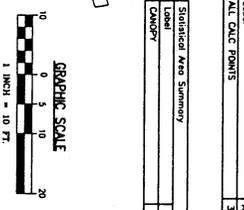
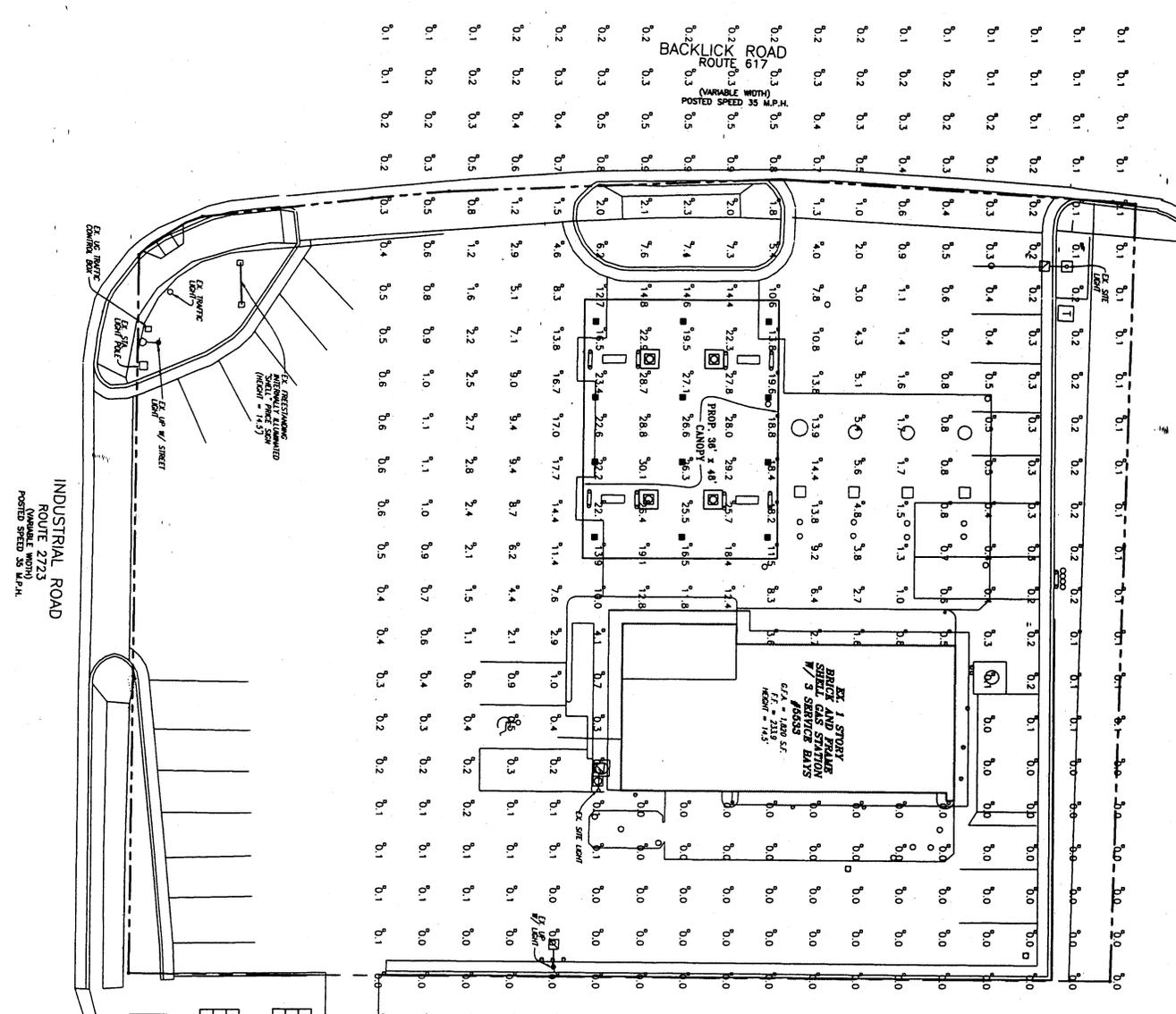


| | | |
|------|----------|-----------------------------|
| DATE | 11/18/07 | SE INITIAL SUBMISSION |
| DATE | 12/11/07 | REVISIONS PRIOR TO APPROVAL |
| DATE | 1/15/08 | REVISIONS |
| DATE | 2/11/08 | COUNTY COMMENTS |
| DATE | 3/11/08 | REVISIONS |
| DATE | 4/11/08 | STAFFING COMMENTS |

EXISTING CONDITIONS AND EXISTING VEGETATION MAP SPECIAL EXCEPTION PLAT FOR SPRINGFIELD SHELL
 5533 BACKLICK ROAD
 MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

LAND DEVELOPMENT CONSULTANTS, INC.
 CIVIL ENGINEERING - LAND PLANNING - SURVEYING

10805 MAIN STREET, SUITE 700, FAIRFAX, VA 22030
 ph. 703-591-5800 fax. 703-273-7951
 www.landdevelopment.com mail@landdevelopment.com



Based on the information provided, all dimensions and luminaire locations were verified in the field. The engineer and/or architect must determine the accuracy of the data used in this plan.

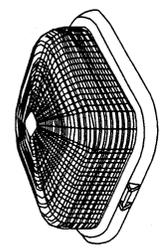
The lighting pattern represents illumination levels calculated from laboratory data in accordance with the Illuminating Engineering Society (IES) standard. The accuracy of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

| Luminaire Schedule | Symbol | Qty | Label | Arrangement | Lumens | ULF | Description | Total Watts |
|--------------------|--------|-----|-------|-------------|--------|-------|---------------------|-------------|
| | ■ | 12 | A | SINGLE | 16000 | 0.270 | SC-S-175-PSM-RG 210 | |

| Numeric Summary | | Avg | Max | Min | Avg/Min | Max/Min |
|-----------------|--|------|------|-----|---------|---------|
| ALL CALC POINTS | | 3.11 | 30.1 | 0.0 | N/A | N/A |

Mentioned Footcandle levels of grade

| Statistical Area Summary | | Avg | Max | Min | Avg/Min | Max/Min |
|--------------------------|--|-------|------|------|---------|---------|
| CONCRETE | | 22.33 | 30.1 | 11.5 | 1.94 | 2.62 |



SCOTTSDALE

**PHOTOMETRIC PLAN
SPECIAL EXCEPTION PLAT
FOR
SPRINGFIELD SHELL
5533 BACKLICK ROAD
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA**



RELEASE OF DOCUMENTS
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE IDEAS AND DESIGN INCORPORATED HEREIN ARE THE PROPERTY OF LAND DEVELOPMENT CONSULTANTS, INC. AND IS NOT TO BE COPIED OR USED IN WHOLE OR IN PART BY ANY PERSONS WITHOUT THE WRITTEN AUTHORIZATION OF LAND DEVELOPMENT CONSULTANTS, INC. ©LAND DEVELOPMENT CONSULTANTS, INC.

