



APPLICATION ACCEPTED: May 25, 2007
APPLICATION AMENDED: September 27, 2007 (SEA)
PLANNING COMMISSION: January 17, 2008
BOARD OF SUPERVISORS: January 28, 2008 @ 3:30 PM

County of Fairfax, Virginia

January 16, 2008

STAFF REPORT ADDENDUM

APPLICATION SEA 97-M-024 / SE 2007-MA-013

MASON DISTRICT

CRD

APPLICANT: PNC Bank, N.A.

ZONING: C-6; CRD, HC & SC

PARCEL(S): 62-1 ((1)) 16E - SEA
62-1 ((1)) 16E pt - SE

ACREAGE: 23.45 acres – SEA
0.94 acres (41,044 square feet) – SE

FAR: 0.37 – SEA
0.09 – SE

OPEN SPACE: 10.8% - SEA
30.7% - SE

PLAN MAP: Commercial: Retail and Other

SE CATEGORY: Category 5: Drive-in Bank

PROPOSAL: SEA 97-M-024 seeks to amend SE 97-M-024 previously approved for a waiver of certain sign regulations to permit reduction in land area and modifications/waivers in a Commercial Revitalization District.

SE 2007-MA-013 is a concurrent application to request Special Exception approval to permit a drive-in bank in a Highway Corridor Overlay District and modifications/waivers in a Commercial Revitalization Overlay District (CRD).

O:\SMCKN\SE\SE 2007-MA-013; SEA 97-M-024 PNC Bank Baileys\REPORTS\ADDENDUM COVER.doc

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

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 97-M-024, subject to conditions in Attachment 2.

Staff recommends approval of the 20% parking space reduction request associated with SEA 97-M-024.

Staff recommends approval of a modification of the open space requirement associated with SEA 97-M-024, subject to the proposed development conditions.

Staff recommends approval of SE 2007-MA-013, subject to the proposed development conditions in Attachment 2.

Staff recommends approval of a waiver of the loading space requirement associated with SE 2007-MA-013.

Staff recommends approval of a modification of the requirement associated with SE 2007-MA-013, to construct a major paved trail along the frontage of Leesburg Pike in favor of a 6 foot wide walkway with interlocking pavers in accordance with the Leesburg and Columbia Pike Streetscape Design Guidelines.

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

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

The approval of this 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.



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

Special Exception

SE 2007-MA-013

Applicant: PNC BANK, N.A.
Accepted: 05/25/2007
Proposed: DRIVE-IN BANK IN A HIGHWAY CORRIDOR
OVERLAY DISTRICT AND
MODIFICATIONS/WAIVERS IN A COMMERCIAL
REVITALIZATION DISTRICT

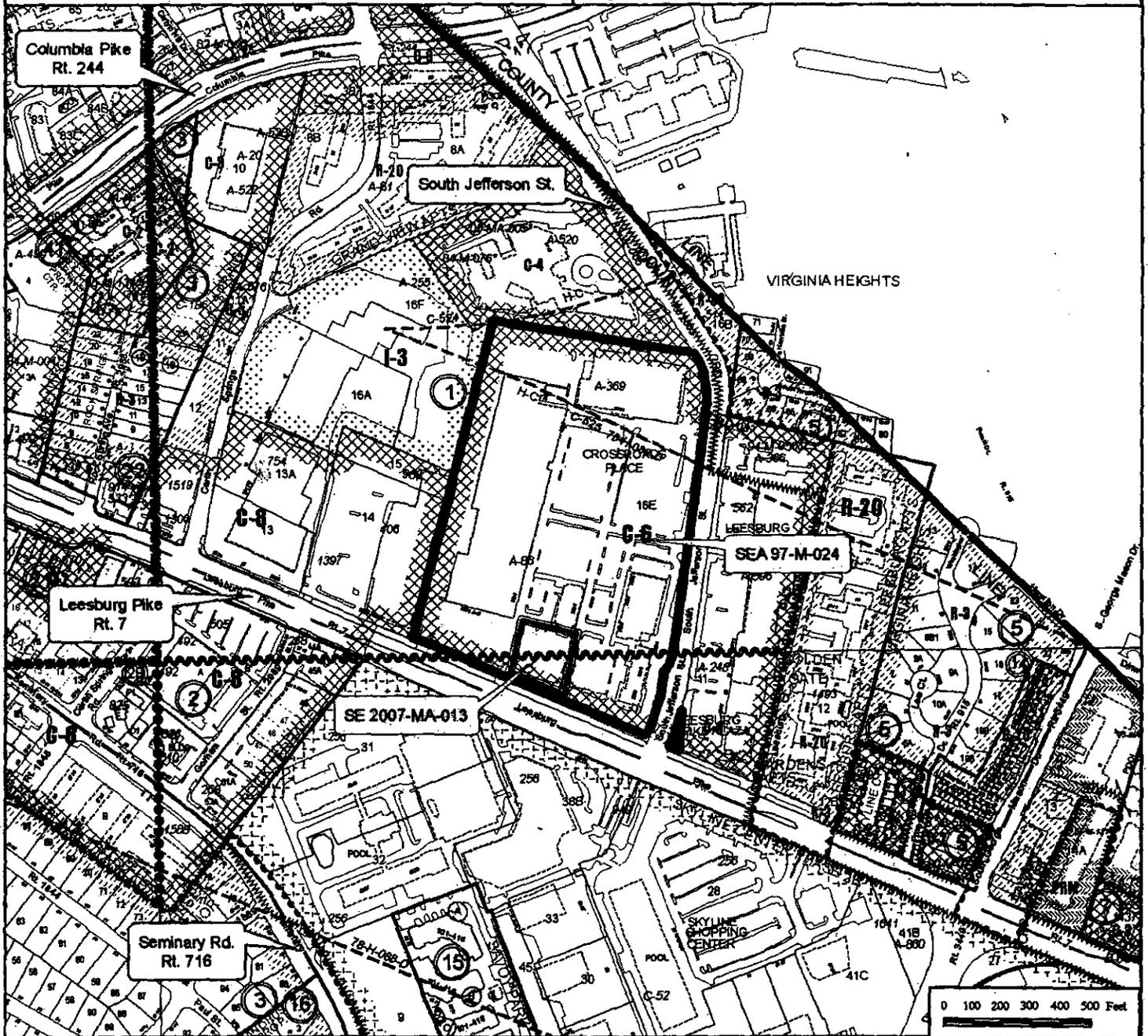
Area: 41,044 SF OF LAND; DISTRICT - MASON
Zoning Dist Sect: 4-604 9-611 9-622
Art 9 Group and Use: 5-06 6-19
Located: 3516 SOUTH JEFFERSON STREET
Zoning: C-6
Plan Area: 1,
Overlay Dist: CRD SC HC
Map Ref Num: 062-1- /01/ /0016E Pt.

