APPLICATION ACCEPTED: March 19, 2008
PLANNING COMMISSION: July 31, 2008
BOARD OF SUPERVISORS: August 4, 2008 @ 3:30 PM

County of Fairfax, Virginia

CRD

July 17, 2008

STAFF REPORT

APPLICATION SE 2008-MA-008

MASON DISTRICT

APPLICANT:	Radley Automobiles, Incorporated
ZONING:	C-8, SC, HC, CRD
PARCEL:	61-2 ((20)) 3A, 4 and 15
ACREAGE:	41,968 square feet
DENSITY:	0.32
OPEN SPACE:	17.6%
PLAN MAP:	Commercial: Retail & Other
SE CATEGORY:	Category 5: Vehicle Major Service Establishment Category 6: Waivers and Modifications in a Commercial Revitalization Overlay District (CRD)
PROPOSAL:	The applicant seeks special exception approval to permit a vehicle major service establishment in a Highway Corridor Overlay (HC) District and modifications/waivers in a CRD to permit a 20% reduction in required parking.

Shelby Johnson

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 RECOMMENDATION:

Staff recommends approval of SE 2008-MA-008, subject to development conditions in Appendix 1.

Staff recommends approval of a modification of the requirement to construct a 5-foot wide concrete trail along the frontage of Seminary Road and Center Lane in favor of a 5-foot wide concrete sidewalk as prescribed by the Streetscape Design Guidelines of the Baileys Crossroads Community Business Center, contained in the Comprehensive Plan.

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

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.

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.

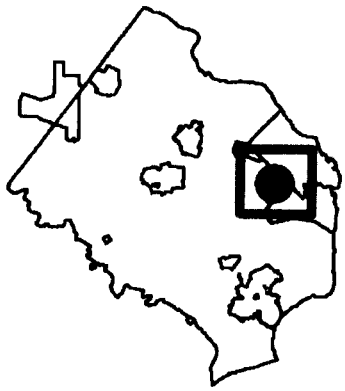
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\SMCKNI\SE\SE 2008-MA-008 (CRD) Radley Automobiles\REPORT\CRD Report cover.doc

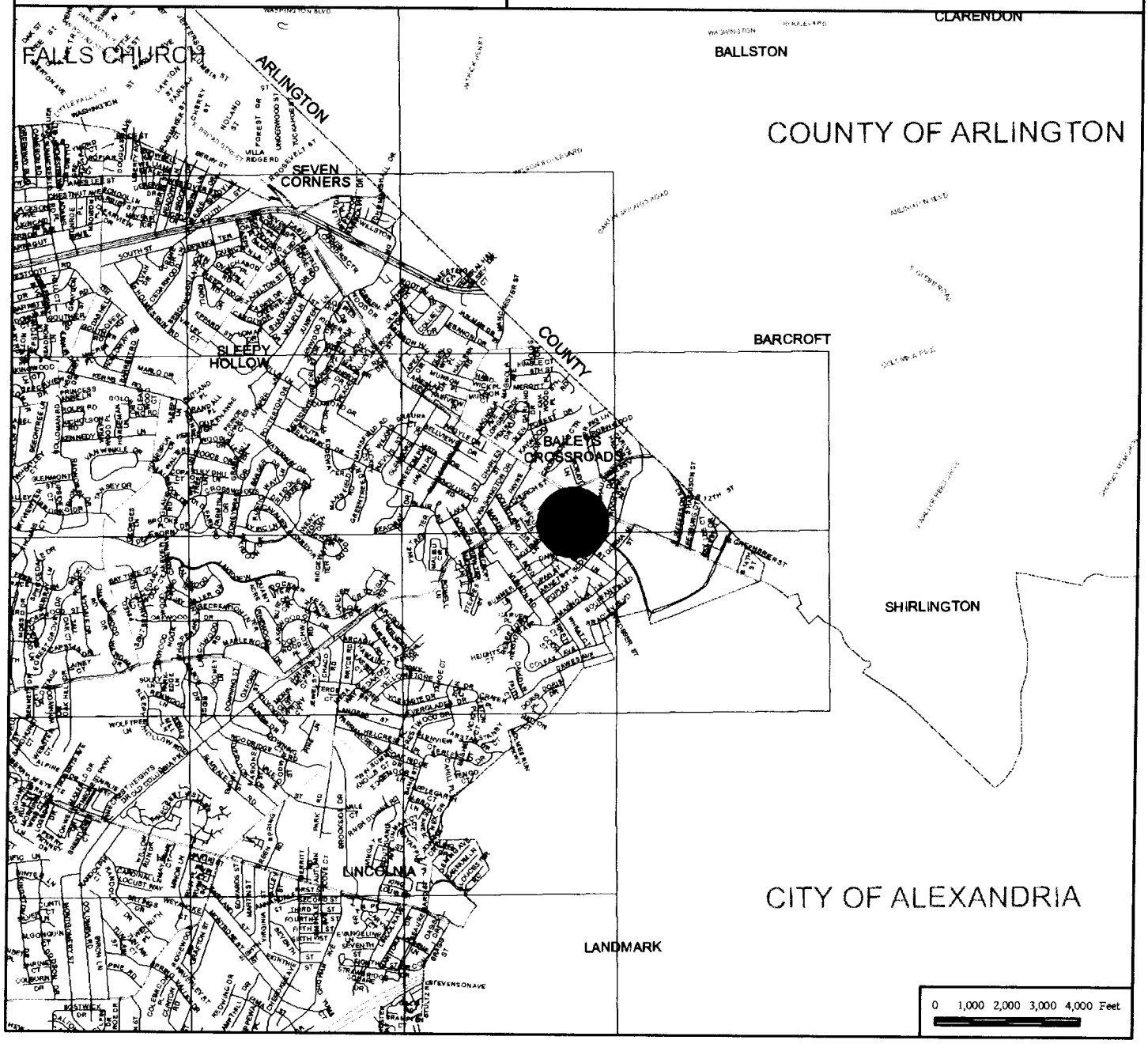
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2008-MA-008

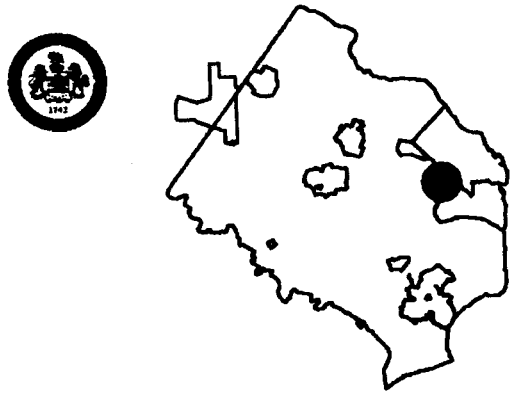


Applicant:	RADLEY AUTOMOBILES, INCORPORATED
Accepted:	03/19/2008
Proposed:	VEHICLE MAJOR SERVICE ESTABLISHMENT AND MODIFICATIONS AND WAIVERS IN THE COMMERCIAL REVITALIZATION DISTRICT
Area:	41,968 SF OF LAND; DISTRICT - MASON
Zoning Dist Sect:	09-062204-0804
Art 9 Group and Use:	6-19 5-24
Located:	5900 SEMINARY ROAD
Zoning:	C- 8
Plan Area:	1,
Overlay Dist:	SC CRD HC
Map Ref Num:	061-2- /20/ /0003A /20/ /0004 /20/ /0015



Special Exception

SE 2008-MA-008



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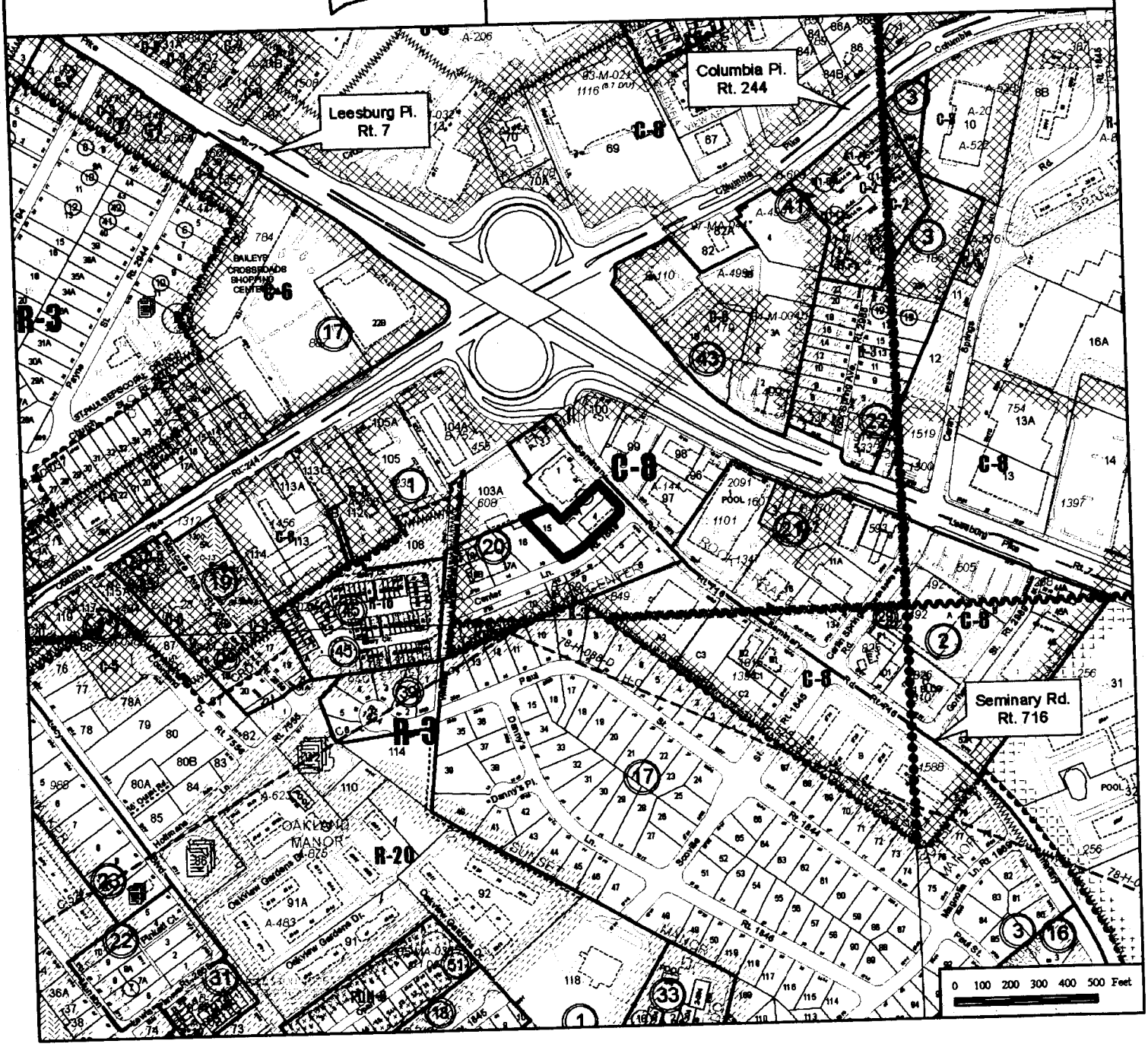
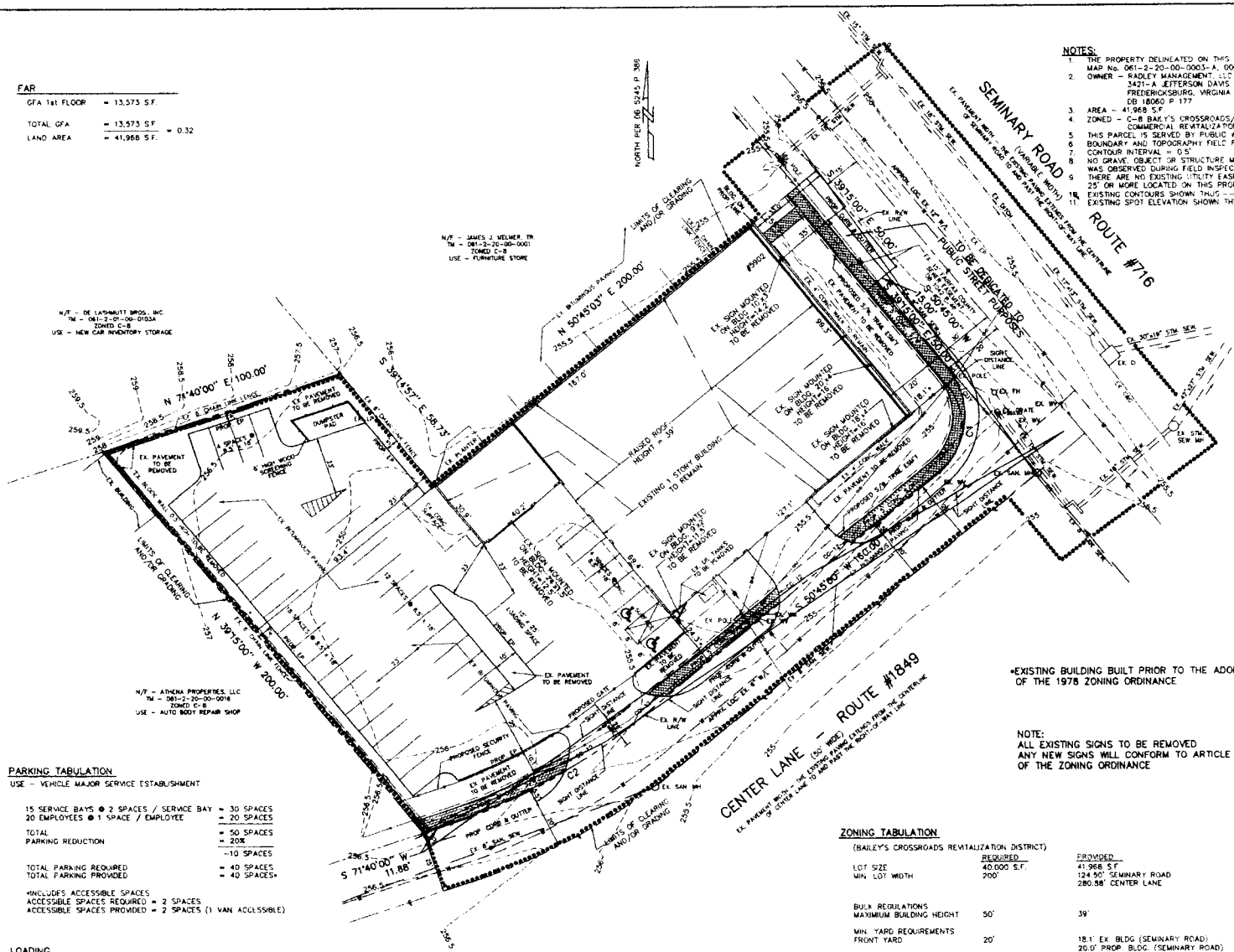


