



**APPLICATION ACCEPTED:** June 28, 2007  
**PLANNING COMMISSION:** November 15, 2007  
**BOARD OF SUPERVISORS:** Not yet scheduled

# County of Fairfax, Virginia

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**November 1, 2007**

## **STAFF REPORT**

### **APPLICATION SEA 76-C-152-04**

#### **HUNTER MILL DISTRICT**

**APPLICANT:** Exxon-Mobil Corporation

**ZONING:** I-5

**LOCATION:** 1818 Wiehle Avenue

**PARCEL(S):** 17-4 ((5)) 4

**ACREAGE:** 1.07 acres

**PROPOSED FAR:** 0.09

**OPEN SPACE:** 26.73%

**PLAN MAP:** Mixed Use

**SEA CATEGORY:** Category 5; Service Station, Car Wash and Quick Service Food Store

**PROPOSAL:** To amend the previously approved special exception for a service station, quick-service food store and car wash, to permit site modifications to increase the size of the quick-service food store from 1,431 sq/ft to 3,250 sq/ft, and construct a new car wash to replace the existing car wash.

#### **STAFF RECOMMENDATIONS:**

Staff recommends approval of SEA 76-C-152-04, subject to the proposed development conditions contained in Appendix 1.

*O:\jpapp0\SEA\SEA 76-C-152-4, Exxon-Mobile\Final Materials\FINAL – SEA 76-C-152-4, Exxon Mobil – Report.doc*

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#### **Department of Planning and Zoning**

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

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

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

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 or TTY 711 (Virginia Relay Center).



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

# Special Exception Amendment

SEA 76-C-152-04

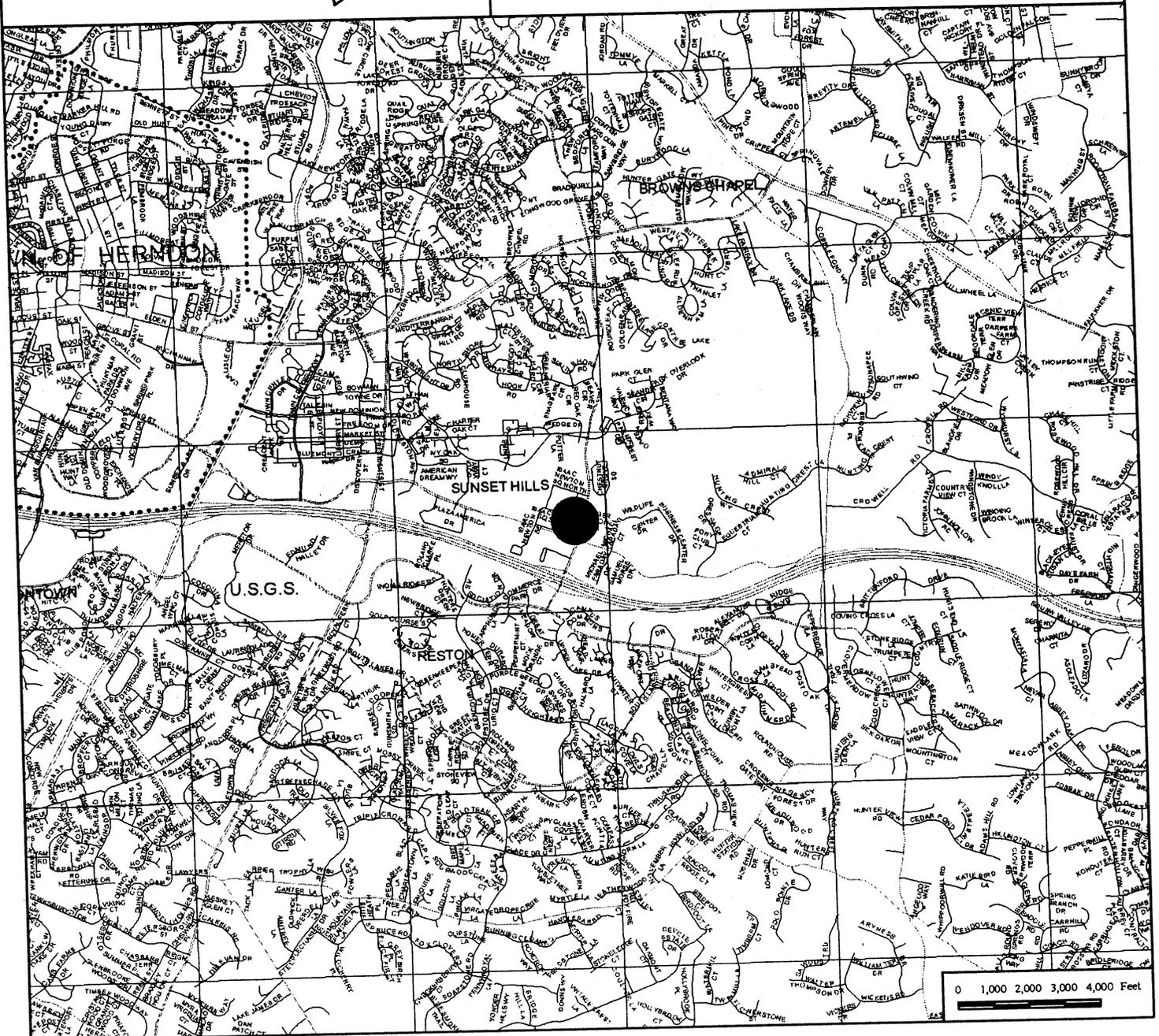


Applicant:  
Accepted:  
Proposed:

**EXXON MOBIL CORPORATION**  
**06/28/2007**  
AMEND SE 76-C-152 PREVIOUSLY APPROVED FOR SERVICE STATION, QUICK SERVICE FOOD STORE, AND CAR WASH TO PERMIT SITE MODIFICATIONS AND CHANGES IN DEVELOPMENT CONDITIONS.