Special Exception Amendment

SEA 97-M-024

Applicant: PNC BANK, N.A.
Accepted: 05/25/2007- AMENDED 09/27/2007
Proposed: AMEND SE 97-M-024 PREVIOUSLY APPROVED
FOR WAIVER OF CERTAIN SIGN
REGULATIONS TO PERMIT REDUCTION LAND
AREA AND MODIFICATIONS/WAIVERS IN A
COMMERCIAL REVITALIZATION DISTRICT

Area: 23.45 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 9-620 9-622
Art 9 Group and Use: 6-17 6-19
Located: 3516 SOUTH JEFFERSON STREET
Zoning: C-6
Plan Area: 1,
Overlay Dist: CRD SC HC
Map Ref Num: 062-1- /01/ /0016E



Special Exception

SE 2007-MA-013

Applicant: PNC BANK, N.A.
Accepted: 05/25/2007
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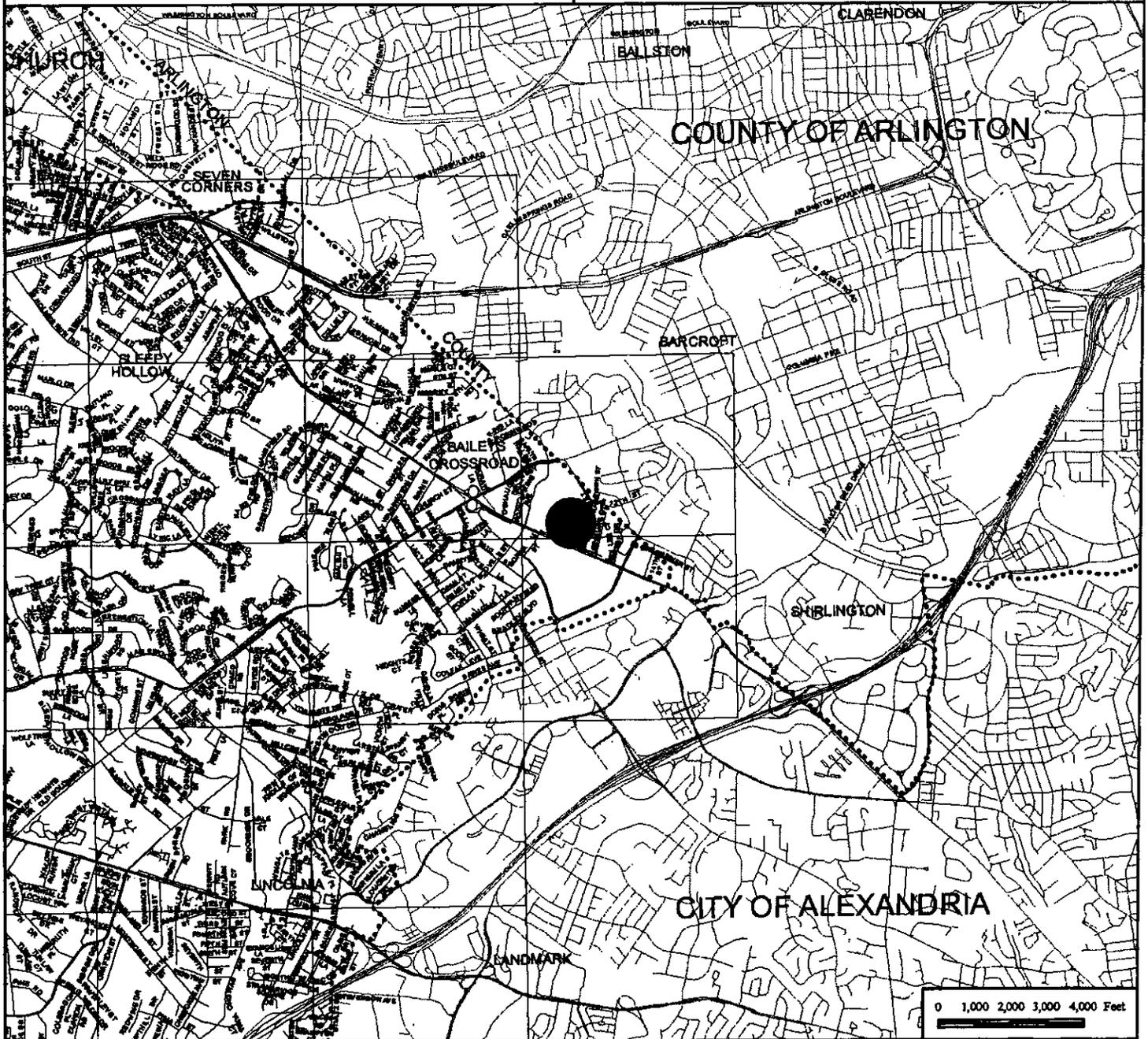
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DATE	10/15/11
SCALE	AS SHOWN
PROJECT	3516 S. JEFFERSON STREET
OWNER	PNC BANK
DESIGNED BY	BOHLER ENGINEERING, P.C.
CHECKED BY	A.J. VOLANTH
DATE	10/15/11