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ph. 703-691-6800 fax. 703-273-7951
www.landdevelopment.com mail@landdevelopment.com

| DATE | REVISIONS PRIOR TO APPROVAL | STAFFING COMMENTS |
|-----------|-----------------------------|-----------------------|
| 5/9/28/07 | | |
| 4/9/25/07 | | REVISIONS |
| 3/21/07 | | COUNTY COMMENTS |
| 2/6/04/07 | | COUNTY COMMENTS |
| 1/4/18/07 | | SE INITIAL SUBMISSION |

DATE REVISIONS PRIOR TO APPROVAL

UNCLIP FROM NO. 5-2001-4415
SCALE: 1" = 10'
DATE: 01/22/2007
SHEET: 5 OF 6

**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, Motiva Enterprises, LLC., seeks approval of a Category 6 Special Exception to modify an existing service station in a Highway Corridor Overlay District. The applicant proposes to replace a fuel pump canopy that was previously attached to the existing service station at 5533 Backlick Road and to improve existing landscaping.
- Hours:** 24 hours
- Employees:** Four (4) employees will be on-site at any one time
- Waivers/Modifications:** Waiver of the Open Space Requirements
Modification of the trail requirements on Backlick Road and Industrial Road in favor of existing sidewalks.

Copies of the proposed development conditions, applicant's affidavit, and applicant's statement of justification are contained in Appendices 1 through 3 of this report.

LOCATION AND CHARACTER

Site Description:

The subject property consists of two parcels located in the Beltway South Industrial Area, in the northeast quadrant of the intersection of Backlick Road and Industrial Road. The western parcel is developed with a service station with four fuel pumps and three service bays (circa 1968). The eastern parcel of the site is graveled surface used for parking. Three access points are provided; two from Backlick Road and one from Industrial Road. Sidewalks exist on both street frontages.

The applicant proposes to replace a damaged fuel pump canopy that was attached to the existing service station with a new canopy.

Surrounding Area Description:

| SURROUNDING AREA DESCRIPTION | | | |
|-------------------------------------|--|---------------|------------------|
| Direction | Use | Zoning | Plan |
| North | Retail (Plumbing Store) | I-5 | Industrial |
| South | Auto Repair | I-5 | Industrial |
| East | Vacant Land | I-5 | Industrial |
| West | Service Station Townhouse-style Offices | I-5 I-5 | Retail Office |

BACKGROUND

On October 22, 2001, the Board of Supervisors approved SE 01-M-018 to permit redevelopment of the existing service station site with a Service Station/Quick Service Food Store and a freestanding car wash. This special exception application was never established and expired on April 22, 2004. The approved development conditions are included in Appendix 4.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area I

Planning District: Annandale

Planning Sector: Beltway South Industrial Area, Land Unit C

Plan Map: Industrial Uses

Plan Text:

Fairfax County Comprehensive Plan, 2007 Edition, Area I, Annandale Planning District, Amended through 10-23-2006, Beltway South Industrial Area, Land Unit C page 49 states:

“Land Unit C generally is referred to as the Shirley Industrial Park and it is planned for industrial, office and public facilities uses as shown on the Plan map. The primary uses within this land unit are warehouses, distribution and processing plants. Future development and/or redevelopment of the industrially planned tracts should maintain this overall industrial orientation. Industrial uses are planned for development intensities up to .50 FAR. The existing buffer zone dedicated for public park along the northern boundary of this land unit (providing

buffering for the Edsall Park residential community) should be maintained. This linear open space buffer should be completed and should be considered for a network of pedestrian and bike trails to provide recreation and permit inter-community movement.”

ANALYSIS

Special Exception (SE) Plat (copy at front of staff report)

Title of SE Plat: Special Exception Plat - Springfield Shell

Prepared By: Land Development Consultants, Inc.

Original and Revision Dates: January 3, 2007 as revised through
September 28, 2007

The SE Plat consists of six sheets.

Sheet 1 is the cover sheet that includes a vicinity map, abbreviations table, a legend, general notes, site tabulations, parking tabulations, an index, the existing angle of bulk plane and other contact information.

Sheet 2 shows the existing conditions on the site, which consists of two separate tax map parcels. An existing 1-story service station is located on Tax Map Parcel 80-2 ((7)) Z1 and graveled surface used for parking is located on Tax Map Parcel 80-2 ((7)) Z2. Three (3) service bays are located in the rear of the existing building and four fuel pumps are located in the front. A canopy measuring approximately 19 feet in height, 53 feet in length and 26 feet in width is shown to extend west from the existing building (a note on the sheet indicates that the original canopy was damaged and removed). The applicant is now proposing to replace the canopy and to improve the existing landscaping on the site. No changes are proposed to the existing building, access points or existing parking on the site. The Zoning Ordinance requires 12 parking spaces and 19 parking spaces are provided on the site. Improvements to the existing landscaping are proposed and shown on **Sheets 4** and **5**.

Sheet 3 shows the proposed conditions on the site. The applicant proposes to replace the previous canopy with a new canopy measuring 17.5 feet in height, 48 feet in length and 36 feet in width, which is slightly smaller in height and length, but larger in width than the previous canopy. The new canopy will also be detached from the existing building and primarily located within the footprint of the previous canopy.

Sheet 4 shows the proposed landscaping plan. Existing landscaping is shown in four separate areas on the plan; two small areas on the western portion of Tax Map Parcel 80-2 ((7)) Z1 and two larger areas on Tax Map Parcel 80-2 ((7)) Z2. The applicant is proposing to supplement this vegetation with additional landscaping along the perimeter of the site. Several medium sized deciduous trees (2 inch caliper) are proposed on the site; 10 trees are proposed along the eastern boundary of the site; 1 tree is proposed on the northern boundary and 2 trees are proposed on the western boundary to replace the existing cherry trees in poor condition. Smaller trees and shrubs are proposed along the northern and southern boundary lines.

Sheet 5 shows a proposed canopy detail, the tree cover calculations, the existing tree cover type, and the proposed landscaping and open space calculations. The proposed canopy will be 14.5 feet from the ground and constructed as a 3 foot tall roof structure above the fuel pumps with a yellow border, a backlit "Shell" sign and a red illuminated band. The proposed tree coverage and open space calculations are also provided on the sheet and meet the Zoning Ordinance requirements.

Sheet 6 shows the photometric plan for the site. Twelve (12) Scottsdale luminaires are proposed in the new canopy. Note 15 on Sheet 1 indicates that all lighting will meet the minimum Zoning Ordinance requirements.