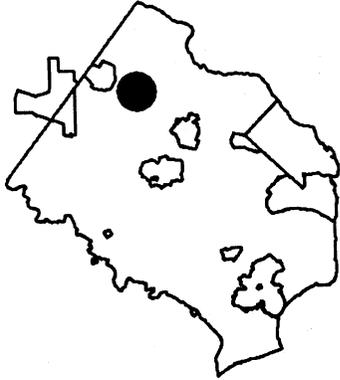
Area: 1.07 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: 05-050405-050405-0504  
Art 9 Group and Use: 5-03 5-20 5-21  
Located: 1818 WIEHLE AVENUE  
Zoning: I-5  
Plan Area: 3,  
Overlay Dist:  
Map Ref Num: 017-4 /05/ /0004



# Special Exception Amendment

SEA 76-C-152-04



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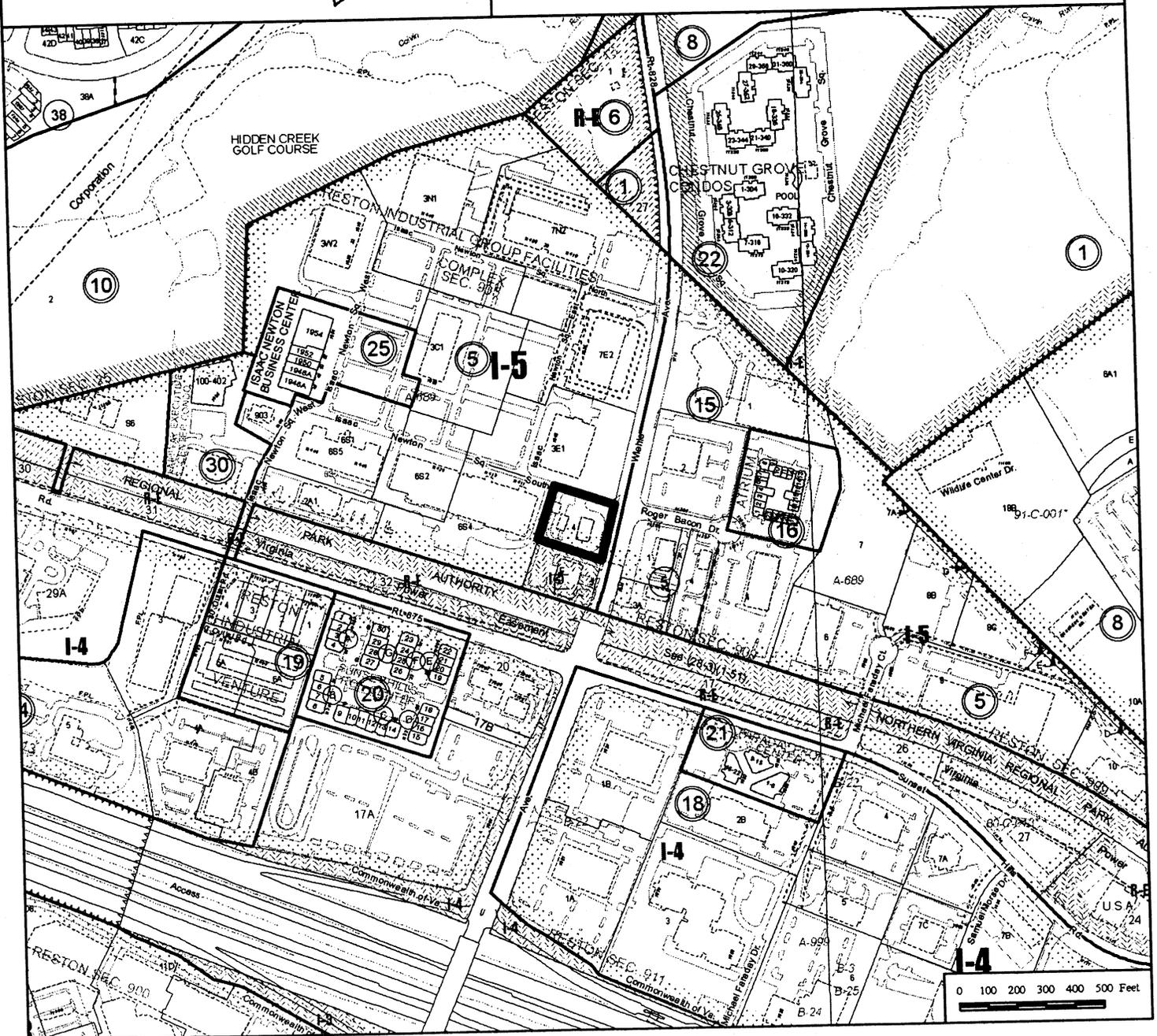
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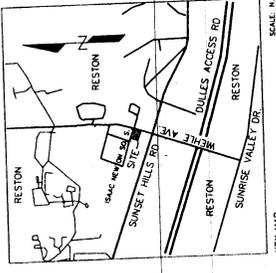
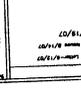












SCALE: 1" = 100'  
 LEGEND:  
 1" = 100'  
 1" = 100'

