



APPLICATIONS ACCEPTED: June 2, 2008
PLANNING COMMISSION: October 2, 2008
BOARD OF SUPERVISORS: October 20, 2008
@ 3:30 pm

County of Fairfax, Virginia

September 17, 2008

STAFF REPORT

CRD

PCA 92-M-038 and SE 2008-MA-019

MASON DISTRICT

APPLICANT: Paolozzi Investments, Inc.

EXISTING ZONING: C-5, CRD, SC, HC

PARCEL(S): 61-2 ((1)) 117

ACREAGE: 1.08 acres

FAR: 0.19

OPEN SPACE: 30%

PLAN MAP: Retail and other

SE CATEGORY: Category 5; Car Wash
Category 6; Waivers and Modifications in
the CRD (parking reduction)

PROPOSAL: To amend the existing zoning to modify the
proffered development plan and uses.

Special Exception approval to permit a car
wash with an automated wash line and two
manual detail bays and CRD waivers and
modifications to allow a parking reduction
of 17.4% (4 spaces)

Tracy Strunk

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 92-M-038, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2008-MA-019, subject to conditions consistent with those contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening to the abutting residential properties to the south and west, in favor of that shown on the GDP/SE Plat.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

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

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

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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).

Proffered Condition Amendment

PCA 92-M-038

Applicant: PAOLOZZI INVESTMENTS, INC.
Accepted: 06/02/2008
Proposed: AMEND R2 92-M-038 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT AND SITE MODIFICATIONS TO PERMIT CAR WASH

Area: 1.08 AC OF LAND; DISTRICT - MASON

Zoning Dist Sect:

Located: SOUTH SIDE OF COLUMBIA PIKE APPROX. 300 FT. N. OF LACY BLVD.

Zoning: C- 5

Overlay Dist: CRD SC HC

Map Ref Num: 061-2- /01/ /0117

Special Exception

SE 2008-MA-019

Applicant: PAOLOZZI INVESTMENTS, INC.
Accepted: 06/02/2008
Proposed: CAR WASH AND MODIFICATIONS AND WAIVERS IN A COMMERCIAL REVITALIZATION DISTRICT

Area: 1.08 AC OF LAND; DISTRICT - MASON

Zoning Dist Sect: 09-0622 04-0504

Art 9 Group and Use: 6-19 5-03

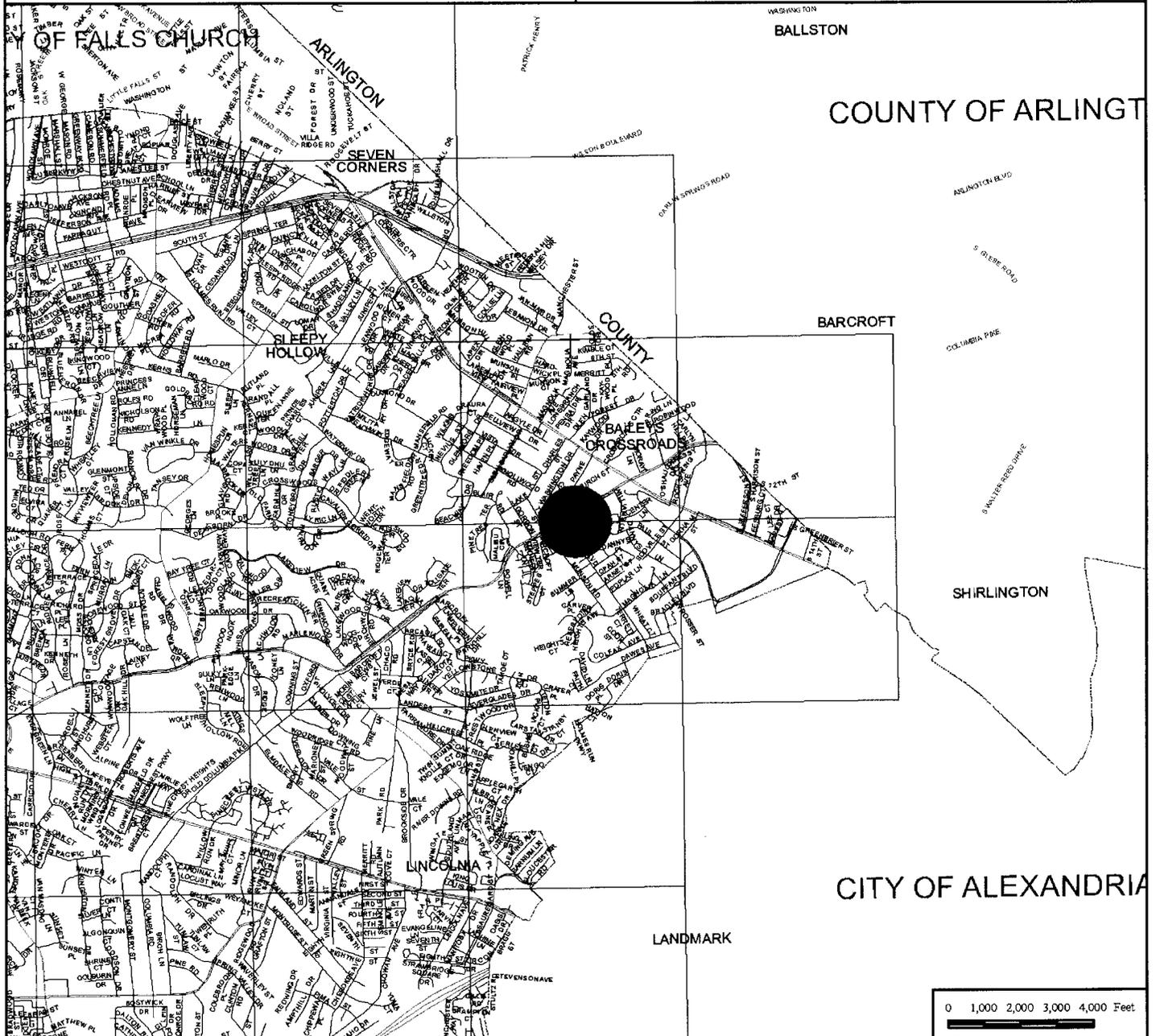
Located: 5901 COLUMBIA PIKE

Zoning: C- 5

Plan Area: 1,

Overlay Dist: CRD SC HC

Map Ref Num: 061-2- /01/ /0117



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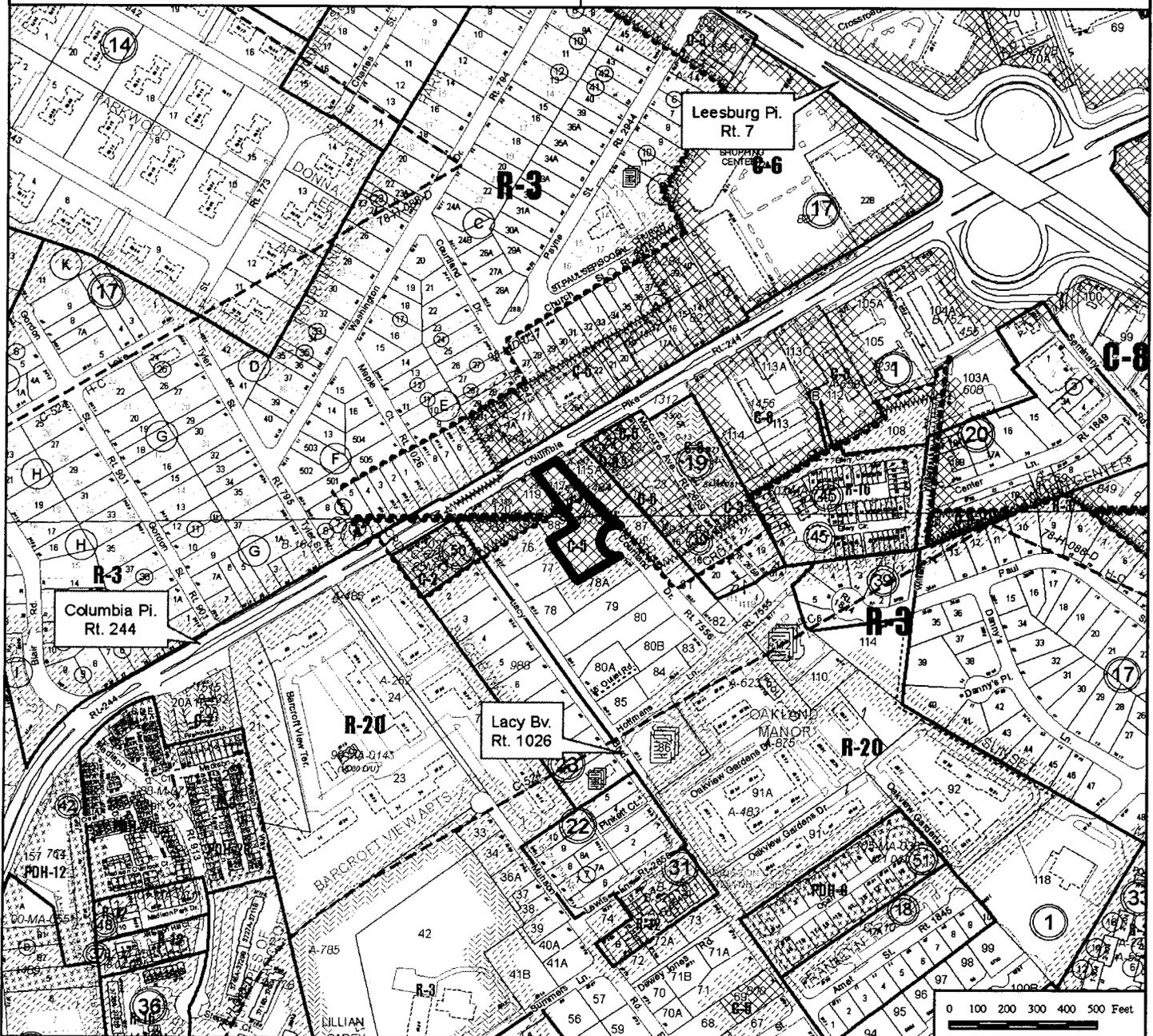
Area: 1.08 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: SOUTH SIDE OF COLUMBIA PIKE APPROX. 300 FT. N. OF LACY BLVD.
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Overlay Dist: CRD SC HC
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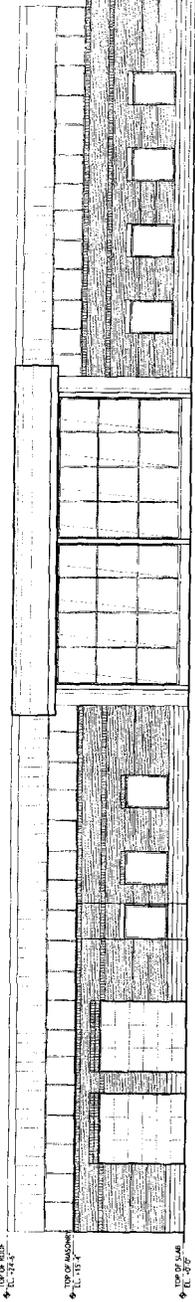
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