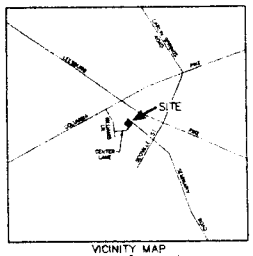


FAR

GFA 1st FLOOR	= 13,573 S.F.	
TOTAL GFA	= 13,573 S.F.	
LAND AREA	= 41,968 S.F.	= 0.32

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP No. 061-2-20-00-0003-A, 0004 & 0015
2. OWNER – RADLEY MANAGEMENT, LLC
   3421-A JEFFERSON DAVIS HIGHWAY
   FREDERICKSBURG, VIRGINIA 22401
   DB 18060 P 177
3. AREA – 41,968 S.F.
4. ZONED – C-8 BAILEY'S CROSSROADS/SEVENCORNERS COMMERCIAL REVITALIZATION DISTRICT.
5. THIS PARCEL IS SERVED BY PUBLIC WATER AND SEWER.
6. BOUNDARY AND TOPOGRAPHY FIELD RUN BY THIS FIRM
7. CONTOUR INTERVAL = 0.5'
8. NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WAS OBSERVED DURING FIELD INSPECTION.
9. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE LOCATED ON THIS PROPERTY.
10. EXISTING CONTOURS SHOWN THUS – – – – – 218 – – – – –
11. EXISTING SPOT ELEVATION SHOWN THUS – 218.3



VICINITY MAP
SCALE – 1" = 2,000'

LEGEND

EP – EDGE OF PAVEMENT
FH – FIRE HYDRANT
WM – WATER METER
WV – WATER VALVE
LP – LIGHT POLE
MH – MANHOLE
CI – CURB INLET
C&G – CURB & GUTTER
——OHW—— DENOTES OVERHEAD WIRES

BUILDING INFORMATION

EXISTING 1 STORY BUILDING FOOTPRINT	= 13,931 S.F.
GFA	= 13,573 S.F.
HEIGHT EX. BUILDING = 16'	
HEIGHT RAISED ROOF = 39'	
YEAR BUILT (EXISTING BUILDING) = 1945	

*EXISTING BUILDING BUILT PRIOR TO THE ADOPTION OF THE 1978 ZONING ORDINANCE

NOTE:
ALL EXISTING SIGNS TO BE REMOVED
ANY NEW SIGNS WILL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE

PARKING TABULATION

USE – VEHICLE MAJOR SERVICE ESTABLISHMENT

15 SERVICE BAYS @ 2 SPACES / SERVICE BAY	= 30 SPACES
20 EMPLOYEES @ 1 SPACE / EMPLOYEE	= 20 SPACES
TOTAL	= 50 SPACES
PARKING REDUCTION	= 20%
	-10 SPACES
TOTAL PARKING REQUIRED	= 40 SPACES
TOTAL PARKING PROVIDED	= 40 SPACES*

*INCLUDES ACCESSIBLE SPACES
ACCESSIBLE SPACES REQUIRED = 2 SPACES
ACCESSIBLE SPACES PROVIDED = 2 SPACES (1 VAN ACCESSIBLE)

LOADING

TOTAL LOADING REQUIRED	= 1 SPACE
TOTAL LOADING PROVIDED	= 1 SPACE

ZONING TABULATION

(BAILEY'S CROSSROADS REVITALIZATION DISTRICT)

	REQUIRED	PROVIDED
LOT SIZE	40,000 S.F.	41,968 S.F.
MIN. LOT WIDTH	200'	124.90' SEMINARY ROAD 280.88' CENTER LANE
BULK REGULATIONS MAXIMUM BUILDING HEIGHT	50'	39'
MIN. YARD REQUIREMENTS FRONT YARD	20'	18.1' EX. BLDG (SEMINARY ROAD) 20.0' PROP. BLDG. (SEMINARY ROAD) 24.3' (CENTER LANE)
SIDE YARD	NO REQUIREMENT	0
REAR YARD	20'	93.4'
MAX FAR	0.50 (20) 0.35 (COMP. PLAN)	0.32
OPEN SPACE	15%	17.6%

EXISTING VEGETATION MAP NOTE

THE COVER TYPE FOR THIS PARCEL IS DEVELOPED

CURVE TABLE

NUMBER	C1	C2
RADIUS	25.00	230.55
DELTA	90°00'00"	20°55'00"
ARC	39.27	84.17
TANGENT	25.00	42.56
CHORD	35.36	83.70

RECEIVED
Department of Planning & Zoning
JUN 19 2008
Zoning Evaluation Division

SE2008-MA-008
PLAT FOR SPECIAL EXCEPTION

THE LAND OF
RADLEY MANAGEMENT, LLC
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DIGIULIAN ASSOCIATES, P.C.

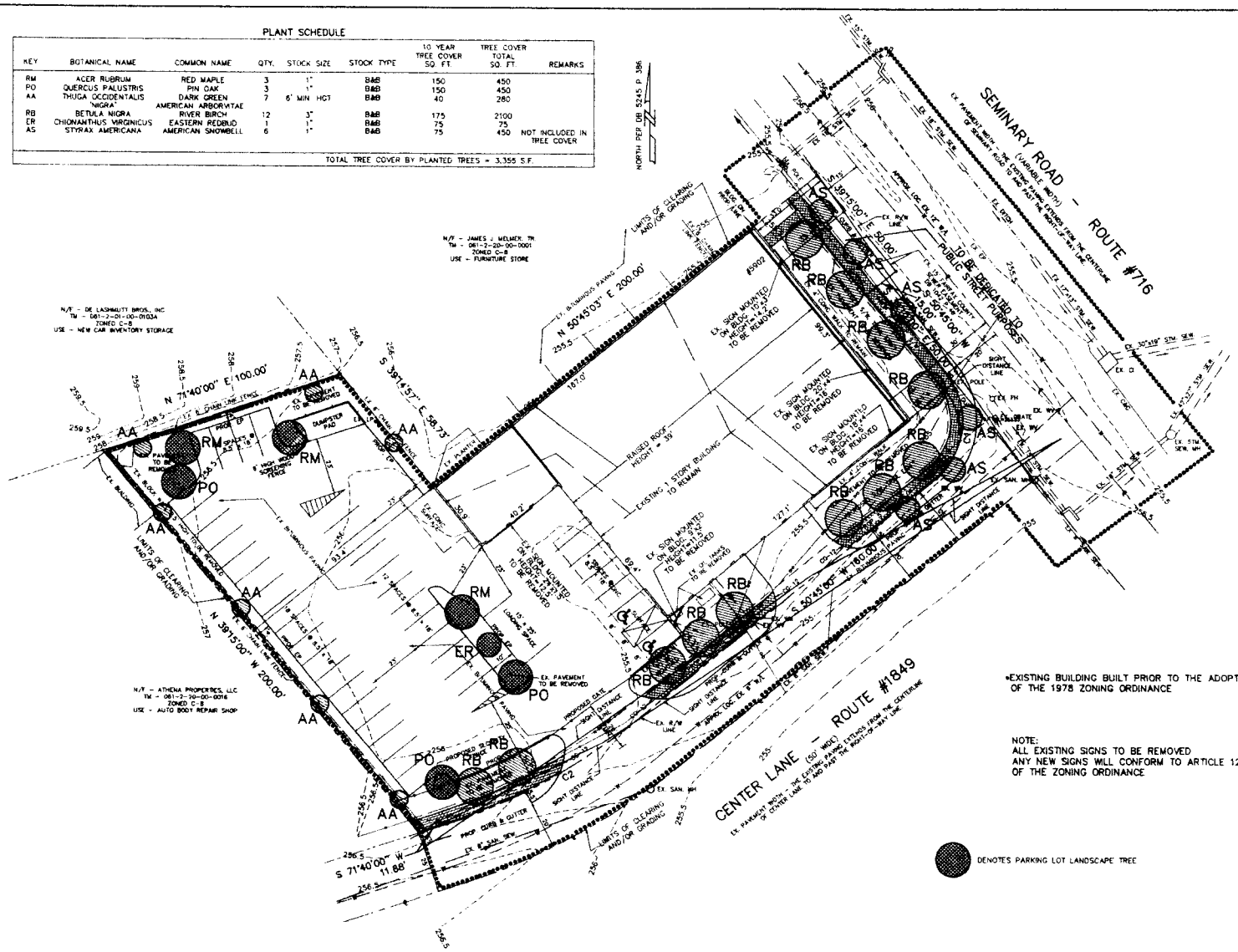
DATE 12-22-06
SCALE 1" = 20'
SHEET 1 OF 6

REV. 6-18-08 FX CO Comments

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10 YEAR TREE COVER SQ. FT.	TREE COVER TOTAL SQ. FT.	REMARKS
RM	ACER RUBRUM	RED MAPLE	3	1"	B&B	150	450	
PO	QUERCUS PALUSTRIS	PIN OAK	3	1"	B&B	150	450	
AA	THUGA OCCIDENTALIS 'NIGRA'	DARK GREEN AMERICAN ARBORVITAE	7	6' MIN HGT	B&B	40	280	
RB	BETULA NIGRA	RIVER BIRCH	12	3"	B&B	175	2100	
ER	CHIONANTHUS VIRGINICUS	EASTERN REDBUD	1	1"	B&B	75	75	
AS	STYRAX AMERICANA	AMERICAN SNOWBELL	6	1"	B&B	75	450	NOT INCLUDED IN TREE COVER

TOTAL TREE COVER BY PLANTED TREES = 3,355 S.F.