MINIMUM STORMWATER INFORMATION FOR REFINING SPECIAL EXCEPTION  
 SPECIAL PERMIT DEVELOPMENT PLAN APPLICATIONS  
 The minimum stormwater information for refining special exception development plan applications is as follows:  
 1. A site plan showing the location of the proposed development and the location of the stormwater management facilities.  
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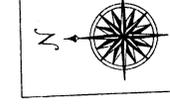
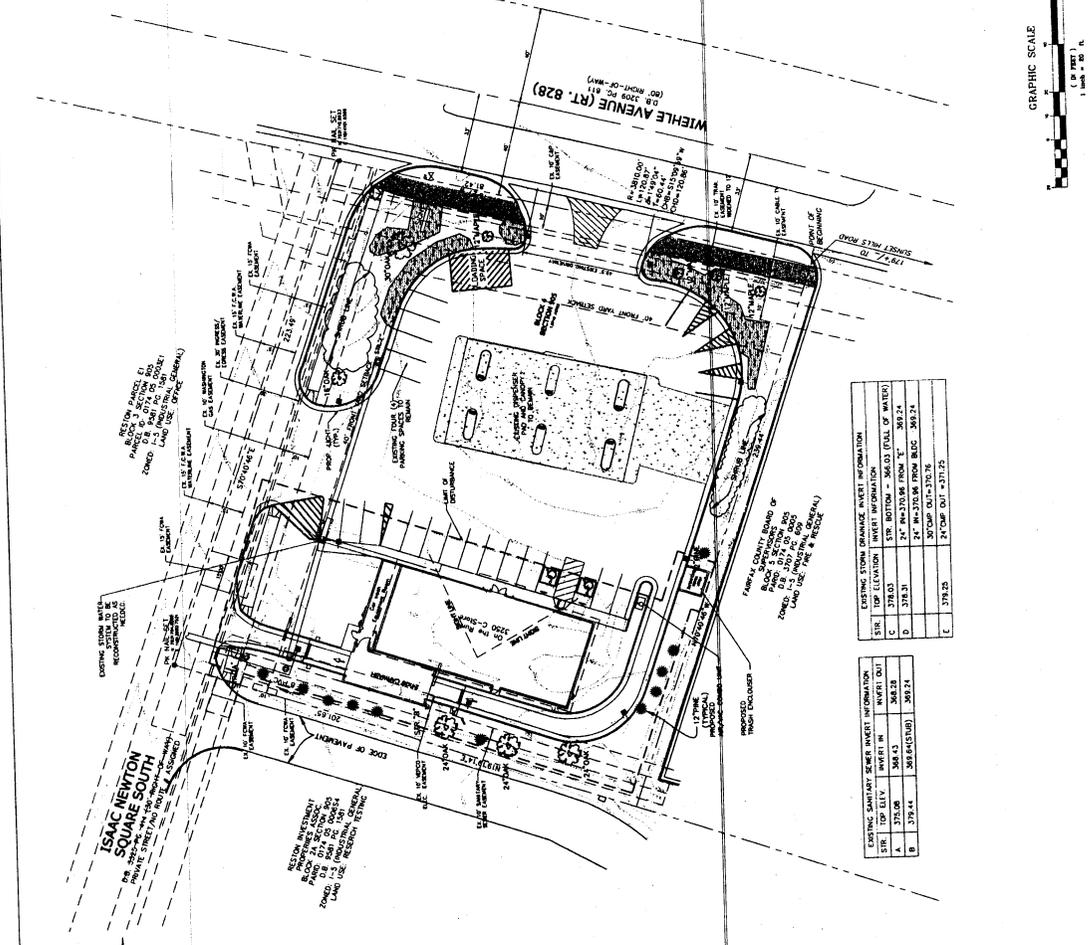
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EXISTING STORM SEWER INVERT INFORMATION

STATION	TOP ELEVATION	INVERT INFORMATION
C	378.03	24" DIA. STORM SEWER FROM E. SIDE OF LOT
D	378.31	24" DIA. STORM SEWER FROM E. SIDE OF LOT
E	378.25	24" DIA. STORM SEWER FROM E. SIDE OF LOT

EXISTING SANITARY SEWER INVERT INFORMATION

STATION	TOP ELEVATION	INVERT INFORMATION
A	378.06	30" DIA. SANITARY SEWER FROM E. SIDE OF LOT
B	378.44	30" DIA. SANITARY SEWER FROM E. SIDE OF LOT











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

**DESCRIPTION OF THE APPLICATION**

**SEA Proposal:** This application is a request to amend SEA 76-C-152-3, previously approved for a service station, quick-service food store and car wash uses, to permit site modifications to increase the size of the quick-service food store from 1,431 sq/ft to 3,250 sq/ft, and construct a new car wash to replace the existing car wash.

**Hours of operation:** Service station, quick-service food store and car wash - 24 hours a day

**Number of Employees:** Maximum of 4 on site at any one time.

The Proposed Development Conditions are located in Appendix 1; and the applicant's affidavit and statement of justification can be found in Appendices 2-3, respectively.

**LOCATION AND CHARACTER**

**Site Description:**

The subject property is located in the southwest quadrant of the intersection of Isaac Newton Square South and Wiehle Avenue in the Hunter Mill District. The property contains approximately 1.07 acres and is Zoned I-5. The property is currently developed with a service station and associated uses. The site is accessed via one entrance off Isaac Newton Square South and one off of Wiehle Avenue. There is also an exit-only for the car wash off of Isaac Newton Square South, approximately fifty (50) feet west of the full movement entrance.

**Surrounding Area Description:**

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Office	I-5	Mixed Use
<b>South</b>	Fire Station	I-5	Public Facilities, Government & Institutional
<b>East</b>	McDonalds	I-5	Mixed Use
<b>West</b>	Office/Industrial	I-5	Mixed Use

## BACKGROUND

The subject property is a portion of land which was the subject of Rezoning A-689 which was approved on October 23, 1963, by the Board of Supervisors. This approval rezoned the property from the RE-2 (Residential Estate – 1 dwelling unit per 2 acres) to the I-L (Limited Industrial) District. This rezoning was approved without a development plan or proffers. In August of 1978, the current Zoning Ordinance was adopted and the property was converted to the I-5 District.

On December 13, 1976, the Board of Supervisors approved SP-152, with conditions, to permit the development of a service station on the subject property. The facility contained two (2) pump islands and a small attendant's building under a canopy.

On February 8, 1988, the Board of Supervisors approved SEA 76-C-152-1, with conditions, to allow reconstruction of an existing service station and the addition of a canopy, Kiosk and car wash. This special exception amendment was allowed to expire on August 8, 1990.

On February 26, 1990, the Board of Supervisors approved SEA 76-C-152-2, with conditions, to permit relocation of pump islands and canopy and the addition of a car wash.

On November 22, 1994, the Board of Supervisors approved SEA 76-C-152-3, with conditions, to permit the replacement of the existing kiosk with a 1,431 sq/ft quick service food store, and add a multi-product dispenser. A copy of the approved Development Conditions and SEA Plat can be found in Appendix 4.

## COMPREHENSIVE PLAN PROVISIONS

<b>Plan Area:</b>	Area III
<b>Planning District:</b>	Upper Potomac Planning District
<b>Planning Sector:</b>	Reston-Herndon Suburban Center and Transit Station Area, Land Unit G
<b>Plan Map:</b>	Mixed Use

### Plan Text:

“This land unit is generally located north of the Dulles Airport Access Road along both sides of Sunset Hills Drive between the Bowman Distillery site on the west and Lake Fairfax Business Park on the east. Figure 12 shows the boundaries of Land Unit G.

This land unit is planned for a mix of office, R&D, and industrial "flex space" uses up to .50 FAR. Any future development or redevelopment in this land unit should be consistent with these uses and intensity. A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

The portion of the land unit that is adjacent to the Wiehle Avenue TSA is subject to the *Pedestrian/bicycle access* guidelines in the Suburban Center Areawide recommendations shown at the beginning of the Suburban Center text.