SUD'S CAR WASH
BAILEY'S

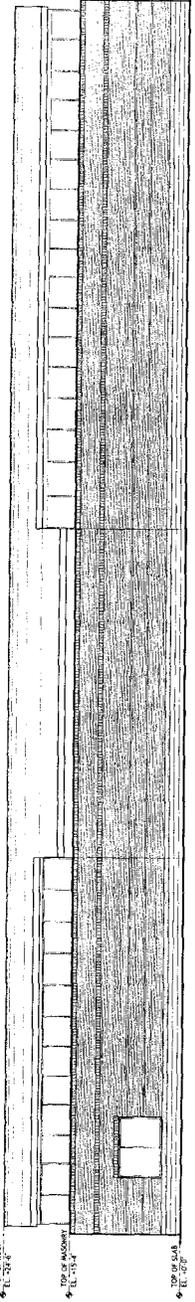
ARCHITECTURAL
PLANS

DATE	REVISION
5/28/08	PER COUNTY COMMENTS
7/25/08	PER COUNTY COMMENTS
8/9/08	PER COUNTY COMMENTS

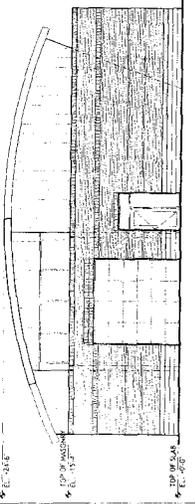
DATE: 7/25/08
SCALE: 1/8"=1'-0"
JOB NO: 08-001
SHEET NO: 2 OF 2



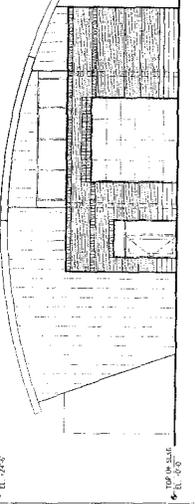
1 FRONT (NORTH) ELEVATION
SCALE: 1/8"=1'-0"



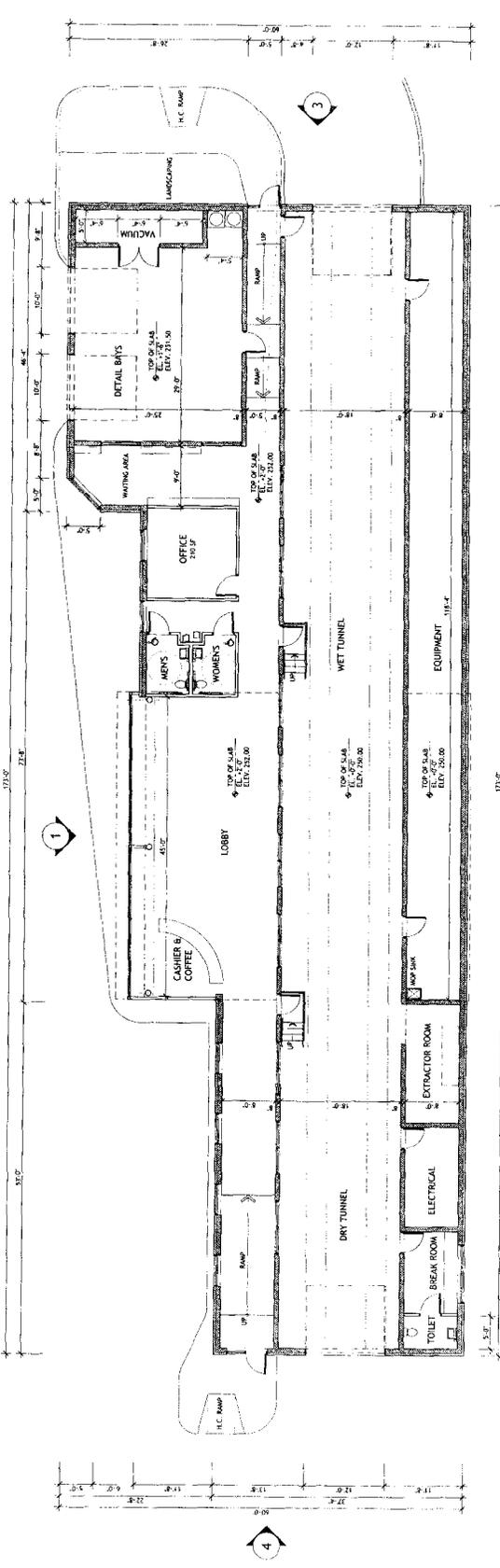
2 REAR (NORTH) ELEVATION
SCALE: 1/8"=1'-0"



3 LEFTSIDE (EAST) ELEVATION
SCALE: 1/8"=1'-0"



4 RIGHTSIDE (WEST) ELEVATION
SCALE: 1/8"=1'-0"



FLOOR PLAN
SCALE: 1/8"=1'-0"

DESIGN PROPOSAL FOR
SUD'S CAR WASH
BAILEY'S CROSS ROADS CAR WASH LLC
Fairfax County, Virginia
JULY, 2008

JCA ARCHITECTS
1801 ROBERT FULLON DR. SUITE #10
RESTON, VIRGINIA

OWNER: CLYD PAOLOZZI

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant requests approval to amend the previously approved proffered development plan and proffers associated with RZ 92-M-038 to permit a change in use and site design.

The concurrent special exception would permit a car wash with an automated wash line and two manual detail bays. The portion of the SE relating to waivers and modifications in the CRD will allow a parking reduction of 17.4%.

Waivers & Modifications Requested:

- Modification of the transitional screening to the abutting residential properties to the south and west, in favor of that shown on the GDP/SE Plat
- Utilization of the 20% parking reduction permitted in a Commercial Revitalization District to allow 19 parking spaces instead of 23 (reduction of 4 spaces or 17.4%)

LOCATION AND CHARACTER

The application property is located in southern quadrant of the Baileys Crossroads Revitalization Area, on the south side of Columbia Pike, between Lacy Boulevard and Moncure Street. The parcel has frontage on the cul-de-sac terminating Courtland Drive to the south, but no access to Courtland Drive is provided today or proposed with this application. The property is developed with a small, single family residential structure (dating to the 1930s, according to County records) that is currently approved for (but has never been utilized as) a small retail use. The site is served by a gravel driveway and parking area accessing Columbia Pike. Scattered mature and overgrown trees are located around the existing structure and the periphery of the property, with more vegetation to the rear (south) adjacent to the Courtland Drive cul-de-sac. A brick paver sidewalk and landscaping installed as part of the County's recent streetscape project are located along the Columbia Pike frontage.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
Northwest	Retail and other uses	C-5, CRD	Retail and other
Southwest	VEPCO substation Residential	C-5, CRD R-3	Retail and other Residential, 3-4 du/ac
Northeast	Retail and other uses	C-8, CRD	Retail and other
Southeast	Residential	R-3	Residential, 3-4 du/ac

BACKGROUND

- RZ 92-M-038 was approved by the Board of Supervisors on June 7, 1993, to rezone the property from the R-3, HC and SC Districts to the C-5, HC and SC Districts to permit a retail use in an existing residential structure. The proffers and plat committed to access only via a service drive along Columbia Pike, 60% open space, and an FAR limit of 0.063 should the existing structure be replaced or remodeled. This zoning case has never been implemented. (See Appendix 5 for plat and proffers)

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: Area I
Baileys Planning District, Baileys Crossroads
Community Business Center, Sub-Unit D-1

Plan Map: Retail and other uses

Plan Text:

In the Area I volume of the Comprehensive Plan, 2007 edition, Baileys Planning District, Baileys Crossroads Community Business Center, Land Unit D, Sub-Unit D-1, as amended through August 6, 2007, page 37, the Plan states:

“Sub-Unit D-1

This sub-unit includes those properties fronting on Columbia Pike and Moncure Avenue, west of Moncure Avenue. The area is planned for and developed with a mix of office, retail, and institutional uses and should be retained at current densities. Parcel 61-4((23))1, located west of Lacy Boulevard, is planned for community-serving office use and is designated as a gateway location. The area extending from Lacy Boulevard to Moncure Avenue is planned

for neighborhood-serving retail use with Parcel 61-4((30))14 on Moncure Avenue planned and developed for institutional use. Consolidation of Parcels 61-2((1))115A, 117 and 119 with provision of a solid wall buffer to the adjacent single-family neighborhood is encouraged.