LEGEND

EP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
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LP - LIGHT POLE
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DENOTES OVERHEAD WIRES

LANDSCAPED OPEN SPACE

GROSS SITE AREA	=	41,968 S.F
		0.15
LANDSCAPED OPEN SPACE REQUIRED	=	6,295 S.F
LANDSCAPED OPEN SPACE PROVIDED	=	7,392 S.F. = 17.6%

PARKING LOT LANDSCAPING

AREA OF PARKING LOT	=	18,132 S.F
INT. LANDSCAPING REQUIRED (5%)	=	907 S.F.
PLANTED TREES (6 TREES @ 150 S.F.) (1 TREE @ 75 S.F.)	=	975 S.F.
TOTAL AREA REQUIRED	=	907 S.F
TOTAL AREA PROVIDED	=	975 S.F

TREE COVER CALCULATIONS

TREE COVER REQUIRED		
GROSS SITE AREA	=	41,968 S.F
DEDUCTIONS		-13,931 S.F
ADJUSTED GROSS SITE AREA	=	28,037 S.F.
PERCENT TREE COVER REQUIRED	=	10%
TREE COVER REQUIRED	=	2,804 S.F
TREE COVER PROVIDED		
TREE COVER BY PLANTED TREES	=	3,355 S.F.
DEDUCTION - BUILDING FOOTPRINT		

*EXISTING BUILDING BUILT PRIOR TO THE ADOPTION OF THE 1978 ZONING ORDINANCE

NOTE:
ALL EXISTING SIGNS TO BE REMOVED
ANY NEW SIGNS WILL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE

DENOTES PARKING LOT LANDSCAPE TREE

CURVE TABLE

NUMBER	C1	C2
RADIUS	25.00	230.55
DELTA	90°00'00"	20°55'00"
ARC	39.27	84.17
TANGENT	25.00	42.56
CHORD	35.36	83.70
CHD BRG	S 05°45'00" W	S 81°12'30" W

20 0 20 40 60
GRAPHIC SCALE

REV 6-18-08 - FX. CO. COMMENTS
REV. 6-12-08 - FX. CO. COMMENTS
REV. 5-21-08 - FX. CO. COMMENTS
REV. 1-29-08 - FX. CO. COMMENTS
REV. 9-20-07

SE2008-MA-008
LANDSCAPING PLAN
PLAT FOR SPECIAL EXCEPTION

KENNETH A. MARCERON CERTIFICATE No. 14468 6/12/08 LAND SURVEYOR

THE LAND OF
RADLEY MANAGEMENT, LLC
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DIGIULIAN ASSOCIATES, P.C.
LAND SURVEYORS
7050-D NEWINGTON ROAD
LORTON, VIRGINIA 22079
703-339-7449 ~ FAX 703-339-2180

DATE	12-22-08
SCALE	1" = 20'
SHEET	2 OF 6
JOB NO	
FILE NO	

STORMWATER MANAGEMENT NARRATIVE

THE PROJECT CONSISTS OF RAISING THE ROOF OF THE EXISTING BUILDING TO A HEIGHT OF 39', RESTRIPING OF THE EXISTING PARKING LOT AND LANDSCAPING.

STORMWATER DETENTION
STORMWATER DETENTION FACILITIES ARE NOT REQUIRED TO BE CONSTRUCTED BASED ON THE POST-DEVELOPMENT RUN-OFF FROM THE SITE IS LESS THAN THE PRE-DEVELOPMENT RUN-OFF FROM THE SITE AS SHOWN BY THE FOLLOWING COMPUTATIONS.

AREA OF SITE = 41,988 S.F. ~ 0.96 Ac

PRE-DEVELOPMENT CONDITIONS

	Ac	C
BUILDING	0.32	0.90
PAVEMENT & CONCRETE	0.64	0.90
	0.96	0.90

Q2 = 0.96 x 0.90 x 5.45 = 4.69 cfs
Q10 = 0.96 x 0.90 x 7.27 = 6.25 cfs

POST-DEVELOPMENT CONDITIONS

	Ac	C
BUILDING	0.32	0.90
PAVEMENT & CONCRETE	0.46	0.90
GREEN	0.18	0.30
	0.96	0.79

Q2 = 0.96 x 0.79 x 5.45 = 4.13 cfs
Q10 = 0.96 x 0.79 x 7.27 = 5.51 cfs

DECREASE IN Q2 = 0.56 cfs
DECREASE IN Q10 = 0.74 cfs

BEST MANAGEMENT PRACTICES:
THE REQUIREMENT FOR BMP'S IS BASED ON REDEVELOPMENT. THERE IS LESS THAN A 20% INCREASE IN THE AMOUNT OF IMPERVIOUS AREA RELATIVE TO THE PRE-DEVELOPMENT CONDITIONS. 18.8% DECREASE IN IMPERVIOUS AREA.

PRE-DEVELOPMENT CONDITIONS

BUILDING	0.32 Ac
PAVEMENT & CONCRETE	0.64 Ac
	0.96 Ac

POST-DEVELOPMENT CONDITIONS

BUILDING	0.32 Ac
PAVEMENT & CONCRETE	0.46 Ac
	0.78 Ac

AS SHOWN BY THE ABOVE COMPUTATIONS THERE IS A 0.18 Ac (18.8%) DECREASE IN THE IMPERVIOUS AREA.

THE PHOSPHORUS REMOVAL REQUIREMENT IS BASED ON THE FOLLOWING FORMULA:

[1-0.9("I"pre / "I"post)] x 100 = % P REMOVAL
[1-0.9(100 / 81.2)] x 100 = -10.84% P REMOVAL

*A WAIVER OF BMP REQUIREMENTS REQUESTED

ADEQUATE OUTFALL NARRATIVE

THE STORMWATER RUN-OFF FROM THE SITE IS NON-CONCENTRATED SHEET FLOW. THE POST-DEVELOPMENT RUN-OFF FOR THE 2-YEAR AND 10-YEAR STORMS IS BEING REDUCED BY 0.56 cfs (Q2) AND 0.74 cfs (Q10). THE RUN-OFF FROM THE SITE ENTERS AN EXISTING STORM SEWER SYSTEM ON THE EAST SIDE OF SEMINARY ROAD. THE RUN-OFF IS CARRIED THROUGH AN EXISTING STORM SEWER SYSTEM CONSISTING OF 30"x19", 42"x27", 30", 36", 42", 54" 72" 8'x7' CULVERT AND 96" STORM SEWER TO AN EXISTING CHANNEL. THE DRAINAGE AREA TO THE EXISTING CHANNEL IS 411 ACRES, Q10=933 cfs. CAPACITY OF 96" STORM SEWER = 1105 cfs (SP 8194-SP-002). THE RUN-OFF DRAINS THROUGH THE CHANNEL FOR APPROXIMATELY 1300' TO ANOTHER 96" STORM SEWER FOR APPROXIMATELY 1000' TO THE FLOODPLAIN OF FOUR MILE RUN.

SINCE THERE IS A DECREASE IN THE POST-DEVELOPMENT RUN-OFF FROM THE PRE-DEVELOPMENT RUN-OFF, THE DEVELOPMENT OF THE SITE WILL NOT HAVE AN ADVERSE IMPACT ON THE EXISTING DOWNSTREAM DRAIANGE SYSTEMS OR THE LOWER LYING PROPERTIES.

SEE OUTFALL MAP SHEET #4

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (18-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

N/A ☐ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet ____

N/A ☐ 3. Provide.

Facility Name/ Type & No	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
[illegible]						
Totals						

N/A ☐ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet ____
Pond inlet and outlet pipe systems are shown on Sheet ____

N/A ☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet ____
Type of maintenance access road surface noted on the plat is _____ (asphalt, geotextil, gravel, etc.)

N/A ☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet ____

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 3

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 3

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1

☐ 11. A submission waiver is requested for BMP's

☑ 12. Stormwater management is not required because Post-Development Runoff is less Than Pre-Development Runoff

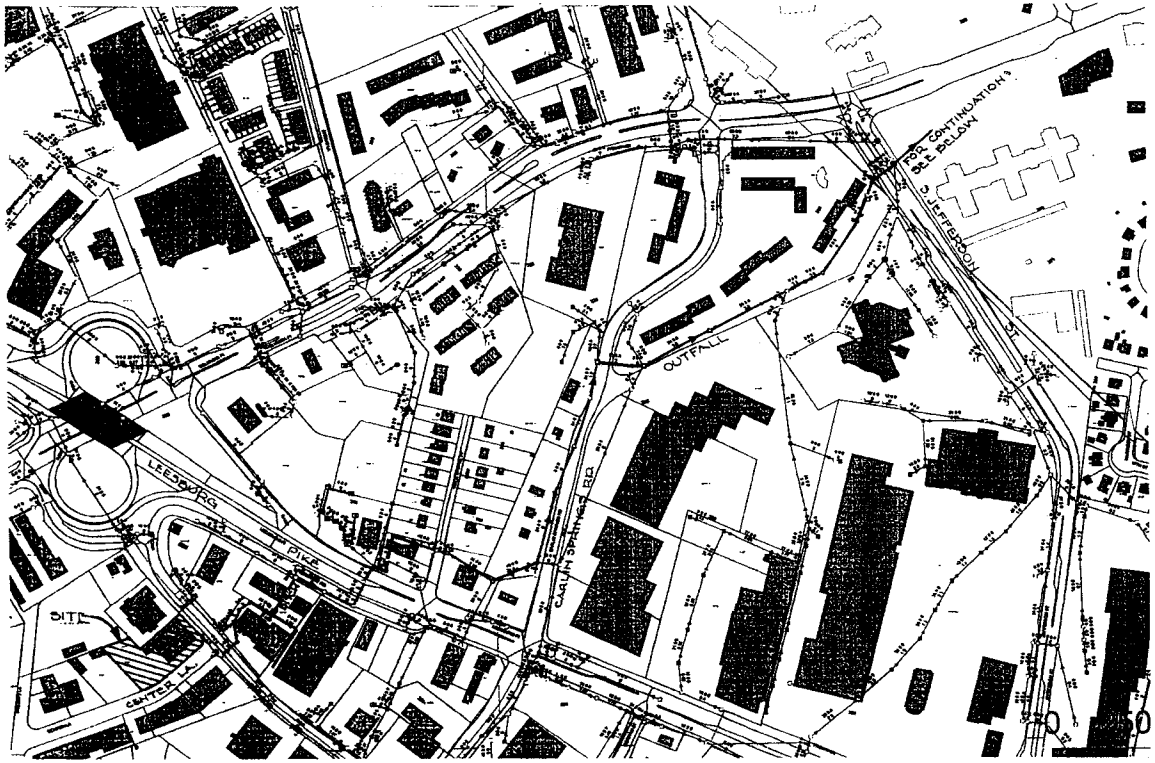
SE2008-MA-008
STORMWATER MANAGEMENT NARRATIVE &
STORMWATER INFORMATION CHECKLIST
PLAT FOR SPECIAL EXCEPTION

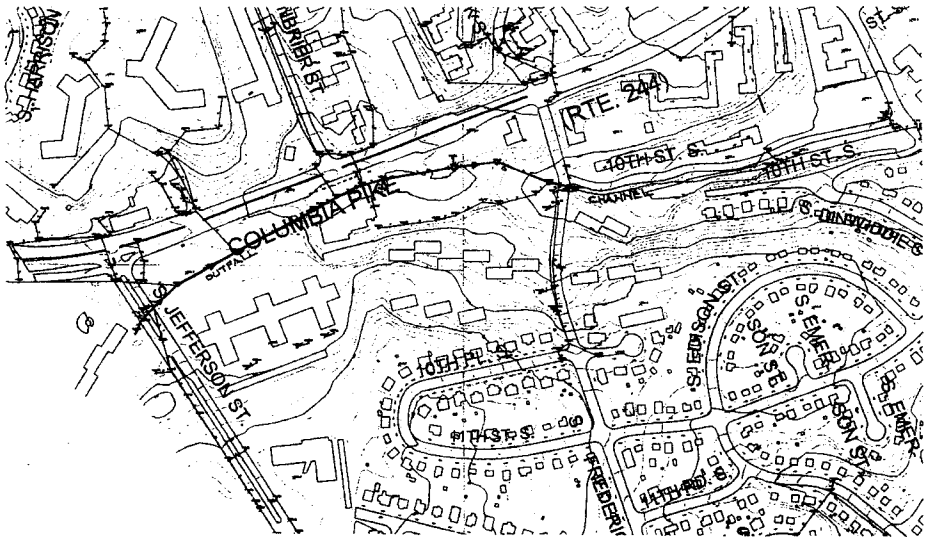
KENNETH A. MARCEPON COMPUTER No. 14458 6/18/08

THE LAND OF
RADLEY MANAGEMENT, LLC
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
DIGIULIAN ASSOCIATES, P.C.