PNC BANK
 SPECIAL EXCEPTION AMENDMENT
 3516 S. JEFFERSON STREET
 FALLS CHURCH, FAIRFAX COUNTY, VIRGINIA

BOHLER ENGINEERING, P.C.
 2225 WOODBINE DRIVE, SUITE 100
 FALLS CHURCH, VA 22034
 (703) 271-1111
 www.bohlereng.com

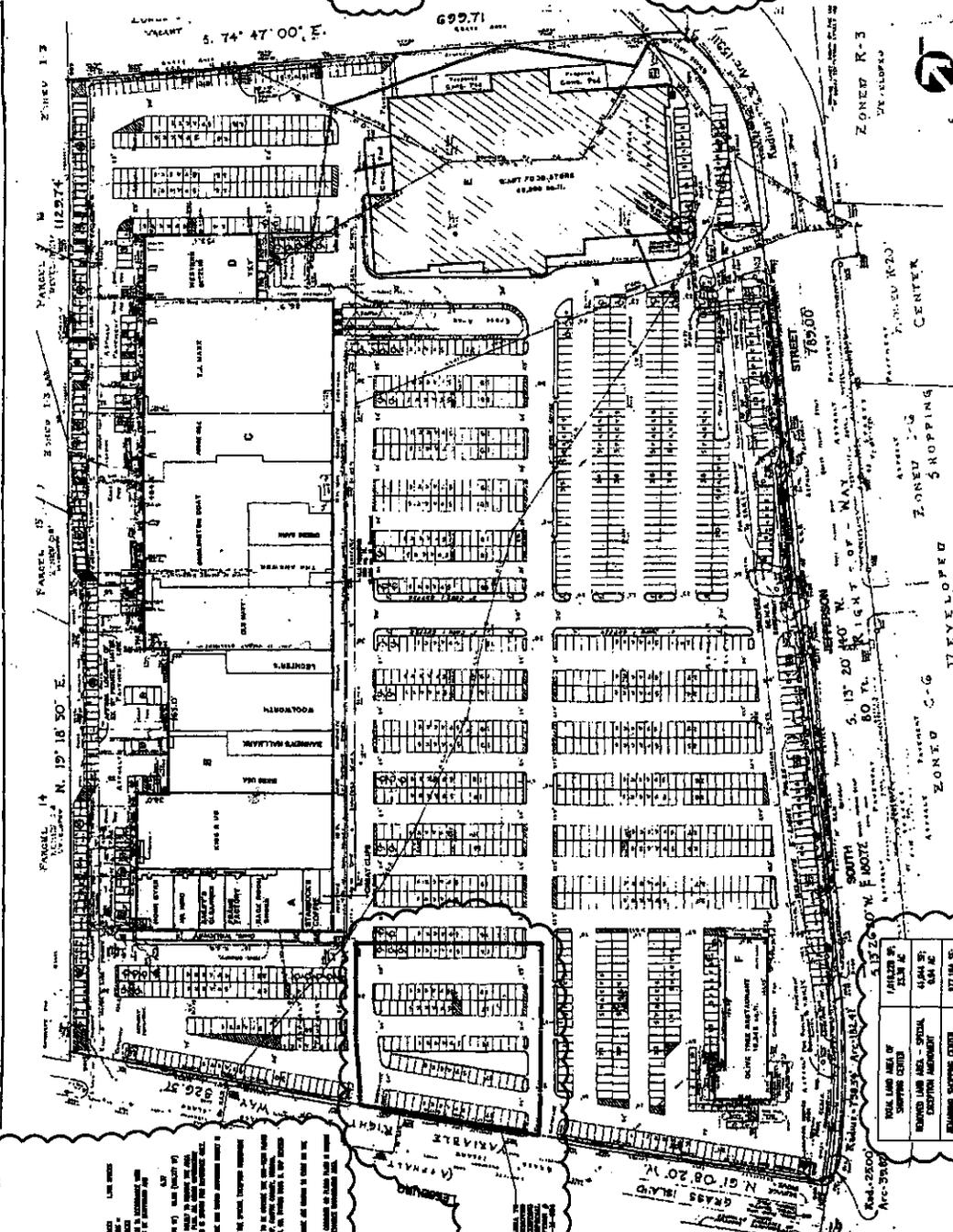
A.J. VOLANTH
 PNC BANK



LOW VOLTAGE ELECTRICAL
 120V AC
 15 AMP
 120V AC
 15 AMP
 120V AC
 15 AMP



CROSSROADS PLACE
 BAKER'S CONSTRUCTION, VA



REAL ESTATE AREA	1,000.00
SHIPPING CENTER	1,000.00
RETAIL	1,000.00
OFFICE	1,000.00
INDUSTRIAL	1,000.00
RECREATION	1,000.00
RESIDENTIAL	1,000.00
UNDEVELOPED	1,000.00
TOTAL	10,000.00

GENERAL NOTES

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GRAVE BLVD
 N 19° 18' 30" E
 513' 20' 40" W
 80' PL. RIGHT OF WAY
 5' 13' 20' 40" W
 80' PL. RIGHT OF WAY
 5' 13' 20' 40" W
 80' PL. RIGHT OF WAY



ZONED R-3
 DEVELOPED

ZONED C-6
 DEVELOPED

PNC BANK
SPECIAL EXCEPTION PLAN
3516 S. JEFFERSON STREET
FALLS CHURCH, FAIRFAX COUNTY, VIRGINIA

BOHLER