As options, land within this sub-unit fronting on Columbia Pike may be considered for townhouse-style office use up to .35 FAR provided that a buffer consisting of a solid wall, landscaping, and setback area is provided as a transition to adjacent residential uses. Parcels fronting on Moncure Avenue may be considered for residential use at 8-12 du/ac. For either option, logical consolidation of parcels should be achieved and vehicular access limited to Moncure Avenue and/or Lacy Boulevard.”

ANALYSIS

Generalized Development Plan/Special Exception Plat (GDP/SE Plat)

(Copy at front of the staff report)

Title of GDP/SE Plat: Sud's Car Wash Bailey's

Prepared by: Tri-Tek Engineering

Original and Revision Dates: April 16, 2008 as revised through August 19, 2008

The combined GDP/SE Plat consists of seven sheets.

Sheet 1 is the title page and includes an index and vicinity map.

Sheet 2 includes the notes and tabulations, an illustration of the angle of bulk plane, a detail of the proposed masonry screening wall, and a detail of a proposed monument sign.

Sheet 3 shows the layout of the site (described below), including the landscape plan.

Sheet 4 shows stormwater management details for the site.

Sheet 5 shows the best management practices details.

Sheet 6 shows the existing conditions and existing vegetation map.

Sheet 7 shows the proposed building elevations and interior layout.

Site Layout:

The application property is a long, narrow site that widens in the rear (south) adjacent to the Courtland Drive cul-de-sac. The GDP/SE Plat shows the car wash building to be located on the narrow, northern portion of the site, with access from the adjacent "service drive" connection to the east. A driveway parallels the building to access a parking area in the rear.

The building, as shown, is a one story structure, 173 feet in length and 60 feet wide at its widest point (to the south). The gross floor area is 8,500 square feet, for a site floor area ratio of 0.19.

The building encompasses both washing and drying interior to the building (vacuuming occurs outside the building before cars enter the wash/dry tunnel). The building includes waiting room areas for patrons, office facilities, and two detail bays which are accessed from outside. The architecture, as shown on Sheet 7, is proposed to be masonry with a metal barrel roof and clerestory windows along the sides below the roof line. The customer waiting area has floor to ceiling windows.

Access to the site is proposed via an interparcel access to the east, to Tax Map Parcel 61-2 ((1)) 115A, connecting to an existing, private service drive area. The GDP/SE Plat also shows an upgrade to the median break on Columbia Pike at this entrance, consisting of a new left turn lane at the median break. No direct access is provided to Columbia Pike from the site, nor is access provided to Courtland Drive to the south (a residential street).

Circulation:

As noted, vehicular access is provided via a private service drive to the east. Vehicles would enter the site at that point, the north end, and proceed along the driveway paralleling the building towards the south. The driveway is wide enough to accommodate two-way traffic as well as the queue for the car wash. As cars entering the car wash come to the southern end, an employee would take over the car for vacuuming (exterior to the building) and the customer would enter the building to the waiting area. The employee would move the car into the car wash tunnel, washing and drying would take place within the building, and the customer would retrieve their car as it exited the north end of the building, leaving the site by the same interparcel access. Cars which are to be taken to the detail bays (approximately 10 per day, according to the applicant) would be moved by an employee south along the driveway to the bays. Cars in line for the car wash queue would need to clear the detail bay doors to allow entry and exit; the queue area is sufficient in length to accommodate this clear space. While there is a large parking area (17 parking spaces, one loading space and a dumpster location) at the south end of the site, it is not expected that this area would be frequented by customers or customer cars, except for the occasional car waiting for a detailing.

Pedestrian Access & Transit:

The GDP/SE Plat shows the existing brick paver sidewalk to remain on Columbia Pike, and to be continued across the current entrance, which will be closed. An existing off-

site sidewalk in an easement on the adjacent Parcel 115A to the east offers access between Columbia Pike and Courtland Drive. No transit facilities are shown on the GDP/SE Plat, although the applicant has agreed to a development condition to provide a bus pad for a shelter so that an existing bus stop along the frontage of the VEPCO power substation to the west may be relocated to the frontage of this site.

Landscaping, Tree Save & Streetscape:

The majority of the vegetation currently existing on-site is in poor condition. The applicant has therefore proposed to remove and replace the existing vegetation, but has also provided limits of clearing that will protect a series of trees located on the property line of the residential properties to the southwest (Parcels 77 and 78).

Landscaping that is proposed will be located entirely around the periphery of the site. A four foot wide planting strip with shrubs is shown along the eastern boundary, adjacent to the driveway. A 10 foot wide planting area, with a 6 foot high masonry wall is shown around the periphery of the Courtland Drive cul-de-sac. A 50 foot wide screening area (also with a 6 foot high masonry wall) is shown along the property boundary to the south, and a 33 foot wide screening area with a 6 foot high masonry wall is located along the boundary with the residential properties to the southwest. The building is located two feet off the western property boundary, abutting the VEPCO substation.

The GDP/SE Plat shows the existing streetscape improvements, installed by the County as part of the Columbia Pike streetscape project, to be continued across the site frontage with the closure of the existing entrance.

Stormwater Management:

The GDP/SE Plat shows an underground stormwater management facility in the rear parking lot. It should also be noted that the adjacent site to the east (Parcel 115A) currently sheet flows directly onto this site, and is not treated. This site will collect and treat that off-site stormwater.

Transportation Analysis (Appendix 7)

With the revisions to the GDP/SE Plat and proffers, the application has addressed all transportation issues raised by staff. The applicant has closed the existing entrance directly on to Columbia Pike, and designed the site to utilize the private "service drive" on Parcel 115A to the east. A left turn lane has been provided at the median break accessing the entrance to Parcel 115A (which will be used by this site). Without these commitments, staff could not support this application. Staff remains concerned that the applicant does not yet have the right to access the private "service drive" to the

east. This could lead to a situation where the applicant is unable to develop the site if access easements cannot be achieved. The applicant has, however, proffered acknowledgement of the need for the easements, and has accepted the risk. Additionally, the current proffers governing the site also commit to access via the service drive, therefore this proffer commitment is not creating a new impediment to development of the site. The applicant has also agreed to staff's proposed development conditions, including provision of a bus stop pad and easement to accommodate a shelter on Columbia Pike.

Land Use and Environmental Analysis (Appendix 6)

The subject property is located in the Baileys Crossroads CBC in Sub-Unit D-1, and planned for retail and other uses.

Use, Intensity and Parcel Consolidation The applicant is proposing to develop an automated car wash on a property that is currently occupied by a vacant and burned out single-family detached home that was previously approved for quasi-commercial purposes. The proposed use and intensity are consistent with the Comprehensive Plan recommendation for neighborhood-serving retail uses. The Plan encourages consolidation of the subject property with the two parcels located to the east and west with redevelopment. The parcel to the west is a VEPCO substation and is unlikely to be redeveloped in the foreseeable future. The property to the east is occupied by a commercial establishment, which could be consolidated with parcels further to the east facing Moncure Avenue, which are planned for neighborhood-serving retail uses. Plan options for the sub-unit include townhouse-style office use and residential use at 8 to 12 dwelling units per acre, which are not precluded in the remaining sub-unit by this proposed development. Therefore, while the Plan encourages parcel consolidation of the subject property with the adjacent parcels, the adjacent parcels could still be consolidated and redeveloped according to the Plan.

Buffering and Screening The Comprehensive Plan encourages the placement of a solid wall buffer between the commercial properties along Columbia Pike, including the subject parcel, and the adjacent single-family detached neighborhood. The applicant has shown a six foot tall masonry wall along the entire property boundary with the adjacent neighborhood in combination with landscaping 33 and 50 feet in width along the western and southern boundaries with the neighborhood, respectively, and a 10 foot wide buffer along the Courtland Drive cul-de-sac. A wall and landscaped buffer approximately 10 to 35 feet in width is provided in the southeastern corner of the subject property to buffer the adjacent single-family detached home on that side. Additionally, the applicant has provided an approximately four foot wide landscaped buffer along the eastern boundary with the adjacent commercial property. The applicant has greatly improved the buffering and screening areas from the initial submission of this application and as compared to the existing conditions.