DATE 12-22-06
SCALE NO SCALE
SHEET 3 OF 6

REV. 6-18-08 - FX. CO. COMMENTS
REV. 6-18-08 - FX. CO. COMMENTS

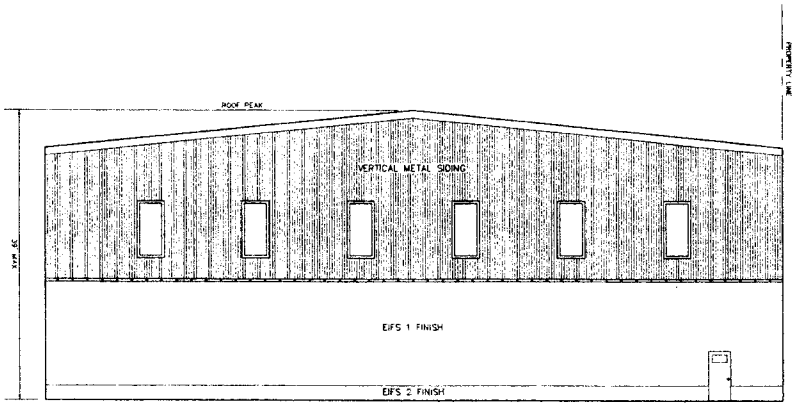




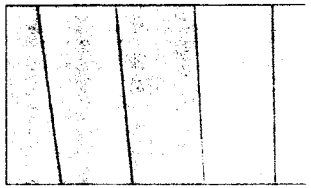
Rev 6/18/08 Per Comments
Rev 5/21/08

OUTFALL MAP
PLAT FOR SPECIAL EXCEPTION

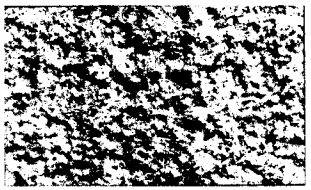
	THE LAND OF **RADLEY MANAGEMENT, LLC** MASON DISTRICT FAIRFAX COUNTY, VIRGINIA	DATE 12-22-06
		SCALE 1" = 200'
		SHEET 4 OF 2
	DiGIULIAN ASSOCIATES, P.C. LAND SURVEYORS 7000-D NEWINGTON ROAD LORTON, VIRGINIA 22079 703-339-7448 ~ FAX 703-339-2180	JOB No.
		FILE No.



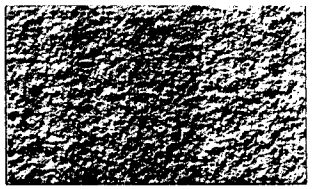
SEMINARY ROAD ELEVATION
1/8" = 1'-0"



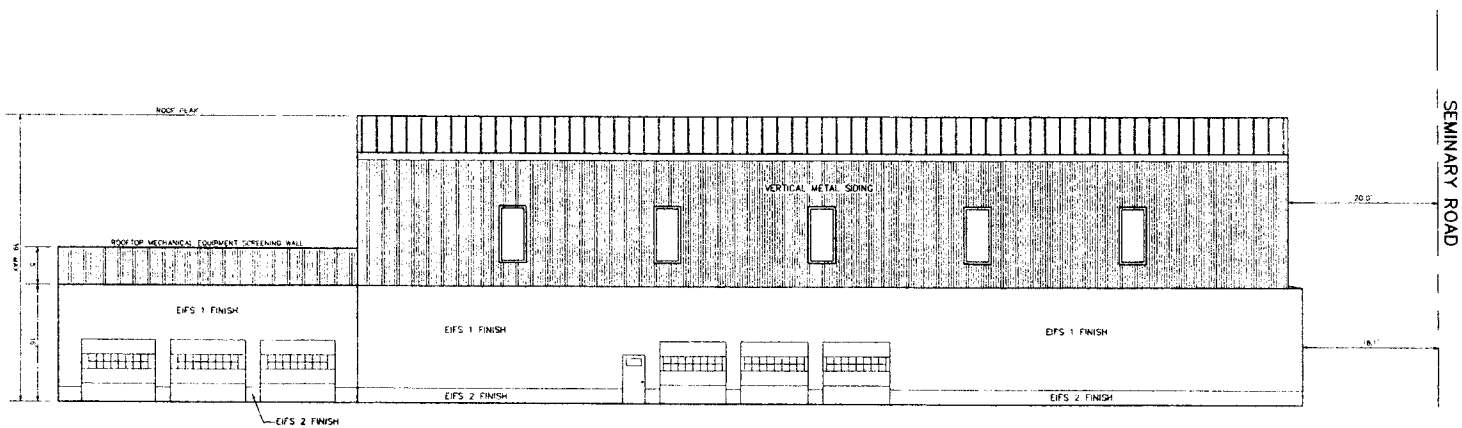
VERTICAL METAL SIDING



EIFS 1 FINISH



EIFS2 FINISH



CENTER LANE ELEVATION
1/8" = 1'-0"

SE2008-MA-008
ARCHITECTURAL ELEVATION VIEWS
PLAT FOR SPECIAL EXCEPTION

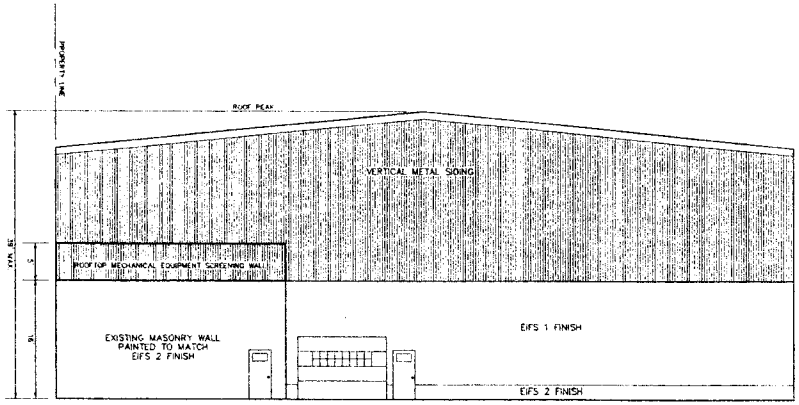
KENNETH A. MARCEPON
CERTIFICATE No
14458
5/22/08
LAND SURVEYOR

THE LAND OF
RADLEY MANAGEMENT, LLC
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

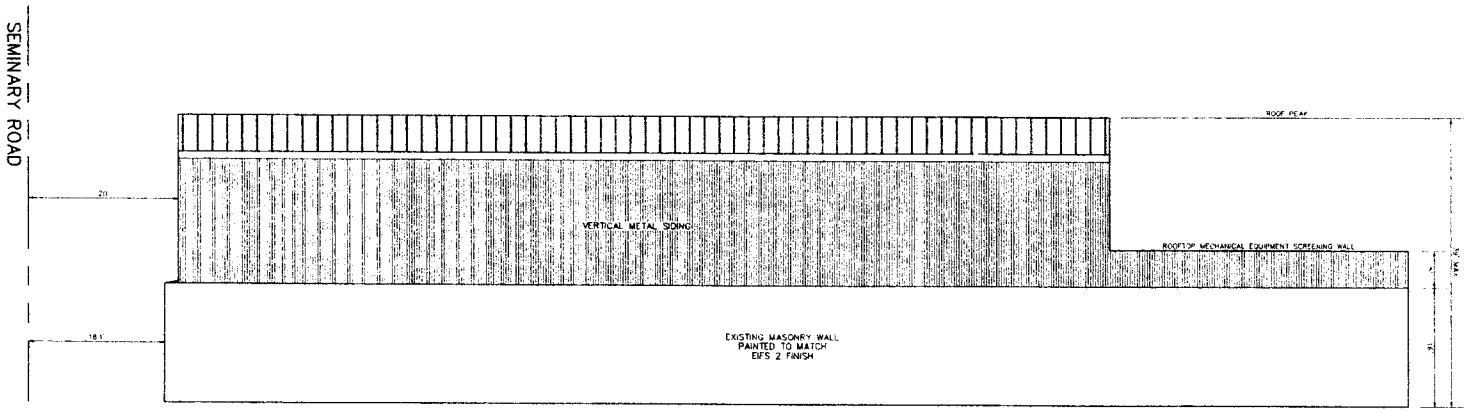
DiGIULIAN ASSOCIATES, P.C.
LAND SURVEYORS
7000-D NEWINGTON ROAD
LORTON, VIRGINIA 22079
703-339-7449 ~ FAX 703-339-2180

DATE	5-21-08
SCALE	AS SHOWN
SHEET	5 OF 6
JOB No.	
FILE No.	

Nov. 6-16-08 - Fx. Co. Comments



WEST SIDE ELEVATION
1/8" = 1'-0"



NORTH SIDE ELEVATION
1/8" = 1'-0"

SE2008-MA-008
ARCHITECTURAL ELEVATION VIEWS
PLAT FOR SPECIAL EXCEPTION

KENNETH A. MARCERON
CERTIFICATE No
14488
5/22/08
LAND SURVEYOR

THE LAND OF
RADLEY MANAGEMENT, LLC
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DIGIULIAN ASSOCIATES, P.C.
LAND SURVEYORS
7000-D NEWINGTON ROAD
LORTON, VIRGINIA 22079
703-339-7449 ~ FAX 703-339-2180

DATE	5-21-08
SCALE	AS SHOWN
SHEET	6 OF 6
JOB No.	
FILE No.	

Rev. 6-18-08 - Fx Co Comments

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant is requesting approval of a Category 5 (Commercial and Industrial Uses of Special Impact) Special Exception (SE) to permit a vehicle major service establishment with fifteen (15) service bays within an existing 13,573 SF building, and waivers and modifications in a CRD to permit a 20% reduction in required parking. The existing building was constructed in 1945; the current building height of 16 feet restricts the ability to fully utilize modern repair equipment such as automobile lifts. The SE proposal seeks to improve the existing building by raising the building height from 16 feet to 39 feet in order to maximize the use of facility's repair equipment. The building will functionally remain a one-story building and there are no proposed increases to the building's gross floor area.

Employees:

The applicant proposes a maximum of twenty (20) employees on site at any one time.

LOCATION AND CHARACTER

Site Description:

The subject property is located southeast of the Leesburg Pike/ Columbia Pike interchange in the southwest quadrant of the intersection of Seminary Road and Center Lane. The subject property is 41,968 square feet and is zoned to the C-8 District, the Highway Corridor Overlay District (HC), the Sign Control District (SC) and the Commercial Revitalization Overlay District (CRD). The site is currently developed with a concrete, warehouse-style building that houses fifteen (15) internal and external service bays for vehicle repairs. Three (3) of the service bays have direct access onto Center Lane. Three (3) additional bays are accessed from the proposed parking lot area and the remaining nine (9) internal bays are accessed from an internal drive aisle that is accessed from the parking lot area. Existing 4-foot wide concrete sidewalks along the building's Seminary Road and Center Lane frontages are proposed to remain. The applicant proposes to construct additional 5-foot wide sidewalks along the periphery of the site along both Seminary Road and Center Lane. The Seminary Road building frontage has large glass windows topped with vertical aluminum cornices. The remainder of the site is entirely paved, with the exception of a wooden planter box at the corner of Seminary Road and Center Lane. Striped parking spaces are located up against the building frontage; these spaces back directly onto Seminary Road and Center Lane due to the absence of curb and gutter along these streets. The barbed wire,

which is located on top of the existing chain-link fence to enclose the internal parking area, is not permitted in the C-8 Zoning District and will be removed by the applicant. There are several exposed commercial trash and recycle dumpsters located within the fence along the building's Center Lane frontage which are proposed to be relocated.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Commercial, Vehicle Sales and Leesburg Pike/ Columbia Pike interchange	C-8	Commercial: Retail & Other
South	Commercial - Auto Body Repair Shop; Single Family Residences	C-8; R-3	Commercial, Residential: 2-3 du/ac
East	Non-durable manufacturing	C-8	Commercial: Retail & Other
West	Commercial – Radley Acura; Ellery Place Townhomes	C-8, R-16	Commercial, Residential: 16-20 du/ac

BACKGROUND

The existing structure was built in 1945. The property was previously used by National Transmission Service as a vehicle major service establishment when the use was legally established in 1977. However, under the current zoning ordinance, a vehicle major service establishment is a permitted use in the C-8 District with approval of a Group 5 Special Exception for Commercial and Industrial Uses of Special Impact which is the basis for this application. There have been no previous variances, special permit, special exception or rezoning requests on the subject property.

It should be noted that the applicant, Radley Automobiles, Inc. leases the adjoining parcel (Tax Map 61-2 ((1)) 103A) located west of the application parking lot for new vehicle storage and display. This use was established under SEA 85-M-086 which was approved by the Board of Supervisors on July 7, 2003.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area I

Planning District: Baileys Planning District

Planning Sector: Bailey's Crossroads Community Business Center

Plan Map: Commercial: Retail & Other

Plan Text:

The Fairfax County Comprehensive Plan, 2007 Edition, Area I, Baileys Planning District, as amended through August 6, 2007, Baileys Crossroads Community Business Center, Land Use, pages 36-39, states:

Land Unit D is located in the southern quadrant of Baileys Crossroads and is bounded by Leesburg Pike to the northeast and Columbia Pike to the northwest. Dominant features of the area include industrially-oriented auto repair and warehouse uses along Center Lane, Seminary Road, and a portion of Carlin Springs Road; office and community-serving retail uses along Columbia Pike; an area bounded by Seminary Road and Leesburg Pike containing salvage, office, and storage uses; a neighborhood-serving shopping center, Chesapeake Plaza; and Skyline Center, a high-intensity office, retail, and residential mixed-use development with multiple high-rise buildings that visually dominate the CBC. Land Unit D is bordered by stable single-family neighborhoods, a portion of which are included in the Baileys Conservation Area.