Land Use Analysis

The site is located in Land Unit C of the Beltway South Industrial Area of the Comprehensive Plan and is planned for industrial uses. The Countywide Trails Plan Map depicts a major paved trail of a minimum of eight feet in width on both Backlick Road and Industrial Road. A five foot wide on-road bike lane is required on Backlick Road if frontage improvements occur. The applicant does not propose any trail improvements or frontage improvements at this time and requests a modification of the trail requirements on Backlick Road and Industrial Road in favor of existing sidewalks. The applicant seeks approval of the special exception to replace a canopy that was damaged and removed, and to improve existing landscaping on the site. Since this application does not intensify the existing use on the property, staff recommends approval of the proposal but recommends denial of the modification request at this time. If the applicant seeks additional improvements in the future that lead to intensification of the site, staff believes that the trail requirement should be addressed at that time. For this application, staff believes that the modification of the trail requirement should be addressed at the time of site plan review.

Transportation Analysis (Appendix 6)

The Department of Transportation reviewed this application and commented that it would be desirable to increase the width of the site access points on Backlick Road and Industrial Road to 30 feet and to provide a bus shelter easement area on the site along Industrial Road. However, the applicant has chosen not to address these comments and proposes only to replace the canopy and to improve the existing landscaping on the site. Staff believes that additional improvements are not necessary at this time. The current layout of the site is functional and the proposed canopy and landscaping improvements do not intensify the site.

Environmental Analysis (Appendix 7)

The applicant is proposing to increase the amount of existing open space and tree cover on the site to meet Zoning Ordinance requirements. The Zoning Ordinance requires 15 percent of open space and 10 percent of tree coverage on the site. Approximately 15.82 percent open space is proposed in the form of several landscaped strips or islands along the site's perimeter. A row of medium-sized deciduous trees are proposed to be planted within a new 10 foot wide landscaping strip along the eastern boundary of the property. Compact deciduous trees are proposed to be planted in an existing landscaping strip along the northern portion of the site. In addition, two existing cherry trees, which are in poor health and located in a landscaping strip between the two access points on Backlick Road, will be replaced with medium-sized deciduous trees.

The Environmental Planning Branch reviewed the application and indicated that the additional 10 foot wide open space area along the property's boundary with Industrial Road should be landscaped with shrubs and similar plantings at a minimum. The applicant has provided fourteen (14) shrubs in two rows along the Industrial Road frontage.

In addition, Urban Forest Management (UFM) reviewed the application and indicated that the SE Plat should show a better delineation of which vegetation areas will be used to meet the tree cover requirement. It is noted that no credit will be granted for trees located under existing overhead VEPCO utility lines. A formal memorandum is located in Appendix 8. Staff believes that these issues have been adequately addressed in the latest SE Plat. The applicant has provided 10.1 percent of tree coverage and shaded/labeled the existing vegetation areas on the SE Plat. Existing vegetation areas located under the utility lines are not shaded and not included in the tree coverage calculation. Therefore, staff believes that these issues are adequately addressed.

ZONING ORDINANCE PROVISIONS (Appendix 9)

| Bulk Standards I-5 | | |
|---|-----------------------------------|--|
| Standard | Required | Provided |
| Lot Size | 20,000 square feet | 43,778 square feet |
| Lot Width | 100 ft. | 183.4 ft |
| Max. Building Height | 75 ft. | 14.5 ft |
| Front Yard | 45° ABP, but not less than 40 ft. | 82.8 ft (Backlick Road) 90.4 ft (Industrial Road) |
| FAR | 0.50 | 0.04 |
| Open Space | 15% landscaped open space | 15.82% |
| Parking Spaces | 12 spaces | 19 spaces |
| Transitional Screening and Barrier Requirements: none required | | |

Waivers and Modifications:Waiver of the Open Space Requirements

The applicant originally requested a waiver of the open space requirements in an I-5 District. As shown in the Bulk Standards Chart, the Zoning Ordinance requires 15 percent of open space on the site. Since the applicant has actually provided 15.82 percent open space, staff believes that a waiver is unnecessary.

Modification of the trail requirements on Backlick Road and Industrial Road in favor of existing sidewalks.

The applicant originally requested a modification of the trail requirements on Backlick Road and Industrial Road in favor of existing sidewalks. As previously discussed, the application does not intensify the existing use on the property. Staff recommends approval of the proposal but recommends denial of the modification request at this time. Staff believes that the modification of the trail requirement should be addressed at the time of site plan review.

Other Zoning Ordinance Requirements

The proposal is subject to the three sections in the Zoning Ordinance, which include: 1) Sect. 9-006 (General Special Exception Standards), 2) Sect. 9-611 (Provisions for Approving Service Stations in a Highway Corridor Overlay District), and 3) Sect 9-505 (Additional Standards for Service Stations) of the Zoning Ordinance. The service station is a Category 6 Special Exception

because the property lies within a Highway Corridor Overlay District. A brief discussion of the Zoning Ordinance requirements is as follows.

Sect. 9-006: General Special Exception Standards

The General Special Exception Standards require the proposal to be in harmony with the adopted Comprehensive Plan and to be in harmony with the general purpose and intent of the applicable zoning district regulations. In addition, the general special exception standards require a finding of no significant negative impacts on surrounding properties and safe and adequate vehicular and pedestrian access provided on the site. The applicant seeks approval to replace a canopy that was damaged and removed, and to improve existing landscaping on the site. Staff believes that the proposed canopy is similar in size to the previous canopy and does not intensify the use of the site. The proposed improvements to the landscaping meet the Zoning Ordinance requirement for open space and help improve the overall layout of the site. Therefore, staff believes that the proposal satisfies all of the General Special Exception Standards.

Sect. 9-611: Provisions for Approving Service Stations in a Highway Corridor Overlay District

Section 9-611 states that “the Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in bank, fast food restaurant, quick-service food store, service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.”

Section 7-608 imposes additional use limitations on uses, including service stations, in the Highway Corridor Overlay District. Such uses should be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties and so as to not impede traffic on a public street intended to carry through traffic. The SE Plat shows existing sidewalks along the frontage of Backlick Road and Industrial Road on Tax Map Parcel 80-2 ((7)) Z1. No sidewalk is provided along Industrial Road on Tax Map Parcel 80-2 ((7)) Z2. Since the applicant is only proposing to replace a previously approved canopy with a new canopy of similar size and does not propose to intensify the use on the site, staff believes that the use limitations have been met.

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff concludes that the proposed service station modifications are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SE 2007-MA-019, subject to the proposed development conditions contained in Appendix 1.