Streetscaping, Architecture and Signage A five foot wide brick-paved sidewalk has already been provided as part of the Columbia Pike Streetscape Project along the site's frontage. With the closure of the existing entrance to Columbia Pike, the GDP/SE Plat shows the extension of the sidewalk through that area. The applicant has shown street trees in a ten foot wide landscaped area adjacent to the sidewalk consistent with the Comprehensive Plan recommendations. The applicant has provided colored elevations and the floor plan for the proposed car wash, illustrating how the car wash use will be conducted almost entirely inside (a vacuuming station is located exterior to the building at the southern entrance). A monument sign is depicted on the development plans within the landscaped area along Columbia Pike, in accordance with Plan guidance recommending monument signs. An illustration of the proposed sign has been provided as well, although full dimensions are not given on the illustration. The notation on the GDP/SE Plat indicates that the proposed sign is 50 square feet, which is in excess of the maximum of 40 square feet allowed by the Sign Control Overlay District. Staff has therefore included a development condition clarifying that the final sign must be in general conformance with that shown, but that the regulations of the Sign Control Overlay District must be met.

Public Facilities Analysis

Fairfax County Park Authority (Appendix 12)

The application property has been identified as a site with a high probability for Civil War era artifacts, and therefore appropriate for a Phase 1 archeological study. Staff has proposed a development condition requiring such a study.

Fire and Rescue (Appendix 10)

The application property is serviced by the Fairfax County Fire and Rescue Department Station # 410, Baileys Crossroads. The subject property currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 9)

The application property is located in the Cameron Run (I-1) Watershed, and would be sewered into the Alexandria Sanitation Authority Treatment Plant. An existing 8 inch line located in the street is adequate for the proposed use.

Fairfax County Water Authority (Appendix 8)

The subject property is located within the Fairfax Water Service Area. Adequate domestic water service is available at the site from existing 16 inch and 6 inch mains located at the site.

Stormwater Management, DPWES Environmental and Site Review Division (Appendix 11)

The site does not currently have any water quality or quantity controls. The GDP/SE Plat shows underground stormwater controls that will control not only this site but also the sheet flow coming off the untreated parcel to the east.

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-5 CRD)		
Standard	Required	Provided
Lot Size	40,000 sq. ft	1.08 acres
Lot Width	200 feet	82 feet ± ¹
Building Height	40 feet	30 feet
Front Yard	20 feet	48 feet
Rear Yard	20 feet	45 feet
FAR	0.3	0.19
Open Space	20%	30%
Parking Spaces	23 spaces	19 spaces ²
Loading Spaces	1 space	1 space
Transitional Screening & Barrier		
South (Zoning R-3)	Screening Yard 3 (50 feet); Barrier E, F or G	south: (cul de sac) 10 feet, 6 foot masonry wall south: (residential) 50 feet, 6 foot masonry wall west: (residential) 33 feet, 6 foot masonry wall

¹ The subject parcel was created prior to the advent of the 1978 Zoning Ordinance, therefore, although the parcel does not meet the Ordinance requirements, it is grandfathered as a legal, buildable lot under the provisions of Sect. 2-405.

² request to utilize 17.4% parking reduction allowed in CRD

Waiver/Modification: Transitional Screening and Barrier

The applicant has requested a modification of the transitional screening yard around the southern portion of the property where the site abuts residential property, in favor of that shown on the GDP/SE Plat. The plat shows a screening wall in conformance with the Zoning Ordinance requirements, and transitional screening yards as shown in the above chart. To offset the reduced transitional screening yards, the applicant has provided a masonry wall (even along the boundary where the 50 foot buffer requirement is met). The Comprehensive Plan does recommend commercial uses on the site, and staff does not object to the request for a modification.

Waiver/Modification: 20% parking reduction in the CRD

The site is located in the Commercial Revitalization District, and is currently "developed" with a burned out house that is approved for (but has never been utilized as) a small retail use. The parking requirement for this type of use is driven by number of staff, not patrons, and therefore parking would be more easily managed if an issue arose. The applicant has further indicated that, in his experience, staff parking needs are generally less than ordinance requirements. The commercial revitalization districts allow parking reductions as one of the inducements to redevelop properties where meeting the full parking reduction would negatively impact other desired features, such as screening. With no reduction, 23 spaces would be required. The applicant proposes to provide 19 spaces, a reduction of 4 spaces or 17.4%, which is within the 20% allowed by the ordinance. Staff does not object to the requested parking reduction.

Special Exception Requirements (Appendix 13)

General Special Exception Standards (Sect. 9-006)

Category 5 Standards (Sect. 9-503)

Additional Standards for Automobile Oriented Uses, Car Washes, ...
(Sect. 9-505)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The applicant has proposed a development that provides transitional screening yards generally in conformance with the Zoning Ordinance requirements, and provides a barrier to the surrounding residential development along with the screening that meets the high end of the requirements. Access to the site will

be significantly improved over that existing today, and the proposed left turn lane will improve access to the surrounding sites as well. With the imposition of the proposed development conditions and implementation of the draft proffers, staff believes that the proposal does not unduly impact the surrounding residential areas. Therefore, staff believes that, as conditioned and proffered, the proposal satisfies all of the General Special Exception Standards.

Category 5 Standards (Sect. 9-503)

The Category 5 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets these standards, as grandfathered under Sect. 2-405.

Additional Standards for Auto-mobile Oriented Uses, Car Washes, ... (Sect. 9-505)

For districts where these uses are permitted by special exception, Paragraph 1A states that the use have the same architectural features on all sides, or are compatible with the building group or neighborhood. Development along this portion of Columbia Pike consists of individual uses oriented to the highway. This development does not have a "closely related building group or neighborhood." The applicant has provided architectural elevations showing a high-quality design for a use that does not typically provide an architecturally-interesting building. Staff believes that this standard has been addressed.

Paragraph 1B requires the use to be designed so that pedestrian and vehicular circulation is coordinated with adjacent properties. As noted in the transportation analysis, the applicant has provided the requested interparcel access to the east, provided for improved access to that site through the proposed left turn lane, and closed the direct access to Columbia Pike. The proposal also includes the completion of the streetscape across the closed entrance. This standard has been addressed.

Paragraph 1C requires the site be designed to minimize the potential for turning movement conflicts, and to facilitate safe and efficient on-site circulation. The applicant has provided a site that funnels the trips through the site in a circular pattern, with a long queue area that allows for sufficient on-site area for excess stacking. In fact, because the drive access to the parking area to the rear allows for two-way traffic, but since the parking area is really only necessary for staff, in extreme circumstances queuing could even be doubled and access to the parking area managed as one-way access. Access to the major arterial, Columbia Pike, is limited to the interparcel access via the development to the east. This standard has been addressed.

Paragraph 1D states that a lot be of sufficient area and width to accommodate the use, and that the proposed use not adversely affect any nearby existing or planned residential areas. While additional screening along the east would be preferable, the applicant has managed the access to the site to provide some screening while maintaining sufficient access. While the building is large, it has been designed to move the drying portion of the use inside, eliminating unsightly drying areas often found on car wash sites. This standard has been addressed.

With the imposition of the proposed development conditions and implementation of the draft proffers, staff believes that these standards have been addressed.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to amend an existing rezoning to allow redevelopment of the property, and approve a special exception to allow an automatic car wash and waivers and modifications in the commercial revitalization district (parking reduction). The applicant's proposal is in conformance with the Comprehensive Plan recommendations, addresses the access issues of the site, and meets the new "green building" policy adopted by the Board. Staff believes that, overall, the application meets the development standards for the site.

Recommendations

Staff recommends approval of PCA 92-M-038, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2008-MA-019, subject to conditions consistent with those contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening to the abutting residential properties to the south and west, in favor of that shown on the GDP/SE Plat.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions (SE 2008-MA-019)
3. Affidavits
4. Statement of Justification
5. RZ 92-M-038 (approved GDP and proffers)
6. Plan Citations, Land Use and Environmental Analysis
7. Transportation Analysis
8. Fairfax County Water Authority
9. Sanitary Sewer Analysis
10. Fire and Rescue
11. Stormwater Management Analysis, DPWES
12. Fairfax County Park Authority
13. Zoning Ordinance Provisions
14. Glossary of Terms

PCA 92-M-038
PAOLOZZI INVESTMENTS, INC.
PROFFER

August 29, 2008

Pursuant to §15.2-2303(A) of the Code of Virginia (1950 as amended) and §18-203 of the Zoning Ordinance of Fairfax County (1978 as amended) the property owner and Applicant, Paolozzi Investments, Inc., for itself and its successors assigns, (hereinafter referred to as the "Applicant") proffers that the development of the parcel under consideration identified on the Fairfax County Tax Maps as Tax Map Reference 61-2((1))117 (hereinafter referred to as the "Property"), will be in accordance with the following conditions, if and only if, the application, known as PCA 92-M-038 is granted.