Within the overall Concept for Future Development for Baileys Crossroads, the following recommendations apply to specific sub-units of Land Unit D. . . .

Sub-Unit D-2

This sub-unit is directly south of the interchange of Leesburg and Columbia Pikes, between Moncure Avenue and Carlin Springs Road. . . . .

The eastern portion of the sub-unit fronts on Seminary Road and Leesburg Pike from its interchange with Columbia Pike to Carlin Springs Road and includes the area fronting on Center Lane. This area is planned for community-serving retail and office use up to .35 FAR with buffering and screening to include a solid wall with effective landscaping provided adjacent to residential uses.

To allow for flexibility in the redevelopment and revitalization of this sub-unit, and to insure a transition in land use intensity between commercial uses and adjacent residential neighborhoods, the following options may be considered for portions of this sub-unit provided that 1) logical consolidation of parcels is achieved, 2) building height is limited to 40 feet adjacent to single-family residential uses, and 3) screening to include a solid wall and effective landscaping is provided adjacent to residential or institutional uses:

- *Parcels 61-2((20)) 1-18B and Parcel 61-2((1)) 103A, located between Williams Lane and Seminary Road and along Center Lane, may be considered for residential use at 12-16 du/ac. As part of a coordinated redevelopment with residential use to the west, Parcels 61-2((20))1-7, which front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR.*

ANALYSIS

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

Title of SE Plat:	Radley Management, LLC
Prepared By:	DiGiulian Associates, PC
Original and Revision Dates:	December 22, 2006 as revised through June 18, 2008

SE PLAT SHEET INDEX	
Sheet #	**Contents**
1	Site Layout
2	Landscape Plan
3	Stormwater Management Narrative & Checklist
4	Outfall Map
5 & 6	Architectural Elevations

The SE Plat consists of five (5) sheets, which include the following features:

- The applicant proposes to increase the height of the existing 13,931 square foot building from 16 feet to approximately 39 feet. There would be two contrasting bands of EIFS façade along the lower half of the building, vertical metal siding along its upper half and a standing seam metal roof with a screening wall for rooftop mechanical equipment. This building will retain the fifteen (15) service bays currently on site. However, the interior circulation will be altered to connect the three (3) bays that are accessed directly from Center Lane, to the internal drive aisle where nine (9) internal bays are located. Currently, these bays are disconnected by an internal wall. The three (3) bays that are accessed from the proposed parking lot area are to remain in their current location. The SE site will remain at 0.32 FAR.

- The raised addition would be located over the existing building but would step back two (2) feet in order to meet the front yard setback of 20 feet along Seminary Road.

- Vehicular access to the site would be provided via two curb cuts along Center Lane: one to the service bays along Center Lane, the other to the enclosed parking lot area. The parking lot area will be enclosed by security fence with a proposed entrance gate along Center Lane.

- The applicant proposes to remove the existing asphalt pavement which extends from the right-of-way onto the property and install curb and gutter along the site's Seminary Road and Center Lane frontages. From the back of curb, the applicant proposes to provide streetscape consisting of a 5-foot wide curbside planting strip along Seminary Road, a 5-foot wide concrete sidewalk and a secondary 8-foot wide planting strip beyond the sidewalk. The existing four (4) foot wide sidewalks adjacent to the building along both Seminary Road and Center Lane are to remain. Streetscape along Center Lane is proposed to consist of a five (5) foot wide concrete sidewalk with a ten (10) foot wide planting strip beyond the sidewalk. Public access easements will be provided for each of the newly installed concrete sidewalks.

- A total of approximately 17.6% open space is proposed, which would consist of landscape islands within the surface parking lot, peripheral parking lot landscaping and streetscape planting.

- No stormwater (SWM) detention or best management practices (BMP) facilities are proposed to serve the SE site. With the removal of existing pavement at the site, there will be some decrease in impervious area post-development, resulting in less runoff from the site.

- A proposed dumpster pad with a six (6) foot high enclosure is proposed to be located along the western portion of the proposed parking.

Land Use Analysis (Appendix 4)

The subject property, located within the Baileys Crossroads Commercial Revitalization District, is currently developed as a vehicle maintenance and repair facility. The proposal to increase the roof height of an existing vehicle major service establishment and to provide other site modifications does not present any significant land use issues. The intensity of 0.32 FAR, and character of the proposed use are generally consistent with the surrounding character of this area and provide a substantial level of improvement to the application property. The applicant is proposing landscaping that is generally in keeping with the Comprehensive Plan guidance. Staff believes that both the proposed use and intensity are consistent with the Plan recommendation.

Environmental Analysis (Appendix 4)

Issue: Water Quality

The subject property is located within the Four Mile Run watershed. As the site is also located within a revitalization district, the applicant is required to reduce phosphorous by 10% from stormwater runoff. However, staff feels that the redevelopment of sites within revitalization districts should be seen as an

opportunity to improve water quality beyond the minimum standards which have been set. While the proposed development will result in a reduction in impervious surface areas, staff encourages the applicant to seek opportunities to provide additional water quality improvement measures and seek to utilize more Low Impact Development (LID) techniques as part of the proposed development. There are no existing water quality or quantity control facilities located on the application property. Currently, the applicant is not planning to provide additional water quality improvement measures for the proposed development.

Resolution:

The proposed measures to meet the water quality and quantity control requirements for this site appear to be adequate. Final determination regarding the disposition of runoff from the proposed development should be made by staff in the Department of Public Works and Environmental Services (DPWES). However, staff would continue to strongly encourage the applicant to seek additional opportunities for Low Impact Development (LID) and incorporate such elements as filterras, raingardens or porous pavers.

Transportation Analysis (Appendix 5)

The applicant proposes to provide several transportation related improvements. Currently, there is no delineation between the edge of pavement of the public street and the private property. The applicant proposes to create commercial entrances to the site and to install curb and gutter to meet VDOT standards along the site's Seminary Road and Center Lane frontages. By removing the existing asphalt pavement which extends from the right-of-way onto the property and eliminating the existing right angle parking along the building's frontages, vehicles will no longer be able to back directly onto the street into oncoming traffic. There are no transportation related issues associated with this application.

Stormwater Management Analysis (Appendix 6)

As noted earlier in this report, this application does not propose to provide stormwater detention or BMPs for this site because there will be some decrease in impervious area with the removal of existing pavement, resulting in less runoff leaving the site.

Issue: Sewer Sizes

The applicant has provided the downstream sewer sizes. If an analysis of the existing sewer demonstrates the outfall pipe system to be inadequate, the applicant will be required to provide necessary improvements.

Resolution:

Prior to site plan approval, the applicant will have to meet adequate outfall and water quality controls to the satisfaction of DPWES.

Urban Forest Management Analysis (Appendix 7)

Issue: Tree Cover and Landscaping Calculations

As depicted on the SE Plat, all of the proposed arborvitae, as well as one of the pin oak tree specimens, are located in landscaping islands that do not meet the minimum width requirements of the PFM, and/or are located closer then 4 feet from a restrictive surface. The fencing along the parking lot perimeter is considered to be a restrictive surface, especially since the adjoining property is also paved. Per PFM 12-0702.1B(2), trees need to meet all PFM requirements in order to be counted toward tree cover calculations and interior parking lot landscaping.

Resolution:

The applicant should take the arborvitae and pin oak out of the tree cover calculations and interior parking lot landscaping calculations or provide more than 4 feet distance from any restrictive surface. The applicant has indicated that they intend to address this issue. However, at the time of this report, this remains an outstanding issue. Therefore, staff is proposing a development condition that all trees which are intended to meet tree cover and interior parking lot landscaping requirements shall be located a minimum of 4 foot distance from any restrictive surface. With the adoption of this development condition, this issue will be resolved.

Issue: Trees Within Utility Easements

One of the river birches is located under an overhead wire and on a water line. Two American snowbell are located within a sewer easement. Per the PFM, trees may not be planted within any existing or proposed public utility easement that is required to be delineated on the plan or in areas that will interfere with existing or proposed utilities. If trees are shown to be planted within an existing public utility easement, the plan shall contain a letter of permission from the owner of the easement (PFM 12-0701.11B, C).

Resolution:

The applicant should locate all trees in such a way as to avoid conflicts with utilities. Prior to approval of the site plan, the applicant should obtain a letter of permission from the owner of the easement if trees are proposed within the utility easement. The applicant has indicated that they intend to relocate the trees referenced above so as to avoid potential conflicts with utilities. However, at the

time of this report, revised plans have not been submitted and this remains an outstanding issue. Therefore, staff is proposing a development condition to locate all trees in such a way as to avoid conflicts with utilities. Prior to approval of the site plan, the applicant should obtain a letter of permission from the owner of the easement if trees are proposed within the utility easement. With the adoption of this development condition, this issue will be resolved.

Issue: Curb and Gutter

Upon closer review of the SE Plat, it has come to staff's attention that while the applicant is proposing to install curb and gutter along the street frontages as required by VDOT, the applicant does not intend to continue the curb line along either the periphery of the landscaped areas adjacent to the parking lot area or the landscaped island located within the interior of the parking lot. Instead the applicant proposes that the landscaped areas which abut the edge of pavement and have no curb shall remain as is. In staff's opinion, the survivability of the proposed landscaped areas is severely diminished without the curb to act as a barrier from the runoff in the parking lot. The topography of the site is such that without the curb to act as a barrier, stormwater runoff will sheet flow in the direction of the landscape island, taking with it sediment from the parking lot, which will damage much (if not all) of the proposed planting materials within these areas. Additionally, without the installation of curb, there will be nothing to discourage the parking of vehicles within these interior landscaped areas.

Resolution:

Staff proposes a development condition which would require the applicant to install curbing so that it continues along the periphery of the parking lot in order to protect the landscaped areas. The condition would also require the installation of a curbed landscaped island for the interior parking lot landscaping. With the adoption of this development condition, this issue will be resolved.

Countywide Trails Plan Analysis (Appendix 8)

In accordance with the Countywide Trails Plan and the Public Facilities Manual (PFM), the applicant should provide a 5-foot wide concrete trail on the west side of Center Lane and a 5-foot wide concrete trail on the north side of Seminary Road. The applicant requests a modification of the trails requirement to construct a 5-foot wide concrete trail in favor of constructing a 5-foot wide concrete sidewalk as depicted on Sheet 2 of the SE Plat, which is also consistent with the Streetscape Design Guidelines of the Baileys Crossroads Community Business Center as contained in the Comprehensive Plan. Staff is proposing a development condition that requires the applicant to maintain the proposed sidewalks on this site. With adoption of this development condition, staff supports this modification.

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-8, Highway Commercial District)		
Standard	**Required**	**Provided**
Lot Size	40,000 sq ft (minimum)	41,968 sq. ft.
Lot Width	200 feet (minimum)	± 124.5 feet (Seminary Rd) * ± 280.88 feet (Center Lane)
Building Height	50 feet (maximum)	39 feet to roof peak
Front Yard	20 feet (minimum) (Baileys CRD)	Seminary Road (North) 18.1 feet – Existing Building * 20.0 feet – Proposed Addition Center Lane (East) 24.3 feet
Side Yard	No Requirement	Not Applicable
Rear Yard	25 feet (minimum)	93.4 feet
FAR	0.50 (ZO)	0.32
Open Space	15 %	17.6 %
Tree Cover	10 % (2,804 sq ft)	12 % (3,355 sq. ft.)
Interior Parking Lot Landscaping	5 % (907 sq ft)	5.4 % (975 sq. ft.)
Peripheral Parking Lot Landscaping	4-foot wide landscape strip, plus (1) tree per every 50 feet **	4-foot wide landscape strip w/planted trees
Parking Spaces	40 spaces ***	40 spaces
Loading Space(s)	1 space	1 space

* As indicated in the table above, the proposal does not adhere to the lot width and front yard requirements along its Seminary Road frontage. In accordance with Section 15-101 (Nonconforming Uses) of the Zoning Ordinance, a building or use "shall not be deemed a nonconforming use if such was a conforming building or use prior to the effective date of this Zoning Ordinance, and such building or use would otherwise be a conforming use under the provisions of this Ordinance, except that it does not meet the minimum district, lot size, minimum yard or shape factor requirements of the zoning district in which located." Furthermore, "such use may be continued and may be enlarged, provided that any such enlargement complies with all of the regulations of the zoning district in which located, except for the lot size and shape factor requirements." As this building was built in 1945, prior to the effective date of the Zoning Ordinance, the Seminary Road lot width of 124.5 feet and the front yard of 18.1 feet are permitted for this site. The proposed raised roof of the application building will be constructed to step

back 1.9 feet from the existing building in order to meet the 20 feet front yard setback in accordance with current Zoning Ordinance standards.