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CONCRETE PLAN STANDARD GENERAL NOTES

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NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	1000	CU YD	100.00	100000.00
2	REINFORCING	500	TON	200.00	100000.00
3	FORMWORK	1000	SQ YD	100.00	100000.00
4	PAVING	1000	SQ YD	100.00	100000.00
5	LANDSCAPING	1000	SQ YD	100.00	100000.00
6	UTILITIES	1000	LF	100.00	100000.00
7	DEMOLITION	1000	SQ YD	100.00	100000.00
8	FOUNDATION	1000	SQ YD	100.00	100000.00
9	ROOFING	1000	SQ YD	100.00	100000.00
10	MECHANICAL	1000	SQ YD	100.00	100000.00
11	ELECTRICAL	1000	SQ YD	100.00	100000.00
12	PLUMBING	1000	SQ YD	100.00	100000.00
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14	FINISHES	1000	SQ YD	100.00	100000.00
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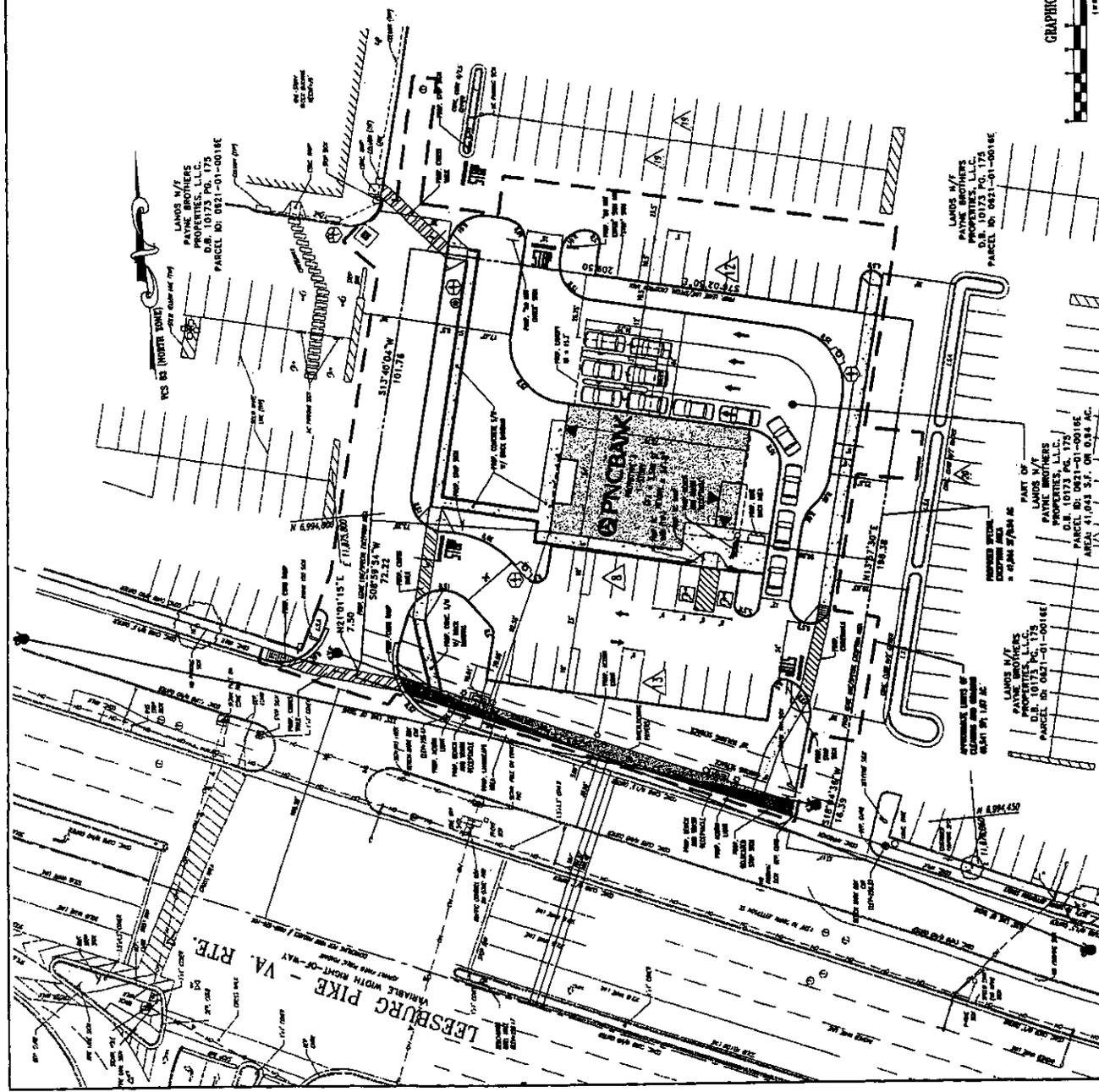
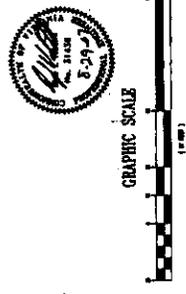
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NET COVER CALCULATIONS