Staff recommends denial of a modification of the trail requirements on Backlick Road and Industrial Road in favor of existing sidewalks at this time.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Development Conditions for SE 01-M-018
5. Comprehensive Plan Citations
6. Transportation Analysis
7. Environmental Analysis
8. Urban Forest Management Analysis
9. Applicable Zoning Ordinance Provisions
10. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-MA-019

November 1, 2007

If it is the intent of the Board of Supervisors to approve SE 2007-MA-019 located at Tax Maps 80-2 ((7)) Z1 & Z2 (5533 Backlick Road) for use as service station pursuant to Sect. 9-611 and Sect. 7-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat - Springfield Shell", prepared by Land Development Consultants, Inc., consisting of 6 sheets dated January 3, 2007 as revised through September 28, 2007, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. No outdoor storage or display of goods other than those permitted for sale at a service station shall be allowed.
5. The existing gravel lot on Tax Map 80-2 ((7)) Z2 may be used for employee and overflow parking. No abandoned, wrecked or inoperable vehicles shall be stored outdoors on the property.
6. Existing lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting may remain. All new and replacement outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 16, 2007
 (enter date affidavit is notarized)

I, John Manganello, P.E., 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

96488a

in Application No.(s): SE2007-MA-019
 (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) |
|--|---|--|
| Motiva Enterprises LLC Agent: Lee Bouchez | 700 Milam Street, 11th Floor Houston, TX 77002 | Applicant/Title Owner Tax Map #80-2((7))Z1 & Z2 |
| Land Development Consultants, Inc. John Manganello, P.E. President | 10805 Main Street, St. 700 Fairfax, VA 22030 | Engineer/Agent |

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

* 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: July 16, 2007
(enter date affidavit is notarized)

96488a

for Application No. (s): SE2007-MA-019
(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)

Motiva Enterprises LLC
700 Milam St., 11th floor
Houston, TX 77002

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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)

SOPC Holdings East LLC
TMR Company
Saudi Refining, Inc

(check if applicable) [x] 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: July 16, 2007
(enter date affidavit is notarized)

96488a

for Application No. (s): SE2007-MA-019
(enter County-assigned application number (s))

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)

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

Saudi Refining, Inc.
9009 West Loop South
Houston, TX 77096

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)

Wholly owned subsidiary of:
Saudi Aramco
P.O.Box 1500
Dhahran 31311, Saudi Arabia

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

Special Exception Attachment to Par. 1(b)

DATE: July 16, 2007
(enter date affidavit is notarized)

96488a

for Application No. (s): SE2007-MA-019
(enter County-assigned application number (s))

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

SOPC Holdings East LLC
1105 N. Market Street, Suite 1324
Wilmington, DE 19801

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)

| | |
|--------------------|--------------------------------------|
| Shell Oil Company | SOPC Holdings West LLC |
| 910 Louisiana St., | 1105 North Market Street, Suite 1324 |
| Houston, TX 77002 | Wilmington, DE 19801 |

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

TMR Company
910 Louisiana St.,
Houston, TX 77002

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)

Shell Oil Company
910 Louisiana St.,
Houston, TX 77002

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

Special Exception Attachment to Par. 1(b)

DATE: July 16, 2007
(enter date affidavit is notarized)

96488a

for Application No. (s): SE2007-MA-019
(enter County-assigned application number (s))

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

Saudi Aramco
P.O.Box 1500
Dhahran 31311, Saudi Arabia

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)

Wholly owned by the Kingdom of Saudi Arabia

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

Land Development Consultants, Inc
10805 Main Street, St. 700
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John Manganello, Sole Shareholder

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 16, 2007
(enter date affidavit is notarized)

96488a

for Application No. (s): SE2007-MA-019
(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)

N/A

(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: July 16, 2007
(enter date affidavit is notarized)

96488a

for Application No. (s): SE2007-MA-019
(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: July 16, 2007
(enter date affidavit is notarized)

96488a

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

JOHN C. MANGANELLO, P.E., PRESIDENT, LDCI
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 16 day of July, 2007, in the State/Comm. of Virginia, County/City of Fairfax.

Elena Basimirova
Notary Public

My commission expires: Sept 30, 2008
ID # 343659

Special Exception Statement of Justification
SE 2007-MA-019
Motiva Enterprises, LLC
5533 Backlick Road
Tax Map: 80-2 ((7)) Lots Z1 and Z2
9-28-2007

RECEIVED
Department of Planning & Zoning
OCT 09 2007
Zoning Evaluation Division

Motiva Enterprises, LLC requests approval of a Category 5 Special Exception to authorize the replacement and upgrade of the existing canopy on property located at 5533 Backlick Road in the Mason District and identified as Tax Map No. 80-2 ((7)) Lots Z1 and Z2.

The property, up until recently, had been encumbered with a service station and attached canopy. The current canopy has been removed because of the severe damages it has absorbed due to frequent collisions with trucks. The canopy had a minimum clearance of eleven (11) feet, which is considerably lower than many other service stations. Due to the inadequate clearance height and frequent collisions with trucks, the canopy was in disrepair and a safety hazard to the public and service station employees. It is the owner's intent to demolish the existing canopy, and construct a new canopy with a fourteen and a half (14.5) foot minimum clearance, in addition the service station fascia has already been repaired.

This property was previously the subject of a special exception (SE 01-M-018) in 2001. At that time the owner's special exception to raze the existing structures and construct a new service station/quick service food store, freestanding carwash, and canopy was approved. However, the owner's priorities changed and the special exception was never acted upon. The owner is currently proposing the exact same canopy as was proposed (and approved) with that special exception.

In addition to abating a safety hazard, these improvements will have a positive effect on surrounding properties by reducing the perceived bulk of the structure and creating a more aesthetically pleasing facility. The new canopy will be shorter in height (17.5 vs. 19.2 feet), shorter in length (48 vs. 53.5 feet), detached from the service station structure, and be an architecturally modern design. The former canopy and existing building, when viewed from the South, dominated the site and were perceived to be one structure since the canopy was attached to the service station, the same height gable roof was used on both, and the overall length of the two combined is approximately ninety-three (93) feet versus the lot width of approximately one-hundred and thirty-four (134) feet.

The following information is offered in support of this application:

A. Type of operation:

The existing operation consists of a service station. No change in service is proposed at this time.

B. Hours of Operation:

The facility is currently open 24 hours per day. No change in operational hours is proposed.

C. Estimated Number of patrons/clients/patients/pupils/etc:

There is no proposed change in use or capacity other than the canopy replacement; therefore, the estimated number of patrons is expected to remain the same as previous approved SE 01-M-08 10/22/2001. Estimated of 949 customers per day, 666 of which will utilize the fuel service portion of facility

D. Proposed number of employees/attendants/teachers/etc:

Four employees will be on site at any one time.

E. Estimate of the traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day:

There is no proposed change in use or capacity other than the canopy replacement; therefore, there will be no traffic impact.

F. Vicinity of general area to be served by the use:

The service station will serve the surrounding Annandale and Springfield communities.

