APPLICATIONS ACCEPTED: September 18, 2008
PLANNING COMMISSION: March 26, 2009
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

March 11, 2009

STAFF REPORT

SE 2008-BR-029 and PRC A-787

BRADDOCK DISTRICT

APPLICANT:	7-Eleven, Inc., a Texas Corporation, successor to the Southland Corporation
EXISTING ZONING:	PRC, H-C
PARCEL(S):	79-3 ((08)) 5A3
ACREAGE:	43,289 square feet
FAR:	0.06
OPEN SPACE:	32%
PLAN MAP:	Residential Planned Community
SE CATEGORY:	Category 6; Quick Service Food Store and Service Station in a Highway Corridor Overlay District
PROPOSAL:	Special Exception approval to permit a service station and quick service food store in a Highway Corridor Overlay District and concurrent PRC Plan approval

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2008-BR-029, subject to conditions consistent with those contained in Appendix 1.

Staff recommends approval of PRC A-787.

Tracy Strunk

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

It should be noted that it is not the intent of 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

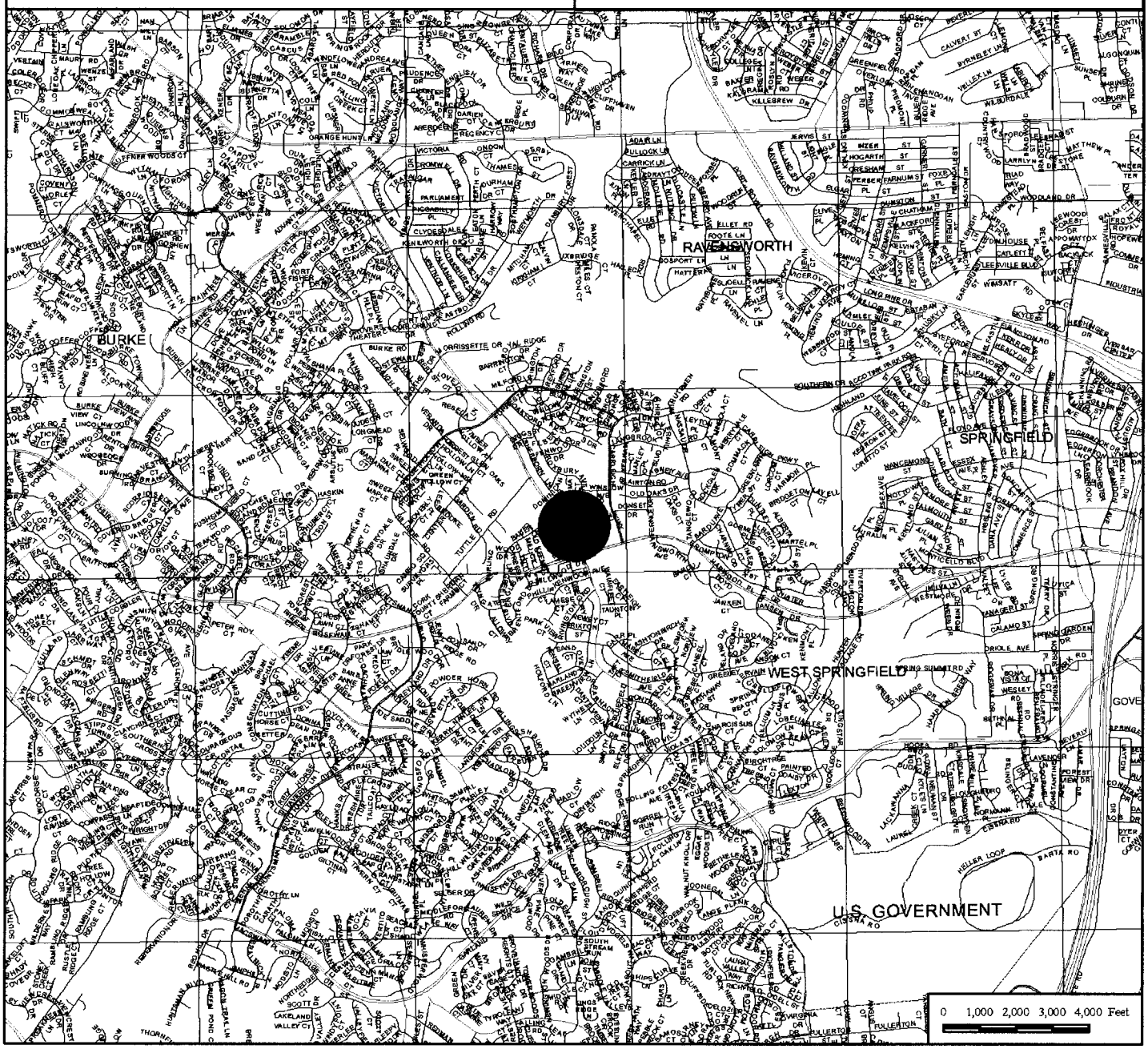
It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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).

TDS:O:\tswagl\7 11 rolling SE 2008-BR-029 PRC\SE 2008-BR-029 PRC A-787.doc

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

Special Exception SE 2008-BR-029	Planned Residential Community PRC-A-787
Applicant: 7-ELEVEN, INC., A TEXAS CORPORATION, SUCCESSOR TO THE SOUTHLAND CORPORATION	Applicant: 7-ELEVEN, INC., A TEXAS CORPORATION, SUCCESSOR TO THE SOUTHLAND CORPORATION
Accepted: 09/18/2008	Accepted: 09/18/2008
Proposed: SERVICE STATION AND QUICK-SERVICE FOOD STORE IN A HIGHWAY CORRIDOR OVERLAY DISTRICT	Proposed: TO APPROVE THE PRC PLAN ASSOCIATED WITH DPA A-787 TO PERMIT A SERVICE STATION/QUICK SERVICE FOOD STORE
Area: 43,289 SF OF LAND; DISTRICT - BRADDOCK	Area: 43,289 SF OF LAND; DISTRICT - BRADDOCK
Zoning Dist Sect: 07-0607	Zoning Dist Sect:
Art 9 Group and Use: 6-07	Art 9 Group and Use:
Located: 6221 ROLLING ROAD	Located: 6221 ROLLING ROAD
Zoning: PRC	Zoning: PRC
Plan Area: 4,	Plan Area: 4,
Overlay Dist: HC	Overlay Dist: HC
Map Ref Num: 079-3- /08/ /0005A3	Map Ref Num: 079-3- /08/ /0005A3



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Plan Area: 4,	Plan Area: 4,
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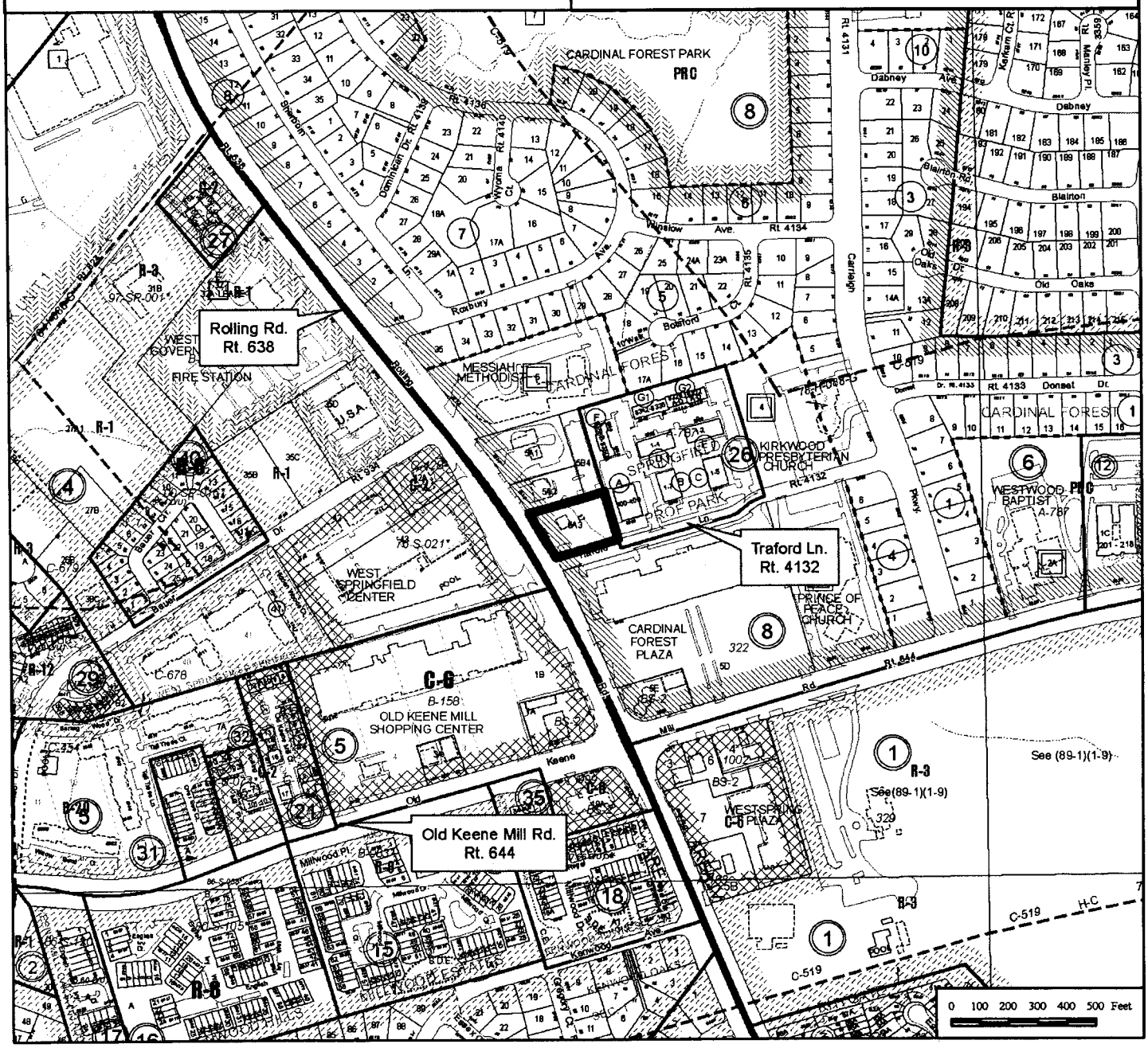
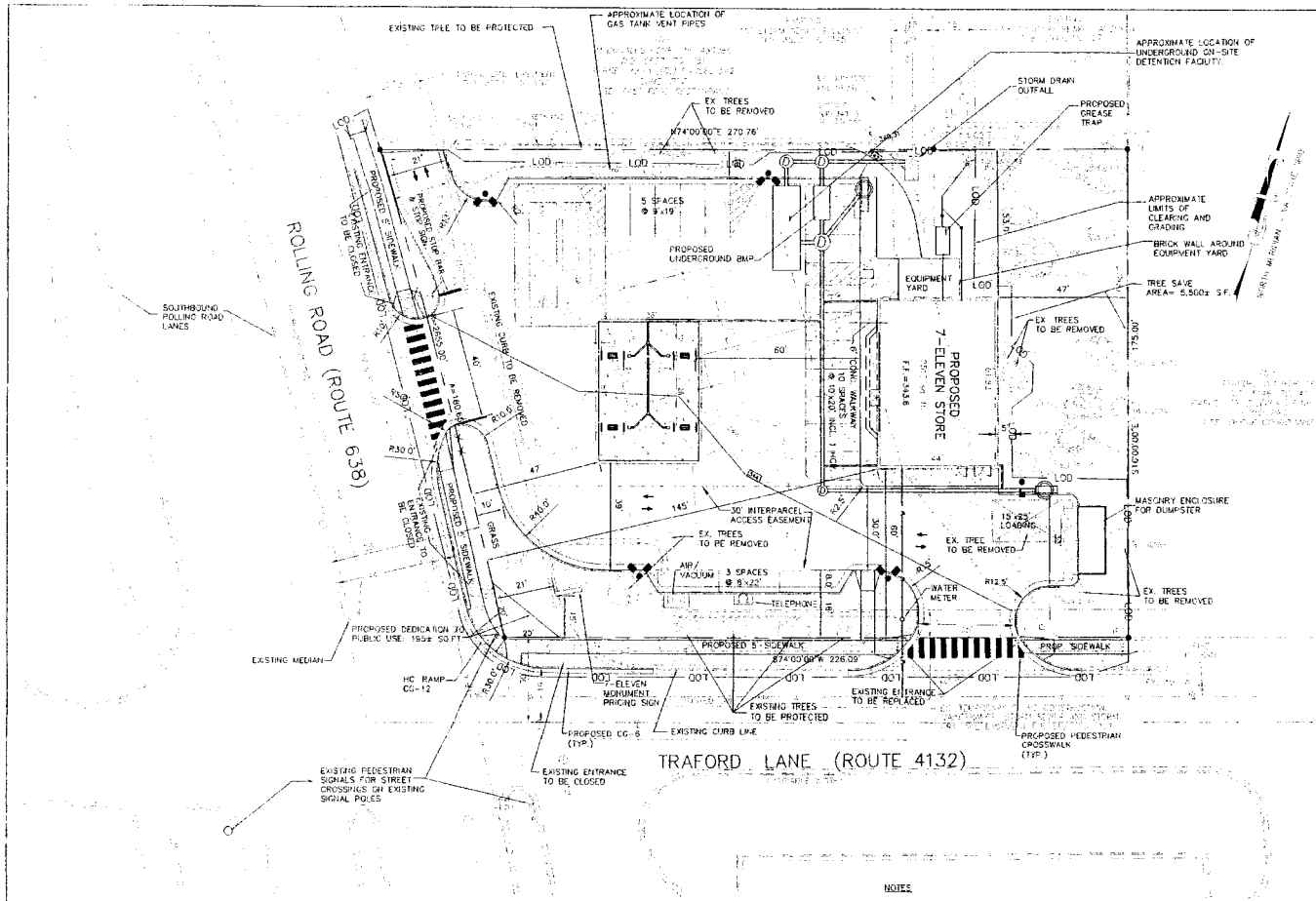
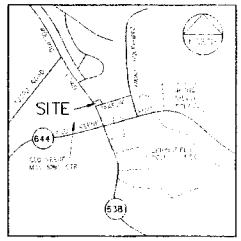






VICINITY MAP
SCALE: 1"=2,000'

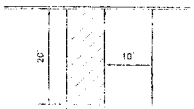
SITE TABULATION		
PROPERTY AREA	43,289 s.f. / 0.9938 ac	
TAX MAP PARCEL #	079-3-08-0005-A3	
ZONING	PRC (Planned Residential Community) District, HCOD (Highway Corridor Overlay) District	
USE	QUICK SERVICE FOOD STORE AND SERVICE STATION	
ZONING REGULATIONS:	REQUIRED	PROVIDED
1. Setbacks:		
a. Front	00'	145'
b. Side	00'	53'
c. Rear	00'	41'
d. Canopy	00'	47'
2. Open Space/Green Area:	10% (4,230 SF)	32.4% (14,038 SF)
3. Building Coverage	25% (MAX)	5.8%
4. Building Floor Area:		
a. Gross	--	2,513 SF
b. Net	--	--
c. F.A.R.	--	0.06
5. Building Height:	--	24
6. Parking:		
a. Total	17 (SEE COMP BELOW)	18
b. HCP	1	1
c. Loading	1	1
d. Interior Landscaping	474 SF (5%)	576 SF (6.0%)
7. Landscaping Parking Lot Setbacks:		
1. from any r.o.w.	10'	10' MIN
2. from other prop. lines	4'	10' MIN
8. Tree Canopy Coverage	(see Sheet 3 of 4 for details)	

PARKING COMPUTATION

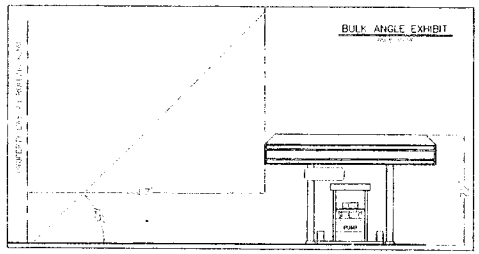
REQUIREMENT: 6.5 SPACES PER 1000 SF GROSS RETAIL SPACE PLUS 2 SPACES PER SERVICE BAY

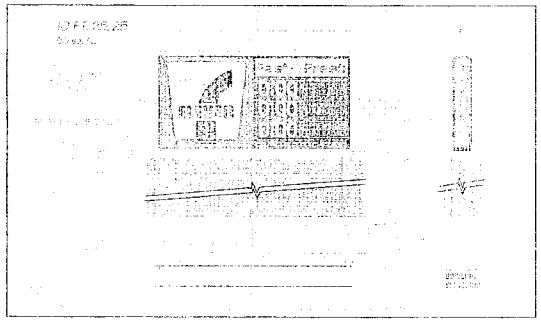
2513 SF RETAIL AREA x 6.5 SP/1000 SF = 16.33 SP ~ 17 SPACES

THERE ARE NO SERVICE BAYS PROPOSED.