1. a. The Property shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated April 16, 2008 and revised through August 19, 2008, prepared by Tri-TEK Engineering, Inc.

b. In the event the Applicant is unable to obtain the necessary public access easement(s) across the existing section of service drive in front of Tax Map 61-2((1))115A to access Columbia Pike. Applicant shall apply for a Proffer Condition Amendment and Special Exception Amendment to amend access to the site as shown on the GDP.

2. Prior to issuance of the NON-RUP, the Applicant shall construct a left turn lane along Columbia Pike as approved by VDOT and as shown on the GDP.

3. The architecture of the car wash building shall be in substantial conformance with the elevations attached to the GDP.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT TITLE OWNER:

Paolozzi Investments, Inc.

By: Guy Paolozzi

Title: President

TITLE OWNER:

By: Kamar Aysha Ahmed

DEVELOPMENT CONDITIONS**SE 2008-MA-019****September 17, 2008**

If it is the intent of the Board of Supervisors to approve SE 2008-MA-019 located at 5901 Columbia Pike, Tax Map 61-2 ((1)) 117, to permit a car wash and waivers and modifications in a Commercial Revitalization District pursuant to Sections 5-404 and 9-622 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

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 (SE Plat) approved with this application, as qualified by these development conditions. Other by-right or Special Permit uses may be permitted without amendment to this application, so long as such uses are in substantial conformance with this SE Plat.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled "Sud's Car Wash Bailey's" consisting of seven sheets, prepared by Tri-Tek Engineering, dated April 16, 2008, as revised through August 19, 2008. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The one freestanding identification sign permitted on the site shall be a monument-style sign (as depicted in the SE Plat). Irrespective of the dimensions shown on the GDP/SE Plat, any such sign shall meet the requirements of the Sign Control Overlay District of Article 12 of the Zoning Ordinance, as well as the sight line requirements of the Zoning Ordinance, VDOT and the PFM.
5. Hours of operation shall be limited to Monday through Saturday 8 am to 6 pm and Sunday 9 am to 6 pm.
6. There shall be no outside storage or display of goods offered for sale.
7. The car wash shall be equipped to capture at least 80% of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the car wash shall be discharged to the sanitary sewer system.

8. All cleaning (including washing, drying and detailing) shall take place inside the building, with the exception of the vacuuming station shown on the SE Plat at the southern end of the building.
9. All lighting, including security, pedestrian and/or other incidental lighting, shall meet the standards of Article 14 of the Zoning Ordinance.
10. Any exterior lighting shall be a maximum of 12 feet in height, as measured from the ground to the top of the fixture.
11. No outdoor speakers or loud speakers shall be utilized on the site.
12. Stormwater management and best management practices shall be provided as shown on the GDP/SE Plat and in conformance with the Public Facilities Manual.
13. A concrete pad and paved connection to the street, suitable for installation of a bus shelter (by others) shall be installed along the Columbia Pike frontage of the site at a location to be determined in consultation with the Fairfax County Department of Transportation (DOT) for the purpose of relocating the existing bus stop currently located along the frontage of Tax Map Parcel 61-2 ((1)) 119 to the west. Any easements necessary to allow the installation of such a shelter shall also be provided at the time of site plan approval. Should DOT determine that the bus shelter will not be relocated, this condition shall not apply.
14. LEED certification U.S. Green Building Council (USGBC) shall be sought for the project. Prior to approval of a building permit by Fairfax County for the project, an agreement for a "green building escrow" for the project shall be executed and posted in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the fixed amount of \$69,000. This escrow will be in addition to and separate from other bond requirements and shall be released upon demonstration of attainment of LEED certification, by the USGBC, under the LEED rating system determined to be applicable to the project. The provision of documentation to the Environment and Development Review Branch of DPZ from the USGBC that the project has attained LEED certification shall be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the Non-RUP for the project, the escrow shall be released to Fairfax County as the sole remedy for failure to meet the LEED certification and shall be posted to a fund within the County budget supporting implementation of County environmental initiatives.
15. Prior to any demolition, clearing and grading, or other ground disturbing activity, the property shall be subjected to a tight interval Phase I archaeological study, including

remote sensing if recommended by the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMPS), using scope of work defined by CRMPS. If any resources are found to be potentially significant by CRMPS, then a Phase II study shall be done. If any sites are determined to be significant by CRMPS, they shall either be avoided by the development, or subject to a Phase III resource recovery.

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

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

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

REZONING AFFIDAVIT

DATE: August 21, 2008
 (enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 1003140

in Application No.(s): PCA 92-M-038
 (enter County-assigned application number(s), e.g. RZ 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 must 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)
Paolozzi Investments, Inc. Guy Paolozzi	10015 High Hill Place Great Falls, VA 22066	Applicant/Agent for Lessee Agent
Kamar Aysha Ahmed	6010 Columbia Pike Falls Church, VA 22041	Owner/Lessor
Sack Harris & Martin, P.C. Keith C. Martin Wanda S. Suder	8270 Greensboro Drive, #810 McLean, VA 22102	Attorneys/Agents Attorney/Agent Agent/Planner
Tri-Tek Engineering, Inc. Theodore D. Britt	690 Center Street Herndon, VA 20170	Engineers/Agents Agent
Baileys Carwash, LLC Guy Paolozzi	10015 High Hill Place Great Falls, VA 22066	Lessee Agent

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

REZONING AFFIDAVIT

DATE: August 21, 2008
(enter date affidavit is notarized)

1003142

for Application No. (s): PCA 92-M-038
(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, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Paolozzi Investments, Inc.
10015 High Hill Place
Great Falls, Virginia

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning 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.

Rezoning Attachment to Par. 1(b)

DATE: August 21, 2008
(enter date affidavit is notarized)

100 2146

for Application No. (s): PCA 92-M-038
(enter County-assigned application number (s))

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

Sack Harris & Martin, P.C.
8270 Greensboro Drive, #810
McLean, VA 22102

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 SHAREHOLDER: (enter first name, middle initial, and last name)

James M. Sack
Robert A. Harris, IV
Keith C. Martin

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Tri-Tek Engineering, Inc.
690 Center Street
Herndon, VA 20170

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)

Theodore D. Britt
Kevin E. Murray

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Rezoning Attachment to Par. 1(b)

DATE: August 21, 2008
(enter date affidavit is notarized)

100 3140

for Application No. (s): PCA 92-M-038
(enter County-assigned application number (s))

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

Baileys Carwash, LLC
10015 High Hill Place
Great Falls, VA 22066

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Guy Paolozzi - Managing Member

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

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)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

REZONING AFFIDAVIT

DATE: August 21, 2008
(enter date affidavit is notarized)

1003146

for Application No. (s): PCA 92-M-038
(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, 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 "Rezoning 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.

REZONING AFFIDAVIT

DATE: August 21, 2008
(enter date affidavit is notarized)

100 3146

for Application No. (s): PCA 92-M-038
(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 "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 21, 2008
(enter date affidavit is notarized)

1003141

for Application No. (s): PCA 92-M-038
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant

[Handwritten signature]

[x] Applicant's Authorized Agent

Keith C. Martin, Agent

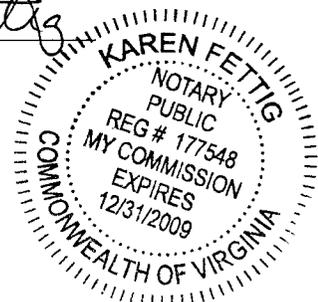
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21st day of August 2008, in the State/Comm. of Virginia, County/City of Fairfax

[Handwritten signature: Karen Fetting]

Notary Public

My commission expires: 12.31.09



SPECIAL EXCEPTION AFFIDAVIT

DATE: August 21, 2008
(enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 1003134

in Application No.(s): SE 2008-MA-019
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Paolozzi Investments, Inc. Guy Paolozzi	10015 High Hill Place Great Falls, VA 22066	Applicant/Agent for Lessee Agent
Kamar Aysha Ahmed	6010 Columbia Pike Falls Church, VA 22041	Owner/Lessor
Sack Harris & Martin, P.C. Keith C. Martin Wanda S. Suder	8270 Greensboro Drive, #810 McLean, VA 22102	Attorneys/Agents Attorney/Agent Agent/Planner
Tri-Tek Engineering, Inc. Theodore D. Britt	690 Center Street Herndon, VA 20170	Engineers/Agents Agent
Baileys Carwash, LLC Guy Paolozzi	10015 High Hill Place Great Falls, VA 22066	Lessee Agent

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 21, 2008
(enter date affidavit is notarized)

1003130

for Application No. (s): SE 2008-MA-019
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Paolozzi Investments, Inc.
10015 High Hill Place
Great Falls, VA 22066

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: August 21, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2008-MA-019
(enter County-assigned application number (s))

1003134

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

Sack Harris & Martin, P.C.
8270 Greensboro Drive, #810
McLean, VA 22102

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)

James M. Sack
Robert A. Harris, IV
Keith C. Martin

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

Tri-Tek Engineering, Inc.
690 Center Street
Herndon, VA 20170

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)

Theodore D. Britt
Kevin E. Murray

(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: August 21, 2008
(enter date affidavit is notarized)

1002136

for Application No. (s): SE 2008-MA-019
(enter County-assigned application number (s))

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

Baileys Carwash, LLC
10015 High Hill Place
Great Falls, VA 22066

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)

Guy Paolozzi - Managing Member

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: August 21, 2008
(enter date affidavit is notarized)

1002136

for Application No. (s): SE 2008-MA-019
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

(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: August 21, 2008
(enter date affidavit is notarized)

1003131

for Application No. (s): SE 2008-MA-019
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2008-MA-019
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 21, 2008
(enter date affidavit is notarized)

1003130

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

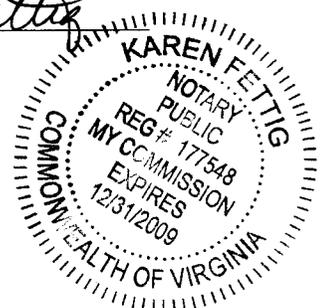
(check one) [] Applicant [x] Applicant's Authorized Agent

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18th day of August 2008, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 12.31.09

Karen Fetting
Notary Public



SACK HARRIS & MARTIN, P.C.