#### Sub-unit G-1 (part of Wiehle Avenue Transit Station Area)

Sub-unit G-1 includes Isaac Newton Square and is located in the northwest quadrant of Wiehle Avenue and Sunset Hills Road. Development in the sub-unit includes office, retail, and community-serving uses, including several day care facilities.

This sub-unit is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

*Transit-oriented Residential Mixed-Use Option* – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit G-1 provided that the mix of uses includes a residential component and a nonresidential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.”

**Title of SEA Plat:** 1818 Wiehle Avenue  
**Prepared By:** Core States Engineering  
**Original and Revision Dates:** Dated: April 15, 2007  
Revised through: September 19, 2007

**Plat Description:**

The SEA Plat consists of eleven (11) sheets.

Sheet 1 contains the SEA Plat showing the proposed site, Map Key, Zoning Data table, and notes.

Sheet 2 contains the demolition plan and demolition notes.

Sheet 3 contains the landscaping plan, tree cover calculations, and interior and peripheral parking lot landscaping tabulations.

Sheet 4 contains the Existing Conditions Plan

Sheet 5 contains the Lighting Plan and fixture illustratives.

Sheet 6 includes the preliminary stormwater management plan, stormwater narrative, and the pre- and post-development calculations.

Sheets 7-10 contain the exterior elevations of the proposed quick service food store, trash enclosure details, and canopy elevations.

Sheet 11 shows details of the signage plan for the site, including the monument sign.

The primary frontage for the site is along Wiehle Avenue on the western side of the property; a ten (10) foot wide paved trail that sits within a twelve (12) foot wide trail easement runs across this frontage. One of the two entrances into the site is also located along this Wiehle Road frontage, approximately at the parcels mid-point. Moving westerly into the site are located the existing six gas pump islands located under a canopy; these are to remain unchanged with the site improvements. Just past the gas pumps are fifteen (15) parking spaces that sit directly in front of the proposed 3,250 sq/ft quick service food store. The proposed new car wash is attached to the rear of the food store. The stacking area for the car wash begins along the southern property line and moves toward the west, ending along the western property line after taking a right turn in the southwest corner of the site. The exit for the car wash is located in the northwest corner of the site, and exits onto Isaac Newton Square South. The other full movement access point for the site is also located off of Isaac Newton Square South, approximately seventy-five (75) feet east of the car wash exit. A new five (5) foot wide sidewalk is being proposed along

the Isaac Newton Square South frontage. There is existing and proposed landscaping around the entire periphery of the site, with large planting beds being located in the northeast and southeast corners of site. The remainder of the required parking is located behind these corner plantings. Additional plantings have been provided along the southern boundary, between the site and the neighboring fire station.

## **ANALYSIS**

### **Environmental Analysis** (See Appendix 5)

#### **Issue:** Water Quality Protection

The subject property is located in the Difficult Run watershed. The site is served by existing underground storm water storage/recharge facilities on site. Some of the facilities will be affected by the proposed improvements to the site and will be reconstructed at or adjacent to their current locations. Additional storm water storage will be added to address a minimal increase in flow. The development plans are lacking an outfall narrative which should be provided at the time of development review. In addition, it is recommended that the applicant implement a water recycling system that will recycle a minimum of 80% of the waste water generated from the proposed car wash. The adequacy of the proposed water quality measures is subject to review by the Department of Public Works and Environmental Services.

**Resolution:** The applicant has provided a Stormwater Narrative on the Plat per Staff's request. The applicant has also reviewed the percentage of water that is being recycled within the new car wash facility, and that percentage exceeds the 80% being requested of the applicant. A development condition has been added to assure that the applicant maintains a level of water recycling of at least 80% at all times. Therefore, staff feels that these issues have been addressed.

### **Transportation Analysis** (See Appendix 6)

#### **Issue:** Entrance Width

The applicant should consider narrowing the entrances on both Wiehle Avenue and Isaac Newton Square South to VDOT standard width for commercial access.

**Resolution:** The applicant has reviewed the possibility of narrowing the entrance point per Staff's memo, however these entrances cannot be altered at this time since there are no changes being proposed around the areas of the entrance or to the gas pump locations and canopy, the turning movements of the fuel delivery trucks need the entrance widths that currently exist on the site. The applicant is aware of Staff's concern with the widths of the entrances into the site, and will alter them when changes to the vehicular movements on the site take place in the future.

**Stormwater Management Analysis** (Appendix 7)**Issue:** Stormwater Narrative

The applicant shall provide a stormwater narrative on the SEA Plat for analysis.

**Resolution:** As discussed earlier, the applicant has provided a satisfactory Stormwater Narrative on the revised Plat per Staff's request. Therefore, this issue has been addressed.

**Land Use Analysis** (See Appendix 5)

There are no land use issues associated with this application.

**ZONING ORDINANCE PROVISIONS** (See Appendix 8)

<b>Bulk Standards (I-5)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	20,000 square feet	46,792 square feet (1.07 acres)
Lot Width	100 feet	161 feet
Building Height	75 feet	22 feet
Front Yard (Wiehle Ave)	40 feet	160.94 feet
Front Yard (Isaac Newton)	40 feet	68.19 feet
Rear Yard (West)	N/A	13.81 feet
Rear Yard (South)	N/A	40.05 feet
FAR	0.50	.09
Open Space	15%	26.73%
Parking Spaces	23 spaces	23 spaces
<b>Transitional Screening &amp; Barrier</b>		
None required		

**Waivers and Modifications :**

No waivers or modification have been requested with this application.

**ZONING ORDINANCE REQUIREMENTS:****Special Exception Requirements** (See Appendix 9)

General Special Exception Standards (Sect. 9-006)

Category 5 Standards (Sect. 9-503)

Additional Standards for Car Washes, Quick Service Food Stores and Service Stations (Sect. 9-505)

General Standards (Sect. 9-006)

General Standard 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section, the current structure and uses on the site were previously determined to be in harmony with the Comprehensive Plan recommendations for the site. Therefore, this Standard has been met.

General Standard 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. Staff has concluded that the purpose and intent of the I-5 District has been satisfied with this application. Therefore, this Standard has been met.

General Standards 3 and 4 require that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan and that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The application proposes to replace the existing quick service food store with a new large structure, and new car wash to replace the existing building. The proposed structures meet all required setbacks, and will contain the same uses that currently exist on the site. The proposal also includes a five foot wide sidewalk along the Isaac Newton Square South frontage which will help to improve the pedestrian access around the site. Therefore, this Standard has been met.