HANDICAP VAN-ACCESSIBLE PARKING DETAIL
NOT TO SCALE





7-ELEVEN MONUMENT PRICING SIGN
NOT TO SCALE

NOTES:

1. THE SITE IS LOCATED WITHIN ZONE X AS SHOWN ON FEMA FLOOD MAP PANEL 515525 00750 DATED MARCH 5, 1990. THE SITE IS NOT LOCATED IN ANY PMA OR RPA AS PER MAP 79-3 OF FAIRFAX COUNTY GIS SYSTEM.
2. ALL EXISTING STRUCTURES TO BE RAZED.
3. EXISTING UNDERGROUND FUEL STORAGE TANKS TO BE REMOVED.
4. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
5. THERE ARE NO BURIAL SITES ON THE PROPERTY.
6. FIELD RUN TOPOGRAPHY PROVIDED BY JEFF WARNER LAND SURVEYING PER ALTA/ACSM DATED APRIL 28, 2005.
7. EXISTING IMPERVIOUS COVERAGE= 28,057 SF; PROPOSED IMPERVIOUS COVERAGE= 29,432 SF; IMPERVIOUS INCREASE= 1,375 SF.
8. STORMWATER QUANTITY CONTROL WILL BE PROVIDED ON-SITE IN AN UNDERGROUND SYSTEM AND WATER QUALITY WILL BE ADDRESSED WITH A MANUFACTURED BMP SUCH AS A STORMFILTER.
9. THE PROPERTY AREA IS BASED ON AN ALTA SURVEY DATED APRIL 28, 2005 BY JEFF WARNER LAND SURVEYING.
10. THE PROPERTY IS LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY ZONE.
11. THE LIGHTING LEVELS UNDER THE CANOPY WILL COMPLY WITH FAIRFAX COUNTY STANDARDS FOR LIGHTING.
12. NO OFF-SITE CONSTRUCTION ON PRIVATE PROPERTY IS ANTICIPATED.
13. CONSTRUCTION WILL OCCUR AFTER SITE PLAN APPROVAL AT SUCH TIME THAT THE MARKET WARRANTS. ALL CONSTRUCTION WILL BE COMPLETED AT ONE TIME, IN ONE PHASE.

Special Exception/PRC Plat for Proposed 7-Eleven @ 6221 Rolling Road, Springfield, Virginia

ENGINEER
HURON CONSULTING
21419 CENTURY BLVD
SUITE 230
GERMANTOWN, MD 20874
PHONE: (301) 528-2010
CONTACT: JASON AZAR

OWNER
7-ELEVEN, Inc.
5300 SHAWNEE ROAD
ALEXANDRIA, VA 22312
PHONE: (703) 658-8567

NOTIFY "MISS UTILITY" AT 1-800-552-7001 FOR UTILITY LOCATION 72 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

GRAPHIC SCALE
1 IN. FEET 1
1 inch = 20' ft.

DRW. BY: JA
CHK. BY: JA
REF. EX. REH
DATE: 11-07
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
C. RICHARD E. HURNEY
No. 9587
PROFESSIONAL ENGINEER

No.	Date	Revision Description	Rev. By
1	06.10	REVISED PER COUNTY COMMENTS	JA
2	10.08	REVISED PER COUNTY COMMENTS	JA
3	11.07	REVISED PER COUNTY COMMENTS	JA
4			
5			
6			
7			
8			

7-ELEVEN
6221 ROLLING ROAD, DB 06066 PAGE 1694
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT/PRC PLAN

HURON CONSULTING

Project No.: 500-107

Sheet 1 OF 4

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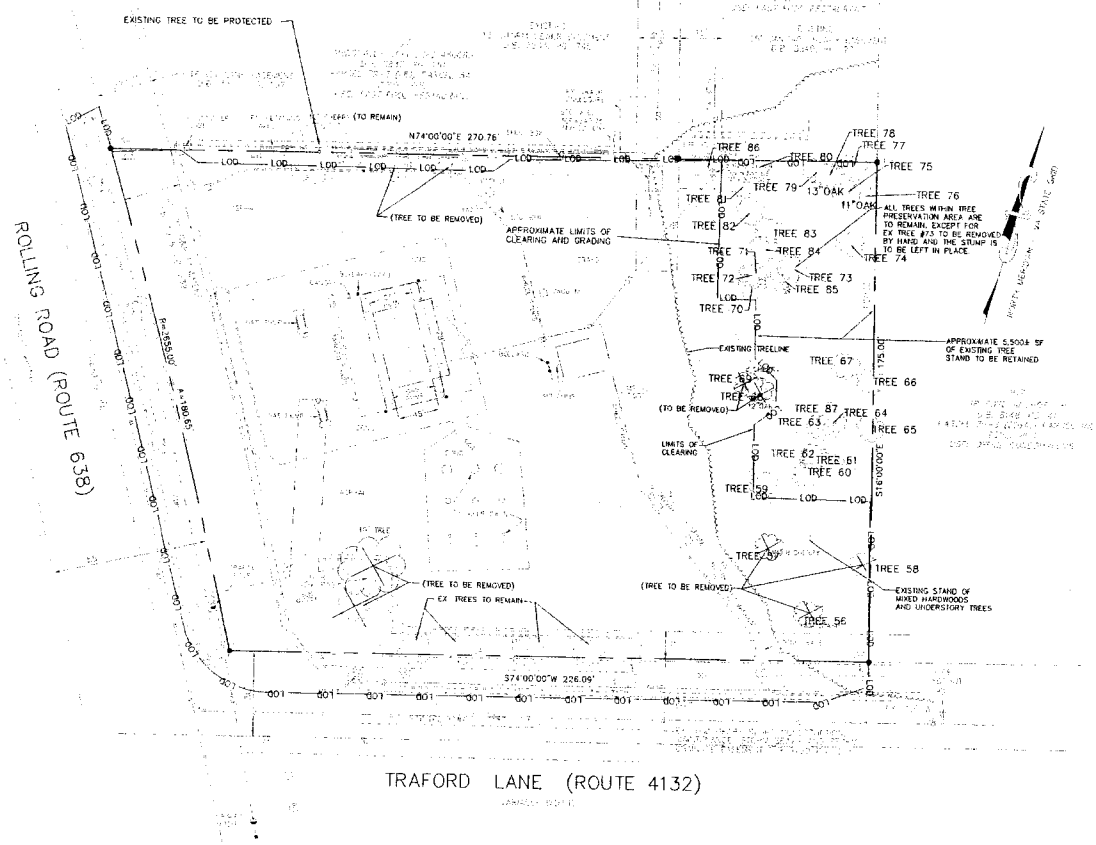
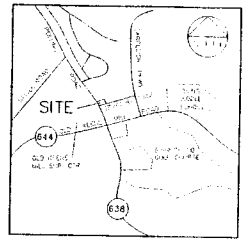


TREE INVENTORY

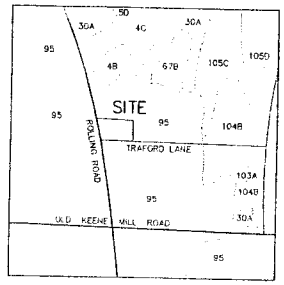
Rolling Road Seven-Eleven

TREE	SPECIES	DBH	CONDITION
53	Blackgum (Tupelo)	4, 5	fair
54	Black locust	6, 10	good
55	Blackgum (Tupelo)	5	good
56	Red oak	8	very good
57	Yellow poplar	9	very good
58	Red oak	13, 8	fair
59	Black cherry	4	fair
60	Black cherry	4, 4	fair
61	Red oak	13, 8	fair
62	Black cherry	4, 4	fair
63	Yellow poplar	10	very poor
64	Hickory	10	good
65	Red oak	12, 12	fair
66	Red maple	9, 11	poor
67	Yellow poplar	18	very good
68	Red oak	10	very good
69	White oak	6	very good
70	White oak	21	fair
71	Red maple	9, 15	good
72	Black cherry	4	poor
73	Red oak	23	fair
74	White oak	10	fair
75	Red oak	14	good
76	Red oak	19	very good
77	Yellow poplar	22	fair
78	Red maple	9, 10	very good
79	White oak	12	fair
80	White oak	17	good
81	Red oak	18	fair
82	Blackgum	5	good
83	Black cherry	5	fair
84	Red oak	14	good
85	Dead	n/a	fair
86	Red maple	8, 8, 9, 8	very poor



VICINITY MAP

SCALE: 1"=2,000'



SOILS MAP

SCALE: 1"=500'

SOIL TYPES:

1. 95: URBAN LAND
2. 48: BARKERS CROSSROADS-NATHALIE COMPLEX, 2 TO 7 PERCENT SLOPES
3. 4C: BARKERS CROSSROADS-NATHALIE COMPLEX, 7 TO 15 PERCENT SLOPES
4. 50: BARKERS CROSSROADS-RHODHISS COMPLEX, 15 TO 25 PERCENT SLOPES
5. 30A: CODORUS AND HATBORO SOILS, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED
6. 67B: KINGSTOWNE-BELTSVILLE COMPLEX, 2 TO 7 PERCENT SLOPES
7. 103A: WHEATON-CODORUS COMPLEX, 0 TO 2 PERCENT SLOPES
8. 104B: WHEATON-FAIRFAX COMPLEX, 2 TO 7 PERCENT SLOPES
9. 105B: WHEATON-GLENELG COMPLEX, 2 TO 7 PERCENT SLOPES
10. 105C: WHEATON-GLENELG COMPLEX, 7 TO 15 PERCENT SLOPES
11. 105D: WHEATON-GLENELG COMPLEX, 15 TO 25 PERCENT SLOPES

NOTES:

1. THE HEIGHT OF THE EXISTING CANOPY IS 20'±
2. THERE ARE 14 EXISTING PARKING SPACES ON-SITE
3. THE EXISTING OPEN SPACE ON-SITE IS 18071 SF OR 41.7%
4. ALL EXISTING SHRUBS AND HEDGES WILL BE REMOVED.

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20410 CENTURY BLVD
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GERMANTOWN, MD. 20874
PHONE: (301) 538-3010
CONTACT: JASON AZAR

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5300 SHAWNEE ROAD
ALEXANDRIA, VA. 22312
PHONE: (703) 658-8567

NOTIFY "MISS UTILITY" AT 1-800-552-7001 FOR UTILITY LOCATION 72 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

DRN. BY: JA	
CHK. BY: JA	
APP. BY: REH	
DATE: 11-07	
SCALE: 1" = 20'	

COMMONWEALTH OF VIRGINIA
RICHARD E. HURNEY
No. 9397
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISION DESCRIPTION	REV. BY
1	07-08	REVISED PER COUNTY COMMENTS	JA
2	10-08	REVISED PER COUNTY COMMENTS	JA
3	11-08	REVISED PER COUNTY COMMENTS	JA
4			
5			
6			
7			
8			

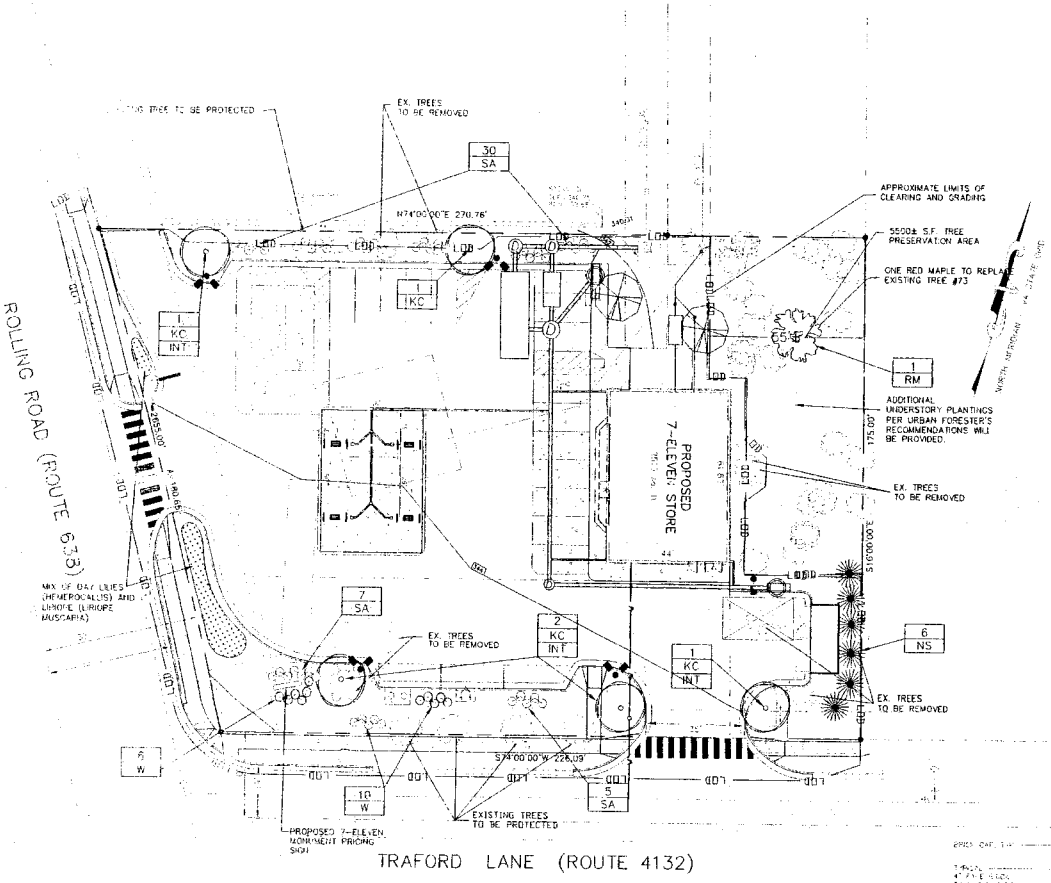
7-ELEVEN
6221 ROLLING ROAD, DB 06056 PAGE 1694
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
SPECIAL EXCEPTION/ PRC PLAN
EXISTING VEGETATION MAP

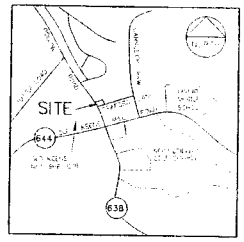
HURON CONSULTING

Project No.: 50C-107

Sheet: 2 OF 4

50C 107 (ADD_RR SEP_2014) AVO PAGE 1 - 12/2/2008 2:35:19 PM





VICINITY MAP
SCALE: 1"=2,000'

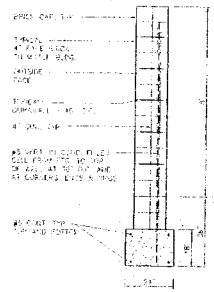
PROPOSED PLANT LIST (SUBJECT TO SITE PLAN REVIEW)							
Key	Botanical Name	Common Name	Quantity	Stock Size (height/caliper)	Stock Type	Projected 10-yr Tree Cover (sf/tree)	Proposed Tree Cover (sf)
Shade Trees							
RM	Acer rubrum	Red Maple	1	2" cal.	B&B	200	200
Evergreen Trees							
NS	Ilex x Nellie Stevens'	Nellie Stevens holly	6	6-8	B&B	40	240
Ornamental Trees							
KC	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	1	2" cal.		175	175
Shrubs-Deciduous							
W	Weigela florida	Weigela	18	18"-24"	B&B	0	0
Shrubs-Evergreen							
SA	Thuja occidentalis 'Sunkist'	Sunkist Arborvitae	42	18"-24"	cont.	0	0
Interior Parking Lot							
KC INT	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	4	2" cal.	B&B	175	700
						Total Tree Coverage Required	4,078
						Total Tree Planting Coverage Provided	1,115

1 - Used to replace existing Tree 73 so not counted toward coverage requirement

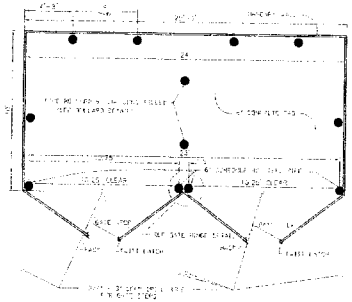
OPEN SPACE REQUIREMENT CALCULATIONS		
Gross Site Area	93,195 sf	100%
Minimum Open Space Required (50%)	46,598 sf	50%
Total Impervious Area	79,495 sf	85%
Open Space Provided	14,094 sf	15%

TREE COVERAGE CALCULATIONS	
Gross Site Area	93,195 sf
Landscaping	0 sf
Parking Islands	0 sf
Building Footprint	2,997 sf
Developed Gross Site Area	90,198 sf
Total Tree Coverage Required (10%)	**4,078 sf**
Tree Preservation Credits (25 credits x 500 sf)	6,500 sf
Existing Planting Credits	0 sf
Tree Planting Credits	1,115 sf
Energy Conservation Credits (5 credits)	0 sf
Native Planting Credits (5 credits)	0 sf
Total Tree Coverage Provided (10 Sf.)	**7,990 sf**

INTERIOR LANDSCAPING REQUIRED	
Parking Lot Area	14,495 sf
Interior Landscaping Required (5%)	725 sf
Interior Landscaping Provided (5%)	816 sf
Total Tree Coverage Required (5%)	470 sf
Total Tree Coverage Proposed (7 Sf.)	13



TRASH ENCLOSURE WALL AND FOOTER DETAIL



DUMPSTER ENCLOSURE DETAIL

ENGINEER
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2341 CENTURY BLVD
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GERMANTOWN, MD 20874
PHONE: (301) 528-2010
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PHONE: (703) 658-8567