GROSS SITE AREA:	10,000 sq. ft.
TREE COVER REQUIRED:	2,000 sq. ft.
EXISTING TREE COVER PROVIDED:	1,500 sq. ft.
ADDITIONAL TREE COVER REQUIRED:	500 sq. ft.

COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

Code	Requirement	Compliance
10.1.1	Minimum tree cover shall be 10% of the gross site area.	10% of 10,000 sq. ft. = 1,000 sq. ft. (Provided)
10.1.2	Minimum tree cover shall be 2% of the gross site area.	2% of 10,000 sq. ft. = 200 sq. ft. (Provided)
10.1.3	Minimum tree cover shall be 5% of the gross site area.	5% of 10,000 sq. ft. = 500 sq. ft. (Provided)
10.1.4	Minimum tree cover shall be 10% of the gross site area.	10% of 10,000 sq. ft. = 1,000 sq. ft. (Provided)

LANDSCAPE SCHEDULE

Plant	Quantity	Notes
1. 10' x 10' CA	100	Plant in 10' x 10' grid
2. 10' x 10' CA	100	Plant in 10' x 10' grid
3. 10' x 10' CA	100	Plant in 10' x 10' grid
4. 10' x 10' CA	100	Plant in 10' x 10' grid

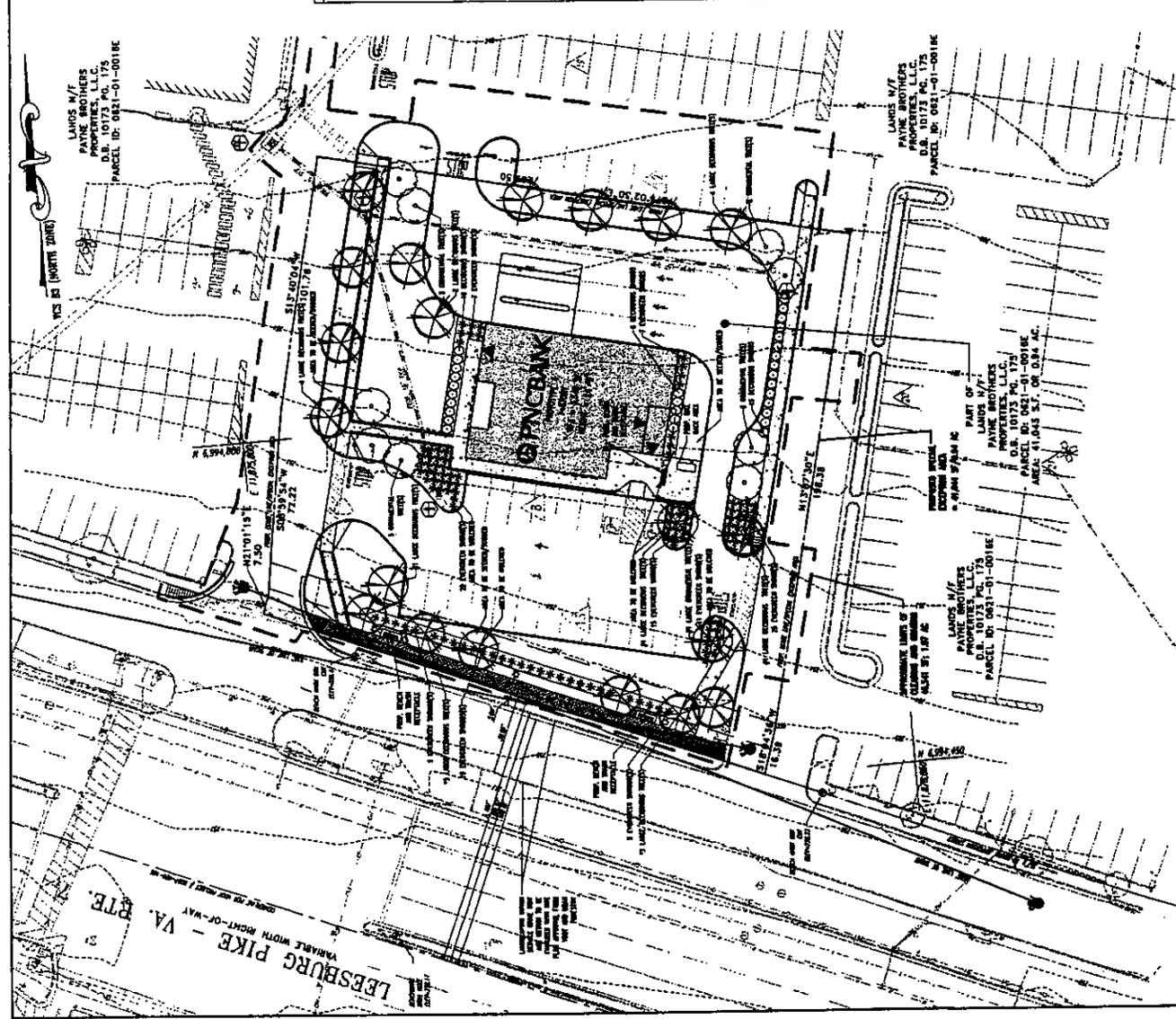
INTERIOR PARKING LOT CALCULATIONS

Minimum lot area to be covered (10% CA) = 1,000 sq. ft.

Minimum lot area to be covered (2% CA) = 200 sq. ft.

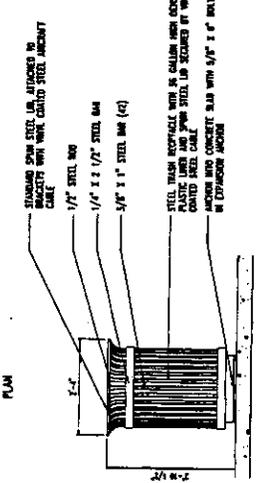
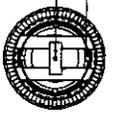
Minimum lot area to be covered (5% CA) = 500 sq. ft.

Minimum lot area to be covered (10% CA) = 1,000 sq. ft.



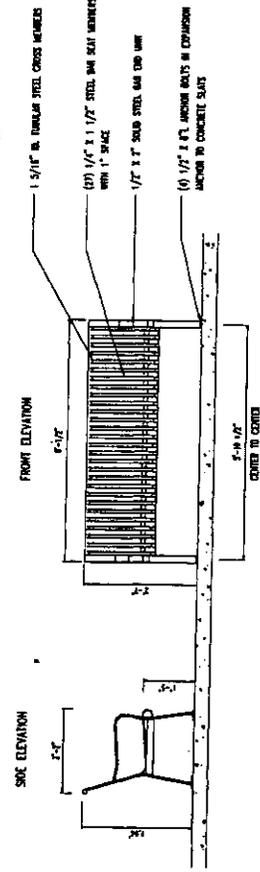


- NOTES:
1. TRASH RECEPTACLE SHALL BE 5'-0" DIA. BY 3'-0" HIGH TO MATCH STAIRS ON APPROVED CORRAL.
 2. FINISH SHALL BE DARK BRONZE POWDER COAT.

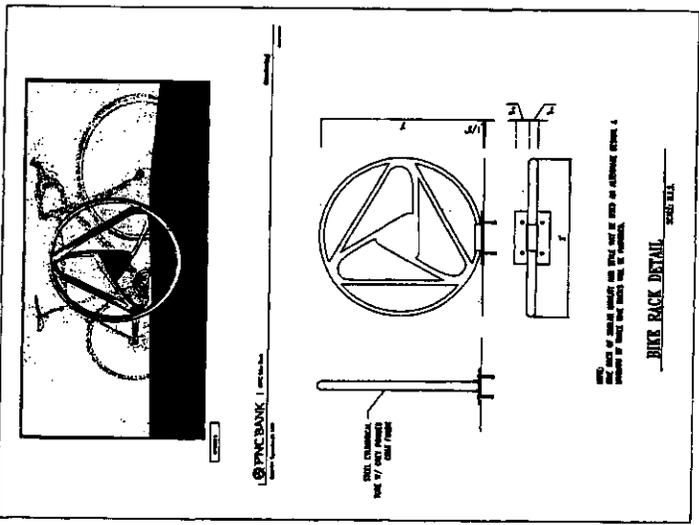


TRASH RECEPTACLE DETAIL
SCALE 1/4" = 1'-0"

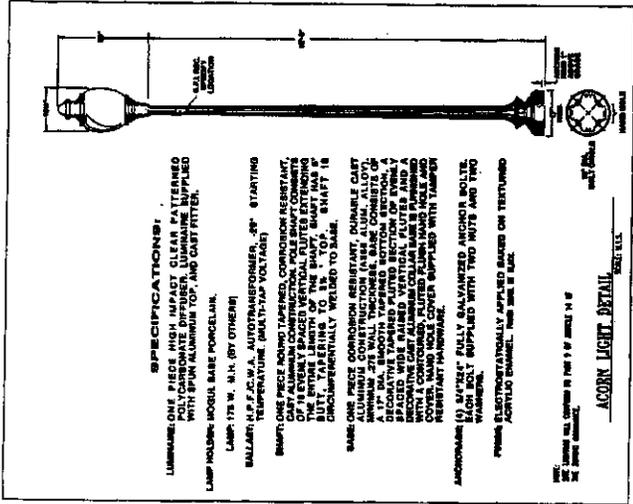
- NOTES:
1. SEAT SHALL BE 4'-0" WIDE BY 18" HIGH TO MATCH STAIRS ON APPROVED CORRAL.
 2. FINISH SHALL BE DARK BRONZE POWDER COAT.