General Standard 5 requires that landscaping and screening be in accordance with the provisions of Article 13. There is no required transitional screening or barriers required on the site, but the applicant has provided additional screening to the south at Staff's request. Therefore, this standard has been met.

General Standards 6, 7 and 8 require that open space, adequate utility, drainage, signage, parking and loading spaces are to be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose stricter requirements for a given use than those set forth in this Ordinance. The applicant is providing 26.7% open space where only 15% is required in the I-5 District. Stormwater management and best management practices (SWM/BMPs) for the proposed development are adequately provided for on-site by existing and proposed

storage facilities. Sufficient parking is provided on-site to accommodate the current number of employees and quick service food store square footage to meet the Zoning Ordinance requirements.

#### Category 5 Standards (Sect. 9-503)

Category 5 Standards state that the proposed uses shall meet the current lot size and bulk regulations for the zoning district in which it is located. It also states that the proposal shall submit a photometric plan, and shall be subject to site plan approval. The current proposal meets all the lot size and bulk requirements for the I-5 District. The applicant has also provided a photometric study as part of the SEA Plat, and the applicant understands that all the development on the site is subject to final site plan approval. Staff feels that all Category 5 Standards have been met with the submitted SEA Plat.

#### Additional Standards for Car Washes, Quick Service Food Stores and Service Stations (Sect. 9-505)

Paragraph 5a. states that all uses in this category shall be an integral part of a building complex not less than 30,000 sq/ft GFA. The proposed improvements are part of the larger Reston Industrial Group Facilities Complex which exceeds the 30,000 sq/ft GFA requirement.

Paragraph 5d. states that no building permit shall be approved for such a use unless a Building Permit has been approved for the related industrial buildings. This is an existing service station with quick service food store and car wash; the use has already been established as part of the larger Reston Industrial Group Complex. Therefore, this standard has been satisfied.

The other standards in this section do not pertain to this application or uses.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the application is in harmony with the land use recommendations of the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

### **Staff Recommendations**

Staff recommends approval of SEA 76-C-152-4, subject to the proposed Development Conditions contained in Appendix 1.

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 rezoning 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. Approved SEA 76-C-152-3 Development Conditions and Plat
5. Land Use and Environmental Analysis
6. Transportation Analysis
7. Stormwater Management Analysis
8. Zoning Ordinance Provisions
9. Glossary of Terms

**DEVELOPMENT CONDITIONS**

SEA 76-C-152-04

November 1, 2007

If it is the intent of the Board of Supervisors to approve SEA 76-C-152-04 located at Tax Map 17-4 ((5)) 4 to permit site modifications for a previously approved service station, to permit a service station, quick service food store and car wash pursuant to Sect. 5-504 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supercede all previous conditions for the subject property. Previously approved conditions or those with minor modifications are marked with an asterisk (\*).

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 Amendment plat approved with the application, as qualified by these development conditions.\*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment plat entitled "1818 Wiehle Avenue", consisting of 11 sheets prepared by Core States Engineering which is dated April 4, 2007, as revised through September 19, 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. Landscaping shall be provided both within the interior and along the perimeter of the site to maintain a high quality site design subject to review and approval by Urban Forest Management (UFM)\*. At a minimum, the landscaping will be in substantial conformance with that depicted on the Special Exception Amendment Plat approved with this Special Exception Amendment, as determined by the UFM.\*
5. The trash dumpster enclosure shall be either brick, board on board construction, or other suitable material as determined appropriate by the DPWES to fully screen the dumpster, as depicted within the SEA Plat.\*
6. The facade of the facility shall be constructed of materials which are compatible in terms of color and design with those depicted within the SEA Plat, as determined by the DPWES.

7. There shall be a minimum of two (2) employees on site between the hours of 8:00 am and 6:00 pm.\*
8. A ten foot (10') wide TX-2 Type I asphalt trail within a twelve (12) foot wide public access easement shall be provided along the frontage of the property adjacent to Wiehle Avenue, subject to review and approval by DPWES.\*
9. "Do Not Enter" signs shall be posted at the exit of the car wash bypass lane and the car wash exit.\*
10. The car wash shall be equipped to capture 80% of the wastewater associated with a single cycle of the car wash operation. All wastewater discharged from the car wash shall be discharged to the sanitary sewer system.\*
11. If not already completed, a left-turn deceleration lane on northbound Wiehle Avenue shall be provided to Isaac Newton Square South subject to Virginia Department of Transportation (VDOT) and DPWES approval.\*
12. In order to reduce hydrocarbon concentrations in runoff from the site, hydrocarbon removal measures shall be provided. Possible hydrocarbon removal methods include the use of vegetated filter strips, infiltration trenches and other methods that promote infiltration, created artificial wetland best management practices (BMPs), wet stormwater detention BMPs and extended dry BMPs. The qualifications of the maintenance operator shall be reviewed and approved by the appropriate Fairfax County agency as determined by DPWES.\*
13. The size of the quick service food store structure shall not exceed 3,250 square feet.

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 permits through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced. 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 Amendment. 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: September 25, 2007  
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, 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            96569a

in Application No.(s): SEA 76-C-152-4  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Exxon Mobil Corporation  Agents: W.P. Crowe Dave N. O'Toole	3225 Gallows Road Fairfax, Virginia 22037-0001	Applicant/Title Owner of Tax Map 17-4 ((5)) 4
CB Richard Ellis Real Estate Services, Inc.  Agent: Tyler J. Paytas	c/o Exxon Mobil Corporation 3225 Gallows Road Fairfax, Virginia 22037-0001	Agent for Applicant/Title Owner
Core States Inc.  Agents: Jennifer L. Ugolick Michael J. Novajosky Glenn M. Phillips	44355 Premier Plaza, Suite 240 Ashburn, Virginia 20147	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.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
 \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Special Exception Attachment to Par. 1(a)**

DATE: September 25, 2007  
(enter date affidavit is notarized)

96569a

for Application No. (s): SEA 76-C-152-4  
(enter County-assigned application number (s))

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

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 <b>BOLD</b> above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	<b>Attorneys/Planners/Agent</b>
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Jason B. Heinberg Abby C. Denham Tara E. Wiedeman Blair A. Lonergan (former) Sara V. Mariska Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby		

check if applicable)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 25, 2007  
(enter date affidavit is notarized)

96569a

for Application No. (s): SEA 76-C-152-4  
(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)  
Exxon Mobil Corporation  
3225 Gallows Road  
Fairfax, Virginia 22037-0001

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

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

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)  
Publicly traded.