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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DRW BY: JA
CHK BY: JA
APV BY: REH
DATE: 11-07
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
RICHARD E. HURNEY
No. 8507
PROFESSIONAL ENGINEER

No.	Date	Revision Description	Rev By
1	10/08	REVISED PER COUNTY COMMENTS	JA
2	10/08	REVISED PER COUNTY COMMENTS	JA
3	11/08	REVISED PER COUNTY COMMENTS	JA
4			
5			
6			
7			
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7-ELEVEN

6221 ROLLING ROAD, DB 06066 PAGE 1694
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION/ PRC PLAN
LANDSCAPE PLAN

HURON CONSULTING

Project No.: 500-107

Sheet: 3 OF 4

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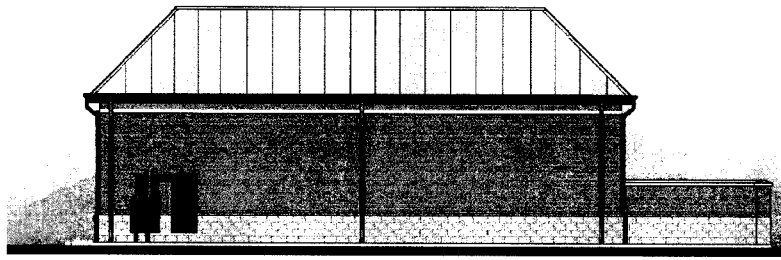
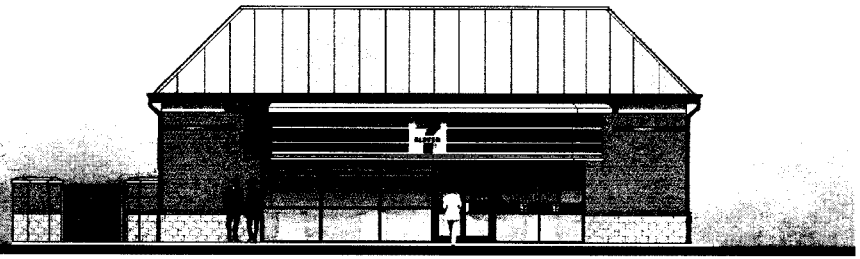
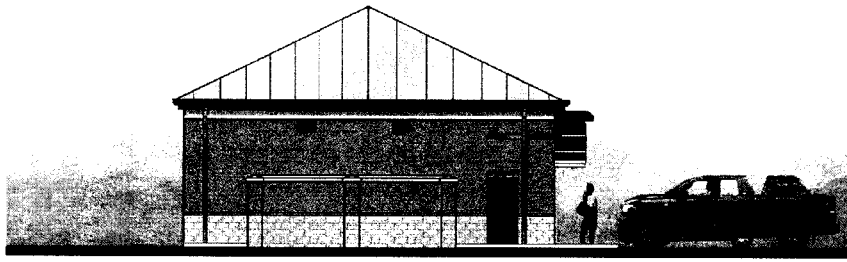


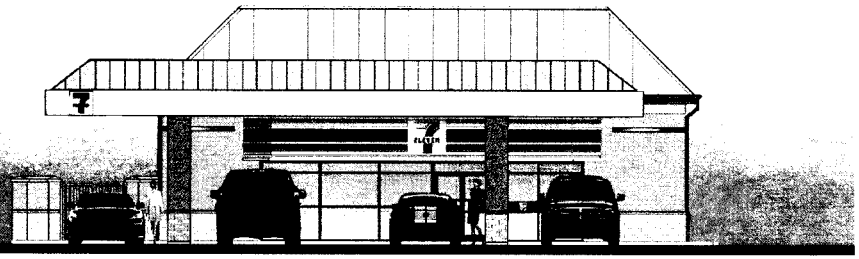
REAR ELEVATION



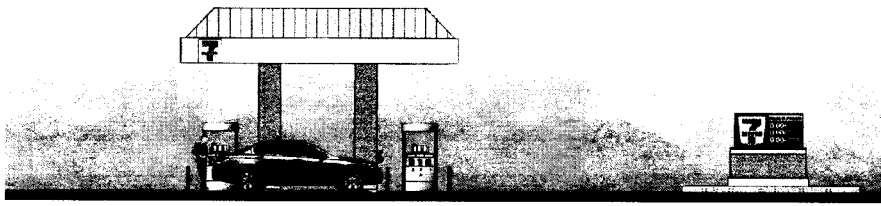
FRONT ELEVATION



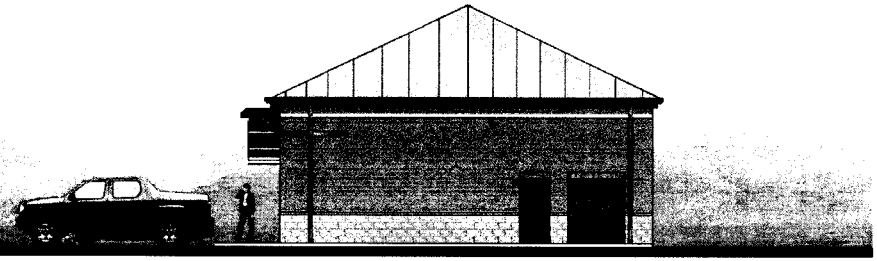
LEFT ELEVATION



FRONT CANOPY ELEVATION



SIDE CANOPY ELEVATION



RIGHT ELEVATION

OWNER
7-ELEVEN, Inc.
5300 SHAWNEE ROAD
ALEXANDRIA, VA 22312
PHONE: (703) 658-8567

URS
4 Naron Park Drive · Suite 300
Hunt Valley, Maryland 21030 · (410) 785-7220

BUILDING EXTERIOR MATERIALS

MATERIAL	MANUF. - COLOR
FACE BRICK 3.5" x 2 1/4" x 7.5"	GLEN GERY BRICK - ROSEWOOD
CMU BLOCK	SLIT FACE BLOCK - OLDCASTLE # 764
SIDING, FREEZE, & SOFFIT	BRONZE
GUTTERS	BRONZE
LEADER BOX DOWNSPOUTS STRAPS	BRONZE
ROOFING	ATAS - SILVER / BLUE

DRAWN BY: JA
CHECKED BY: JA
APPROVED BY: REH
DATE: 5/05
SCALE: AS SHOWN

No.	Date	Revision Description	Drawn by
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7-ELEVEN
6221 ROLLING ROAD, DB 06066 PAGE 1694
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
SPECIAL EXCEPTION / PRC PLAN
BUILDING ELEVATIONS

Project No.: 500-107

Sheet: 4 OF 4

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 is seeking approval of a special exception, SE 2008-BR-029, to allow the demolition of an existing service station/mini-mart and redevelopment of the site as a service station and quick service food store. The proposal includes a 2,513 square foot quick service food store and a service station consisting of four multi-product dispensers (eight fueling pumps) underneath a canopy. Eighteen parking spaces are proposed to accommodate the proposed uses. The resulting FAR would be 0.06, and 32% of the site would remain as open space.

The concurrent PRC plan application, PRC A-787, is required under the PRC regulations.

No waivers or modifications are requested with these applications.

As described further in the background section, this site was recently the subject of a Special Exception request by the same applicant for a similar development, which was denied. The following chart shows the differences between the existing development, the previous application and the current proposal.

	EXISTING DEVELOPMENT	**SE 2006-BR-004** *PREVIOUS APPLICATION*	**SE 2008-BR-029** ***CURRENT APPLICATION***	*DIFFERENCE BETWEEN PREVIOUS AND CURRENT APPLICATIONS*
Use	Service station/mini-mart	Service station / quick service food store	**Service station / quick service food store**	*no change*
# pumps	8 fueling stations	6 pumps / 12 stations	**4 pumps / 8 stations**	*reduction of 2 pumps / 4 stations*
gross floor area	344 square feet	2,857 square feet	**2,513 square feet**	*reduction of 344 sq ft*
FAR	0.008	0.065	**0.06**	*reduction of 0.005*
Canopy size	20 feet tall, 1,600 SF	24 feet tall, 3,000 SF	**22 feet tall; 1,800 SF**	*decrease in height of 2 ft; in area of 1,200 SF*
Parking	14 spaces	19 spaces	**18 spaces**	*reduction of 1 space*
Open Space	41.7%	27%	**32%**	*increase of 5%*
Tree Save	9,000 sq ft existing tree cover	2,750 sq ft tree save area	**5,500 sq ft tree save are**	*increase of 2,750 sq ft*

LOCATION AND CHARACTER

The 43,289 square foot subject property is located at 6221 Rolling Road, in the northeast quadrant of the intersection of Rolling Road and Traford Lane. The site is zoned PRC, and is located within a Highway Corridor Overlay District (H-C). The property currently operates as a service station/mini-mart (previously under the Citgo brand name but currently as a 7-11). The site as developed includes a 344.76 square foot brick and metal frame service station building and canopy, with eight fueling pumps, all of which will be demolished. The property is accessed by one entrance on Traford Lane and two entrances onto Rolling Road (which includes a parallel service road). The present site has an impervious surface of 24,700 square feet (57%), and a large tree canopy area along its eastern property line.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	McDonald's Restaurant	PRC, H-C	Residential Planned Community
South	Cardinal Forest (Shopping) Plaza	PRC, H-C	Residential Planned Community
East	Springfield Professional (Office) Park	PRC, H-C	Residential Planned Community
West	West Springfield (Shopping) Center	C-6, H-C	Retail & Other

BACKGROUND

- On **December 17, 1963**, the 810-acre Cardinal Forest "Plat for Rezoning" was approved by the Board of Supervisors (BOS), and rezoned per **Rezoning A-787**, from the R-12.5, I-P, C-D, C-N, RE-0.5 Districts to the Residential Planned Community (RPC). The approved "Plat for Rezoning" did not depict specific uses or subdivisions of land, only the geographic boundaries and legal description of the RPC. However, an accompanying "Suggested Development Plan" (also listed as #A-787 and dated 1963) did provide proposed density limits, general street patterns, and open space/recreation areas. It also depicted proposed single-family residential lot layouts, and designated various large parcels as future Town Houses (High Density), Residential (Medium Density), Commercial, and School and Church Sites. The application property was part of a much larger parcel at the time, which was designated on the Suggested Development Plan as "*Commercial*" (see Appendix 4).

- Cardinal Forest was later subdivided into Sections and predominately developed by section platting and small development plans. For example, the application property was located within the Section One portion of Cardinal Forest, which was platted on June 22, 1964. Section One was composed of almost 126 acres of land, and included

the layout of roads and sidewalks, 166 single-family lots, and eight large parcels. The application property was located within Parcel 5, and had a Note reading (in part), "*...No buildings or structures other than Commercial Facilities or for uses appurtenant thereto may be placed upon it.*" Parcel 5 was composed of 19.223 acres, and was located north of Old Keene Mill Road, east of Rolling Road, west of Prince of Peace Lutheran Church, and south of the Messiah United Methodist Church.

- On **December 9, 1968**, the BOS approved a Plat to subdivide Parcel 5 into 5-A (8.968 acres), 5-B (9.530 acres) and 5-C (0.720 acres). No changes were made to the Plat Note designating commercial uses. The application property was now located within Parcel 5-A, which was divided just north of the still undeveloped Traford Lane.

- On **February 9, 1972**, the BOS approved a Plat entitled, "A Resubdivision of Parcel 5-A" (see Appendix 4). This Plat created Parcels 5-A1, 5-A2, 5-A3, and 5-A4, and listed designated uses for each parcel. The application property, depicted as Parcel 5-A3 and composed of 0.99 acres, was listed on the Plat as, "*Use: Service Station*". (The subject property has not changed from its present lot dimensions since that time). On March 21, 1975, a Certificate of Completion was issued for a Citgo Service Station development. In 1977 through 1978, the site was redesigned and rebuilt to its existing configuration, and the mini-mart land use was added to the service station in 1979. There are no proffers applicable to this site.

- On **June 12, 1978**, the BOS approved the current zoning ordinance which converted the RPC zoning classification to the Planned Residential Community ("PRC") zoning district; the effective date of the Zoning Ordinance was August 14, 1978.

- On **March 17, 2006**, a special exception application request was filed to replace the existing service station/mini-mart with a service station and quick service food store (**SE 2006-BR-004**). Staff recommended denial of the application, primarily based on the proposed intensity. The chart at the front of this staff report provides the details of this request, as it was eventually forwarded to the BOS. On **December 4, 2006**, the BOS denied the application. The plat showing the proposed layout with this application is included in Appendix 5.

- Since the time of the previous applications, the Zoning Ordinance has been amended so that PRC Plans are now required to go through the public hearing process; therefore, this SE application has a concurrent PRC plan (although the 2006 application did not.)

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: Area IV
Springfield Planning District
Cardinal Forest Community Planning Sector (S1)

Plan Map: Residential Planned Community

Plan Text:

On Page 27 thru 29 of the Fairfax County Comprehensive Plan, Area IV, 2007 Edition, Springfield Planning District, amended through 1-26-2009, S1-Cardinal Forest Community Planning Sector, it states (in part):

RECOMMENDATIONS

Land Use

The Cardinal Forest sector is largely developed in stable residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 9 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. *The current pattern of land uses in the sector should be maintained, and infill development should be compatible with existing residential densities and types. Additional commercial development should not occur along Old Keene Mill Road.*

2. *The Cardinal Forest master plan, which is incorporated in the Comprehensive Plan, indicates the extent and type of development in Cardinal Forest. Development in the Cardinal Forest Residential Planned Community (RPC) should be in accordance with the adopted Cardinal Forest Plan map as shown on Figure 10.*

On page 27, the subject property is identified as "Village Center" on Figure 10 of the adopted Comprehensive Plan for Cardinal Forest. The PRC zoning district

regulations, specifically *6-302 Permitted Uses*, state that a service station/quick food service store shall be permitted by-right only in those locations respectively designated Village Center on an approved development plan and PRC plan. In this case, while the Village Center designation is found in the Cardinal Forest Comprehensive Plan, the application property is not designated as "Village Center," and therefore the proposed use requires a special exception.

ANALYSIS

PRC Plan/Special Exception Plat (PRC Plan/SE Plat)

(Copy at front of the staff report)

Title of GDP/SE Plat:	7-Eleven
Prepared by:	Huron Consulting (Sheets 1-3) URS (Sheet 4)
Original / Revision Dates:	November 2007 as revised through November 2008 (Sheets 1-3) May 2005 (Sheet 4)

The combined SE Plat/PRC Plan consists of four sheets.

Sheet 1 shows the site layout and also includes the notes and tabulations, vicinity map, sign detail, and angle of bulk plane illustration.

Sheet 2 shows the existing conditions and existing vegetation map.

Sheet 3 shows the proposed landscape plan, and includes details of the trash enclosure.

Sheet 4 shows site elevations (architecture).

The applicant has also provided a photometric exhibit illustrating that the site complies with the Zoning Ordinance requirements for service station canopies.

Description of Proposal

The applicant, 7-Eleven, Inc., proposes to demolish all existing onsite structures in order to accommodate the construction of a new 7-Eleven service station and quick service food store. The proposed development will include a one-story 2,513 SF building, 18 parking spaces, and two gasoline pump islands with eight fueling dispensers (underneath a freestanding, 22-foot tall, 1,800 SF canopy). The proposed building will house the quick service food store, and will have no service bays or repair-related facilities. The proposed hours of operation for the 7-Eleven will be Monday through Sunday, 24 hours a day, with 6 employees.

The proposed quick service food store, setback approximately 145 feet from Rolling Road, and 60 feet from Trafford Lane, will be constructed primarily of brick and decorative block along all sides, with a light grey hipped roof with standing seam metal sheathing. The proposed canopy, also made of the same building materials and color scheme, will be setback 47 feet from Rolling Road, and 39 feet from Traford Lane. Overall, the property will have a floor area ratio (FAR) of 0.06.

The loading space and dumpster will be located south of the quick service food store, near Traford Lane, and the dumpster will be surrounded by a masonry walled enclosure with screened doors, in similar brick/block as the proposed building and canopy. The SE Plat proposes a public telephone and vacuum along the south property line, adjacent to the parallel parking spaces. The existing freestanding pole sign, which is located at the southwest corner of the site, will be demolished in favor of a monument sign near the same location.

The proposed monument sign, which is supported by a five foot high by 14 foot wide brick base, has a sign face of 50 SF, and an overall height of ten feet. Although the monument sign does appear to satisfy zoning ordinance provisions, Staff has nonetheless added a Development Condition that requires it to meet the provisions of Article 12 of the Zoning Ordinance.

The present site has a privately-owned service drive along its west property line, running parallel and directly adjacent to Rolling Road. The existing service drive has two entrances onto Rolling Road, as well as access to Traford Lane. The service drive extends north from Traford Lane across the adjoining McDonald's and Embassy Carwash properties. In addition to the service drive, the application property is also served by an additional entrance further east on Traford Lane.