G. Description of building façade and architecture of proposed new building or additions:

The existing service station is a one-story brick structure with an asphalt shingle gable roof. The existing canopy consists of metal support posts with an asphalt shingle gable roof and is connected to the service station at one end. The proposed improvements will consist of demolishing the canopy, repairing the fascia of the service station, and construction a new freestanding canopy. The new canopy will be constructed of metal, have a flat roof, and have two internally lit signs.

H. Listing of all known hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers:

Other than motor vehicle fuel and petroleum products, to the best of the Applicant's knowledge, there are no hazardous or toxic substances (as outlined in the referenced

state and federal regulations above) to be generated, utilized, stored, treated, and/or disposed of on site.

We respectfully request that the subject application for a Category 5 Special Exception be endorsed by the Planning Staff and the planning Commission, and approved by the Board of Supervisors.

Sincerely,
Land Development Consultants, Inc.

John Manganello, P.E.
President



| Polecat Tank | Product Desc | Test Type | Test Method | Result | Test Date | Current Webster (Database) Material Description |
|--|--------------|-----------|-------------|--------|-----------|---|
| Location: 100546 X25 Address: 94192453 Plant: 8141 Tank Detection Meth: AUTOMATIC GAUGING TANKS Address: 5533 BACKLICK ROAD, SPRINGFIELD, VA Line Detection Meth: CONTINUOUS COT: LESSEE SW Ver: 123 Phone: 703-941-9245 Features: PERIODIC IN-TANK TESTS, ANNUAL IN-TANK TESTS, CSLD, BIR,PLLD , 0.10 AUTO, 0.20 REPETITIV,WPLLD | | | | | | |

| Tanks | | | | | | |
|-------|------------------|------|---------|--------|------------------|---------------------------------------|
| 1 | UNLEADED REGULAR | CSLD | 0.2 gph | Passed | 8/1/07 12:02 AM | FIBERGLASS SINGLE WALL POST 1984 INST |
| | | CSLD | 0.2 gph | Passed | 7/1/07 05:01 AM | |
| | | CSLD | 0.2 gph | Passed | 6/1/07 07:01 AM | |
| | | CSLD | 0.2 gph | Passed | 5/1/07 04:01 AM | |
| | | CSLD | 0.2 gph | Passed | 4/1/07 04:01 AM | |
| | | CSLD | 0.2 gph | Passed | 3/1/07 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 2/1/07 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 1/1/07 05:04 AM | |
| | | CSLD | 0.2 gph | Passed | 12/1/06 06:04 AM | |
| | | CSLD | 0.2 gph | Passed | 11/1/06 06:04 AM | |
| | | CSLD | 0.2 gph | Passed | 10/1/06 01:06 AM | |
| | | CSLD | 0.2 gph | Passed | 9/1/06 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 8/1/06 03:04 AM | |
| 2 | | CSLD | 0.2 gph | Passed | 8/1/07 12:02 AM | FIBERGLASS SINGLE WALL POST 1984 INST |
| | | CSLD | 0.2 gph | Passed | 7/1/07 05:01 AM | |
| | | CSLD | 0.2 gph | Passed | 6/1/07 07:01 AM | |
| | | CSLD | 0.2 gph | Passed | 5/1/07 04:01 AM | |
| | | CSLD | 0.2 gph | Passed | 4/1/07 04:01 AM | |
| | | CSLD | 0.2 gph | Passed | 3/1/07 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 2/1/07 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 1/1/07 05:04 AM | |
| | | CSLD | 0.2 gph | Passed | 12/1/06 06:04 AM | |
| | | CSLD | 0.2 gph | Passed | 11/1/06 06:04 AM | |
| | | CSLD | 0.2 gph | Passed | 10/1/06 01:06 AM | |
| | | CSLD | 0.2 gph | Passed | 9/1/06 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 8/1/06 03:04 AM | |
| 3 | SUPER UNLEADED | CSLD | 0.2 gph | Passed | 8/1/07 12:02 AM | FIBERGLASS SINGLE WALL POST 1984 INST |
| | | CSLD | 0.2 gph | Passed | 7/1/07 05:01 AM | |
| | | CSLD | 0.2 gph | Passed | 6/1/07 07:01 AM | |
| | | CSLD | 0.2 gph | Passed | 5/1/07 04:01 AM | |
| | | CSLD | 0.2 gph | Passed | 4/1/07 04:01 AM | |
| | | CSLD | 0.2 gph | Passed | 3/1/07 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 2/1/07 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 1/1/07 05:04 AM | |
| | | CSLD | 0.2 gph | Passed | 12/1/06 06:04 AM | |
| | | CSLD | 0.2 gph | Passed | 11/1/06 06:04 AM | |
| | | CSLD | 0.2 gph | Passed | 10/1/06 01:06 AM | |
| | | CSLD | 0.2 gph | Passed | 9/1/06 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 8/1/06 03:04 AM | |
| 4 | DIESEL | CSLD | 0.2 gph | Passed | 8/1/07 12:02 AM | FIBERGLASS SINGLE WALL POST 1984 INST |
| | | CSLD | 0.2 gph | Passed | 7/1/07 05:01 AM | |
| | | CSLD | 0.2 gph | Passed | 6/1/07 07:01 AM | |
| | | CSLD | 0.2 gph | Passed | 5/1/07 04:01 AM | |
| | | CSLD | 0.2 gph | Passed | 4/1/07 04:01 AM | |
| | | CSLD | 0.2 gph | Passed | 3/1/07 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 2/1/07 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 1/1/07 05:04 AM | |

Note: These records are provided for the purpose of documenting UST system testing as polled for the selected months(s). The above recorded test results are a part of the company's UST Compliance Program and as such are intended to satisfy Local, State and Federal requirements.