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

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

**Special Exception Attachment to Par. 1(b)**

DATE: September 25, 2007  
(enter date affidavit is notarized)

96569a

for Application No. (s): SEA 76-C-152-4  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Core States Inc.  
44355 Premier Plaza, Suite 240  
Ashburn, Virginia 20147

**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 M. Scheffey  
Glenn M. Phillips  
Richard A. Perez  
Richard A. Cote

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**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)  
David J. Bomgardner, E. Andrew Burcher, J. Randall Minchew, M. Catharine Puskar,  
Thomas J. Colucci, Peter M. Dolan, Jr., Jay John E. Rinaldi, Lynne J. Strobel, Garth M.  
du Von, Jerry K. Emrich, William A. Wainman, Nan E. Walsh, Martin D. Walsh  
Fogarty, John H. Foote, H. Mark Goetzman,  
Bryan H. Guidash, Michael D. Lubeley,

(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: September 25, 2007  
(enter date affidavit is notarized)

96569a

for Application No. (s): SEA 76-C-152-4  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
CB Richard Ellis Real Estate Services, Inc. c/o Exxon Mobil Corporation  
3225 Gallows Road  
Fairfax, Virginia 22037-0001

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

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Publicly traded on NYSE.

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 25, 2007  
(enter date affidavit is notarized)

96569a

for Application No. (s): SEA 76-C-152-4  
(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)  
None

(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: September 25, 2007  
(enter date affidavit is notarized)

96569a

for Application No. (s): SEA 76-C-152-4  
(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: September 25, 2007  
(enter date affidavit is notarized)

96569a

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 Lynne J. Strobel  Applicant's Authorized Agent

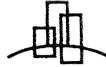
Lynne J. Strobel, attorney/agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 25 day of September 20 07, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2007

**KIMBERLY K. FOLLIN**  
Registration # 283945  
Notary Public  
COMMONWEALTH OF VIRGINIA



**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

Jason B. Heinberg  
(703) 528-4700 Ext. 5417  
jheinberg@arl.thelandlawyers.com

May 9, 2007

**RECEIVED**  
Department of Planning & Zoning

**MAY 09 2007**

Zoning Evaluation Division

**Via Hand Delivery**

Barbara A. Byron, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Proposed Special Exception Amendment  
Applicant: Exxon Mobil Corporation

Dear Ms. Byron:

Please accept the following as a statement of justification for a special exception amendment application on property identified among the Fairfax County tax map records as 17-4 ((5)) 4 (the "Subject Property").

The Subject Property is located in the southwest quadrant of the intersection of Isaac Newton Square South and Wiehle Avenue in the Hunter Mill Magisterial District. The Subject Property contains approximately 1.07 acres and is zoned to the I-5 District. The Subject Property is developed with a service station and associated uses, and has been subject to several prior land use approvals granted by the Fairfax County Board of Supervisors (the "Board"). Most recently, on November 22, 1994, the Board approved special exception amendment SEA 76-C-152-3 to permit a service station with six (6) pump islands, a quick service food store and a car wash on the Subject Property.

The Applicant proposes to replace the existing quick service food store and car wash with new structures that contain a total of 4,114 square feet of gross floor area ("GSF") in building improvements. The new quick service food store contains approximately 3,250 GSF and replaces the existing 1,431 GSF structure. The larger store is necessary to serve customer demands by providing sufficient retail space to offer a wider range of products. A reconstructed single bay car wash contains approximately 864 GSF and is located west of the quick service food store in the same general location as the existing car wash. The proposal does not modify the location of the service station canopy with six (6) multiple product dispensers that is to east of the quick service food store and oriented towards Wiehle Avenue. Existing points of site access at Isaac Newton Square South and Wiehle Avenue will also remain unchanged. The configuration of the quick service food store, car wash and pump islands allow for adequate on-site stacking and parking, and create a convenient circulation pattern on the Subject Property. The Applicant has prepared a special exception plat that depicts attractive landscaping throughout the interior and along the perimeter of the Subject Property. The plantings will

provide visual screening for the use from surrounding roadways and adjacent uses. The proposed site layout and high quality building design represent a significant improvement in comparison to existing conditions. The proposed improvements result in an overall site intensity of .09 floor area ratio ("FAR") that is well below the .50 FAR permitted in the I-5 District.

The Subject Property is located within the Reston-Herndon Suburban Center and Transit Station Areas (the "Reston-Herndon TSAs"), as designated in the Area III volume of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within Sub-unit G-1 (the "Sub-unit"). The Plan provides, in relevant part, that the Sub-unit is planned for office use at .50 FAR or residential use up to 30 dwelling units per acre. The Plan also recommends a more intensive rail-oriented, mixed use development option that is not applicable to this request. The general land use recommendations applicable to the Reston-Herndon TSAs and the site-specific Sub-unit guidance do not specifically address the Applicant's proposal, which seeks to renovate an existing commercial use that serves a vital community service. The fact that the Plan does not discuss the retention and improvement of existing commercial uses in the area; however, does not preclude the Applicant's proposal. Interpreting the Plan in a manner that would, effectively, encourage discontinuation of the current use of the Subject Property by purporting to restrict improvements to the existing structures located on the site is not appropriate in this case.

The Plan's vision of more intensive residential and non-residential uses within the Reston-Herndon TSAs is predicated, in large part, on the availability of support commercial uses to serve new residents, workers and visitors to the area. Ensuring the vitality of the Applicant's operations on the Subject Property is critical to a successful transformation of the surrounding land use pattern. The Subject Property is one the Applicant's most successful locations in the Washington D.C. Metropolitan Area due, primarily, to its proximity to the Dulles Airport Access Road and a lack of service stations in the immediate area. Further, the Plan does not appear to recommend the establishment of new service stations and associated uses in the vicinity of the Subject Property. These considerations suggest that patrons will continue to rely heavily on the Applicant's facilities in the future, as the surrounding area redevelops and is populated with increasing numbers of residents and workers. The Applicant's proposal also reduces the anticipated burden on the adjacent road network by promoting a synergy of uses that allows customers to refuel and wash their vehicles, as well as shop for convenience goods, at a single, accessible location. Replacing the existing quick service food store and car wash with attractive, well landscaped new structures will also improve the appearance of the Subject Property and benefit the area as a whole.