ATTORNEYS AT LAW

SUITE 810
 8270 GREENSBORO DRIVE
 MCLEAN, VIRGINIA 22102
 TELEPHONE (703) 883-0102
 FACSIMILE (703) 883-0108

RECEIVED
 Department of Planning & Zoning
 APR 24 2008
 Zoning Evaluation Division

April 23, 2008

Ms. Regina Coyle
 Department of Planning and Zoning
 12055 Government Center Parkway
 Suite 801
 Fairfax, Virginia 22035

Re: PCA 92-M-038 and Concurrent Special Exception Application for a
 Car Wash on Property Identified as Tax Map 61-2((1))117
 Zoned C-5, SC, HC, CRD
 Applicant: Paolozzi Investments, Inc.

Dear Ms. Coyle:

The following is submitted as a Statement of Justification for the above referenced Proffer Condition Amendment and Special Exception applications. The Applicant is seeking approval of the applications to construct a 8500 square foot automated car wash. The building would contain a wash tunnel, a drying tunnel, two detail bays, office, customer area, and a restroom. Area for more than ten stacking spaces is provided. Nineteen parking spaces are provided, assuming a modification for a twenty percent reduction pursuant to the CRD provisions. Access to the car wash will be from the existing service drive along Columbia Pike.

The PCA/SE Plat provides for significant landscaping and barriers to buffer the adjacent residential neighborhood. The Plat shows a 35 foot wide transitional screening buffer along the southern property line, along with a 6 foot high wooden fence. A ten foot wide buffer with a 6 foot high wall is provided around the perimeter of the Courtland Drive cul-de-sac. A total of 30% of the lot will be open space.

The following is a description of the proposed use:

- | | | |
|----|---------------------|---|
| A. | Type of Operation: | Car Wash |
| B. | Hours of Operation: | Monday-Saturday: 8 a.m. to 6 p.m.
Sunday: 9 a.m. to 6 p.m. |

SACK HARRIS & MARTIN, P.C.

Ms. Regina Coyle
April 23, 2008
Page 2 of 2

- C. Estimated Number of Patrons: 300/day weekdays
500/day weekends
- D. Proposed Number of Employees: 15
- E. Estimate of Traffic Impact: Average of 600 per day with approximately 30 trips in the a.m. peak hour and 60 trips in the p.m. peak hour.
- F. Vicinity of Area to be Served: Bailey's Crossroad and 2 mile radius from the Property.
- G. Description of Building Façade: Masonry
- H. Listing of Hazardous Substances: No hazardous substances to be used or stored on site.
- I. There are no waivers or variances proposed except as follows:
 - 1. Modification of Transitional Screening along southeast boundary in favor of landscaping shown on the Plat.
 - 2. Waiver of lot width requirement pursuant to Article 9-610. 82 foot width existing.
 - 3. Modification of Section A7-209.3 to permit a 20% reduction to the off-street parking requirement. (23 required; 19 proposed)

Very truly yours,

SACK HARRIS & MARTIN, P.C.



Keith C. Martin

cc: Guy Paolozzi
Kamar Aysha Ahmed
Sup. Penelope Gross

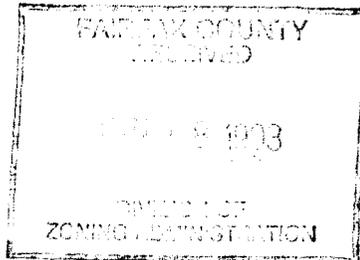


FAIRFAX COUNTY

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

V I R G I N I A

Telephone: 703-324-3151



June 11, 1993

Mr. and Mrs. Hikmet Ahmed
6010 Columbia Pike
Falls Church, Virginia 22041

Re: Rezoning Application
Number RZ 92-M-038

Dear Mr. and Mrs. Ahmed:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 7, 1993, granting, as proffered, Rezoning Application RZ 92-M-038 in the name of Abdo S. and Hikmet Ahmed, to rezone certain property in the Mason District from the R-3 District, Highway Corridor District, and Sign Control District to the C-5 District, Highway Corridor District, and Sign Control District, subject to the proffers dated March 26, 1993, on subject parcel 61-2 ((1)) 117 consisting of approximately 1.08 acres.

The Board also:

- Modified the transitional screening requirement; and
- Waived the barrier requirement in favor of the screening and landscaping shown on the Generalized Development Plan (GDP).

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvsn., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Fred R. Beales, Supervisor, Base Prop. Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvsn., Park Authority

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 7th day of June, 1993, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 92-M-038

WHEREAS, Abdo S. and Hikmet Ahmed, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-3 District, Highway Corridor District and Sign Control District to the C-5 District, Highway Corridor District and Sign Control District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

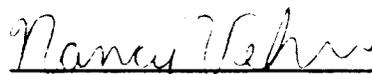
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-5 District, Highway Corridor District and Sign Control District and said property is subject to the use regulations of said C-5 District, Highway Corridor District and Sign Control District and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 7th day of June, 1993.



Nancy Vehrs
Clerk to the Board of Supervisors

Proffers

RZ 92-M-038

March 26, 1993

Pursuant to Section 15.1-491(a), Code of Virginia, as amended, subject to the Board of Supervisors approving rezoning to the C-5 District, the Applicant, Abdo S. and Hikmet Ahmed, proffer to the following:

1. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, the subject property shall be developed in substantial conformance with the Generalized Development Plan consisting of one sheet, prepared by Harold Logan and Associates, dated December 10, 1992 revised through February 11, 1993.
2. The infiltration trench shown on the GDP shall be designed to BMP standards as determined feasible by DEM at the time of site plan review.
3. Screening equivalent to that required by Transitional Screening 1 shall be provided in the area between the parking area and Courtland Drive.
4. All access to the property shall be from the existing service drive. There shall be no access to the site from Courtland Drive
5. Use of the property shall be limited to a retail sales establishment as defined in Article 20 of the Zoning Ordinance.
6. In the event the existing structure on the site is remodeled or replaced, the gross square footage shall not exceed 3000 square feet.
7. The portions of the site generally located between the southern edge of the parking area and Courtland Drive shall be preserved as undeveloped open space to provide a buffer to the residentially planned and zoned lots along Courtland Drive.

Abdo S. Ahmed

Abdo S. Ahmed
Title Owner

5/3/93

Hikmet Ahmed

Hikmet Ahmed
Title Owner

5/3/93

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

MAY 05 1993

ZONING EVALUATION DIVISION

TREE COVER TABULATION

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VICINITY MAP
Scale 1" = 100'

GENERAL NOTES:

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SITE TABULATION

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OWNER

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LEGEND

- 1" = 100' SCALE
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County of Fairfax, Virginia

MEMORANDUM

DATE August 28, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: PCA 92-M-038
SE 2008-MA-019
Baileys Suds Car Wash

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception (SE) and Proffered Condition Amendment (PCA) application dated April 16, 2008 as revised through August 19, 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.

DESCRIPTION OF THE APPLICATION

The applicant, Paolozzi Investments, proposes to establish a 8,500 square foot automated car wash on a 1.08 acre site located in a commercial revitalization district, and currently occupied by a vacant single-family detached house formerly used for commercial purposes. A floor area ratio (FAR) of 0.19 is proposed. The car wash structure will be positioned perpendicularly to Columbia Pike on a long and narrow lot, with employee parking provided in the rear of the lot adjacent to single family detached houses. Access to the site will be provided via an interparcel connection to an existing service drive located to the east with an entrance onto Columbia Pike.