** A landscaping strip four (4) feet in width shall be located between the parking lot and the abutting property lines; and at least one (1) tree for each fifty (50) feet shall be planted in the landscaping strip.

*** The applicant is seeking a 20% parking space reduction of the required 50 parking spaces to permit 40 parking spaces.

Requested Waivers and Modifications:

20% Parking Space Reduction

Sect. A7-509 of the Zoning Ordinance states that the minimum off-street parking requirements for any non-residential uses may be reduced by up to twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that such reduction is in furtherance of the goals of the Commercial Revitalization District as set forth in the adopted Comprehensive Plan. The applicant has requested up to a 20% reduction of the 50 parking spaces required for the vehicle major service establishment use, to allow 40 parking spaces. To accommodate staff's request to construct curb and gutter with entrances that meet VDOT standards, the applicant is required to eliminate the existing right angle parking along the building frontages, which results in a reduction of the available parking for the site. Staff supports this modification.

Streetscape Modification

The applicant has requested a modification of the streetscape requirements along Center Lane in favor of a five 5-foot wide concrete sidewalk and a 10-foot wide planting strip of shade trees beyond the sidewalk. Staff feels that the overall approach to improving the subject site is consistent with the Comprehensive Plan guidance and supports the requested modification.

Trails Requirement

The applicant has requested a modification of the trail requirements to allow a 5-foot wide concrete sidewalk in lieu of the required 5-foot wide concrete trail. Staff supports the requested modification.

Other Zoning Ordinance Requirements:

Special Exception Requirements

General Standards (Sect. 9-006)

- Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. *As described in the Land Use Analysis section, staff has concluded the proposed vehicle major service establishment, as conditioned, is generally consistent with Plan guidelines for elements such as architecture, streetscape, and landscaping, pedestrian access and transportation improvements associated with Comprehensive Plan.*

- Par. 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 C-8 District has been satisfied. The proposed vehicle major service establishment is consistent with the purpose of the C-8 District to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which: (a) are oriented to the automobile; or (b) are uses which may require large land areas and good access; and (c) do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade.*

- Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of adjacent properties. *The proposed vehicle major service establishment is in a location surrounded by property similarly zoned C-8 and also planned for retail and other uses, thereby satisfying this standard.*

- Par. 4 states that pedestrian and vehicular traffic associated with the use shall not be hazardous or conflict with existing or anticipated traffic in the neighborhood. *As previously discussed, the applicant is removing all right angle parking spaces along the Seminary Road and Center Lane frontages to minimize conflicts with vehicles backing out into these streets. Commercial entrances and curb and gutter to meet VDOT standards are being provided on both Seminary Road and Center Lane. In addition, the application proposes a 5 foot wide concrete sidewalk adjacent to the Seminary Road and Center Lane frontage to increase pedestrian circulation and safety. There are existing four (4) foot wide concrete sidewalks adjacent to the existing building which are to remain. Staff has concluded that the pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic in the area; therefore, this standard has been satisfied.*

- Par. 5 addresses the requirements of Article 13, Landscaping and Screening. *There is no transitional screening or buffer requirement related to this application as all abutting properties are zoned C-8. As discussed previously in this report, landscaping will consist of landscape*

islands within the surface parking lot, peripheral parking lot landscaping and streetscape planting. This standard has been satisfied.

- Par. 6 requires that open space be provided as required in the zoning district. *As noted on the Bulk Standards chart, the SE proposal meets the minimum open space requirement of the C-8 District.*

- Par. 7 addresses the adequate provision of utilities, drainage, parking and loading at the site. *Adequate utilities, drainage, and parking requirements have been met with the SE application. There are no stormwater management detention requirements related to this application, as the proposed improvements will reduce the site's impervious area.*

  As noted previously, the applicant has requested a 20% parking space reduction pursuant to Sect. A7-509 of the Zoning Ordinance, which states that the minimum off-street parking requirements for any non-residential uses may be reduced by up to twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that such a reduction furthers the goals of the CRD. The proposed improvements for this use, including streetscaping, interior and peripheral parking lot landscaping, the installation of curb and gutter, as well as the overall design of the site provide a substantial level of improvement to the application property and to this area. *With the provision described, staff concludes that this standard has been satisfied.*

- Par. 8 states that all signs are regulated by the provisions of Article 12, Signs. *This site is within the Sign Control Overlay District and is subject to Article 12 of the Zoning Ordinance; therefore, this standard has been satisfied.*

<u>Standards For All Category 5 Uses</u> (Section 9-503)

Standard 1 states that 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. *As previously stated, the proposal does not adhere to the current lot width and front yard requirements along its Seminary Road frontage. However, in accordance with Section 15-101 (Nonconforming Uses) of the Zoning Ordinance, a building or use "shall not be deemed a nonconforming use if such was a conforming building or use prior to the effective date of this Zoning Ordinance, and such building or use would otherwise be a conforming use under the provisions of this Ordinance, except that it does not meet the minimum district, lot size, minimum yard or shape factor requirements of the zoning district in which located." Furthermore, "such use may be continued and may be enlarged, provided that any such enlargement complies with all of the regulations of the zoning*

district in which located, except for the lot size and shape factor requirements." As this building was built in 1945, prior to the effective date of the Zoning Ordinance, the Seminary Road lot width of 124.5 feet and the front yard of 18.1 feet are permitted for this site. The proposed raised roof of the application building will be constructed to step back 1.9 feet from the existing building in order to meet the 20 foot front yard setback in accordance with current Zoning Ordinance standards. The subject site complies with all other bulk regulations for the C-8 District; thereby this standard has been met.

Standard 2 states that all uses shall comply with the performance standards specified for the zoning district in which located. *With the implementation of the staff-proposed development condition, this standard will be satisfied.*

Standard 3 states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. *With implementation of the staff-proposed development condition, this standard will be satisfied.*

Overlay District Requirements

The application property is located in the Highway Corridor and the Sign Control Overlay Districts. The Highway Corridor (HC) Overlay District imposes additional requirements on certain uses proposed within the overlay district. These requirements do not apply to the application request for a vehicle major service establishment.

All signage associated with the uses on the property will be required to conform to the requirements of the Sign Control Overlay District, as outlined in Article 12, Signs of the Zoning Ordinance.

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application by Radley Automobile, Inc. to permit a vehicle major service establishment and waivers and modifications in a Commercial Revitalization District is in harmony with the Comprehensive Plan for its use and intensity. With approval of the proposed development conditions, staff finds the proposed application in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2008-MA-008, subject to development conditions in Appendix 1.

Staff recommends approval of a modification of the requirement to construct a 5-foot wide concrete trail along the frontage of Seminary Road and Center Lane in favor of a 5-foot wide concrete sidewalk as prescribed by the Streetscape Design Guidelines of the Baileys Crossroads Community Business Center.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use and Environmental Analysis
5. Transportation Analysis
6. Stormwater Management Analysis
7. Urban Forest Management Analysis
8. Countywide Trails Analysis
9. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-MA-008

July 17, 2008

If it is the intent of the Board of Supervisors to approve SE 2008-MA-008 located at 5900 Seminary Road (Tax Map 61-2 ((20)) 3A, 4 and 15) to allow the establishment of a vehicle major service establishment and waivers and modifications in a Commercial Revitalization District pursuant to Sect. 4-804 and Sect. 9-622 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.

3. A copy of this Special Exception and the Non-Residential Use Permit 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. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Radley Management, LLC", prepared by DiGiulian Associates, PC which is dated December 22, 2006, and revised through June 18, 2008, 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.

5. The maximum number of service bays on site shall be limited to fifteen (15) as depicted on the SE Plat. Vehicle repairs shall be performed within interior service bays only. No outdoor vehicle lifts shall be permitted.

6. All sides of the proposed structure on site shall be improved in substantial conformance with the architectural elevations depicted on the SE Plat.

7. The maximum number of employees assigned to staff the site at any one time shall be limited to twenty (20).

8. All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

9. Irrespective of that shown on the SE Plat, all signage shall be in conformance with Article 12 of the Zoning Ordinance. The existing building mounted signs shall be removed. Pole mounted signs shall be prohibited.

10. A landscape plan shall be submitted concurrent with the first and all subsequent submissions of the site plan for review and approval of Urban Forest Management (UFM). This plan shall provide for the number and sizes of trees and plantings consistent with that shown on the SE plat and the additional requirements of these conditions.

11. Any trees shown to be located within a public utility easement shall be coordinated with the holder of the easement and with UFM for viability. Any trees which are shown in the easement, but are not able to be located as shown, shall be relocated in as close proximity as possible to the locations shown, as approved by UFM.

12. Irrespective of that shown on the SE Plat, curbing shall be provided along the periphery of the parking lot area and around the proposed landscaped island located within the parking lot area to serve as a barrier between the parking lot pavement and the landscaping.

13. The streetscape elements and plantings along the Property's Seminary Road and Center Lane frontage as shown on the SE Plat shall be installed. Trees located within VDOT rights-of-way are subject to VDOT approval. If VDOT does not permit trees within the right-of-way, these failed attempts shall be demonstrated by the applicant to DPWES, and the same number of trees on-site shall be located adjacent to the right-of-way, and outside of any sight lines as approved by VDOT and outside of any necessary easements. All sidewalks shown on the SE Plat shall be maintained by the applicant.

14. At the time of site plan approval, a public access easement shall be provided in a form approved by the County Attorney, for the purpose of providing access to the sidewalks along the Seminary Road and Center Lane frontages, in the approximate location shown on the SE plat.

15. Any trash dumpsters shall be fully screened with a brick wall or board-on-board fence and a gate, as shown on the SE Plat.

16. There shall be no outdoor storage or display of goods offered for sale.

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 13, 2008
(enter date affidavit is notarized)

I, Jane Kelsey, Jane Kelsey & Associates, Inc., do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

99413a

in Application No.(s): SE 2008-MA-008
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Radley Management LLC Karen C. Radley	14700-A Jefferson Davis Highway Woodbridge, VA 22191	Property Owner, Lessor,
Radley Automobiles, Incorporated Karen C. Radley Mark S. Smith	14700-A Jefferson Davis Highway Woodbridge, VA 22191	Applicant, Lessee Agent Agent
DiGiulian Associates. P.C. Kenneth A. Marceron, Agent	7000-D Newington Road Lorton, VA 22079	Surveyor and Agent for Applicant
Jane Kelsey & Associates, Inc. Jane Kelsey, Agent Donald E. Lucas, Agent	4041 Autumn Court Fairfax, VA 22030	Agent for Applicant

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 13, 2008
(enter date affidavit is notarized)

99413a

for Application No. (s): SE 2008-MA-008
(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)

Radley Management, LLC
14700-A Jefferson Davis Highway
Woodbridge, VA 22191

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)

Matoax Irrevocable Trust
Rosier D. Dedwilder, Trustee
Vincent P. B. Radley, Beneficiary
Cory N. Radley, Beneficiary

(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.

99413a

Special Exception Attachment to Par. 1(b)

DATE: May 13, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2008-MA-008
(enter County-assigned application number (s))

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

Radley Automobiles, Incorporated
14700-A Jefferson Davis Highway
Woodbridge, VA 22191

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)

Vincent P. B. Radley

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, VA 22030-5168

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)
Jane Kelsey

(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: May 13, 2008
(enter date affidavit is notarized)

99413a

for Application No. (s): SE 2008-MA-008
(enter County-assigned application number (s))

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

DiGiulian Associates, P.C.
7000-D Newington Road
Lorton, VA 22079

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)

Kenneth A. Marceron
Joseph W. Bronder

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: May 13, 2008
(enter date affidavit is notarized)

99413a

for Application No. (s): SE 2008-MA-008
(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)

(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: MAY 13, 2008
(enter date affidavit is notarized)

99413a

for Application No. (s): SE 2008-MA-008
(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.

Application No.(s): SE 2008-MA-008
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 13 2008
(enter date affidavit is notarized)

99413a

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.)

Karen Radley, donation to re-election of Penolope Gross in excess of $100.

James R. Hart is a member of the Fairfax County Planning Commission and the Fairfax County Board of Zoning Appeals. James R. Hart and his law firm, Hart & Horan, PC, represented two clients in a litigation matter; however, said clients are not parties to this application. Mr. Hart's clients hired Jane Kelsey of Jane Kelsey & Associates, Inc., as a consultant on the same litigation matter, and Jane Kelsey and Jane Kelsey & Associates, Inc., are listed as agents for the applicants in Par. 1(a) of this affidavit. Ms. Kelsey was also an expert witness in the case.