The proposed development will close the service drive access to Traford Lane (at the corner of Rolling Road), and, in its place, will continue the curb and gutter, sidewalk, and landscaping area. The service drive will still connect to the abutting McDonald's property to its north; however, the two existing site entrances on Rolling Road will be replaced by a single entrance. The eastern entrance on Traford Lane will be retained. The Rolling Road entrance will continue to only permit right-in, right-out access to the site, and the Trafford Lane entrance will continue to permit free vehicular movement in both directions.

Existing sidewalks along both street frontages are shown to be maintained. (It should be noted that, on both streets, the sidewalks will actually be improved because of the removal of two of the existing four vehicular entrances.)

The SE Plat shows that 32% of the subject property will remain as open space comprised of a mixture of shade and floral deciduous trees, evergreen trees, as well

as shrubs and sod. The applicant has depicted a 5,500 SF tree save area to be preserved in the northeast corner of the site and along the eastern boundary. The remainder of the trees in the southeastern portion of the site will be removed.

The landscape plan calls for the preservation of the existing tree save area (with one red maple to be replaced in that area), a number of ornamental trees to be added around the periphery of the site, and evergreen screening in the southeast corner of the site, around the proposed dumpster and cart storage enclosure. Additionally, shrubs and planting beds are shown in the landscape areas along both street frontages and the boundary adjacent to the McDonald's property.

The existing site does not have on-site stormwater detention. The applicant is proposing an underground detention facility and a best management practices facility such as a sand filter to address water quality. The application also calls for the removal of the existing underground fuel tanks near the south of the site, with new tanks being constructed near the northwest of the property, and for 195 SF of property (at the corner of Rolling and Traford) to be conveyed to the County for future transportation-related improvements.

Transportation Analysis (Appendix 8)

With the revisions to the SE Plat/PRC Plan, the application has addressed all transportation issues raised by staff. The applicant has revised the alignment at the proposed consolidated entrance to Rolling Road to provide a better turning radius for cars traveling south on the service drive wishing to exit north onto Rolling Road. This will also better align cars continuing across the site to exit to Traford Lane to go south on Rolling Road. The applicant has also agreed to staff's proposed development condition requiring the provision of a public access easement from the northern (service drive) entrance to the entrance onto Traford Lane. As noted in the previous SE application for this property, the intersection of Rolling Road and Traford Lane has only two pedestrian crossings, instead of four. With a public high school and major shopping area in close proximity, pedestrian crossings on all four legs of this intersection are highly desirable. Staff has therefore proposed a development condition (which was also proposed in 2006) requiring a contribution towards the installation of pedestrian signals on the remaining two legs of this intersection.

Land Use Analysis

The Comprehensive Plan states (in part): "*The current pattern of land uses in the sector should be maintained, and infill development should be compatible with existing residential densities and types.*"

As noted in the background section, the subject property has been identified as "Commercial" since 1963. Since 1973, the site has been specifically identified for service station use, and has been in use as a service station since 1975. As a result of this history, Staff believes that the desire to redevelop the proposed service station is in harmony with the Comprehensive Plan and that the current land use pattern in the Cardinal Forest Planning Sector will be maintained.

In conjunction with the service station special exception request, the applicant is also requesting a change of use from the existing mini-mart (approved in 1979), to a new quick-service food store. The existing mini-mart is approximately 344 SF, whereas the proposed quick-service food store will have a gross floor area of 2,513 SF.

While this proposed change does represent a significant increase in building area from that currently on the site, the applicant has redesigned the proposal to decrease intensity and increase preservation (when compared to the 2006 application which was denied). Therefore, staff feels that the proposed change from mini-mart to quick service food store represents an appropriate change to update and improve the site to current standards, and that this is also in harmony with the Comprehensive Plan.

Environmental Analysis (Appendix 7)

Issue: *Lighting*

The applicant states in a note that the lighting levels under the canopy will comply with Fairfax County standards for lighting. In addition to the canopy lighting, however, staff has raised a concern about the location of light standards proposed in the southeastern corner of the site. In that portion of the site, staff is concerned that the lighting may be located too close to some of the trees, which might be harmed by the lighting. Staff has recommended that the light in the southeastern corner be moved to a more interior location, which would also help to contain light trespass off the property. In response, the applicant has indicated that that the location of the light in question is meant to address security, especially around the dumpster area.

Issue: *Invasive Species*

Previous versions of the SE Plat specified Burning Bush and Barberry as part of the proposed landscaping. These are species that the County is trying to eradicate in Park property through the Invasive Management Area Program, and as such are not recommended for use. The applicant has subsequently revised the SE Plat to remove references to these species.

Issue: *Soil Contamination*

There are underground storage tanks on the property that are being replaced as part of the redevelopment. While there is no suggestion of a leak having occurred, staff has included a development condition requiring that the site undergo environmental testing, and if necessary, remediation.

Stormwater Management, DPWES Environmental and Site Review Division (Appendix 9)

The site does not currently have any water quality or quantity controls. The SE Plat/PRC Plan shows underground stormwater controls (both quantity and quality) will be provided in the parking area in front of the proposed building.

ZONING ORDINANCE PROVISIONS

Bulk Regulations

In the PRC District there are no minimum lot size requirements, maximum building height requirements, minimum yard requirements, maximum floor area ratios, or maximum lot coverage ratios for commercial buildings, except that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or to the existing or prospective development of the neighborhood. In 1963, the subject property was identified on the "Suggested Development Plan" as being "Commercial", and later in 1972, it was more specifically listed on an approved Plat as, "*Use: Service Station*". As such, Staff believes that the proposed Service Station use is in conformance with the approved Development Plan.

Special Exception Requirements (Appendix 10)

General Special Exception Standards (Sect. 9-006)

Provisions for Approving...Quick-Service Food Stores, Service Stations...in a Highway Corridor Overlay District (Sect. 9-611)

Highway Corridor Overlay District Use Limitations (Sect. 7-608)

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. As noted previously, staff has determined that the proposed

development is in harmony with the Comprehensive Plan, and no detrimental impacts have been identified. Vehicular access to the site will be significantly improved over that existing today with the "removal" of the service drive along the frontage and the consolidation of the Rolling Road entrances. Pedestrian access will also be improved by the modifications to these entrances by reducing the potential for conflict. Additionally, staff has proposed a development condition imposing a contribution towards pedestrian crossing signals at the intersection. With these conditions, Staff believes that, as conditioned, the proposal satisfies all of the General Special Exception Standards.

Provisions for Approving...Quick-Service Food Stores, Service Stations...in a Highway Corridor Overlay District (Sect. 9-611)

The Board may approve a special exception for the establishment of a quick-service food store and service station in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

Highway Corridor Overlay District Use Limitations (Sect. 7-608)

Paragraph 1A requires that such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. Paragraph 1B requires that such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic The subject property will continue to share a service drive with the abutting McDonald's Restaurant to its north; and, with a proposed development condition, will continue to provide interparcel access across its property to Traford Lane. As previously noted, external right-of-way driveway openings will be reduced from four existing openings down to two, thus allowing better on-site vehicular control/circulation as well as removing impediments to traffic on Rolling Road. The closure of the right-of-way driveway openings, in particular the service drive at the corner of Traford Lane and Rolling Road, will extend existing pedestrian sidewalks, and improve onsite and offsite pedestrian safety and accessibility. With implementation of the development conditions, these standards will be satisfied.

Paragraph 1C requires that 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. With implementation of the development conditions, this standard will be met.

Paragraph 3A states that service stations shall not be used for the performance of major repairs and shall not include the outdoor storage of more than two abandoned, wrecked or inoperable vehicles on the site for more than 72 hours. While this standard does not apply to this site because of the PRC zoning, staff does believe that it is

appropriate to include a development condition that would prohibit major vehicle repairs and/or storage on the property. Such a condition has been proposed.

Purpose and Intent (PRC District): Sect. 6-301

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development, including the review of PRC Plans.

Objective 1: *A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes, and levels of income.* While the proposed development is an intensification of the site (from mini-mart to quick service food store), the basic purpose of the use is not changing, in that it will remain a site to purchase gasoline and typical accessory items. Therefore, staff believes that this objective continues to be addressed.

Objective 2: *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.* As noted in Objective 1, the applicant is not proposing a change to the approved mix of uses or basic layout of the PRC as a whole, therefore staff believes this objective continues to be addressed.

Objective 3: *A planned and integrated comprehensive transportation system provided in for a separate of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.* As noted, staff believes that the proposed modifications to the entrances on this site, and to the service drive design represent a significant improvement over the current situation, both in terms of vehicular traffic and pedestrian traffic.

Objective 4: *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.* This objective does not apply to the current proposal, which will not impact the ability of the Cardinal Forest PRC to provide such resources.

Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.* The application proposal will replace one free-standing building with a different building. The current proposal preserves 5,500 square feet of tree save area (although not all of the existing tree cover on the site). Staff believes this objective is addressed.

Objective 6: *The provision of adequate and well-designed open space for the use of all residents.* This objective does not apply to this proposal, however, it should be noted that the site will continue to have more than the minimum required open space and tree cover.

Objective 7: *The staging of development in a manner which can be accommodated by the timely provision of public facilities and services.* There is a small increase in GFA proposed on the site with this application; however, staff believes that all public utility issues were addressed with the initial development of the site.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to redevelop an existing service station / mini-mart with an updated service station and quick service food store. The applicant's proposal is in conformance with the Comprehensive Plan recommendations, addresses the access issues of the site, and represents a significant diminution of intensity and increase in open space and tree cover when compared to a similar application filed two years ago. No waivers or modifications are requested. Staff believes that, overall, the application meets the development standards for the site.

Recommendations

Staff recommends approval of SE 2008-BR-029, subject to conditions consistent with those contained in Appendix 1.

Staff recommends approval of PRC A-787.

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. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. History / Background (previous approvals)
5. Proposed SE Plat: 2006-BR-004 (denied)
6. Plan Citations
7. Environmental Analysis
8. Transportation Analysis
9. Stormwater Management Analysis, DPWES
10. Zoning Ordinance Provisions
11. Glossary of Terms

DEVELOPMENT CONDITIONS

SE 2008-BR-029

March 11, 2009

If it is the intent of the Board of Supervisors to approve SE 2008-BR-029 located at 6221 Rolling Road, Tax Map 79-3 ((8)) 5A3, to permit a service station and quick service food store pursuant to Section 7-607 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.

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 "7-Eleven" consisting of four sheets; Sheets 1-3 prepared by Huron Consulting, and dated November 2007, as revised through November 2008; Sheet 4 prepared by URS and dated May 2005. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. The Applicant shall utilize similar building materials and architectural design features for all building facades and accessory structures in order to ensure a consistent architectural theme and character throughout the Property. All brick and block shall be of a compatible color and style. The proposed building shall be constructed with a light grey hipped roof with standing seam metal sheathing. The architectural design, building materials, and color of the building and accessory structures shall be substantially similar to that shown in the SE Plat.

5. All exterior lighting, including canopy lighting, security, pedestrian and/or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

6. All on-site signage shall conform to the provisions of Article 12 of the Zoning Ordinance. Any signs on the canopy shall be non-illuminated.

7. No pole signs shall be permitted.

8. Temporary promotional banners, balloons, flags, or rooftop displays shall not be permitted on site. No promotional signage shall be permitted on any light poles; however, this shall not preclude the display of seasonal banners.

9. A landscape plan shall be submitted to DPWES, at the time of site plan submission. The landscape plan shall not permit any plantings that will obstruct adequate sight distance at each entrance to the site. The landscape plan shall be subject to review and approval by Urban Forest Management. Supplemental landscaping shall be provided throughout the site, as determined by Urban Forest Management (UFM), in order to improve the aesthetics of the site.

10. Additional trees and understory shrubs, of a woodland nature and species, shall be installed within and adjacent to the tree preservation area shown on Sheet 3 of the SE Plat. Approximately twelve (12) shade tolerant shrubs and approximately nine (9) trees shall be provided and positioned within and adjacent to the tree preservation area, as determined by Urban Forest Management.

11. All trees shown to be preserved on the SE Plat shall be protected by tree protection fencing. Tree protection fencing shall be in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas.

12. At the time of site plan approval, the applicant shall submit documentation from any affected easement holder that all proposed trees and shrubs located within their easement(s) are allowed. All proposed landscaping that is not allowed within the easement areas shall be relocated to other locations on-site as determined by UFM, DPWES. In no case shall the total number of on-site shrubs and trees be less than what is depicted on the SE Plat or less than that required by the provisions of Article 13 of the Zoning Ordinance.

13. A Phase I Environmental investigation of the property shall be submitted to DPWES for review prior to site plan approval. DPWES may request other Fairfax County or State agencies to evaluate the report findings. The investigation shall be performed consistent with the procedures described by the American Society of Testing and Materials (ASTM), as determined by DPWES. If warranted by the results of the Phase I investigation, and if determined appropriate by DPWES and the State Water Control Board, a Phase II investigation program shall be pursued. Subject to the findings of a Phase II evaluation program, if soil contaminants are found in sufficient quantities and at such levels to require a longer term monitoring program, a remedial action program and corrective action plan shall be instituted to the satisfaction of the State Water Control Board prior to site plan approval.

14. Dedication to approximately 195 square feet of land at the intersection of Rolling Road and Traford Lane shall be provided as depicted on the SE Plat in fee simple to the Board of Supervisors. The land shall be dedicated upon demand or at the time of site plan approval, whichever first occurs.

15. A public inter-parcel access easement shall be recorded in a form approved by the Fairfax County Attorney's Office to Tax Map 79-3 ((08)) 5A2, and over the travel lane area, located to the west and south of the proposed fuel pumps, to the Traford Lane entrance. The easement shall be recorded among the Fairfax County land records at the time of site plan approval.

16. A contribution in the amount of $10,000 shall be provided to the County, at the time of site plan approval, in order to improve pedestrian access in the vicinity of the subject property, as determined by the Fairfax County Department of Transportation.

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

18. No vehicular repairs shall occur on the property.

19. No abandoned, wrecked, or inoperable vehicles shall be stored on the property.

20. The site shall be patrolled daily by the service station employees to pick up any trash on site and to ensure that all doors to all accessory structures (e.g., the equipment, dumpster, and cart storage areas) are fully closed and in good working condition.

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 2/2/09
(enter date affidavit is notarized)

I, Joseph M. Strong, Vice President, Chesapeake Division, 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

101742a

in Application No.(s): SE 2008-BR-029
(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)
7-Eleven, Inc., a Texas Corporation	One Arts Plaza 75201 Routh Street, Suite 1000 Dallas, Texas 75201	Applicant/Title Owner Tax Map 079-3-08-0005-A3
-Joseph M. Strong	5300 Shawnee Road Alexandria, Virginia 22312	Vice president, Chesapeake Division/Agent
-Robert Fitzgerald		Real Estate Manager/Agent
Vanderpool, Frostick, & Nishanian, P.C.	9200 Church Street, Suite 400 Manassas, Virginia 20110	Attorney/Agent
-Michael R. Vanderpool, Esquire		Attorney/Agent
-Paul J. Gauthier, Esquire		Attorney/Agent
-Paul N. Costanzo		Planner/Agent
-John L. McBride, Esquire		Former Attorney/Agent
-Amber K. Scharn, Esquire		Former Attorney/Agent

* Successor corp. by virtue of name change amendment to the Southland Corporation. [illegible]

(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: 2/2/09
(enter date affidavit is notarized)

101742a

for Application No. (s): SE 2008-BR-029
(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)
7-Eleven, Inc., a Texas Corporation
One Arts Plaza
75201 Routh Street, Suite 1000
Dallas, Texas 75201

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

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

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

SEJ Services LLC
A Delaware Limited Liability Company
C/O Corporation Service Company
2711 Centreville Road, Suite 400
Wilmington, Delaware 19808

SEJ Finance LLC
A Delaware Limited Liability Company
C/O Corporation Service Company
2711 Centreville Road, Suite 400
Wilmington, Delaware 19808

Seven Eleven Japan Co., Ltd.
8-8, Nibancho,
Chiyoda-ku Tokyo, 102-8450, Japan

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

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

Special Exception Attachment to Par. 1(b)

DATE: 2/2/09
(enter date affidavit is notarized)

101742a

for Application No. (s): SE 2008-BR-029
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SEJ Finance LLC
A Delaware Limited Liability Company
C/O Corporation Service Company
2711 Centreville Road, Suite 400
Wilmington, Delaware 19808

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)
Seven Eleven Japan Co., Ltd.
8-8 Nibancho,
Chiyoda-ku Tokyo, 102-8450, Japan

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SEJ Service LLC
A Delaware Limited Liability Company
C/O Corporation Service Company
2711 Centreville Road, Suite 400
Wilmington, Delaware 19808

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)
Seven Eleven Japan Co., Ltd.
8-8 Nibancho,
Chiyoda-ku Tokyo, 102-8450, Japan

==========

(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: 2/2/09
(enter date affidavit is notarized)

101742a

for Application No. (s): SE 2008-BR-029
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Seven Eleven Japan Co., Ltd.
8-8 Nibancho,
Chiyoda-ku Tokyo, 102-8450, Japan

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)
Seven and I Holdings Co., Ltd.
8-8, Nibancho,
Chiyoda-ku Tokyo, 102-8450, Japan

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Seven and I Holdings Co., Ltd.
8-8, Nibancho,
Chiyoda-ku Tokyo, 102-8450, Japan

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 Attachment to Par. 1(b)

DATE: _____ _____
(enter date affidavit is notarized)

101742a

for Application No. (s): SE 2008-BR-029
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Vanderpool, Frostick, & Nishanian, P. C.
9200 Church Street, Suite 400
Manassas, Virginia 20110

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)

Michael R. Vanderpool
Randolph D. Frostick
V. Rick Nishanian
Gail R. Prentiss
Susan E. Cooke
Kris K. Spitler
John L. McBride (former)

==========

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: 2/2/09
(enter date affidavit is notarized)

101742a

for Application No. (s): SE 2008-BR-029
(enter County-assigned application number(s))

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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: 2/2/09
(enter date affidavit is notarized)

10174 2a

for Application No. (s): SE 2008-BR-029
(enter County-assigned application number(s))

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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-BR-029

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: 2/2/09 101742a

(enter date affidavit is notarized)

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:

Joseph M. Strong

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

Joseph M. Strong, Vice President, Chesapeake Division

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

Subscribed and sworn to before me this 2nd day of February 2009, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Notary Public

My commission expires: MARCH 31, 2009

ANN M. MERHATT
Notary Public
Commonwealth of Virginia
172253
My Commission Expires Mar 31, 2009

7-ELEVEN, INC.
(A Texas Corporation, Successor to The Southland Corporation)
SPECIAL EXCEPTION AND
PLANNED RESIDENTIAL COMMUNITY (PRC) PLAN APPLICATION
STATEMENT OF JUSTIFICATION
6221 Rolling Road
TM 079-3-08-005-A3
August 18, 2008

RECEIVED
Department of Planning & Zoning
AUG 18 2008
Zoning Evaluation Division

DESCRIPTION OF THE APPLICATION

Special Exception and PRC Plan:

To allow the redevelopment and modernization of a site containing an existing older service station by razing the existing service station and constructing a new service station and quick-service food store.