| Polecat Tank | Product Desc | Test Type | Test Method | Result | Test Date | Current Webster (Database) Material Description |
|--------------|------------------|-----------|-----------------|--------|------------------|---|
| 4 | DIESEL | CSLD | 0.2 gph | Passed | 12/1/06 06:04 AM | FIBERGLASS SINGLE WALL, POST 1984 INST |
| | | CSLD | 0.2 gph | Passed | 11/1/06 06:04 AM | |
| | | CSLD | 0.2 gph | Passed | 10/1/06 01:06 AM | |
| | | CSLD | 0.2 gph | Passed | 9/1/06 04:04 AM | |
| | | CSLD | 0.2 gph | Passed | 8/1/06 03:04 AM | |
| Lines | | | | | | |
| 1 | UNLEADED REGULAR | PLLD | 0.1 gph | Passed | 8/8/07 04:28 AM | OTHER - FIBERGLASS SINGLE WALL |
| | | PLLD | 0.2 gph | Passed | 8/2/07 02:08 AM | |
| | | PLLD | 0.2 gph | Passed | 7/7/07 02:16 AM | |
| | | PLLD | 0.2 gph | Passed | 6/5/07 04:51 AM | |
| | | PLLD | 0.2 gph | Passed | 5/6/07 02:34 AM | |
| | | PLLD | 0.2 gph | Passed | 4/2/07 01:10 AM | |
| | | PLLD | 0.2 gph | Passed | 3/5/07 01:49 AM | |
| | | PLLD | 0.1 gph | Passed | 2/5/07 02:26 AM | |
| | | PLLD | 0.2 gph | Passed | 2/3/07 03:11 AM | |
| | | PLLD | 0.2 gph | Passed | 1/2/07 04:05 AM | |
| | | PLLD | 0.2 gph | Passed | 12/1/06 01:36 AM | |
| | | PLLD | 0.2 gph | Passed | 11/5/06 02:08 AM | |
| | | PLLD | 0.2 gph | Passed | 10/4/06 01:06 AM | |
| | | PLLD | 0.2 gph | Passed | 9/2/06 04:24 AM | |
| PLLD | 0.2 gph | Passed | 8/1/06 03:54 AM | | | |
| 3 | SUPER UNLEADED | PLLD | 0.2 gph | Passed | 8/4/07 03:00 AM | OTHER - FIBERGLASS SINGLE WALL |
| | | PLLD | 0.1 gph | Passed | 7/19/07 11:57 PM | |
| | | PLLD | 0.2 gph | Passed | 7/1/07 10:50 PM | |
| | | PLLD | 0.2 gph | Passed | 6/5/07 04:20 AM | |
| | | PLLD | 0.2 gph | Passed | 5/4/07 06:26 AM | |
| | | PLLD | 0.2 gph | Passed | 4/2/07 10:43 PM | |
| | | PLLD | 0.2 gph | Passed | 3/1/07 04:53 AM | |
| | | PLLD | 0.2 gph | Passed | 2/1/07 01:44 AM | |
| | | PLLD | 0.1 gph | Passed | 1/18/07 01:04 AM | |
| | | PLLD | 0.2 gph | Passed | 1/2/07 01:35 AM | |
| | | PLLD | 0.2 gph | Passed | 12/3/06 06:18 AM | |
| | | PLLD | 0.2 gph | Passed | 11/3/06 02:41 AM | |
| | | PLLD | 0.2 gph | Passed | 10/1/06 12:29 AM | |
| | | PLLD | 0.2 gph | Passed | 9/2/06 03:53 AM | |
| PLLD | 0.2 gph | Passed | 8/1/06 01:25 AM | | | |
| 4 | DIESEL | PLLD | 0.2 gph | Passed | 8/2/07 11:47 AM | OTHER - FIBERGLASS SINGLE WALL |
| | | PLLD | 0.1 gph | Passed | 7/15/07 06:07 PM | |
| | | PLLD | 0.2 gph | Passed | 7/3/07 06:23 AM | |
| | | PLLD | 0.2 gph | Passed | 6/5/07 10:07 AM | |
| | | PLLD | 0.2 gph | Passed | 5/2/07 08:24 AM | |
| | | PLLD | 0.2 gph | Passed | 4/2/07 08:16 AM | |
| | | PLLD | 0.2 gph | Passed | 3/3/07 12:44 PM | |
| | | PLLD | 0.2 gph | Passed | 2/1/07 09:03 AM | |
| | | PLLD | 0.1 gph | Passed | 1/12/07 10:34 AM | |
| | | PLLD | 0.2 gph | Passed | 1/2/07 07:59 AM | |
| | | PLLD | 0.2 gph | Passed | 12/1/06 06:28 AM | |
| | | PLLD | 0.2 gph | Passed | 11/1/06 03:05 PM | |
| | | PLLD | 0.2 gph | Passed | 10/2/06 08:59 AM | |
| | | PLLD | 0.2 gph | Passed | 9/4/06 07:18 AM | |
| PLLD | 0.2 gph | Passed | 8/3/06 02:13 PM | | | |

Note: These records are provided for the purpose of documenting UST system testing as polled for the selected months(s). The above recorded test results are a part of the company's UST Compliance Program and as such are intended to satisfy Local, State and Federal requirements.



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

November 2, 2001

Meagan E. Micozzi
McGuire, Woods LLP
1750 Tysons Boulevard – Suite 1800
McLean, Virginia 22102

RE: Special Exception Application
Number SE 01-M-018

Dear Ms. Micozzi

At a regular meeting of the Board of Supervisors held on October 22, 2001, the Board approved Special Exception Application Number SE 01-M-018 in the name of Motiva Enterprises LLC, located at 5531 Backlick Road (Tax Map 80-1 ((7)) Z1 and Z2) for a service station, quick service food store and car wash pursuant to Sections 5-504 and 7-607 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 "Special Exception Plan – Shell Service Station" prepared by Monoco & Manganello Land Development Consultants, Inc., consisting of

three sheets dated February 19, 2001 revised through August 18, 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. The main building shall be constructed of the same architectural materials on all four sides. The free standing car wash shall utilize the same colors as the main building.
5. No outdoor storage or display of goods other than those permitted for sale at a service station shall be allowed.
6. 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, except that the fascia of the pump canopy may be lit as detailed in Attachment A Outdoor lighting fixtures used to illuminate the parking area shall not exceed 14 feet in height. Lights located in the service station canopy shall be recessed in design. Illumination of the area beneath the service station canopy shall not exceed an average of 30 foot candles.
7. The canopy shall not exceed 20 feet in height.
8. No major vehicular repairs shall occur on the property.
9. No abandoned, wrecked, or inoperable vehicles shall be stored outdoors on the property.
10. 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.
11. The car wash shall be equipped to capture at least 80% of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the car wash shall be discharged to the sanitary sewer system.

SE 01-M-018
November 2, 2001

- 3 -

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

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

The Board also waived the additional standard 5A of Section 9-505 of the Code of the County Fairfax, Chapter 112 (Zoning Ordinance) to allow the use, although it not part of an industrial building or a complex of 30,000 square feet.