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: Jane Kelsey

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

JANE KELSEY, Pres, Jane Kelsey & Assoc Inc.
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 13 day of May 2008, in the State/Comm. of Virginia, County/City of Fairfax.

Notary Public

My commission expires: 01/22/2009

#359119

CRISHAON JONES
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 22, 2009

Jane Kelsey & Associates, Inc.
Land Use Consultants
4041 Autumn Court
Fairfax, VA 22030-5168
703-385-4687 (Phone)
703-385-8760 (FAX)
jckelse@aol.com

President
Jane Kelsey

Vice-President
Donald E. Lucas

December 4, 2007
REVISED June 17, 2008

Ms. Regina Coyle, Director
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: **Special Exception Application for Radley Automobiles, Incorporated, 5900 Seminary Road, TM 61-2((20)) 3A, 4, and 15.**

Dear Ms. Coyle:

The current building constructed in 1945 is in dire need of renovation. As part of this renovation, this application requests approval to raise the height of the building from 16 feet to 39 feet. There will be no increase in the gross floor area of the building. The height of the current building restricts the ability to use modern equipment, shelving, and automobile lifts.

The subject property is in the Baileys Crossroads Revitalization District.

By Special Exception, this district provides relief to increase the height of a building up to 50 feet, increase the floor area ratio, and modify the front yard requirement to less than 20 feet. The distance from the building to the property line for the proposed building is a minimum of 20 feet. No waiver is necessary. A modification of the ten foot peripheral parking lot landscaping strip will be needed to allow the building footprint to remain. Landscaping will be added throughout the site. The open space will remain the same and will exceed the C-8 district requirements. A waiver of the provisions of that district is requested to modify the landscape islands along Center Street and Seminary Road and to be allowed a partial modification of the requirement for a sidewalk along the frontage of Seminary Road where parking and loading spaces are currently located. Several existing parking spaces will be removed in that area in order to provide a portion of the sidewalk. Parking throughout the property will be removed to provide interior parking lot landscaping as required by the Zoning Ordinance. Therefore, a reduction in the number of parking spaces required is being requested to facilitate the provisions of this landscaping as permitted under the Baileys Crossroads Revitalization District regulations.

The following is submitted with the application for Special Exception in accordance with **Para. 7**

of **Section 9-011, Submission Requirements**.

1. Four (4) copies of application form.

2. Copies of the **certified Special Exception plat** consisting of four (4) sheets including all the information required in this paragraph and a graphic depicting the information required for (1) stormwater management and (2) a preliminary stormwater management narrative.

3. One (1) copy of the current Fairfax County **Zoning Section Sheet**.

4. **Photographs** of the application property and abutting properties labeled as required for directions and views. A copy of the digital disk containing these photographs.

5. Not Applicable.

6. **An affidavit** providing the information required.

7. **Statement** from the applicant showing the agent's authorization to act on the Applicant's behalf.

8. **Written Statement providing all pertinent data as follows**:

A. The Applicant proposes to continue to operate as a primary use a **Vehicle Major Service Establishment** with proposed uses as defined in Article 20 of the Zoning Ordinance. **Vehicle Light Service Establishment** is permitted as an ancillary use to **Vehicle Major Service Establishment** with associated automobile parts facility. (See previous interpretation attached). The uses proposed are those defined in Article 20 of the Zoning Ordinance. A copy of those definitions is attached.

B. **Hours of operation:** Same as those for Radley Automobile dealership on Columbia Pike, a few blocks away, 7:00 a.m. to 2:00 a.m. and 8:00 a.m. until 6:00 p.m. on Saturday, closed on Sunday.

C. **Estimated number of patrons/clients etc.**
This facility will **not** be open to the general public, but will be to support the Radley dealership only. Only employees will be at this location.

D. **Proposed number of employees/attendants, etc.**
- Same as current operation - 20.

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

The traffic impact will not increase from that which is currently on the property. There will be no customers visiting the site; therefore, there will be no increase in traffic to the site. There is no adverse impact upon the adjacent street system either currently or with this application.

The majority of traffic will occur between 7:30 a.m. and 9:30 a.m. and between 4:30 p.m. and 7:00 p.m. The applicant has implemented the following traffic mitigation measures: The dealership provides loaner cars for their customers. These cars are not kept on this property, but are kept elsewhere. A shuttle bus is also available to the Metro during business hours for Radley customers with a vehicle under repair. This bus is brought to the Radley dealership, not this site._When a customer brings a vehicle in to the main dealership on Columbia Pike, it is checked by the Repair Department to determine the problem. Only if it is a transmission problem is it transported to the transmission shop at this location by a Radley employee, not the customer.

F. Vicinity or general area to be served by the use.

Generally, the Radley dealership serves the Baileys Crossroads area and this use will primarily support that dealership. The dealership services Arlington, Alexandria, and Fairfax areas thus this existing use and the proposed use serves the same area.

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

As previously stated this building will be renovated and the ceiling raised in height. A copy of the proposed sketch of the building is attached.

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

Since this is a vehicle repair facility, there will be storage of petroleum products, cleaners, and other products associated with automobiles. These will be stored in accordance with Title 40, Code of Federal Regulations.

I. The proposed use conforms to the provisions of all applicable ordinances, regulations, and adopted standards.

As permitted in the Baileys Crossroads Revitalization District regulations, a waiver is

being requested for a modification of the ten (10') foot landscaping strip along Seminary Road and Center Lane .

8. A statement which confirms the ownership of the subject property and nature of applicant's interest in same.

There is a lease agreement between the owner of the property, Radley Management LLC and Radley Automobiles, Inc., the applicant, and as required, a Consent Statement is attached which gives the applicant the right to file this application.

Attachment: Sketch of proposed building renovation
Revised SE Plats

The property is within the **Baileys Crossroads Revitalization District**. A waiver of the number of required parking spaces is requested as shown on the Special Exception plat.

A waiver is requested for the peripheral parking lot landscaping along Seminary Road and a portion of Center Street.

A waiver is requested for the sidewalk along Seminary Road where the loading spaces must be located.

After your Staff has had an opportunity to review this application, I would appreciate an opportunity to meet with you and your staff to go over the proposal.

Sincerely,

Jane Kelsey

Jane Kelsey

Attachments: Application and Attachments

County of Fairfax, Virginia

MEMORANDUM

DATE: June 12, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis & Environmental Assessment:** SE 2008-MA-008
Radley Automobiles, Incorporated

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception plat dated December 22, 2006 revised through May 22, 2008. 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. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, is requesting special exception approval to permit a major vehicle service establishment for a property zoned C-8, CRD (Commercial Revitalization District) and HC (Highway Corridor Overlay District) of approximately 42,000 square feet located at the southeast quadrant of the intersection of Leesburg Pike (Route 7) and Columbia Pike (Route 244) at the corner of Seminary Road and Center Lane. The property is located within the Baileys Crossroads Commercial Revitalization District (CRD). The applicants are seeking to increase the roof height of an existing vehicle service establishment and to provide other site modifications as part of this application. The proposed hours of operation will be Monday through Friday 7 a.m. to 2 a.m., Saturday from 8 a.m. to 6 p.m. and closed on Sundays. A total of twenty employees are proposed for this facility. The applicants are seeking modifications to the landscaping requirements for Seminary Road and Center Lane.

LOCATION AND CHARACTER OF THE AREA

The property is located at the southeast quadrant of the intersection of Leesburg Pike (Route 7) and Columbia Pike (Route 244) at the corner of Seminary Road and Center Lane. The subject property is currently zoned C-8, CRD and HC. The site is bordered on all sides by other C-8 zoned properties.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2007 Edition, Area I, Baileys Planning District, as amended through August 6, 2007, Baileys Crossroads Community Business Center, Land Use, pages 36-39:

"Land Unit D is located in the southern quadrant of Baileys Crossroads and is bounded by Leesburg Pike to the northeast and Columbia Pike to the northwest. Dominant features of the area include industrially-oriented auto repair and warehouse uses along Center Lane, Seminary Road, and a portion of Carlin Springs Road; office and community-serving retail uses along Columbia Pike; an area bounded by Seminary Road and Leesburg Pike containing salvage, office, and storage uses; a neighborhood-serving shopping center, Chesapeake Plaza; and Skyline Center, a high-intensity office, retail, and residential mixed-use development with multiple high-rise buidings that visually dominate the CBC. Land Unit D is bordered by stable single-family neighborhoods, a portion of which are included in the Baileys Conservation Area.

Within the overall Concept for Future Development for Baileys Crossroads, the following recommendations apply to specific sub-units of Land Unit D. . . .

<u>Sub-Unit D-2</u>

This sub-unit is directly south of the interchange of Leesburg and Columbia Pikes, between Moncure Avenue and Carlin Springs Road. . . . .

The eastern portion of the sub-unit fronts on Seminary Road and Leesburg Pike from its interchange with Columbia Pike to Carlin Springs Road and includes the area fronting on Center Lane. This area is planned for community-serving retail and office use up to .35 FAR with buffering and screening to include a solid wall with effective landscaping provided adjacent to residential uses.

To allow for flexibility in the redevelopment and revitalization of this sub-unit, and to insure a transition in land use intensity between commercial uses and adjacent residential neighborhoods, the following options may be considered for portions of this sub-unit provided that 1) logical consolidation of parcels is achieved, 2) building height is limited to 40 feet adjacent to single-family residential uses, and 3) screening to include a solid wall and effective landscaping is provided adjacent to residential or institutional uses:

- Parcels 61-2((20))1-18B and Parcel 61-2((1))103A, located between Williams Lane and Seminary Road and along Center Lane, may be considered for residential use at 12-16 du/ac. As part of a coordinated redevelopment with residential use to the west, Parcels 61-2((20))1-7, which front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR.

To encourage revitalization within this sub-unit, these further options may be considered provided that additional conditions of consolidation and access are met:

- Parcels 61-2((1))107, 109, 110 and 113B, Parcel 61-4((1))115, Parcels 61-4((30))15 and 17, Parcels 61-2((20))1-18B, and Parcel 61-2((1))103A, all located between Moncure Avenue and Seminary Road and along Center Lane, may be considered for residential use at 16-20 du/ac with consolidation of 5 or more acres. As part of a coordinated redevelopment with residential development to the west, Parcels 61-2((20))1-7, which front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR."

Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 7 through 9, 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. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed. . . .

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within

Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, page 16:

"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: Retail and other

LAND USE ANALYSIS

The subject property is currently developed with a vehicle maintenance and repair facility. The applicants are requesting a number of improvements to the site while maintaining the use of the structure as a major vehicle repair establishment. While the applicants are seeking some modifications to the streetscape guidelines, staff feels that the overall approach to the improvements at this location are consistent with Comprehensive Plan guidance.

Compatibility

The use, intensity and character of the proposed at this location is generally consistent with the surrounding character of this area and provides a substantial level of improvement to the subject property. As such, staff concludes that the application is in harmony with the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

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

opportunities provided by this application to conserve the county's remaining natural amenities.

Water Quality

Issue:

The subject property is located within the Four Mile Run Watershed. While the proposed development of the site will result in a reduction of runoff, staff feels that additional measures are appropriate. Typically the redevelopment of older properties is considered an opportunity to address runoff issues which were not addressed in the past. Staff from the Department of Public Works and Environmental Services had also noted the site location within the Four Mile Run watershed requires that adequate outfall analysis be provided. To date, the applicants have not provided this information as part of the proposed development.

Resolution:

Staff feels that the applicants should provide outfall information for the proposed development. Ultimately any final determination regarding adequate outfall and water quality controls will be made by staff within the Department of Public Works and Environmental Services.

PGN: JRB

Additional Comprehensive Plan Guidance:

Fairfax County Comprehensive Plan, 2007 Edition, Area I, Baileys Planning District, as amended through August 6, 2007, Bailey's Crossroads Community Business Center, pages 20 and 23:

"URBAN DESIGN

The character of a commercial area depends upon factors such as the relationship of buildings to each other and to the roadway, and the location and types of parking whether in structures, underground, or on surface lots. The suburban form, usually more automobile-oriented with low buildings and surface parking, is the existing development pattern Baileys Crossroads, particularly along Leesburg Pike. The urban form is more pedestrian-oriented, often with buildings relatively closer to the street and each other, and structured as well as limited surface parking.