In 2006, a Special Exception application was submitted to Fairfax County, and subsequently denied by the Board of Supervisors. 7-Eleven, Inc. (the Applicant) has since redesigned the site in order to accommodate the stated concerns of Fairfax County Staff and the Board of Supervisors. The Planning Commission and the surrounding citizens supported the 2006 application. The primary changes to the Special Exception application include the reduction in the number of fueling stations, a repositioning of the quick service food store and fuel stations in order to increase the tree save area, and a reduction in the gross floor area of the quick service food store.

The property is zoned Planned Residential Community (PRC), however a PRC Plan application was not required with the 2006 Special Exception request. In 2007, the Zoning Ordinance was amended to require PRC Plans to be approved by the Board of Supervisors. In accordance with this requirement, the Applicant submits the PRC Plan Application, and the SE Application simultaneously. This Statement of Justification shall serve as satisfaction of the SE and PRC application requirements.

The existing older service station was branded as a Citgo, however, 7-Eleven owned and operated the site. The property is now branded 7-Eleven. Modernization, upgrading and construction of the new service station and quick-service food store will result in improved and safer access for vehicles and pedestrians. The site will be made fully handicap accessible. The improvements will make the site less non-conforming, bringing it in-line with current zoning ordinance requirements regarding signage, entrances and screening. The modernized facilities will include eight fueling stations (four pumps). The existing facilities have eight fueling stations (six pumps), so there will be no increase in the number of fueling stations in conjunction with the new construction. The quick-service food store area will be expanded to better serve local residents and other patrons. The existing quick-service food store sells alcoholic beverages, which presently comprise 50 percent of the entire beverage display area. While the quick-service food store is proposed to be increased in size, the ratio of the display area for

alcoholic beverages as a percentage of the entire beverage display area will not be increased over that existing. As is presently the case, no automobile repair services will be provided.

Record Fee Owner:	7-Eleven, Inc. (successor to The Southland Corporation).
Zoning:	PRC
Size:	43,289 s.f. of land area (43,299 s.f. shown on tax assessments); gross floor area of proposed building is 2,513 s.f.; 0.06 FAR proposed (building only).
Hours of Operation:	24 hours, 365 days per year.
Employees:	6 maximum on-site at the same time.
Patrons/Clients:	The remodeled service station and quick-service food store will better serve residents of nearby neighborhoods and travelers along Rolling Road in need of quick-service convenience items, gasoline and sundry grocery items.
Vicinity to be Served:	It is anticipated that the customers of the service station and quick-service food store will continue to primarily reside in the greater West Springfield area. Their residences are evenly disbursed to the north and south along Rolling Road; therefore, the direction of motor vehicle trips is split. It is estimated that the redevelopment will capture an average of 2,124 average daily trips or 1,062 vehicles per day, which is unchanged from the current number of trips generated by the existing service station. On the General Development Plan, the vehicles per day have been split to show 531 vehicles per day at each entrance.
Traffic Impact:	The proposed redevelopment will have a positive traffic impact because:

- On-site circulation and traffic safety is enhanced by the consolidation of the two Rolling Road entrances into one entrance, and the elimination of the service road entrance to Traford Lane.

- The proposed service station use replaces an existing service station.

- The vast majority of customers drive by the site as part of their routine commute, thus it will shorten vehicle trips for

the purchase of convenience items and gasoline. Fhus very few, if any, destination trips are generated by the use.

- The quick-service food store and service station will primarily serve the local community.

Waivers and Modifications: None

Easements: There are no known major utility or other easements greater than 25 feet in width located upon the Property.

Hazardous Substances: Hazardous substances, comprised of petroleum products commonly found at service stations, will be utilized, stored, and sold on site in compliance with all federal, state and local regulations. All hazardous waste will be disposed of in compliance with all federal, state and local regulations.

LOCATION AND CHARACTER

Existing Site Description: The Subject Property is located on the northeast corner of the intersection of Rolling Road (Route 638) and Traford Lane (Route 4132). The Property is currently developed as a service station, with two pump islands. Across Rolling Road to the west are retail uses located in the West Springfield (Shopping) Center, zoned C-6, H-C. Across Traford Lane to the south is the Cardinal Forest (Shopping) Plaza, which is zoned PRC, H-C. Abutting the Property to the north is a McDonald's fast food restaurant, zoned PRC, H-C. Abutting the Property to the east is a multi-story office building, which is located in the Springfield Professional (Office) Park, zoned PRC, H-C.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Commercial	PRC, H-C	Village Center
South	Commercial	PRC, H-C	Village Center
East	Office	PRC, H-C	Village Center

West	Commercial	C-6, H-C	Neighborhood Commercial

COMPREHENSIVE PLAN PROVISIONS:

Plan Area: Area IV – Springfield Planning District

Community Planning Sector: Cardinal Forest (S1)

Cardinal Forest Master Plan Map: Village Center

Plan Text: There is no specific plan text for the Property. A bicycle trail is planned along the west side of Rolling Road.

CONFORMANCE WITH SECTION 9-006 (GENERAL STANDARDS)

1. **The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.** The proposed quick-service food store and service station is an appropriate use for the planned Village Center commercial/retail area and is in conformance with the Comprehensive Plan.

2. **The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.** A quick-service food store and service station is in harmony with the general purpose and intent of the PRC zoning district Village Center designation and Highway Corridor overlay district, which allows this type of commercial/retail use. The proposed use is a Category 6 Use, which is specifically allowed in the PRC, H-C district by special exception.

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 the adjacent or nearby land and/or buildings or impair the value thereof.** The redevelopment of the Property will upgrade and modernize the site. The existing service station was established on the Property before Special Exception approval was required. The proposed new quick-service food store and service station will remain oriented toward Rolling Road and away from the office uses to the east. The location, size and height of proposed improvements conform to the constraints of the PRC, H-C district. The size and scale of the proposed facilities are consistent with other nearby quick-service food stores, service stations and commercial development. The appearance of the site will be enhanced, as shown on the architectural elevations filed with this application. The surrounding commercial properties are currently developed to their ultimate uses and will not be adversely affected by the proposed redevelopment of the Property. To the

contrary, this redevelopment will help update and modernize this old commercial portion of the Rolling Road corridor.

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.** The use will continue to provide access to Traford Lane and to Rolling Road. The two existing entrances from Rolling Road will be consolidated into one entrance. The service road entrance onto Traford Lane will be closed. VDOT and FC-DOT are of the opinion that these two changes to the site will greatly promote traffic and pedestrian safety. A sidewalk currently exists along Rolling Road and Traford Lane, but is broken into short segments by the multiple existing entrances. This sidewalk will be replaced as shown on the Special Exception plat, resulting in greatly improved pedestrian circulation around this site.

5. **In addition to the standards which may be set forth in this Article for a particular group or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.** Landscaping and screening shall be as noted on the Special Exception plat, in accordance with the Zoning Ordinance provisions. Every attempt has been made to preserve existing trees on the site. The proposed building has been moved forward and reduced in size, and the fueling canopy area has been reduced so that the site will only lose four trees behind the building rather than the approximately 26 trees lost in the 2006 submission.

6. **Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.** Open space will be provided in the areas shown on the Special Exception plat. Open space will be provided in an amount greater than the required 10%. The open space includes landscaping areas along the road frontage of the site, and also an area in the rear portion of the Property providing screening of the site from the adjacent office buildings to the east.

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.** There are sufficient parking spaces to accommodate the use. A BMP facility will be installed on site in the location shown on the Special Exception plat. Currently there is no BMP facility serving the Property. Public sewer, water and other utilities are currently available.

8. **Signs shall be regulated by the provisions of Article 12.** A monument sign will be located as generally shown on the Special Exception plat. The dimensions and design of this monument sign are shown on Sheet 1 of the Special Exception plat. All signage on the site will conform to current Zoning Ordinance requirements.

(Section 9-611) PROVISIONS FOR APPROVING DRIVE-IN BANKS, FAST FOOD RESTAURANTS, QUICK-SERVICE FOOD STORES, SERVICE STATIONS AND SERVICE STATION/MINI-MARTS IN A HIGHWAY CORRIDOR OVERLAY DISTRICT

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

(Section 7-608) ADDITIONAL STANDARDS FOR THE HIGHWAY CORRIDOR OVERLAY DISTRICT

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

1. **In any Highway Corridor Overlay District:**

   A. **Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.** Redevelopment of the site will improve vehicular circulation and the pedestrian connections along Rolling Road and Traford Lane while maintaining existing vehicular and pedestrian connections to adjacent properties. A sidewalk currently exists along Rolling Road and Traford Lane, but is broken into short segments by the multiple existing entrances. This sidewalk will be replaced and made handicap accessible as shown on the Special Exception plat, resulting in greatly improved pedestrian circulation around this site. The use will continue to have access to Traford Lane and to Rolling Road. The two existing entrances from Rolling Road will be consolidated into one. The service road entrance onto Traford Lane will be closed. VDOT and FC-DOT are of the opinion that these two changes to the site will greatly promote traffic safety. This condition is thus met.

   B. **Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:**

      (1) **Access to the site is provided by a public street other than one intended to carry through traffic, and/or** Access to the site is provided from the consolidation of the two existing Rolling Road entrances into one entrance, and an entrance from Traford Lane.

      (2) **Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or**

(3) **Access to the site is provided by a functional service drive, which provides controlled access to the site.** Interparcel access to the McDonald's and the carwash has been maintained.

C. **There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.** This standard will be met by the imposition of a development condition.

SUMMARY: The proposed quick-service food store and service station is in conformance with the Comprehensive Plan and meets the PRC zoning district requirements, the Highway Corridor Overlay Requirements, as well as the enumerated general and specific standards for approval of a Category 6 Special Exception. The use is appropriately located along an existing commercial portion of Rolling Road and is of a comparable size and scale to other nearby commercial uses. The redevelopment proposed in this Special Exception/PRC Plan application will improve existing traffic and pedestrian facilities thus promoting vehicular and pedestrian safety. It will add a BMP facility and an underground on-site detention facility where none presently exists. The tree save area has been significantly increased from the 2006 application. The general appearance of the site will also be greatly improved. Approval of this application will thus promote upgrading of the existing commercial area in which the site is located. It will also promote convenient delivery of desirable quick-service food store and service station services to the nearby residents of West Springfield.

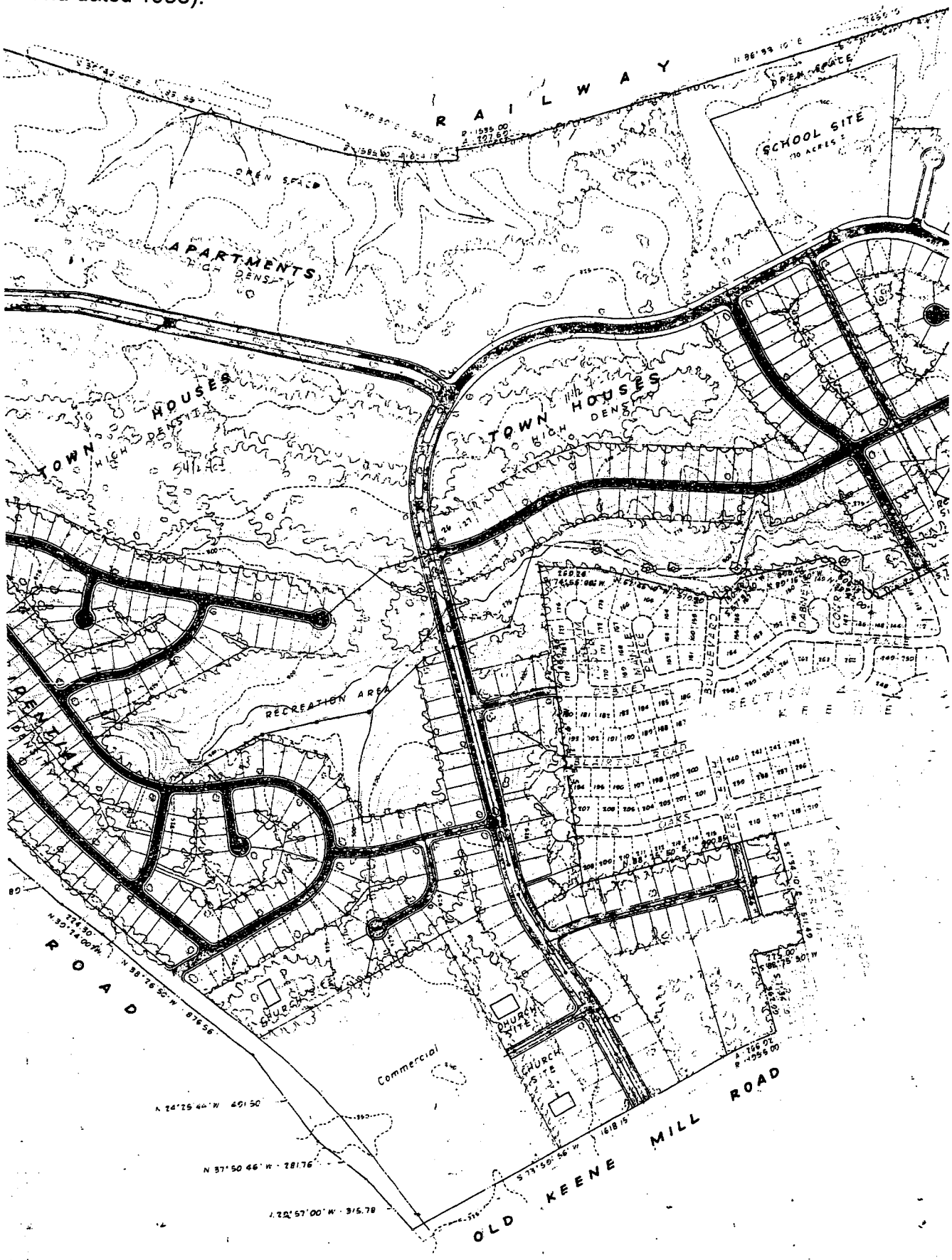
VANDERPOOL, FROSTICK & NISHANIAN, P.C.