The Applicant's proposal is analogous to an interim improvement to a commercial establishment that, under Appendix 6 of the Policy Plan (the "Interim Use Guidelines"), may be allowed on a case-by-case basis in some areas of Fairfax County. The Interim Use Guidelines allow such commercial redevelopment in circumstances where: (1) the proposal results in significant public benefits that include, among other elements, improvements in site and building

design; (2) the public benefits associated with the proposal outweigh adverse effects; and (3) the proposal does not inhibit the achievement of the long-range objectives of the Plan. The Applicant's request satisfies all of the Interim Use Guidelines. As described above, the proposal will upgrade the existing building architecture and site layout so that the service station, quick service food store and car wash may continue as a vital, community-serving use that is convenient for Reston area patrons. The request will benefit the public by enhancing an existing use, and does not result in any adverse land use impacts. Lastly, the proposal does not conflict with any Plan objectives pertaining to the redevelopment of surrounding properties or other long-range Plan objectives. The Subject Property is a stable use that was established in the 1970s. The Applicant's proposal permits continuation of this use in a manner that does not interfere with the consolidation and redevelopment of adjacent properties.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Ordinance") please accept the following information:

- The type of operation proposed is a service station with a quick service food store and car wash.
- Hours of operation:

The service station, quick service food store and car wash will be open twenty-four hours a day seven days a week.
- The estimated number of patrons is approximately 2,500 to 5,500 persons per day.
- The estimated number of employees is a maximum of 4 on site at any one time.
- The proposed use will generate approximately 2,445 trips per day, with approximately 69 trips/per hour during the peak A.M. hour and 115 trips/per hour during the peak P.M. hour.
- The general area to be served by the use is the Reston area.
- The proposed use totals approximately 4,114 GSF in building improvements, which are comprised of a service station with 3,250 GSF and a car wash containing approximately 864 GSF. The high quality building design utilizes materials that include a combination of brick, aluminum finishes, aesthetic architectural elements and glass.
- Petroleum products, as defined in Title 40, Code of Federal Regulations, are the only known hazardous or toxics substances to be utilized and stored on the Subject Property.
- The proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and any applicable conditions.

SEA 76-C-152-4

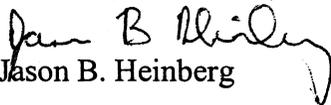
May 9, 2007

Page 4

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your convenience.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

  
Jason B. Heinberg

JBH/aab

Enclosures

cc: Tyler Paytas  
Jen Ugolick  
Victor Antonio  
Lynne J. Strobel  
Martin D. Walsh (w/o encl.)

{A0115802.DOC / 1 5-9-07 Byron Ltr. 000113 000032}



# FAIRFAX COUNTY

APPENDIX 4

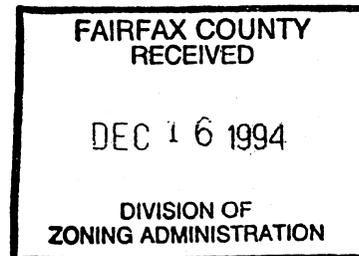
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

December 9, 1994

Keith C. Martin, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard  
Thirteenth Floor  
Arlington, Virginia 22201



RE: Special Exception Amendment  
Number SEA 76-C-152-3

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on November 22, 1994, the Board approved Special Exception Amendment Number SEA 76-C-152-3 in the name of Exxon Corporation, located at Tax Map 17-4 ((5)) 4, for use as a service station, car wash and quick service food store, pursuant to Section 5-504 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat entitled "Exxon Company, U.S.A., Special Exception Plat, 1818 Wiehle Avenue," and prepared by The Plan Source which is dated March 31, 1994 and revised through July 1, 1994, and these conditions.

4. Landscaping shall be provided both within the interior and along the perimeter of the site to maintain a high quality site design subject to review and approval by the Urban Forester. At a minimum, the landscaping will be in substantial conformance with that depicted on the Special Exception Amendment Plat approved with the previously approved Special Exception Amendment, SEA 76-C-152-2 as determined by the Urban Forester. Transplantation of vegetation required by building construction shall occur as depicted on the current Special Exception Amendment Plat.
5. The trash dumpster enclosure shall be either brick, board on board construction, or other suitable material as determined appropriate by the Department of Environmental Management (DEM) to fully screen the dumpster.
6. The facade of the facility shall be constructed of materials which are compatible in terms of color and design with the adjacent office buildings and fire station, as determined by the Department of Environmental Management (DEM).
7. There shall be a minimum of two (2) employees on site between the hours of 8:00 am and 6:00 pm.
8. An eight foot (8') wide TX-2 Type I asphalt trail within a ten (10) foot wide public access easement shall be provided along the frontage of the property adjacent to Wiehle Avenue subject to review and approval by DEM.
9. "Do Not Enter" signs shall be posted at the exit of the car wash bypass lane and the car wash exit.
10. The car wash shall be equipped to capture 80% of the wastewater associated with a single cycle of the car wash operation. All wastewater discharged from the car wash shall be discharged to the sanitary sewer system.
11. A left-turn deceleration lane on northbound Wiehle Avenue shall be provided to Isaac Newton Square South subject to Virginia Department of Transportation (VDOT) and DEM approval.

3.

12. In order to reduce hydrocarbon concentrations in runoff from the site, hydrocarbon removal measures shall be provided. Possible hydrocarbon removal methods include the use of vegetated filter strips, infiltration trenches and other methods that promote infiltration, created artificial wetland best management practices (BMPs), wet stormwater detention BMPs, extended dry BMPs and oil/grit separators. Where oil/grit separators are provided, they shall be designed in conformance with the methods recommended in chapter 8 of the Metropolitan Washington Council of Governments (COG) document entitled Controlling Urban Runoff or with other methods approved by DEM. The oil/grit separator(s) shall be cleaned via vacuum pumping at least four times per year. The qualifications of the maintenance operator shall be reviewed and approved by the appropriate Fairfax County agency as determined by DEM. Oil/grit separator maintenance records shall be kept on-site and shall be made available to County officials upon request.
13. The size of the quick service food store structure shall not exceed 1,450 square feet.
14. The types of items which may be sold in the quick service food store shall be limited to prepackaged items which are normally sold from vending machines, including coffee and similar hot beverages, cakes, pies, soft drinks, juices, dairy products, prepackaged sandwiches, snack food items, e.g., pretzels, potato chips, etc., cookies, assorted gum, cigarettes and tobacco products and similar items. No groceries, other than as above, shall be permitted. Food preparation and the use of microwave ovens shall not be allowed. No alcoholic beverages shall be allowed to be sold. The marketing of video tapes or video machines shall not be allowed on the premises. These restrictions, however, shall not limit the sale of automobile-related products under the definition of service station.