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

NV/ns

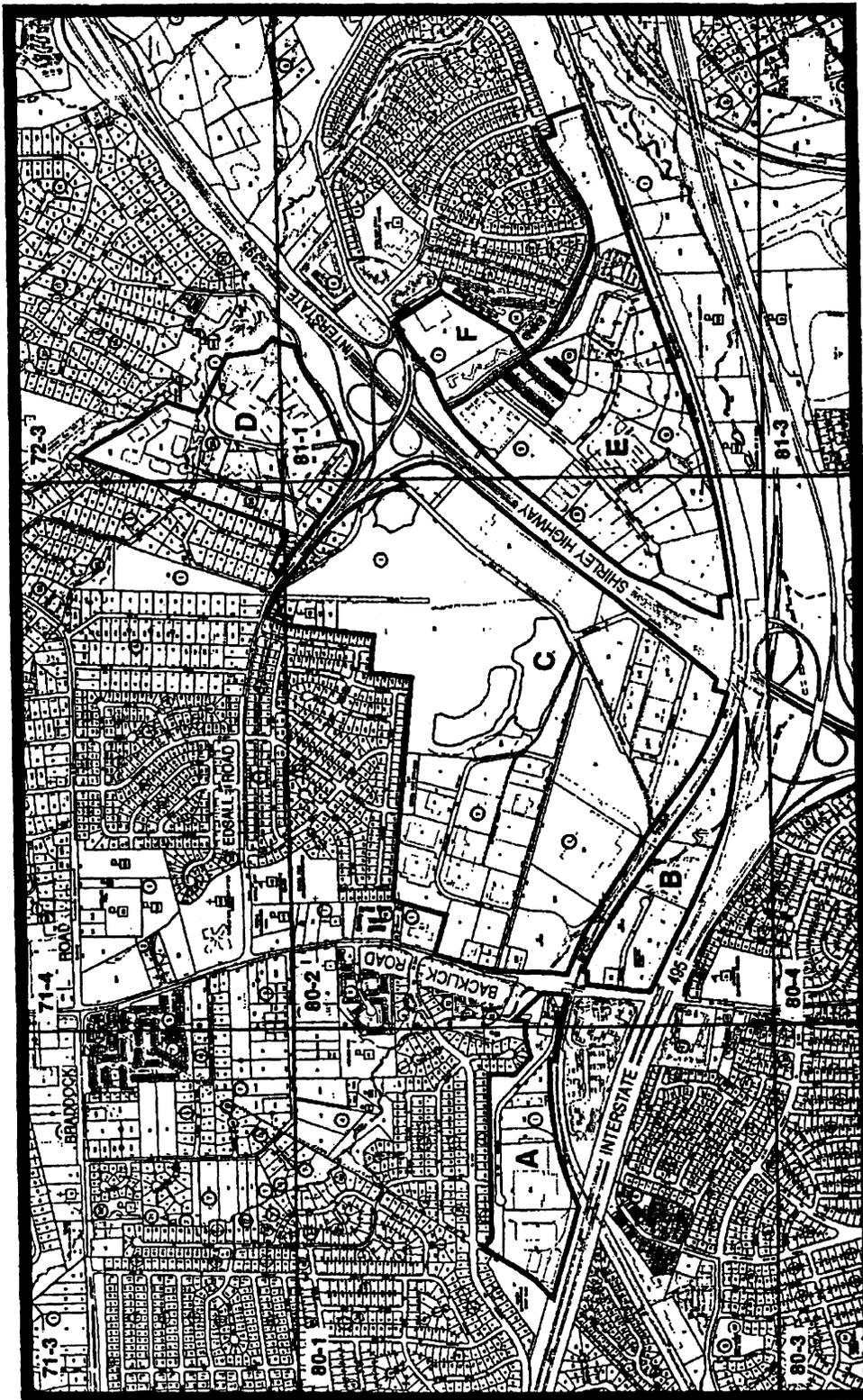
SE 01-M-018
November 2, 2001

- 4 -

Attachment

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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NW 5 2001
ZONING EVALUATION DIVISION
MUNICIPALITY OF MASON DISTRICT



**BELTWAY SOUTH INDUSTRIAL AREA
LAND UNITS**

2000 FEET

FIGURE 14

Note: See the Lincoln Planning District (Sector L3) for recommendations pertaining to Land Unit E of the Beltway South Industrial Area.

- Noise attenuation measures should be provided that mitigate noise impacts of rail transportation and traffic on I-95 on the residential component.
- The proposed mixed use development must be designed in a manner that does not affect the operation of the commuter rail facility.

Land Unit C

Land Unit C generally is referred to as the Shirley Industrial Park and it is planned for industrial, office and public facilities uses as shown on the Plan map. The primary uses within this land unit are warehouses, distribution and processing plants. Future development and/or redevelopment of the industrially planned tracts should maintain this overall industrial orientation. Industrial uses are planned for development intensities up to .50 FAR. The existing buffer zone dedicated for public park along the northern boundary of this land unit (providing buffering for the Edsall Park residential community) should be maintained. This linear open space buffer should be completed and should be considered for a network of pedestrian and bike trails to provide recreation and permit inter-community movement.

In addition, an effective buffer of evergreen trees should be preserved along the northeastern perimeter of Land Unit C, along the south side of Edsall Road, in order to provide screening of buildings in the industrial park from residences across Edsall Road. Existing vegetation should be preserved as long as adequate sight distance is provided. If entrances to Industrial Drive opposite Mitchell Street and Canard Street are closed, the vacated space should be filled in with an effective screening of suitable evergreen trees.

Office and public facilities uses up to .30 FAR are planned for the northernmost portion of Land Unit C near the intersection of Edsall Road and Carolina Place. These uses provide an appropriate transition to, and minimize noise and visual impacts on, the residential neighborhoods to the west.

Land Unit D

Land Unit D is characterized primarily by research and development uses which maintain an overall office appearance. This land unit is planned for industrial and office uses as shown on the Plan map. Future development and/or redevelopment of the industrial portion of this land unit is planned for up to .30 FAR.

There is some commercial zoning to the west and north of Shawnee Road which has been planned and developed as office uses, with the exception of parcels 71-4((7))17 and 19, 80-2((1))55 and 58, and 80-2((3))22 and 23, which have been planned and developed with retail uses. In order to protect the stable residential neighborhood to the west and north from commercial encroachment, the existing retail area should not be expanded. Along the western and northwestern periphery of Land Unit D, office uses up to .50 FAR are planned as a transitional use to the adjacent residential neighborhoods. The preservation of an effective visual buffer of evergreen trees should be emphasized along the western edge of these properties. Future development along the northern portion of the Poplar Run Office Park also should preserve and maintain effective visual screening of buildings in relation to the residential neighborhood across Indian Run. The Environmental Quality Corridor should not be encroached upon with the exception of permitting the one point of existing access across Poplar Run.

As an alternative to industrial use, Tax Map/Parcels 81-1((1))19A and 72-3((1))17B may be considered for residential uses at 8 to 12 dwelling units per acre, if all listed parcels



County of Fairfax, Virginia

MEMORANDUM

DATE: August 21, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

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

FILE: 3- 5 (SE 2007-MA-019)

SUBJECT: Transportation Impact

REFERENCE: SE 2007-MA-019; Motiva Enterprises
Traffic Zone: 1400
Land Identification Map: 80-2 ((07)) Z1, Z2

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the special exception plat dated June 4, 2007.

The applicant requests a special exception to replace the existing canopy on the subject service station.

This department has reviewed the subject application and offers the following comments:

- It would be desirable for the site accesses on Backlick Road and Industrial Road to be decreased in width to 30-ft. This would provide the opportunity to extend the sidewalk area along the site and for safety reasons petition off the existing parking at the south-west corner of the property.
- It would also be desirable for the applicant to provide an easement area on the site along Industrial Road for the purpose of a bus shelter.