LOCATION AND CHARACTER OF THE AREA

The subject property is located near the western edge of the Baileys Crossroads Community Business Center (CBC) on the south side of Columbia Pike in an area that serves as a gateway to the CBC. The site is planned for retail, with an option for townhouse-style office use with consolidation and zoned C-5. The parcels fronting on Columbia Pike in this area are planned for retail and zoned C-5. To the east are commercial uses and to the immediate west is a VEPCO substation. Parcels across Columbia Pike from the subject property are occupied by commercial uses and single-family detached homes, planned for retail, residential dwelling

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
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units at 4 to 5 dwelling units per acre, and office uses and zoned C-5 and R-3. A single-family detached neighborhood is located to the south of the subject property, which is located in the Baileys Conservation Area. This area is planned for residential dwelling units at 3 to 4 dwelling units per acre and zoned R-3.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Baileys Planning District, Baileys Crossroads Community Business Center, Land Unit D, as amended through August 6, 2007, page 37, the Plan states:

“Sub-Unit D-1

This sub-unit includes those properties fronting on Columbia Pike and Moncure Avenue, west of Moncure Avenue. The area is planned for and developed with a mix of office, retail, and institutional uses and should be retained at current densities. Parcel 61-4((23))1, located west of Lacy Boulevard, is planned for community-serving office use and is designated as a gateway location. The area extending from Lacy Boulevard to Moncure Avenue is planned for neighborhood-serving retail use with Parcel 61-4((30))14 on Moncure Avenue planned and developed for institutional use. Consolidation of Parcels 61-2((1))115A, 117 and 119 with provision of a solid wall buffer to the adjacent single-family neighborhood is encouraged.

As options, land within this sub-unit fronting on Columbia Pike may be considered for townhouse-style office use up to .35 FAR provided that a buffer consisting of a solid wall, landscaping, and setback area is provided as a transition to adjacent residential uses. Parcels fronting on Moncure Avenue may be considered for residential use at 8-12 du/ac. For either option, logical consolidation of parcels should be achieved and vehicular access limited to Moncure Avenue and/or Lacy Boulevard.”

Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 7 to 19, 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. . . .

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

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

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. . . .

Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED[®]) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR[®] rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .

- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

COMPREHENSIVE PLAN MAP: Retail & Other

LAND USE ANALYSIS

Use, Intensity and Parcel Consolidation The applicant is proposing to develop an automated car wash on a property that is currently occupied by a vacant and burned out single-family detached home that was used recently for commercial purposes. The proposed use and intensity are consistent with the Comprehensive Plan recommendation for neighborhood-serving retail uses. The Plan encourages consolidation of the subject property with the two parcels located to the east and west with redevelopment. The parcel to the west is a VEPCO substation and is unlikely to be redeveloped in the foreseeable future. The property to the east is occupied by a commercial establishment. This parcel may be consolidated with parcels further to the east facing Moncure Avenue, which are planned for neighborhood-serving retail uses. Plan options for the sub-unit include townhouse-style office use and residential use at 8 to 12 dwelling units per acre, which are not precluded by this proposed development. While the Plan encourages parcel consolidation of the subject property with the adjacent parcels, the adjacent parcels can still be consolidated and redeveloped according to the Plan.

Buffering and Screening The Comprehensive Plan encourages the placement of a solid wall buffer between the commercial properties along Columbia Pike, including the subject parcel, and the adjacent single-family detached neighborhood. The applicant has shown a six foot tall masonry wall along the entire property boundary with the adjacent neighborhood in combination with landscaping 33 and 50 feet in width along the western and southern boundaries respectively with the neighborhood and a 10 foot wide buffer is provided along the Courtland Drive cul-de-sac. A wall and landscaped buffer of approximately 10 to 35 feet is provided in the southeastern corner of the subject property to buffer the adjacent single-family detached home. Additionally, the applicant has provided an approximately four foot wide landscaped buffer along the eastern boundary with the adjacent commercial property. The applicant has greatly improved the buffering and screening areas from the initial submission of this application and from the existing conditions.

Streetscaping, Architecture and Signage A five foot wide brick-paved sidewalk has already been provided as part of the Columbia Pike Streetscape Project. The applicant has shown street trees in a ten foot wide landscaped area adjacent to the sidewalk consistent with the Comprehensive Plan recommendations. The applicant has provided colored elevations and the floor plan for the proposed car wash. A monument sign is depicted on the development plans within the landscaped area along Columbia Pike. Details and dimensions of the sign have been provided also.

ENVIRONMENTAL ANALYSIS

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

Stormwater Management/Best Management Practices (SWM/BMP) The subject property is located in the Cameron Run watershed. The proposed project will increase the imperviousness and associated stormwater run-off of the site. SWM will be met with an underground SWM detention facility to be located in the southwestern portion of the site under the surface parking lot. BMP will be provided by a curb inlet stormfilter, which will treat 0.84 acre of the site and 0.41 acre offsite. The stormfilter will achieve a 43.8 percent phosphorus removal rate, over the 40 percent removal requirement. The adequacy of the submission materials as well as any proposed SWM/BMP measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Vegetation Significant vegetation occupies the southwestern portion of the site. The applicant has noted on the development plans that in consultation with the Urban Forestry Division, existing trees will be saved to the extent possible. The applicant proposes extensive additional landscaping in the 33 and 50 foot wide buffers proposed in this area.

Green Building Design The subject property is located in a specially designated area of the county, the Baileys Crossroads Community Business Center, where applicants are strongly encouraged to seek U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) certification. The applicant has verbally indicated that he is seeking LEED certification. It is recommended that the applicant agree to the following green building practices, including to:

- Have a LEED accredited professional (AP) as a member of the design team who will work with the team to incorporate LEED design elements into the project;
- Provide a green building escrow of \$69,000 posted to the County prior to site plan approval, that will be released upon demonstration of attainment of LEED certification within one year of occupancy;

- Include, as part of the building plan submission, a list prepared by the LEED-AP of specific practices that the applicant anticipates implementing in the project; and
- Create a green building maintenance reference manual to be used by future building occupants.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a major paved trail of eight feet or wider along either side of Columbia Pike. A five foot wide brick-paved sidewalk is provided as part of the Columbia Pike Streetscape Project.

PGN: JRB

Additional Plan Citations:

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Baileys Planning District, Baileys Crossroads Community Business Center, as amended through August 6, 2007, pages 21-25, the Plan states:

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 both 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.

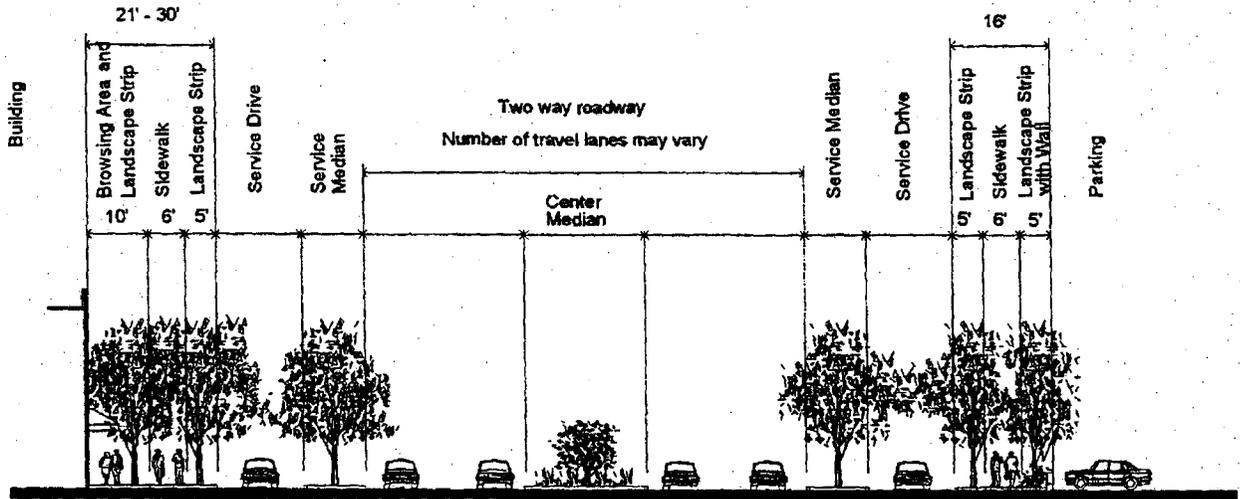
Leesburg and Columbia Pike Streetscape Design Guidelines

For those areas fronting on Leesburg or Columbia Pikes, plant materials, design details, lighting, and street furniture should be consistent with or similar to those recommended in the 1995 Streetscape Plan. A typical cross-section would include the following (see Figure 8):

- If a *center median* is provided, it should be planted where possible with a single row of shade trees approximately 30 feet on center, or ornamental trees 20 feet on center supplemented with ornamental plantings and tree groupings at points of entry to the CBC; if a *service median* is required, it should be planted with a single row of shade trees approximately 30 feet on center;