The urban design concept for Baileys Crossroads is to facilitate revitalization of the area by enhancing its traditional functions while creating new opportunities for redevelopment and for reinvestment in existing businesses. The concept is to foster a commercial area serving the nearby Arlington, Alexandria, and Fairfax County communities that is clearly differentiated and buffered from adjacent residential neighborhoods while fostering a pedestrian oriented, urban form of development that is visually attractive, favorably remembered, and sought out by both individuals and businesses.

The urban design concept is supported by two elements–guidance for building orientation and character, as well as recommendations for streetscape design. Building orientation and character guidance focuses on the scale of buildings including height and mass, setbacks, architectural form, distinctive roofline features or corner/entry treatments, and placement on the site. Streetscape design includes a network of streetscape improvements that clearly distinguish the extent of the CBC and provide for relocated or underground utilities, street trees and other landscaping, decoratively paved sidewalks, street furniture, lighting, and coordinated signage. Both the building character and streetscape blend to form the urban design character of the area.

Building Orientation and Character

The visual appearance of an area, and the character that this appearance communicates, relies on the streetscape as a setting and on buildings or building complexes to establish focal points. In the Baileys Crossroads CBC, guidance for building orientation and character is intended to enhance the area by improving its visual quality and by fostering a clearly recognizable "sense of place." The following guidelines are intended accomplish these goals and should be considered in the development review process:

- Buildings should be set back 15 to 30 feet from the curb if no parking area is provided in front of the building;

- Structured parking should not be located in front of buildings but at the back or side. Surface parking may be located at the front of buildings but should have interior landscaping as well as landscaping between the parking area and the sidewalk. Integrating such parking with major pedestrian networks within the CBC, and providing pedestrian access from side streets or passageways between buildings, should be encouraged. On-street parking should not be permitted on arterial and collector streets or on service drives but allowed on local or pedestrian-oriented streets. Shared parking, particularly for mixed-use developments, is encouraged.

- Attractive and safe pedestrian linkages between buildings and parking areas should be provided and walkways as well as other pedestrian amenities, such as seating areas, made accessible to the broader pedestrian network serving the area. To complement architectural features and carry the Baileys Crossroads streetscape design theme into private areas, special landscape elements such street furniture and ornamental plantings incorporated into parking lots, plazas, and streetside areas are encouraged;

- A variety of building heights, facade articulation, and roof forms--as well as incorporating the upper story of buildings having over three stories within the roof structure--is encouraged.

- Development and redevelopment should create a positive spatial relationship between buildings and the street while providing adequate buffers to adjacent residential neighborhoods.

- Building facades that establish a pedestrian-scale relationship to the street or adjacent parking areas with architectural design features, such as variations of window or building details, texture, pattern, and color of materials, should be encouraged. Public space furniture and entry accent features are encouraged as are arcades, awnings, or other building features that distinguish ground floor retail uses.

- Curb cuts should be minimized through consolidation of street access and provision of interparcel access.

- Exterior lighting for individual buildings or projects should be similar throughout the CBC. Such lighting should be designed to maintain the overall character and quality of the area and to provide adequate lighting levels that ensure public safety without creating glare, wasted light, or light spillage into neighboring residential areas.

- Building-mounted signs or monument-style ground-mounted signs incorporated within a planting strip are encouraged. Pole-mounted signs should be discouraged.

- Points of entry along major arterial streets serve as gateways and convey the first visual images to visitors. Because of this, parcels in such gateway areas should provide landscaping that emphasizes this gateway function and be particularly sensitive to the visual impact of signage.

Streetscape Design

The visual appearance of an area can be positively affected by streetscape elements, such as street trees, planting strips, sidewalks or pedestrian ways, and building setbacks. In Baileys Crossroads, the implementation of a streetscape concept will enhance the area by improving the visual quality along roadways, helping orient travelers moving to and through the area, and creating more clearly recognized special places within the area.

The streetscape design concept for Baileys Crossroads reflects a hierarchy ranging from Leesburg and Columbia Pikes, the major arterial streets that bisect the area, to the other arterial, collector, and local streets that are used for access to and through the area. Also important are those points along the major arterial streets where one enters the area. These points of entry assist drivers to orient themselves and also help define the extent of Baileys Crossroads to visitors.

Recognizing the differences among these streets in scale and the intensity of their use by automobiles and pedestrians, the streetscape concept is intended to create a unifying theme to be implemented throughout the CBC. To achieve this, the streetscape concept establishes consistent guidance for street tree location, spacing, and type as outlined below. Implementation will occur through development proposals addressing private property and the adjacent public right-of-way, the County's commercial area revitalization bond funds, and/or joint public/private funding efforts. In situations where development or redevelopment is not likely to occur, implementing the streetscape design concept may require public/private cooperation in providing funding for these improvements.

In general, when street trees and other plantings are to be located in proximity to roadways or within medians, special attention to clear zones, as well as safety and sight distance should be observed. Also, as part of general streetscape considerations, CBC-wide directional signs and distinctive CBC entry signs should be encouraged along with coordinated business sign systems that establish a distinctive theme and identity to the area while eliminating visual clutter. Modifications to the streetscape guidance outlined in this section may be necessary to conform to applicable Virginia Department of Transportation (VDOT) requirements and guidelines.

The design guidelines for Leesburg and Columbia Pikes, as well as all other streets within Baileys Crossroads, as found below, are similar to those described in the 1995 *Baileys Crossroads Streetscape Revitalization Plan.* A general description of the paving, light fixtures, plant materials, and street furnishings recommended in the 1995 Streetscape Plan includes:

- Interlocking concrete sidewalk pavers similar in shape and color to brick with concrete commercial drive entrances and trim bands;
- Cobra-head fixtures on painted metal poles for street lighting, and traditional acorn-style light fixtures atop a fluted pole within pedestrian areas;

- A variety of hardy plant materials including street trees, low as well as high shrubs, and ornamental plantings; and

- Street furnishings including metal benches, trash receptacles, and bicycle racks, as well as metal fittings such as bollards and tree grates.

Streetscape Design Guidelines for All Other Streets

For those areas fronting on all other streets, plant materials, design details, lighting, and street furniture should be consistent with or similar to those used throughout Baileys Crossroads and as shown in the 1995 Streetscape Plan. A typical cross-section would include the following . . . .

- The *pedestrian area* extends from the street curb to the building line or parking area. This area should be approximately 15 feet wide and be divided into a curbside planting strip 5 feet in width planted with a row of shade trees spaced approximately 30 feet on center supplemented with ornamental plantings and tree groupings at points of entry to the CBC, and a *sidewalk* 5 feet in width.

- A *secondary planting strip* should be provided beyond the sidewalk, which should include low parking lot walls or hedges and interior parking lot landscaping when parking areas front on the street. This area should be a minimum of 5 feet in width when adjacent to parking and 10 feet when adjacent to a building."

County of Fairfax, Virginia

MEMORANDUM

DATE: June 16, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division

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

SUBJECT: Transportation Impact

FILE: 3-5 (SE 2008-MA-008)

REFERENCE: SE 2008-MA-008; Radley Automobiles, Inc.
Traffic Zone: 1421
Land Identification: 61-2 ((20)) 3A, 4, and 15

The following comments reflect the position of the Department of Transportation, and are based on the Special Exception Plat revised to May 22, 2008. The applicant is seeking approval to increase the height of the existing structure to accommodate automobile lift equipment.

The applicant's plat includes elimination of the existing right angle parking along the fronts of the building, construction of curb and gutter with entrances which meet VDOT standards, and redesign of the on-site parking. There are no unaddressed transportation issues associated with the request. This Department would not object to approval of the application.

AKR/CAA

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

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
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FCDOT
Serving Fairfax County for 25 Years and More

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

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

April 11, 2008

Ms. Regina Coyle
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SE 2008-MA-008 Radley Automobiles, Inc.
Tax Map # 61-2((20))0003A, 0004 & 0015
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on January 31, 2008, and received April 8, 2008. The following comments are offered:

1. The proposed pavers are required to be concrete. They can be brick colored. A special design approval from the VDOT Central Office is required prior to any installations within VDOT rights of way.

2. The proposed sidewalk must meet the minimum 5' ADA requirement.

3. How will access between this site and the main dealership be accomplished? The rear access to the dealership should be improved.

4. Does the dealership still least lot 0103A?

5. Previous applications have indicated two shifts were performing maintenance and could work until midnight. This is not addressed in this application.

6. The parking spaces which back directly into the street on Rt. 1849 shall be removed. They do not meet the current commercial entrance standards.

7. The existing pavement on the public streets needs to be clearly identified. The contour lines and edge of pavement lines appear identical.

8. Curb and gutter should be provided on both street frontages.

9. CG-12's should be provided at street and entrance intersections.

10. Will this site fall under the 527 regulations with the increase in traffic from the current conditions?

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
fairfaxspex2008-PR-024sp1Bartlett4-11-08RC

County of Fairfax, Virginia

MEMORANDUM

DATE: JUL 2 - 2008

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

FROM: Qayyum Khan, Chief Stormwater Engineer QK
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application SE 2008-MA-008, Plat Dated June 12, 2008, LDS Project #25063-ZONA-001-A-1, Tax Map #061-2-20-0003A, 0004, 0015, Mason District

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

Chesapeake Bay Preservation Ordinance
There is no Resource Protection Area on the Property

Floodplain
There is no regulated floodplain on the property.

Site Outfall and Stormwater Management
The applicant states that proposed construction for raising the height of the existing building involves no increase in the floor area. There will be some decrease in impervious area because of the removal of existing pavements resulting in less runoff leaving the site. No Stormwater detention and no BMP's are proposed.

The applicant has provided the downstream storm sewer sizes. If analysis of the existing outfall sewers demonstrates the pipe system to be inadequate, necessary improvements need to be provided at the site plan submission.

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

QK/tg

cc: Craig Carinci, 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

County of Fairfax, Virginia

MEMORANDUM

DRAFT

June 23, 2008

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

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

SUBJECT: Radley Management, LLC, SE 2008-MA-008, 025555063-ZONA-001-1

The following comments are based on a review of the above referenced SE stamped as received by the Department of Planning and Zoning on June 16, 2008.

1. **Comment:** All the proposed arborvitae, as well as one of the pin oaks, are located in landscaping islands that do not meet the minimum width requirements of the PFM, and/or are located closer then 4' from a restrictive surface. Per PFM 12-0702.1B(2) trees need to meet all PFM requirements in order to be counted toward tree cover calculations (and interior parking lot landscaping).

   Recommendation: Take the arborvitae and pin oak out of the tree cover calculations and interior parking lot landscaping calculations or provide more then 4 feet distance from any restrictive surface.

2. **Comment**: The Latin name of redbud is incorrect in the plant schedule. It is *Cercis canadensis.*

   Recommendation: Change the Latin name of redbud to *Cercis canadensis.*

3. **Comment:** One of the river birches is located under an overhead wire and on a water line. Two American snowbell are located within a sewer easement. Trees shall not be planted within any existing or proposed public utility easement that is required to be delineated on the plan or in areas that will interfere with existing or proposed utilities. If trees are shown to be planted within an existing public utility easement the plan shall contain a letter of permission from the owner of the easement (PFM 12-0701.11B, C).

   Recommendation: Locate all trees in such a way as to avoid conflicts with utilities. Prior to approval of the site plan obtain a letter of permission from the owner of the easement if trees are proposed within the utility easement.

AID/
UFMID #: 135720

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Sheng-Jieh Leu
Facilities Planning Branch, DPZ

FILE: 08.18.92 (ZTRAILS)

SUBJECT: Trail Requirements*

REFERENCE: SE 2008-MA-008
Applicant: Radley Automobiles, Inc.
Tax Map: 61-2-0020- 3A, 4, 15

DATE: April 4, 2008

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

- Center Lane (west side) – Type IV (concrete) trail, 5 feet wide within a 9-foot trail easement, or VDOT right-of-way. No sidewalk and associated plantings are proposed by the applicant. Please refer to Baileys Crossroads Community Business Center of Area I Comprehensive Plan.
- Seminary Road (north side) – Type IV (concrete) trail, 5 feet wide within a 9-foot trail easement, or VDOT right-of-way. The proposed 4-foot brick sidewalk should be upgraded to 5 feet wide with streetscape elements. Please refer to Baileys Crossroads Community Business Center of Area I Comprehensive Plan.

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

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

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

* The Fairfax County Park Authority and other County agencies may have additional requirements or comments. These Trail Plan requirements in no way limit or exclude this plat from the requirements of the County Sidewalk Policy and the School Sidewalk Program, which should be fully implemented as it applies to this subdivision in locations not already accounted for by Trails Plan requirements.
** These trails are eligible for County maintenance. Please contact the Maintenance and Stormwater Management Division of the Department of Public Works & Environmental Services (703-934-2860) for details.

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