BENCH DETAIL
SCALE 1/4" = 1'-0"



BIKE RACK DETAIL
SCALE 1/4" = 1'-0"



SPECIFICATIONS:
LUMINAIR ONE PIECE HIGH IMPACT CLEAR PATTERNED POLYCARBONATE DIFFUSER, LUMINAIR SUPPLIED WITH SPUN ALUMINUM TOP, AND GLOBE FITTED.
LAMP HOLDING MODULE BASE PORCELAIN.
LAMP: 175 W. 8.0 H. (BY OTHERS)
BALLAST: H.P.F.C.W.A. AUTOTRANSFORMER, 20" STARTING TEMPERATURE, MULTI-TAP (VOLTAGE)
SHAFT: ONE PIECE ROUND TAPERED, CORROSION RESISTANT, ALUMINUM CONSTRUCTION (TAPER, ALUM. ALLOY, A 37 IN. 2 1/2" WALL THICKNESS, BASE CONNEXES TO DECORATIVE TAPERED PLATED SECTION OF SHAFT). THE ENTIRE LENGTH OF THE SHAFT, SHAFT HUB & DECORATIVE TAPERED SECTION SHALL BE FINISHED WITH AN ANODIZED ALUMINUM COLLAR ALLES AND A WITH A CONTIGUOUS PLATED ALUMINUM HUB AND AN ANODIZED ALUMINUM HUB WHICH SUPPLIED WITH TAMPON RESISTANT HANDRAIL.
ANCHORAGE: (1) 5/8" DIA. FULLY GALVANIZED ANCHOR BOLTS EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS.
FINISH: ELECTROSTATICALLY APPLIED BAKER ON TERTIARY PARTICLE GRANULE, DARK BRONZE IN COLOR.

ACORN LIGHT DETAIL
SCALE 1/4" = 1'-0"



MISS UTILITY
CALL BEFORE YOU DIG
1-800-4-A-UTILITY
1-800-4-287-8844

BACKGROUND

The special exception application, SE 2007-MA-013, by PNC Bank, N.A. is a request to permit a drive-in bank in a Highway Corridor Overlay District and modifications/waivers in a Commercial Revitalization Overlay District (CRD). A staff report on this application was published on January 3, 2008, which recommended approval of SE 2007-MA-013 concurrent with SEA 97-M-024, subject to the development conditions consistent with those contained in the Staff Report. The changes discussed below pertain only to the SE 2007-MA-013 application; there are no changes proposed for SEA 97-M-024.

DISCUSSION

Since the publication of the Staff Report, the applicant has continued to work with staff to refine the development conditions pertaining to the SE application.

The following is a summary of the changes included in Attachment 1 of this addendum:

- Development Condition #7 has had language added to clarify the performance standard, type and location of supplemental landscaping that the applicant shall provide.
- Development Condition #12 has had language deleted regarding the lighting of signs.
- Development Condition #15 has been revised to clarify the applicant's maintenance responsibilities related to the bus shelter and to delete extraneous language.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

All of the revisions included in the revised development conditions are intended to clarify the applicant's proposed commitments; none represent substantive changes to the applicant's commitments which were discussed in the Staff Report; consequently staff continues to recommend approval of SE 2007-MA-013 and SEA 97-M-024 applications. As previously stated, there are no changes proposed for SEA 97-M-024.

Recommendations

Staff recommends approval of SEA 97-M-024, subject to development conditions located in Attachment 2.

Staff recommends approval of the 20% parking space reduction request associated with SEA 97-M-024.

Staff recommends approval of a modification of the open space requirement associated with SEA 97-M-024, subject to the proposed development conditions.

Staff recommends approval of SE 2007-MA-013, subject to the proposed development conditions in Attachment 1.

Staff recommends approval of a waiver of the loading space requirement associated with SE 2007-MA-013.

Staff recommends approval of a modification of the requirement associated with SE 2007-MA-013, to construct a major paved trail along the frontage of Leesburg Pike in favor of a 6 foot wide walkway with interlocking pavers in accordance with the Leesburg and Columbia Pike Streetscape Design Guidelines.

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

The approval of this 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 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.