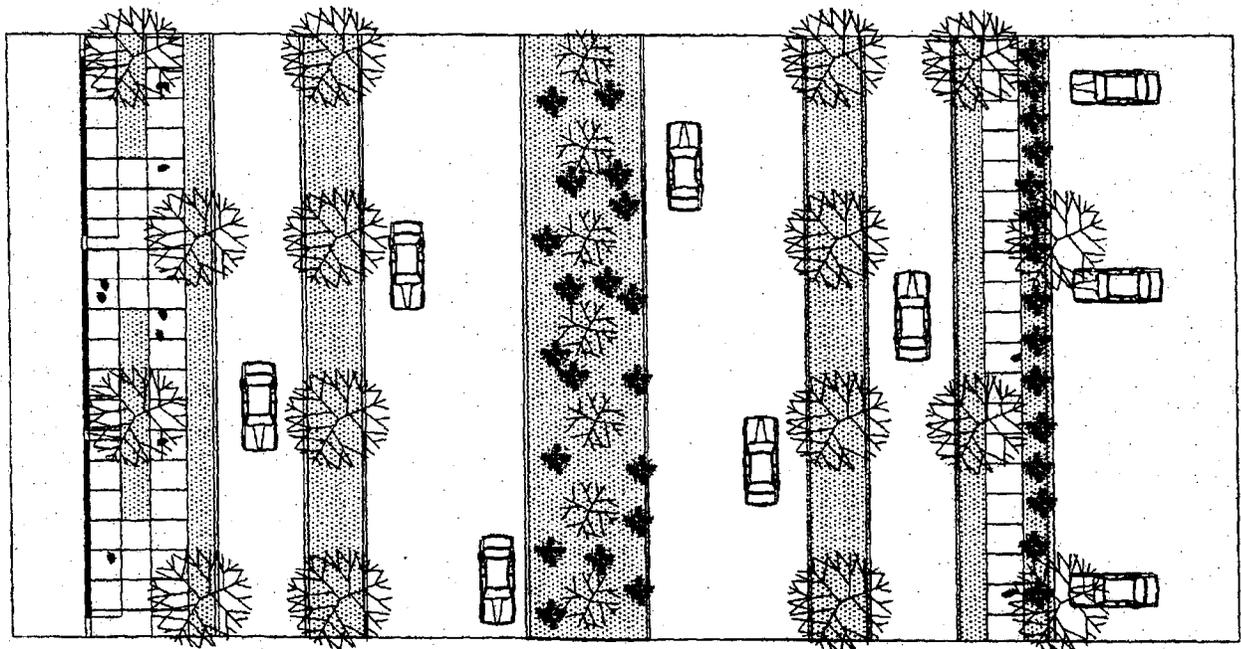
The *pedestrian area* extends from the street curb to the building line or parking area. This area should be 16 feet wide at a minimum and include a *curbside planting strip* 5 feet in width (4 feet may be appropriate when limited by existing conditions) planted with a row of shade trees spaced approximately 40 to 50 feet on center, a *sidewalk* 6 feet in width, and a *secondary planting strip* with a second row of shade trees similarly spaced. This secondary planting strip should be a minimum of 5 feet wide if adjacent to a parking area. If adjacent to a building line, this strip should be 10 feet wide and may include a paved browsing area adjacent to a building with retail use. Trees in the two parallel planting strips should be offset thus creating a canopy over the sidewalk with an effective tree spacing of approximately 20 to 25 feet. Additional landscaping should be provided in this pedestrian area including low parking lot walls or hedges and interior parking lot landscaping when parking areas front on the street. .

..



Streetscape – LEESBURG AND COLUMBIA PIKES

(with Medians & Service Drives) Scale: 1" = 30'



**SPECIFIC STREETScape RECOMMENDATIONS
 FOR LEESBURG AND COLUMBIA PIKES**

FIGURE 8



County of Fairfax, Virginia

MEMORANDUM

DATE: August 7, 2008

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

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

FILE: 3-4 (RZ 92-M-038)
3-5 (SE 2008-MA-019)

SUBJECT: Transportation Impact

REFERENCE: PCA 92-M-038/SE 2008-MA-019, Paolozzi Investments, Inc.
Traffic Zone: 1421
Land Identification: 61-2 ((1)) 117

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated April 16, 2008, and revised through July 25, 2008. The applicant proposes to construct an 8500 square automated car wash. The building would contain a wash tunnel, drying tunnel, two detail bays, office, customer area and a restroom. Area for more than ten stacking spaces is provided. Nineteen parking spaces will be provided, assuming a modification for a 20% reduction pursuant to CRD provisions. Access will be from the existing service drive and not directly from Columbia Pike.

The applicant has agreed to close the existing entrance and access only from the existing service drive, assuming that a legal right to use it exists or can be obtained. In addition, the applicant concurs that a left turn lane from westbound Columbia Pike is necessary and will provide one. All drying is done within the building, so that there is no need for drying space outside.

Existing proffers require that the present entrance be closed, and if closure cannot be provided, then this proposed use should be denied.

AKR/LAH/lah

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



FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

June 11, 2008

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 92-M-038
SE 08-MA-019

Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 16-inch and 6-inch water mains located at the property. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

MEMORANDUM

TO: Staff Coordinator
 Zoning Evaluation Division
 Department of Planning & Zoning

DATE: June 24, 2008

FROM: Lana Tran (Tel: 703 324-5008)
 Wastewater Planning & Monitoring Division
 Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PCA 92-M-038
 Tax Map No. 061-2-/01/ /0117

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Cameron Run (I1) watershed. It would be sewerred into the Alexandria Sanitation Authority Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the Alexandria Sanitation Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in the street is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application Previous Rezonings</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>
Submain	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>
Main/Trunk	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>
Interceptor	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Outfall	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

5. Other pertinent information or comments:



MEMORANDUM

DATE: June 16, 2008

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

FROM: Eric Fisher (246-3501)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Proffered Condition Amendment and Special Exception Application PCA 92-M-038 concurrent with SE 2008-MA-019

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #410, **Baileys Crossroads**
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - _____ b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - _____ c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - _____ d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.





County of Fairfax, Virginia

MEMORANDUM

DATE: June 30, 2008

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

FROM: Julianne Moyer, Stormwater Engineer *JM*
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application, SE 2008-MA-019, PCA 92-M-038, Tax Map #061-2-01-117, Mason District

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

1. Manufactured BMP Systems shall comply with LTI 01-11 else a PFM modification is required.
2. If greater than 1 acre is disturbed, the evaluation of downstream impoundments needs to be addressed per LTI 03-05

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

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





FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager 
Park Planning Branch

DATE: July 3, 2008

SUBJECT: PCA 92-M-038 / SE 2008-MA-019 Paolozzi Investments, Sud's Car Wash
Tax Map Number: 61-2((1)) 117

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 28, 2008, for the above referenced application. The Development Plan shows a new car wash with 8,500 square feet of commercial space on a one-acre parcel with proffers.

COMPREHENSIVE PLAN CITATIONS

1. **Heritage Resources** (The Policy Plan, Heritage Resources, Objective 1, p. 3)

“Objective 1: Identify heritage resources representing all time periods and in all areas of the County.”

“Policy a: Identify heritage resources well in advance of potential damage or destruction.”

2. **Heritage Resources** (Comprehensive Policy Plan, Heritage Resources Objective 3, page 4)

“Objective 3: Protect significant historical resources from degradation or damage and destruction by public or private action.”

ANALYSIS AND RECOMMENDATIONS

Cultural Resources Impact:

The Park Authority requests that the applicant conduct and provide one copy of the Phase 1 Archaeology Report to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study or survey. Should significant archaeological resources be discovered, the Park Authority requests that further archaeological studies be conducted and copies of the reports provided to the Cultural Resource Management and Protection section (CRMP). At the completion of any cultural resource studies, field notes, photographs and artifacts should be submitted to CRMP within 30 days.

SUMMARY OF RECOMMENDATIONS

The section summarizes the recommendations included in the preceding analysis section.

- Conduct a Phase I archaeological study

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Tracy Swagler

cc: Cindy Walsh, Acting Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy

9-006 General Standards

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

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



9-503 Standards For All Category 5 Uses

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

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

*lot size legal per Sect. 2-405

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

- 1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.
 - D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
 - NA E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

- NA 2. In the C-3 and C-4 Districts, in addition to Par. 1 above:
 - A. All such uses, except drive-in banks, shall be an integral design element of a site plan for an office building or office building complex containing not less than 35,000 square feet of gross floor area.
 - B. Such a use shall have no separate and exclusive curb cut access to the abutting highway.
 - C. There shall be no outside storage or display of goods offered for sale.
 - D. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
 - E. Service stations shall not be used for the performance of major repairs, and

shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

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



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

NA

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

NA

4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:

A. In the C-7 or C-9 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

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

C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.

NA

5. In the I-3, I-4, I-5 and I-6 Districts, in addition to Par. 1 above:

A. All such uses, except drive-in banks, shall be an integral design element of a site plan for an industrial building or building complex containing not less than 30,000 square feet of gross floor area.

B. In an I-3 or I-4 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station.

- C. In an I-3 or I-4 District, service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.
- D. No Building Permit shall be approved for such a use unless a Building Permit has been approved for the related industrial building(s).
- E. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to that area so designated on an approved special exception plat.

NA 6. In the PDH and PDC Districts, in addition to Par. 1 above:

- A. In the PDH District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-106 and the following:
 - (1) Such use may be permitted only upon a finding by the Board that the planned development is of sufficient size to support the proposed use, and that the use is designed to serve primarily the needs of the residents of the development.
 - (2) Such use shall be designed and located so as to maintain the intended secondary nature of the use, and so that the associated impacts, including but not limited to associated on-site and off-site vehicular traffic, noise, odors, and visual impact, will not adversely affect the residential character of the development and surrounding properties.
 - (3) All direct vehicular access to the use shall be provided via the internal circulation system of a commercial area of the PDH development, which commercial area shall contain not less than three (3) non-automobile-related commercial establishments.
 - (4) The proposed development shall provide clearly designated pedestrian facilities for safe and convenient access from surrounding residential and commercial uses.
- B. In the PDC District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-206.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

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