AKR/AK C:SE2007MA19Motiva Enterprises
CC: Michelle Brickner, Director, Design Review, DPW & ES



County of Fairfax, Virginia

MEMORANDUM

DATE: October 5, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ANALYSIS: SE 2007-MA-019
Motiva Enterprises, LLC

This memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the Special Exception Plat dated April 18, 2007 as revised through September 5, 2007. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through November 15, 2004, on page 9, the Plan states:

“Objective 5: Minimize light emissions to those necessary and consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through November 15, 2004, on page 14, the Plan states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

The applicant seeks approval to replace an existing damaged canopy with a new and taller canopy on a property with a service station.

Vegetation: The applicant is proposing to increase the amount of existing open space and tree cover on the site to meet Zoning Ordinance requirements. Approximately 15.82 percent open space is proposed in the form of several landscaped strips or islands along the site’s perimeter. A row of medium-sized deciduous trees are proposed to be planted within a new 10 foot wide landscaping strip along the eastern boundary of the property. Trees are proposed to be planted in an existing landscaping strip along the northern portion of the site. In addition, two existing trees which are in poor health will be replaced. The applicant is also proposing an additional 10 foot wide open space area along the property’s boundary with Industrial Road; however, no description of the proposed groundcover in this area has been indicated on the development plan. The open space area along Industrial Road should be landscaped with shrubs and similar plantings at a minimum.

Lighting: To minimize nighttime light pollution and glare, the applicant has indicated on the Special Exception Plat that all lighting will be building mounted with full cut-off fixtures and directed downward.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a major paved trail a minimum of eight foot wide on both Backlick Road and Industrial Road. A five foot wide on-road bike lane is required on Backlick Road if frontage improvements occur. This application does not propose any trail improvements.

PGN: JRB

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Sheng-Jieh Leu 
Facilities Planning Branch, DPZ

FILE: 07.29 (ZTRAILS)

SUBJECT: Trail Requirements*

REFERENCE: SE 2007-MA -019
Development Name: Motiva Enterprises
Tax Map: 80-2-007-Z1 & Z2

DATE: July 6, 2007

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

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

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

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

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ

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

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



County of Fairfax, Virginia

MEMORANDUM

October 2, 2007

TO: William J. O'Donnell, Jr. AICP, Planner II
Department of Planning and Zoning, Zoning Evaluation Division

FROM: Ineke Dickman, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Springfield Shell, SE 2007-MA-019, 6133-ZONA-001

The following comment is based upon a review of the above referenced Special Exception request stamped "Received, Department of Planning and Zoning, August 31, 2007" and a site visit conducted with John Manganello and Lee Bouchez on August 13, 2007.

- 1. Comment:** Although the response letter to the Pre-staffing comments (dated September 25, 2007) states that (existing) canopy coverage has been shaded and labeled in order to clarify which trees are being used in the tree cover calculations and that no credit has been taken for trees in utility easements, the existing tree cover calculations and depiction are still unclear. Tree cover within the overhead VEPCO utility easement on the north side of the property has been shaded with the symbol that states "existing vegetation area used for existing tree cover canopy towards tree cover computations" and the tree save areas have not been labeled with the amount of square footage used in the tree cover calculations.

Recommendation: Shade and label the canopy coverage area (in sf) of the existing trees to show which vegetation is used toward meeting the tree cover requirements. Do not shade or take credit for trees and or canopy within the overhead VEPCO utility easement.

Please call if you have any questions.

AID/
UFMID #: 127720

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

July 16, 2007

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division, Department of Planning and Zoning

FROM: Ineke Dickman, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Springfield Shell, SE 2007-MA-019, 6133-ZONA-001

The following comments are based upon a review of the above referenced Special Exception request stamped "Received, Department of Planning and Zoning, June 13, 2007" and a site visit conducted on July 16, 2007

Site Description: The site has an existing service station, parking areas and a few landscape trees. In addition, there is an area of gravel used for storing vehicles. A few existing pines are located in the northeast portion of this site, as well as three landscape trees. The two cherries along Backlick Road are in very poor condition. A mimosa in the back has been cut and is presently sprouting from the stump.

- 1. Comment:** Note 14 states that landscaping shall meet or exceed Fairfax County's tree cover and interior (*parking lot*) landscape requirements and that existing trees shall be saved within transitional screening areas. Tree cover is not met and a waiver is requested; neither interior parking lot landscaping nor transitional screening is required.

Recommendation: Remove note 14 as this is not applicable in this situation.

- 2. Comment:** The existing tree cover calculations are unclear. It is not clear which trees are counted toward the 2,178 sf of tree cover credit that is said to be present on site. The two cherries along Backlick Road are in very poor condition, a mimosa tree on the east side has been cut and is sending up water sprouts from the trunk, and it appears that credit has been taken for trees within a utility easement. Per the PFM, no credit may be taken for trees in utility easements.

Recommendation: Shade and label the canopy coverage area of the existing trees to show which vegetation is used toward meeting the tree cover requirements. Only use trees that are in good condition and that will survive at least 10 years, and do not take credit for trees within the utility easement.

- 3. Comment:** A waiver is requested of the tree cover requirements, yet the gravel parking area on the east side of the project has ample space to provide additional trees.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Springfield Shell, SE 2007-MA-019, 6133-ZONA-001

July 16, 2007

Page 2 of 2

Recommendation: Provide additional trees in the lot to the east. Gravel can be removed from part of that area and landscaping islands can be created. This does not require a lot of site work. Additionally there is a grassy strip along Industrial Road that could hold more trees as long as they are outside of the VEPCO easement. In order to request a tree cover modification, applicant shall submit a request for modification of the tree cover requirements based on justifications as specified in ZO 13-404 to the Director (of the Urban Forest Management Division) for review and approval; or modification of the tree cover requirements will require a Board of Supervisors motion.

Please call if you have any questions.

AID/

UFMID #: 127720

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



9-611 Provisions for Approving Drive-In Banks, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District

The Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in bank, fast food restaurant, quick-service food store or service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

7-608 Use Limitations

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in banks, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:
 - A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:
 - (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or
 - (2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or
 - (3) Access to the site is provided by a functional service drive, which provides controlled access to the site.
 - NA C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
- NA 2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:
 - A. Service stations shall not include any uses such as vehicle or tool rental.
 - B. Service stations shall not be used for the performance of major repairs, and shall not

include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

- NA 3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:
 - A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

- NA 4. Where the underlying district is C-7, C-8, C-9, I-3 or I-4, in addition to Par. 1 above:
 - A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

- NA 5. Where the underlying district is I-5 or I-6, in addition to Par. 1 above:
 - A. Service stations and service station/mini-marts shall not be used for the performance of major repairs.



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 | | |