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 Amendment shall not be valid until this has been accomplished.





# County of Fairfax, Virginia

## MEMORANDUM

DATE October 11, 2007

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

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

**SUBJECT:** Land Use Analysis and Environmental Assessment: SEA 76-C-152-04  
Exxon Mobil Corporation

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception Amendment (SEA) application dated April 15, 2007 as revised through August 31, 2007. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

### DESCRIPTION OF THE APPLICATION

The applicant, Exxon Mobil Corporation, proposes to replace an existing 1,624 square foot quick service food store with a 3,250 square foot store and an existing car wash building with a new 864 square foot structure. The floor area ratio (FAR) will increase from .054 to .094. The existing fuel pumps and canopy will remain. The number of parking spaces will be increased to meet the Zoning Ordinance requirement. Access to the site and site circulation will also remain unchanged. The amount of open space will be reduced from 30 to 26.73 percent.

### LOCATION AND CHARACTER OF THE AREA

The subject property is located in the Reston-Herndon Suburban Center on Wiehle Avenue to the north of Sunset Hills Road. The surrounding area is zoned I-5 and planned for mixed use. To the north and west is the Isaac Newton Square office/R&D development. To the east across Wiehle Avenue are McDonald's and Pizza Hut restaurants. To the south is a fire station.

## COMPREHENSIVE PLAN CITATIONS:

### Land Use

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit G, as amended through July 10, 2006, pages 52 and 54, the Plan states:

“This land unit is generally located north of the Dulles Airport Access Road along both sides of Sunset Hills Drive between the Bowman Distillery site on the west and Lake Fairfax Business Park on the east...

This land unit is planned for a mix of office, R&D, and industrial "flex space" uses up to .50 FAR. Any future development or redevelopment in this land unit should be consistent with these uses and intensity. A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

The portion of the land unit that is adjacent to the Wiehle Avenue TSA is subject to the *Pedestrian/bicycle access* guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

#### Sub-unit G-1 (part of Wiehle Avenue Transit Station Area)

Sub-unit G-1 includes Isaac Newton Square and is located in the northwest quadrant of Wiehle Avenue and Sunset Hills Road. Development in the sub-unit includes office, retail, and community-serving uses, including several day care facilities.

This sub-unit is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

*Transit-oriented Residential Mixed-Use Option* – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit G-1 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.”

## **Environment**

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through November 15, 2004, on pages 5-7, the Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through November 15, 2004, on pages 7-8, the Plan states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

- Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

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.”

## **COMPREHENSIVE PLAN MAP: Mixed Use**

### **LAND USE ANALYSIS**

The application proposes changes to an existing service station/quick service food store/car wash which will result in a larger food store and a more modern car wash. To meet the Comprehensive Plan recommendations regarding pedestrian circulation, the applicant proposes to add a five foot wide sidewalk along the Isaac Square South frontage which will provide a pedestrian connection from an existing trail on Wiehle Avenue to the Isaac Newton Square office/R&D development. Staff finds that the proposed development is in harmony with the land use recommendations of the Comprehensive Plan.

### **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development.

**Water Quality Protection** The subject property is located in the Difficult Run watershed. The site is served by existing underground storm water storage/recharge facilities on site. Some of the facilities will be affected by the proposed improvements to the site and will be reconstructed at or adjacent to their current locations. Additional storm water storage will be added to address a minimal increase in additional flow. The applicant is reducing the amount of impervious surface from 30.36 to 26.10 percent. The development plans are lacking an outfall narrative which should be provided at the time of development review. In addition, it is recommended that the applicant implement a water recycling system that will recycle a minimum of 80% of the waste water generated from the proposed car wash. The adequacy of the proposed water quality measures is subject to review by the Department of Public Works and Environmental Services.

**Vegetation** The applicant proposes to improve the existing landscaping by removing vines and debris along the southern boundary and planting evergreen and deciduous shade trees. In addition, the Landscape Plan shows additional trees and shrubbery in the landscaped islands

along the northern boundary with Isaac Newton Square South. Staff feels that this issue has been adequately addressed.

### **COUNTYWIDE TRAILS PLAN**

The Countywide Trails Plan Map depicts a major paved trail a minimum of eight foot wide on Wiehle Avenue. This trail already exists.

PGN: JRB



## County of Fairfax, Virginia

**MEMORANDUM**

TO: Regina Coyle, Director  
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT

FILE: 3-5 (SE 76-C-152)

REFERENCE: SEA 76-C-152-4; Exxon Mobil Corporation  
Tax Map 17-4 ((5)) 4

DATE: August 14, 2007

*AKR by CAA*

This department has reviewed the subject application including the Special Exception Plat dated April 15, 2007. We have the following comment.

- The applicant should consider narrowing the entrances to VDOT standard width for commercial access.

AKR/MAD

cc: Michelle Brickner, Director, Design Review Division, Department of Public Works and Environmental Services



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** AUG - 8 2007

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

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

**SUBJECT:** Special Exception Application, SEA 76-C-152-4, Mobile Corporation, Plan Dated June 20, 2007, LDS Project #24938-ZONA-001, Tax Map #017-4-05-0004, Hunter Mill District, Difficult Run Watershed

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

The plan does not provide details of stormwater facility/facilities, existing or proposed except to indicate that the existing facilities will be reconstructed and additional storage will be provided after approval of this application.

Chesapeake Bay Preservation Ordinance

There is no Resource Protection Area on the site

Floodplain

There is no floodplain on the site.

Downstream Drainage Complaints

There are no complaints on file.

SWM

The detentions and Best Management Practices facilities need to be clearly defined and locations need to be shown.

Site Outfall

Narrative for outfall(s) needs to be provided and analyzed downstream from the site (Zoning Ordinance 16-302L).

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

QK/mw

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

Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



**9-006 General Standards**

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

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

**9-503 Standards For All Category 5 Uses**

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

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

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

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

**9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-in Banks, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts**

1. In all districts where permitted by special exception:

- A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
- B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
- C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.
- D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors. . .

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

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

**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		