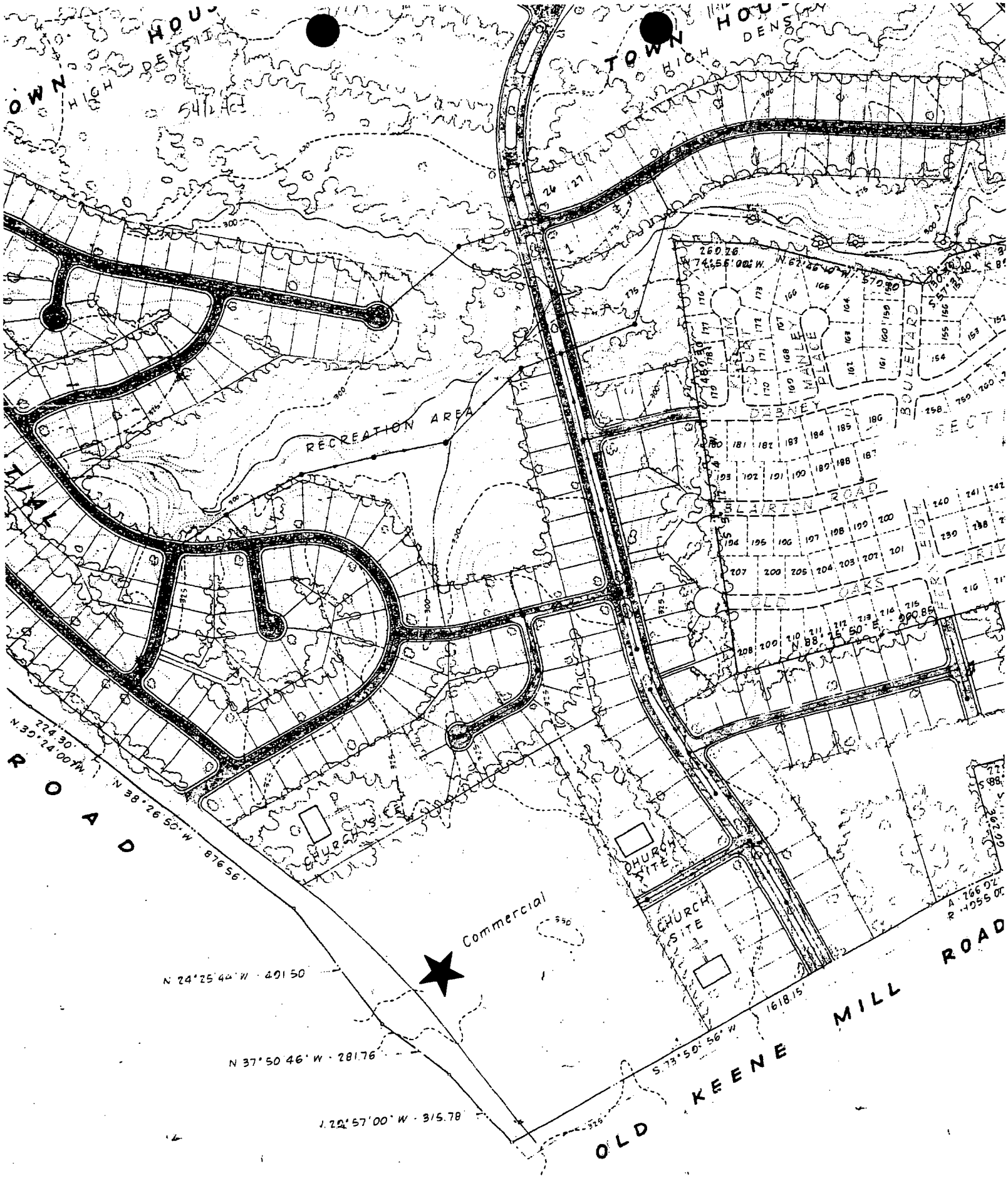
By: _____
Amber K. Scharn

Date: 8/18/08

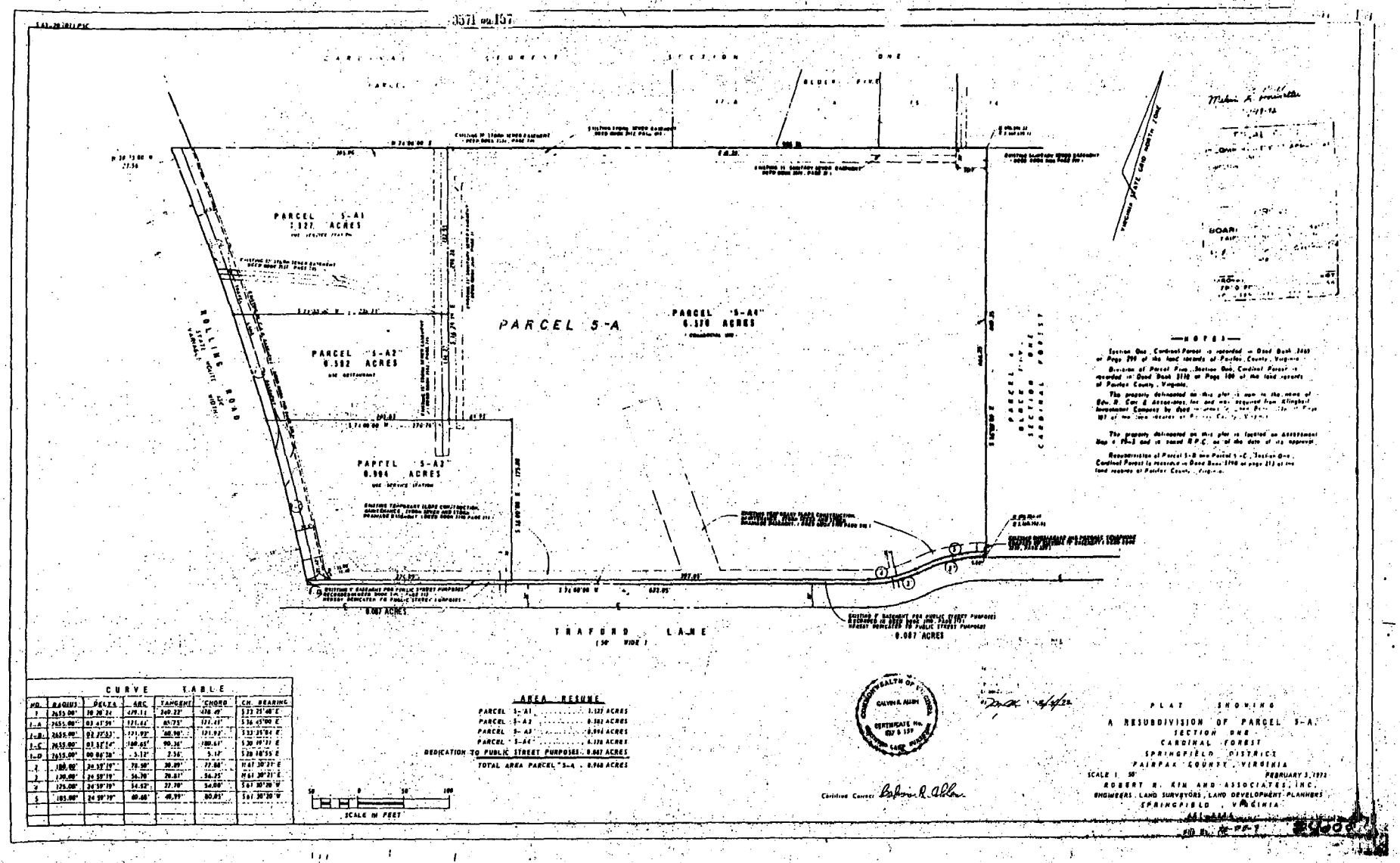
V:\Company\7-Eleven\Rolling Road - Fairfax County\SE App Resubmission 2008\Statement of Justification\Statement of Justification PRC and SE 7.31.08.doc

Copy (portion) of "Suggested Development Plan" for Cardinal Forest RPC (listed as #A-787 and dated 1963).

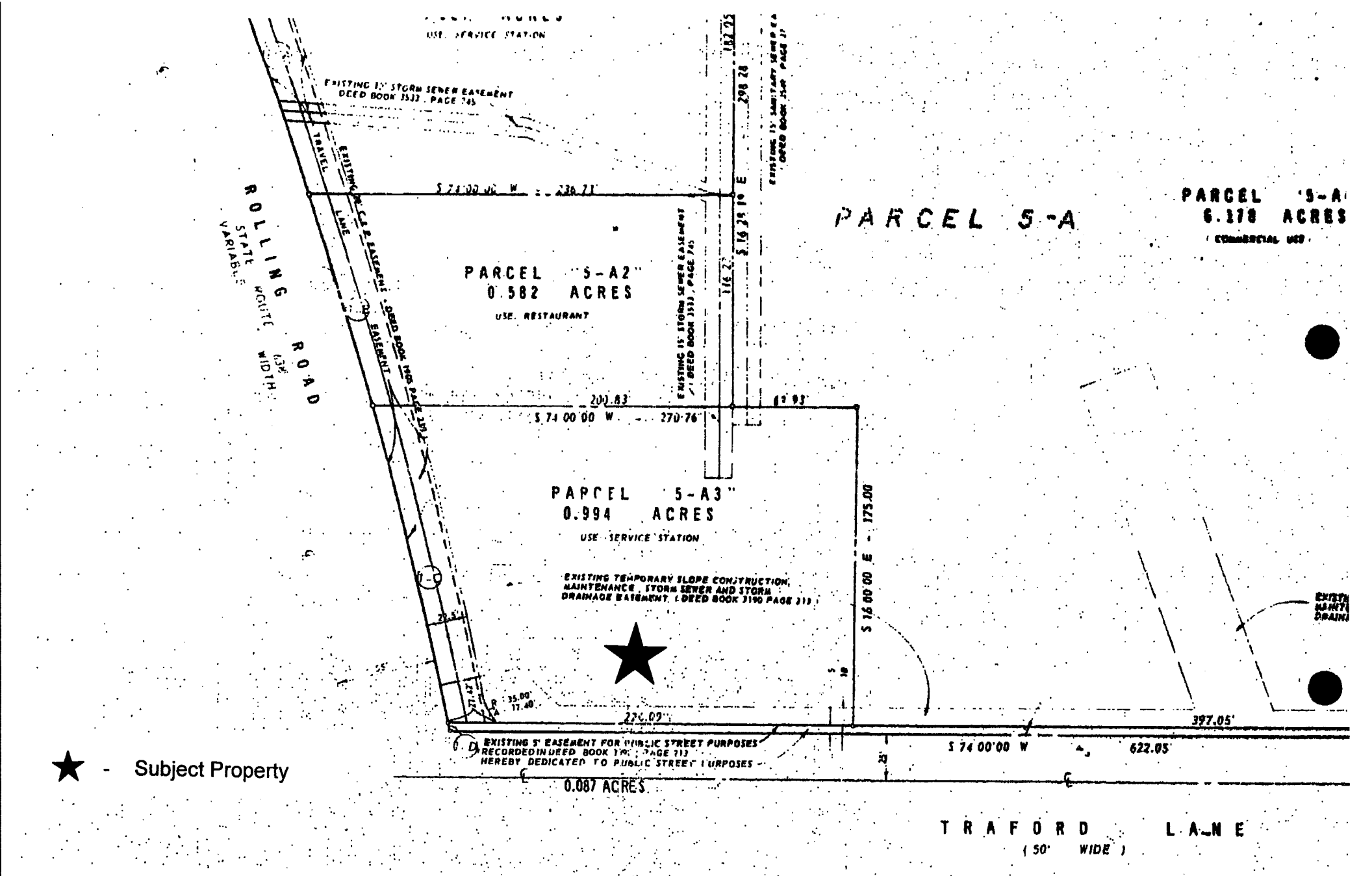




★ - Subject Property



Copy of "A Resubdivision of Parcel 5-A", approved by the Board of Supervisors on February 9, 1972.

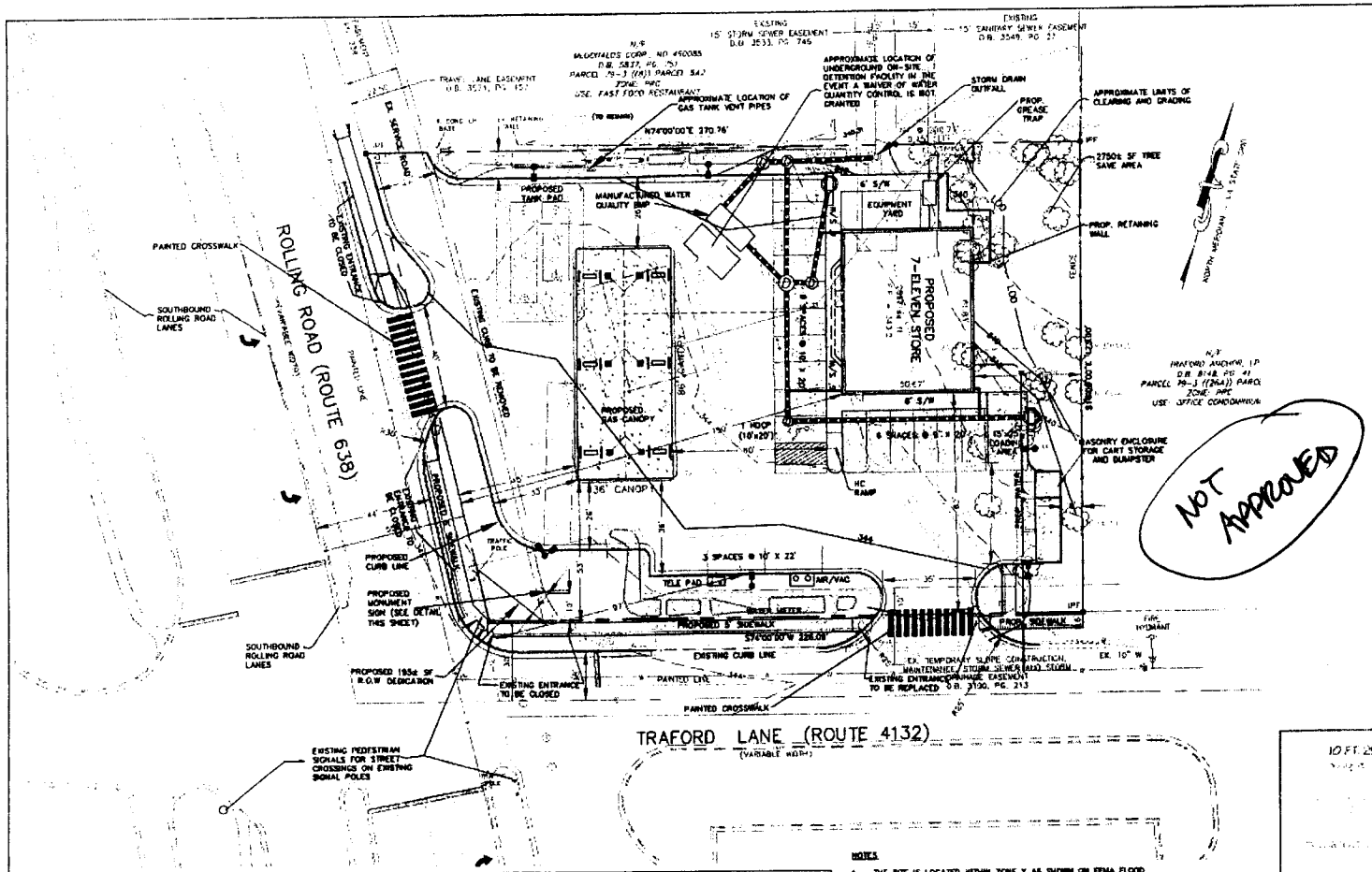


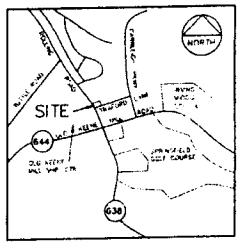
★ - Subject Property

CURVE TABLE				
DELTA	ARC	TANGENT	CHORD	CH. BEARING
0 20' 24	479.14	240.22'	478.49'	S 33 25' 48" E
3 41' 59'	171.44'	85.75'	171.41'	S 36 45' 00 E
2 37' 53'	121.93'	60.98'	121.92'	S 33 35' 04 E
3 52' 54'	180.45'	90.26'	180.41'	S 30 19' 11 E

AREA RESUME

PARCEL 5-A1 ..... 1.127 ACRES
PARCEL 5-A2 ..... 0.582 ACRES
PARCEL 5-A3 ..... 0.994 ACRES
PARCEL 5-A4 ..... 6.178 ACRES





VICINITY MAP
SCALE: 1"=2,000'

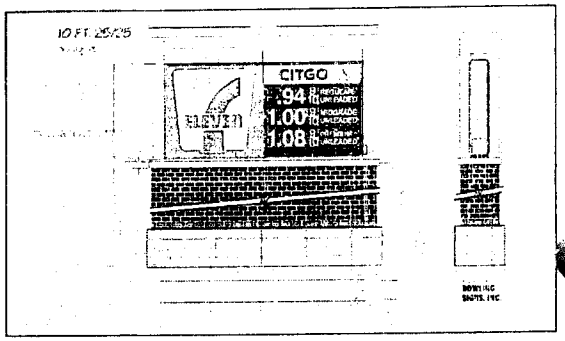
SITE TABULATION		
PROPERTY AREA TAX MAP PARCEL # ZONING USE	43,286 s.f. / 0.9938 ac. 079-3-08-0005-A3 PRC (Planned Residential Community) District, HCOD (Highway Corridor Overlay) District QUICK SERVICE FOOD STORE AND SERVICE STATION	
ZONING REGULATIONS:	REQUIRED	PROVIDED
1. Setbacks: a. Front b. Side c. Rear d. Canopy	 00' 00' 00' 00'	 165' 31' 41' 45'
2. Open Space/Green Area:	10% (4,230 SF) 25%	27% (11,681 SF) 8%
3. Building Floor Area: a. Gross b. F.A.R	--	2,857 SF 0.065
4. Building Height:	35'	22'
5. Parking: a. Total b. HCP c. Loading d. Interior Landscaping	 18 (SEE COMP BELOW) 1 1 5% (680 SF)	 19 1 1 700 SF (5.1%)
6. Landscaping Parking Lot Setbacks: 1. from any r.o.w. 2. from other prop. lines	 10' 4'	 11' MIN. 8' MIN.
7. Tree Canopy Coverage (see sheet 3 of 3 for details)	10% (3,917 sf)	11.1% (4,352 sf)

PARKING COMPUTATION

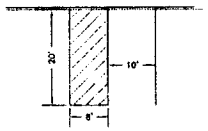
REQUIREMENT: 6.5 SPACES PER 1000 SF GROSS RETAIL SPACE PLUS 2 SPACES PER SERVICE BAY

2857 SF RETAIL AREA x 6.5 SP/1000 SF = 18.57 SP ~ 19 SPACES

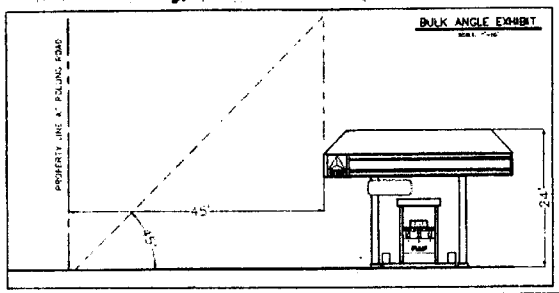
THERE ARE NO SERVICE BAYS PROPOSED.