ATTACHMENTS

1. Draft Development Conditions (SE 2007-MA-013)
2. Draft Development Conditions (SEA 97-M-024)

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-MA-013

January 16, 2008

If it is the intent of the Board of Supervisors to approve SE 2007-MA-013, located at 3516 South Jefferson Street, Tax Map 62-1 ((1)) 16E pt., for a drive-in bank pursuant to Sect. 4-604 and 9-622 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application (Drive-In Bank), as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. Development of the subject property shall be in substantial conformance with the Special Exception (SE) Plat entitled "PNC Bank Special Exception Plat, 3516 S. Jefferson Street", prepared by Bohler Engineering, P.C., consisting of eight (8) sheets, dated August 8, 2005 with revisions through August 29, 2007. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Architectural elevations shall be in substantial conformance with those shown on the SE Plat.
6. The drive-in bank building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
7. A landscape plan shall be submitted concurrent with site plan review and shall provide, at a minimum, the number and sizes of trees and plantings consistent with that shown on the SE Plat and shall be subject to the review and approval of Urban Forest Management, DPWES in consultation with VDOT. The applicant shall provide supplemental landscaping designed to shield pedestrian views from the roadway and automobile headlights/glare. Such supplemental

landscaping shall not require the removal of proposed parking spaces, and shall consist, at a minimum, of a continuous hedgerow, ground cover, inset where feasible with small ornamental trees along the Leesburg Pike frontage.

8. Interior parking lot landscaping shall be provided in conformance with Article 13 of the Zoning Ordinance, as determined by UFM, DPWES.
9. The sidewalk with interlocking pavers along the street frontage of the application property and all of the remaining sidewalks within the subject site shall be maintained by the applicant.
10. Crosswalks (either painted or specialized pavement) shall be provided as depicted on the SE Plat, subject to the approval of VDOT.
11. A maximum of three (3) drive-thru lanes shall be allowed.
12. There shall be no pole mounted signage. ~~Signs shall be lighted only during the hours of operation.~~
13. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
14. Temporary promotional banners, balloons, and flags shall be in conformance with Par. G of Sect. 12-103 of the Zoning Ordinance. No rooftop displays shall be permitted on site.
15. The Applicant shall provide one bus shelter, along the Leesburg Pike frontage of the application property, with the specific location to be determined jointly by the Washington Metropolitan Area Transit Authority (WMATA) and FCDOT. The bus shelter shall be the typical open type and the installation shall be limited to the concrete pad, the shelter itself and a trash receptacle. No bus turn outs or special lanes shall be ~~provided by~~ required of the Applicant. ~~If, at the time of site plan approval for the properties fronting Leesburg Pike, WMATA/FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$25,000 with DPWES to be used for a future bus shelter on Leesburg Pike in the immediate area of the application property. If installed along the SE and/or SEA site frontage, the bus shelter and trash receptacle shall be maintained by the Applicant. The applicant, at its sole expense, shall be responsible for general upkeep of the grounds in the vicinity of the shelter (grass mowing, landscape maintenance) and for the collection and disposal of trash from the shelter.~~
16. The public access easement shown across the sidewalks shall extend to the property line, and shall allow for construction easements and other public purposes necessary to the functioning of the roads, such as signage.

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

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

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

PROPOSED DEVELOPMENT CONDITIONS

SEA 97-MA-024

January 3, 2008

If it is the intent of the Board of Supervisors to approve SEA 97-MA-024, located at Tax Map 62-1 ((1)) 16E, for a waiver of certain sign regulations to permit reduction in land area and modifications/waivers in a Commercial Revitalization District, pursuant to 9-620 and 9-622 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions. Conditions which are substantively the same and which have been carried forward from the previous application are indicated with an asterisk.

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 building mounted, freestanding directional, seasonal banner and undercanopy signs indicated on the Special Exception Plat and sign manual previously approved for SE 97-M-024 and for 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. The sign area shall be calculated in accordance with Section 12-105 of the Zoning Ordinance as determined by the Zoning Administration Division, Department of Planning and Zoning (DPZ). The signs shall be located as shown on the Special Exception Plat and the sign manual entitled "Crossroads Place" and prepared by Brown & Craig, Inc. which is dated December 1, 1997, as revised through April 20, 1998 and these conditions*.
4. The total maximum allowable building-mounted sign area for the building (Spaces A through D) shall be limited to a maximum of 2,200 square feet with the typical tenant sign area not to exceed 130 square feet per sign and the anchor tenant signs to be limited to a maximum of 227 square feet per sign*.
5. No building-mounted sign shall be located above or extend beyond the perimeter of the building wall*.
6. All signage, including lettering, shall be consistent with the colors, size and typeface as indicated in the submitted sign manual*.

ATTACHMENT 2

7. Changes to the face of the signs, in accordance with Article 12 of the Zoning Ordinance, may be approved without requiring a Special Exception Amendment provided consistent letter treatment is maintained. Increases in the size and/or height of signs shall require approval of a Special Exception Amendment*.
8. Seasonal banners shall not include advertising of a product, service, individual enterprise, entertainment or the identification of the shopping center*.
9. The building-mounted project identification sign shall be permitted only if the existing freestanding project identification pylon sign is removed*.
10. Acorn-style lights shall be located at 40 foot intervals along the Route 7 and South Jefferson Street property frontages, as determined by the Department of Public Works and Environmental Services (DPWES), in consultation with the Office of Community Revitalization and Reinvestment (OCRR)*.
11. Sidewalk treatments along the Route 7 and South Jefferson Street frontages shall be constructed of stamped concrete to simulate red brick, as determined by DPWES*.

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

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

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