7-ELEVEN MONUMENT PRICING SIGN
NOT TO SCALE



HANDICAP VAN-ACCESSIBLE PARKING DETAIL
NOT TO SCALE



NOTES:

1. THE SITE IS LOCATED WITHIN ZONE X AS SHOWN ON FEMA FLOOD MAP PANEL 515525 0075D DATED MARCH 5, 1990. THE SITE IS NOT LOCATED IN ANY RMA OR RPA AS PER MAP 79-3 OF FAIRFAX COUNTY GIS SYSTEM.
2. ALL EXISTING STRUCTURES TO BE RAZED.
3. EXISTING UNDERGROUND FUEL STORAGE TANKS TO BE REMOVED.
4. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
5. THERE ARE NO BURIAL SITES ON THE PROPERTY.
6. TOPOGRAPHY PROVIDED BY JEFF WARNER LAND SURVEYING PER ALTA/ACSM DATED APRIL 28, 2005.
7. EXISTING IMPERVIOUS COVERAGE=24,700 SF; PROPOSED IMPERVIOUS COVERAGE=31,400 SF; IMPERVIOUS INCREASE=6,700 SF
8. A WAIVER FOR WATER QUANTITY CONTROL IS BEING REQUESTED AND WATER QUALITY WILL BE ADDRESSED WITH A MANUFACTURED BMP SUCH AS A STORMFILTER.
9. THE PROPERTY AREA IS BASED ON AN ALTA SURVEY DATED APRIL 28, 2005 BY JEFF WARNER LAND SURVEYING.
10. THE PROPERTY IS LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY ZONE
11. THE LIGHTING LEVELS UNDER THE CANOPY WILL COMPLY WITH FAIRFAX COUNTY STANDARDS FOR LIGHTING

Special Exception Plat for Proposed 7-Eleven @ 6221 Rolling Road, Springfield, Virginia

ENGINEER
HURON CONSULTING
20300 CENTURY BLVD
SUITE 105
GERMANTOWN, MD. 20874
PHONE: (301) 528-2010
CONTACT: JASON AZAR

OWNER
7-ELEVEN, Inc.
5300 SHAWNEE ROAD
ALEXANDRIA, VA 22312
PHONE: (703) 658-8567

NOTIFY "MISS UTILITY" AT 1-800-552-7001 FOR UTILITY LOCATION 72 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DRW BY: JA
CHK BY: JA
APP BY: RDH
DATE: 8/06
SCALE: 1" = 20'

No.	Date	Revision Description	Rev. By
1	2-06	REVISED FOR COUNTY COMMENTS	JA
2	5-06	REVISED FOR COUNTY COMMENTS	PRH
3	09-06	REVISED FOR COUNTY COMMENTS	JA
4			
5			
6			
7			

7-ELEVEN
6221 ROLLING ROAD, DB 06066 PAGE 1694
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

HURON CONSULTING

Project No.: 500-107

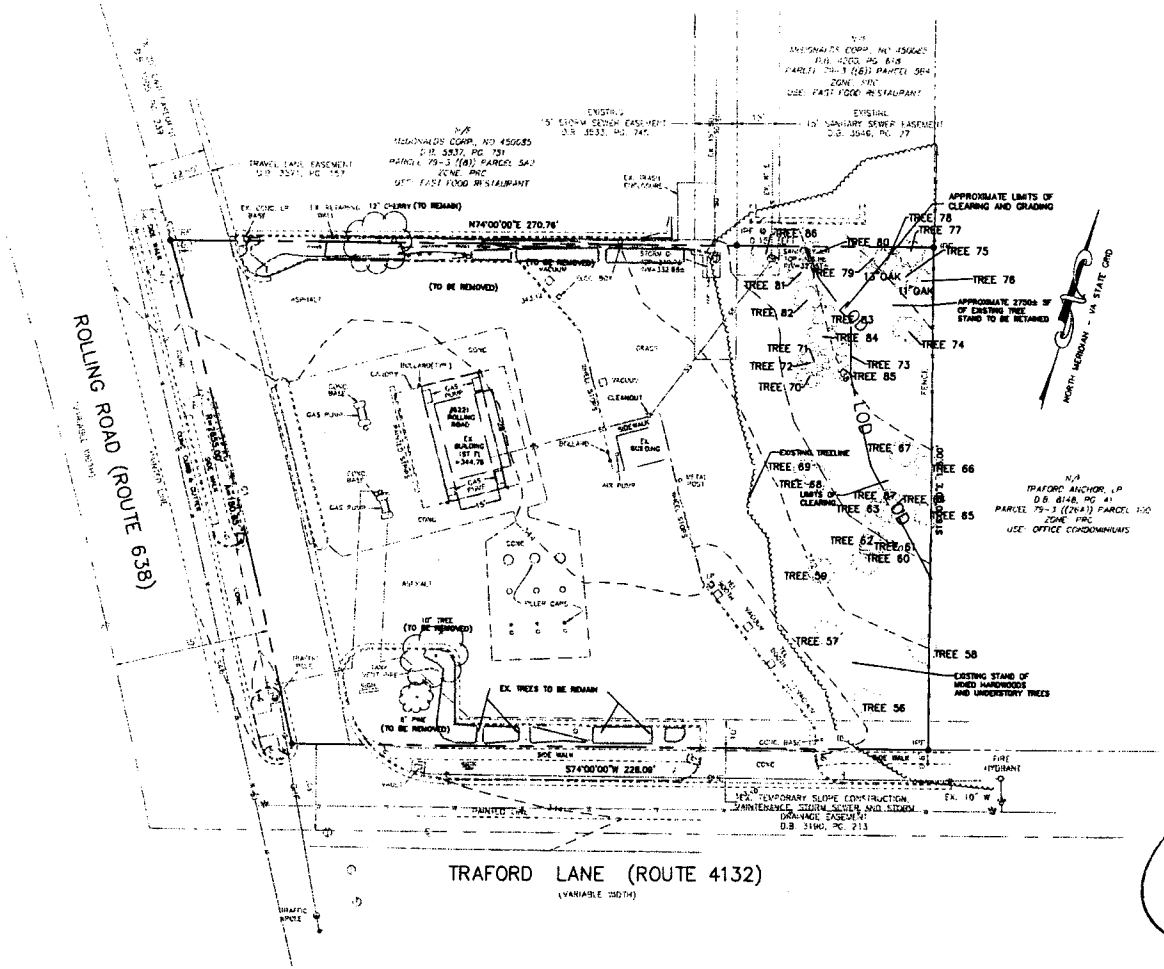
Sheet: 1 of 4

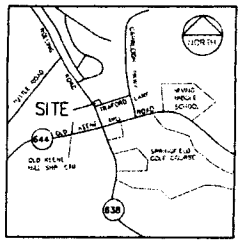
RECEIVED
Department of Planning & Zoning

SEP 2 6 2006

Zoning Evaluation Division

APPENDIX 5





VICINITY MAP
SCALE: 1"=2,000'

TREE INVENTORY

Rolling Road Seven-Eleven 9/6/2006

NO.	SPECIES	DBH	CONDITION
56	Bradford pear	4, 5	fair
57	black cherry	8, 10	poor
58	Bradford pear	6	good
59	white ash	9	very good
60	yellow poplar	8	good
61	pin oak	7, 8	fair
62	(tree w/ # 61)	n/a	n/a
63	yellow poplar	10	very good
64	linden	10	good
65	pin oak	10, 13	fair
66	red maple	8, 10	poor
67	yellow poplar	10	very good
68	pin oak	12	very good
69	black cherry	8	very poor
70	pin oak	24	fair
71	red maple	8, 15	poor
72	(tree w/ # 71)	n/a	n/a
73	pin oak	23	fair
74	white oak	16	fair
75	red oak	14	good
76	pin oak	10	very poor
77	yellow poplar	22	good
78	red maple	9, 9, 10	very poor
79	pin oak	12	fair
80	white oak	17	good
81	pin oak	18	fair
82	blackgum	8	poor
83	blackgum	8	fair
84	pin oak	14	good
85	dead	n/a	n/a
86	red maple	5, 6, 6, 8	very poor

NOT APPROVED

ENGINEER
HURON CONSULTING
20300 CENTURY BLVD
SUITE 105
GERMANTOWN, MD. 20874
PHONE: (301) 528-2010
CONTACT: JASON AZAR

OWNER
7-ELEVEN, Inc.
5300 SHAWNEE ROAD
ALEXANDRIA, VA. 22312
PHONE: (703) 658-8587

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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DRAW BY: JA
CHK BY: JA
APP BY: REH
DATE: 5/05
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
RICHARD E. HURNEY
No. 8587
PROFESSIONAL ENGINEER

No	Date	Revision Description	Rev By
1	3-06	REVISED PER FAIRFAX COUNTY COMMENTS	JA
2	6-06	REVISED PER FAIRFAX COUNTY COMMENTS	JA
3	9-06	REVISED PER COUNTY COMMENTS	JA
4			
5			
6			
7			

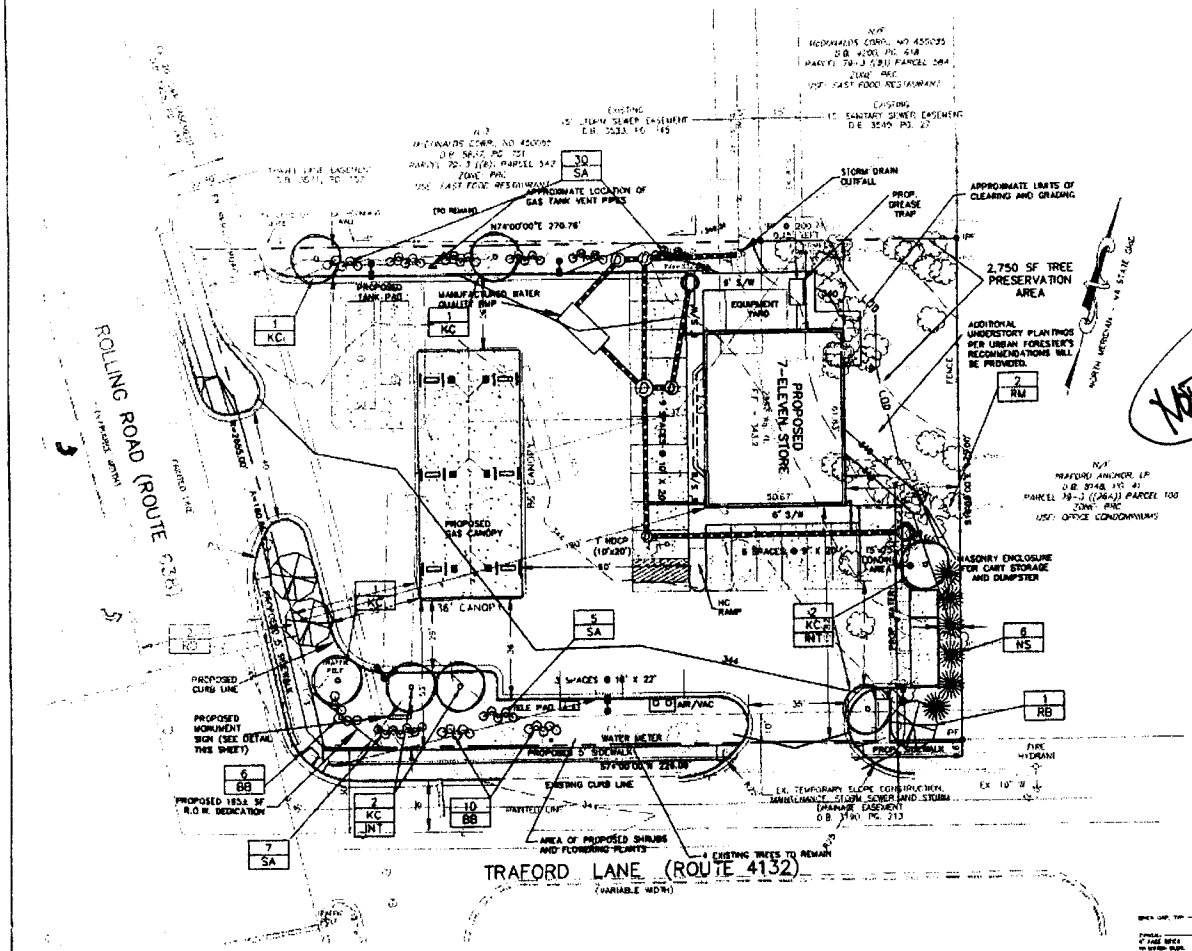
7-ELEVEN

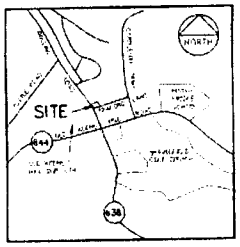
6221 ROLLING ROAD, DB 06066 PAGE 1694
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
SPECIAL EXCEPTION
EXISTING VEGETATION MAP

HURON CONSULTING

Project No: 500-107

Sheet: 2 OF 4





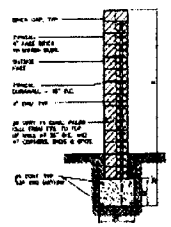
VICINITY MAP
SCALE: 1"=2,000'

PROPOSED PLANT LIST (SUBJECT TO SITE PLAN REVIEW)							
Key	Botanical Name	Common Name	Quantity	Stock Size (height/caliper)	Stock Type	Proposed 10-yr Tree Cover (sf/tree)	Proposed Tree Cover (sf)
Shade Trees							
RM	Acer rubrum	Red Maple	2	2" cal.	B&B	200	400
RB	Betula nigra	River Birch	3	1" cal.	B&B	175	525
Evergreen Trees							
NS	Ilex x Nellie Stevens'	Nellie Stevens Holly	6	6'-8'	B&B	40	240
Ornamental Trees							
KC	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	3	2" cal.		150	450
Shrubs-Deciduous							
BB	Berberis thunbergi 'Crimson Pygmy'	Barberry	16	18"-24"	B&B	0	0
Shrubs-Evergreens							
SA	Rhododendron obtusum	Southern Azalea	42	18"-24"	cont.	0	0
Interior Parking Lot							
KC INT	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	4	2" cal.	B&B	175	700
						Total Tree Coverage Required	8,047
						Total Tree Planting Coverage Provided	1,815
						Total Interior Tree Coverage Required	699
						Total Interior Tree Coverage Provided	700

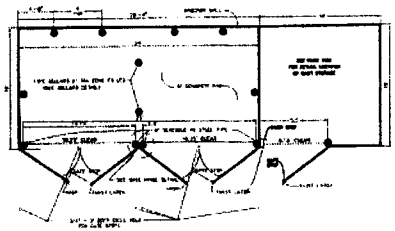
OPEN SPACE REQUIREMENT CALCULATION		
	Square Feet	Acres
Gross Site Area	42,349	0.97
Minimum Open Space Required (10%)	4,235	0.10
Total Impervious Area	31,405	0.72
Open Space Provided	11,944	0.27

TREE SAVE AREA CALCULATIONS	
Gross Site Area	42,349 sf
Land Disturbance	0 sf
Optional Dedications	0 sf
Building Footprint	3,112 sf
Adjusted Gross Site Area	39,187 sf
Total Tree Coverage Required (10%)	3,919 sf
Tree Preservation Credit (1.25 credits x 2,750 sf)	3,438 sf
Bonding Planting Credits	0
Tree Planting Credits	1,815 sf
Energy Conservation Credits (0.5 credit)	0
Native Plants Credits (0.1 credit)	0
Total Tree Coverage Provided (11.0%)	5,253 sf

INTERIOR LANDSCAPING REQUIRED	
Parking Lot Area	13,970 sf
Interior Landscaping Required (5%)	699 sf
Interior Landscaping Provided (5%)	700 sf
Total Tree Coverage Required (50%)	699 sf
Total Tree Coverage Provided (50.1%)	700 sf



TRASH ENCLOSURE WALL AND FOOTER DETAIL
N.T.S.



DUMPSTER ENCLOSURE DETAIL

ENGINEER
HURON CONSULTING
20380 CENTURY BLVD
SUITE 100
GERMANTOWN, MD. 20874
PHONE: (301) 528-2910
CONTACT: JASON AZAR

OWNER
7-ELEVEN, Inc.
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(IN FEET)
1 inch = 20 ft.

DWN BY: JA
CHK BY: JA
APP BY: REH
DATE: 5/05
SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
No. 0387

No.	Date	Revision Description	Rev By
1	8-06	REVISED PER COUNTY COMMENTS	JA
2			
3			
4			
5			
6			
7			
8			

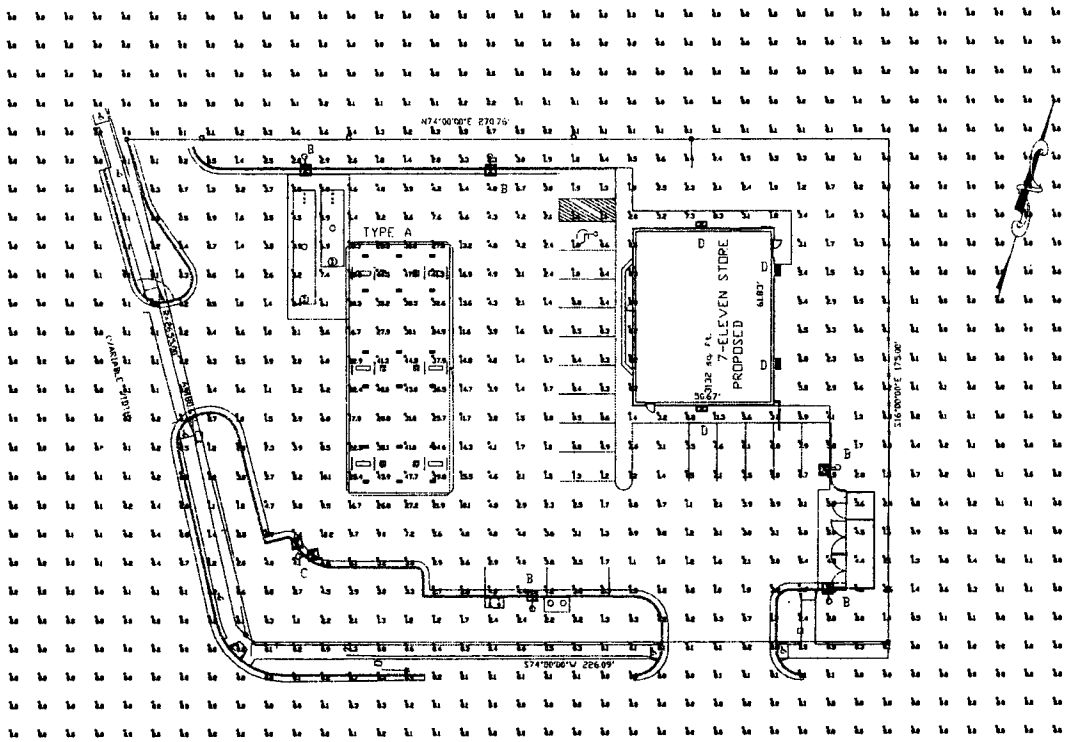
7-ELEVEN
6221 ROLLING ROAD, DB 06066 PAGE 1694
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
SPECIAL EXCEPTION
LANDSCAPE PLAN

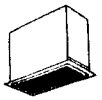
HURON CONSULTING

Project No.: 500-107

Sheet: 3 OF 4

500-107 CADD RR SEP LSCP LAYO PAGE 1 : 8/25/2006 3:49:32 PM





RICHMOND

GREENBRIAR FLAT LENS

GREENBRIAR WALL SCONCE

NOT APPROVED

NOTES

1. THE PROPOSED LIGHTING LEVELS WILL MEET FAIRFAX COUNTY STANDARDS.

Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	30 OR LESS	47.7	16.7	1.95	2.86
INSIDE CURB	3.91	27.2	0.1	39.10	272.00

MAINTAINED FOOTCANDLE VALUES AT GRADE. USING A .72 MAINTENANCE FACTOR.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Total Watts
	18	A	SINGLE	23000	0.720	RIC-S-250-SHM-73	295
	5	B	SINGLE	32000	0.720	GFM-FF-320-PSMV-F 18' POLE 2' BASE SINGLE	370
	1	C	@ 90 DEGREES	32000	0.720	GFM-FF-320-PSMV-F 18' POLE 2' BASE D90	740
	4	D	SINGLE	12000	0.720	GBVS-2-175-MM-F	215

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

SHEET 4 OF 4

Rev.	Date	By
1	9/08	JA

Revisions

INDUSTRIES

LIGHTING PROPOSAL FOR
7-11 (ROLLING RD)
FAIRFAX COUNTY, VA

SCALE 1"=20' LO-74923
DATE 8-17-05
BY BDB SHEET 4 OF 4

S1 CARDINAL FOREST COMMUNITY PLANNING SECTOR

CHARACTER

The Cardinal Forest Community Planning Sector is primarily developed with residential uses. Commercial development is located in the southwest corner. The Cardinal Forest subdivision, which occupies a large portion of the sector, is developed under the Planned Residential Community (PRC) zoning district. This development contains a mix of residential types and densities (single-family, townhouse, and garden apartments) as well as neighborhood-serving commercial development. South and east of Cardinal Forest, development is predominantly detached single-family houses, with some townhouse development in the southeast corner of the sector. A number of institutional uses, and several commercial office buildings are located along the north side of Old Keene Mill Road. A small industrial park is located along the Southern Railroad tracks, off Rolling Road and Morrissette Drive.

Neighborhood shopping is provided by the Cardinal Forest Plaza shopping center, located in the southwest corner of the sector at the intersection of Rolling and Old Keene Mill Roads. In addition, there are several community-serving shopping centers located just outside the sector, to the west of Rolling Road.

Potentially significant heritage resources have been recorded in Cardinal Forest Park and can be expected along Rolling and Old Keene Mill Roads and Accotink Creek and its tributaries. Upland areas have been largely disturbed by recent residential development.

CONCEPT FOR FUTURE DEVELOPMENT

The Cardinal Forest Community Planning Sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

RECOMMENDATIONS

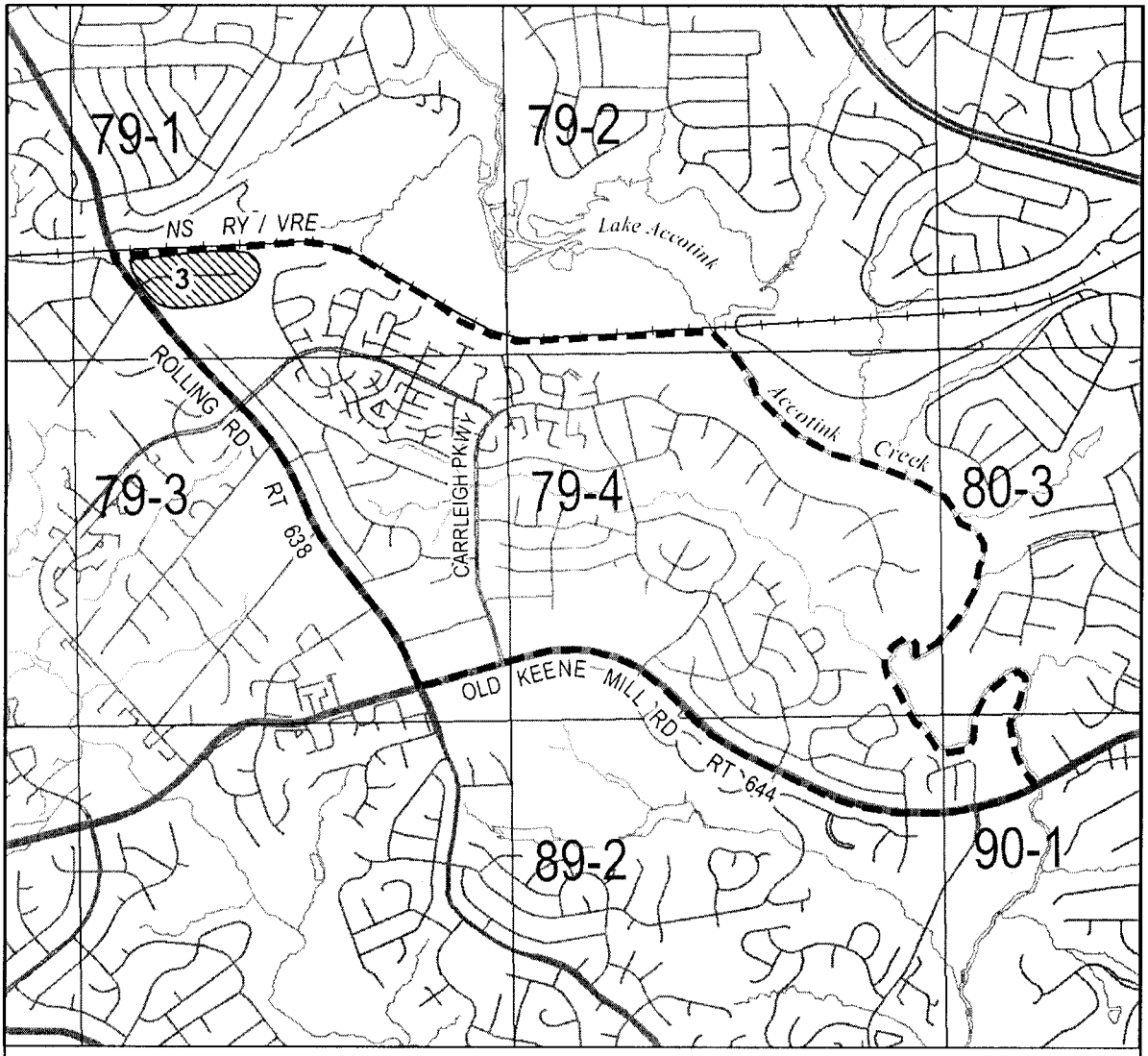
Land Use

The Cardinal Forest sector is largely developed in stable residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 10 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The current pattern of land uses in the sector should be maintained, and infill development should be compatible with existing residential densities and types. Additional commercial development should not occur along Old Keene Mill Road. [Not shown]



S1-Cardinal Forest Community Planning Sector
Land Use Recommendations
General Locator Map

Land Use Recommendation. Number corresponds to recommendation in text.

2400 FEET

MAP PREPARED BY DPZ

FIGURE 10

2. The Cardinal Forest master plan, which is incorporated in the Comprehensive Plan, indicates the extent and type of development in Cardinal Forest. Development in the Cardinal Forest Residential Planned Community (RPC) should be in accordance with the adopted Cardinal Forest Plan map as shown on Figure 11.

3. The Morrissette Drive industrial area (West Springfield Corporate Centre), located along the south side of the Southern Railroad tracks off Rolling Road and Morrissette Drive, is planned for industrial use up to .40 FAR. Infill development on vacant land should be compatible in use and intensity with existing industrial uses. Such development should provide for screening and buffering to adjacent parkland and residential development. Should this area (Morrissette Drive industrial area) redevelop, it should be considered as a commuter rail station site.

Transportation

Transportation recommendations for this sector are shown on Figure 12. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Before Old Keene Mill Road is improved, a corridor study should be undertaken to determine the best way to increase corridor capacity and to determine the impacts on the adjacent residential neighborhoods and the commercial and institutional uses in the sector.

Heritage Resources

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Parks and Recreation

Parks and recreation recommendations for this sector are shown on Figure 13. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

County of Fairfax, Virginia

MEMORANDUM

DATE: November 21, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SE 2008-BR-029 / PRC-A-787
7-Eleven

This memorandum, prepared by Dawn Dhavale, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised Special Exception/PRC plat dated November 2007 as revised through October 2008, and the Lighting Proposal dated November 7, 2007. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on pages 3 through 16, the Plan states:

"Objective 1: Preserve and improve air quality. . . .

Policy c. Support air quality improvement through tree preservation, tree planting and sensitive landscaping practices. Support and encourage the following during the reviews of development proposals:

- Maximization of tree preservation consistent with planned land use and good silvicultural practices.

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

- Maximization of tree planting/tree cover restoration consistent with planned land use and good silvicultural practices. . . .

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

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.

- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .

- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements. . . .

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

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

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. . . ."

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.

Lighting

Issue:

The applicant states in a note that the lighting levels under the canopy will comply with Fairfax County standards for lighting. The lighting study provided shows light levels on the south eastern edge of the sites which may trespass beyond the site property. Some of the lighting locations are close to trees, which might be harmed by the lighting.

Resolution:

The applicant should confirm that the lighting levels are sensitive to and do not contribute to light pollution, as well as site-specific elements. The applicant should consider moving the light in the southeastern corner to a more interior location to contain light trespass off the property.

Stormwater

Issue:

There are no current stormwater controls on the property.

Resolution:

The applicant should coordinate with the Department of Public Works and Environmental Services (DPWES) to confirm that the proposed controls are adequate.

Tree Save/Invasive Species

Issues:

The previous application did not have a significant area of tree save. This application shows a tree save area of 5,500 sq. ft. down from 9,000 sq. ft. of existing tree cover currently on the site.

The applicant mentions supplemental plantings to be added to the site to increase the tree cover. Currently Burning Bush and previously Barberry were listed as one of the specified plants. These are plants that the County is trying to eradicate in Park property through the Invasive Management Area Program.

The limits of clearing and grading as shown on the plans are not clear. A letter from the applicant mentions that the limits have been extended to the property line, but if this is correct some of the trees which were marked for retention may be impacted.

Resolution:
The applicant may redesign the site to provide more areas of tree save. The applicant should clarify the limits of clearing and grading on the plans so as to allow determinations regarding potential for tree impact. Burning Bush and Barberry should be replaced with native, non-invasive plantings. The applicant should coordinate with the Park Authority or consult the list of invasive species currently being removed through the Invasive Management Area Program, available at: http://www.fairfaxcounty.gov/parks/resources/IMA/.

Soil
Issue:
There are underground storage tanks on the property that are being replaced as part of the redevelopment.

Resolution:
While there is no suggestion of a leak having occurred, as the tanks are being removed as part of the process, it would be advisable for the applicant to test the soil near the tanks as part of the construction.

Open Space
Issue:
There is substantial loss of open space in this redevelopment from 41.7% to 32%.

Resolution:
The applicant may redesign the site plan to tighten the limits of clearing and grading, or move the mini-market out of the currently open space on the property.

PGN:DMD

County of Fairfax, Virginia

MEMORANDUM

DATE: February 26, 2009

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

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

FILE: 3-5 (SE 2008-BR-029)
3-4 (PRC-A-787)

SUBJECT: Transportation Impact

REFERENCE: SE 2008-BR-029/PRC-A-787; 7-Eleven, Inc. – 6221 Rolling Road
Traffic Zone: 1557
Land Identification Map: 79-3 ((8)) 5A3.

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 June 2008, and revised through December 2, 2008. The site is 0.99 acre at the northeast corner of Rolling Road and Trafford Lane. The applicant proposes to tear down the existing service station/mini-mart and to replace it with a 7-11 gas station and quick service food store.

All Fairfax County Department of Transportation issues with this application have been resolved.

AKR/LAH/lah
cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot

FCDOT
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County of Fairfax, Virginia

MEMORANDUM

DATE: JAN - 6 2009

TO: Tracy Strunk, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Application, SE 2008-BR-029, 7-Eleven, Inc., Plat Dated November 10, 2008, LDS Project #24637-ZONA-001-4, Tax Map #079-3-08-0005-A3, Braddock District

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

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

Floodplain
There is no floodplain on the site.

Downstream Drainage Complaints
There are a number of drainage complaints on file at Tax Map #079-3-08-0005-A2 (blockage), 079-3-08-0005-B (blockage), 079-3-08-05-0018 (standing water in storm drain), 079-3-08-05-0026 (standing water) and 079-3-08-06-0015 (blockage).

SWM
The applicant proposes an underground stormwater detention vault and a manufactured BMP Stormfilter to meet the SWM requirements.

The SWM facilities shall be privately maintained and the owners will be required to execute a stormwater maintenance agreement with the County prior to site plan approval.

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

Site Outfall

Narrative for outfall has been provided in the SWM Report accompanying the plat. The extent of description of downstream review of outfall need to be from the site to a point which is at least 100 times the site area. The applicant states that there will be no increase in the runoff (because of the proposed on-site detention). Condition and capacity of the storm sewers need be evaluated at the site plan submission. The hydraulic grade line computation for existing sewers should ensure that it meets requirements of the PFM Section 6-0304.11.

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

QK/mw

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Zoning Application File

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.

☐ ☑

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

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

7-608 Use Limitations

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

1. In any Highway Corridor Overlay District:

☑ A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

☑ B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

(1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or

(2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or

(3) Access to the site is provided by a functional service drive, which provides controlled access to the site.

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

NA 2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:

A. Service stations shall not include any uses such as vehicle or tool rental.

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

NA 3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:

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

NA 4. Where the underlying district is C-7, C-8, C-9, I-3 or I-4, in addition to Par. 1 above:

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

NA 5. Where the underlying district is I-5 or I-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs.

6-301 Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.

2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.

3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.

4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.

5. The location of structures to take maximum advantage of the natural and manmade environment.

6. The provision of adequate and well-designed open space for the use of all residents.

7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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