



APPLICATION ACCEPTED: November 6, 2007  
APPLICATION AMENDED: December 15, 2008  
PLANNING COMMISSION: March 18, 2009  
BOARD OF SUPERVISORS: March 30, 2009 @ 3:30 PM

## County of Fairfax, Virginia

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# CRD

March 24, 2009

### STAFF REPORT ADDENDUM

### APPLICATION SE 2007-MA-034

### MASON DISTRICT

**APPLICANT:** TD Bank, N.A.

**ZONING:** C-8, CRD, HC & SC

**PARCEL:** 71-1 ((1)) 89

**ACREAGE:** 28,083 square feet

**FAR:** 0.14

**OPEN SPACE:** 19%

**PLAN MAP:** Other Uses – Retail/Office Mixed Use

**SE CATEGORY:** Category 6: Drive-in Financial Institutions in a Highway Corridor Overlay District

**PROPOSAL:** Develop a freestanding drive-in financial institution with two, detached drive-through lanes in a Highway Corridor Overlay (HC) District; and waivers and modifications in a Commercial Revitalization District (CRD).

### WAIVERS AND MODIFICATIONS:

- Waiver of minimum lot size.
- Waiver of minimum lot width.

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Kristen Abrahamson

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/](http://www.fairfaxcounty.gov/dpz/)



- Waiver of service drive along Little River Turnpike.
- Waiver of minimum front yard requirements along Little River Turnpike (Route 236).
- 20% Parking space reduction.
- Waiver of construction of the required frontage improvements
- Modification of trails requirements.
- Waiver of the on-road bike lane along the Little River Turnpike frontage in favor of right-of-way dedication and an escrow.
- Modification of streetscape requirements along Little River Turnpike and Backlick Road.
- Modification of the southern drive aisle width.
- Waiver of the loading space requirement

#### **STAFF RECOMMENDATION:**

Staff recommends denial of SE 2007-MA-034. However, if it is the intent of the Board of Supervisors to approve SE 2007-MA-034, staff recommends that the approval be made subject to the development conditions contained in Appendix 1.

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

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

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

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

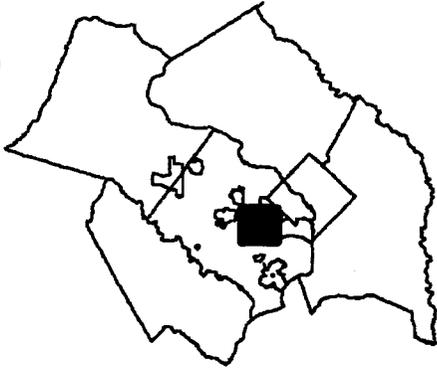
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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

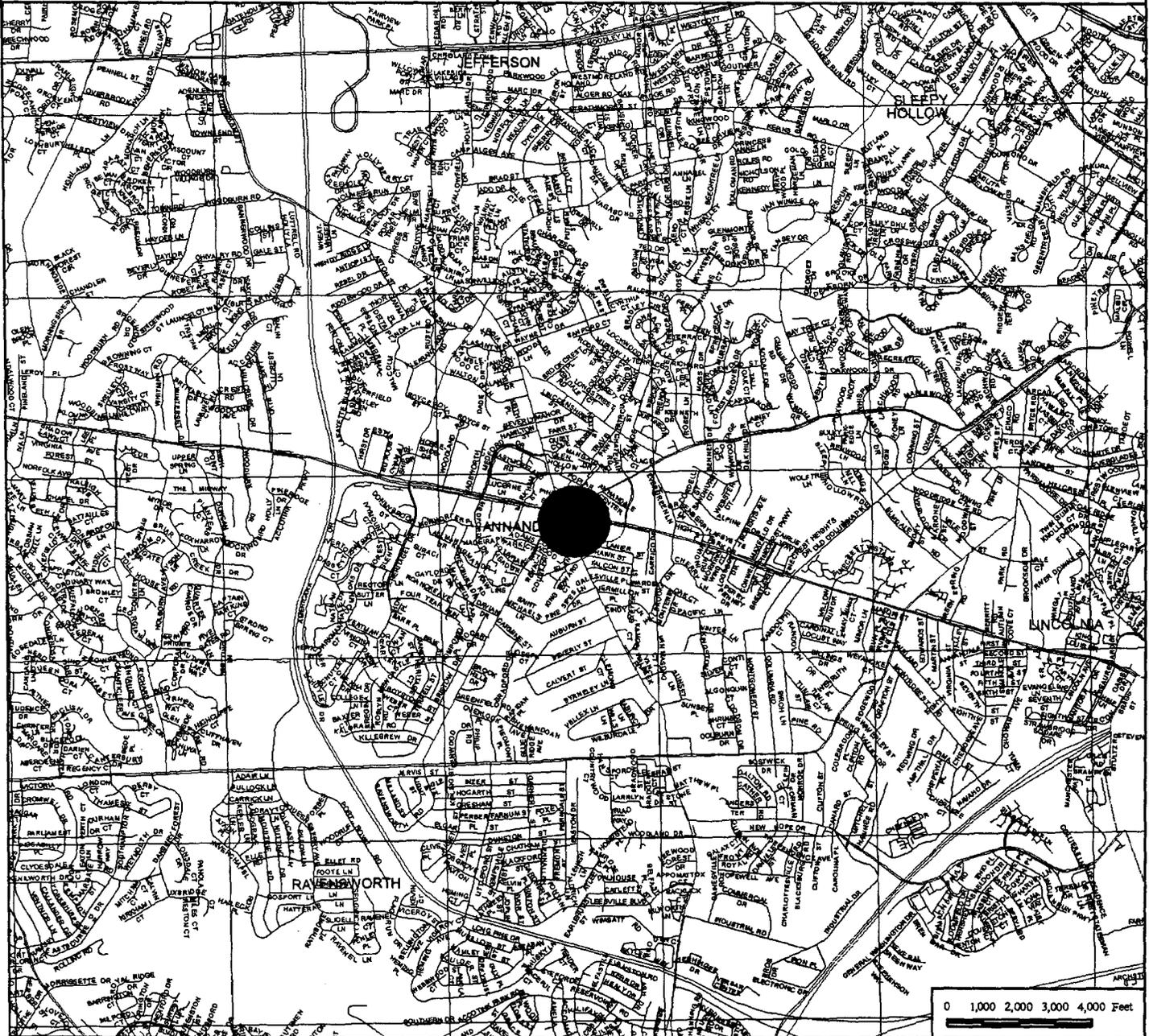
# Special Exception

SE 2007-MA-034



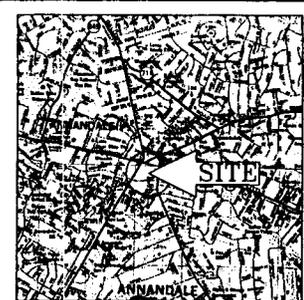
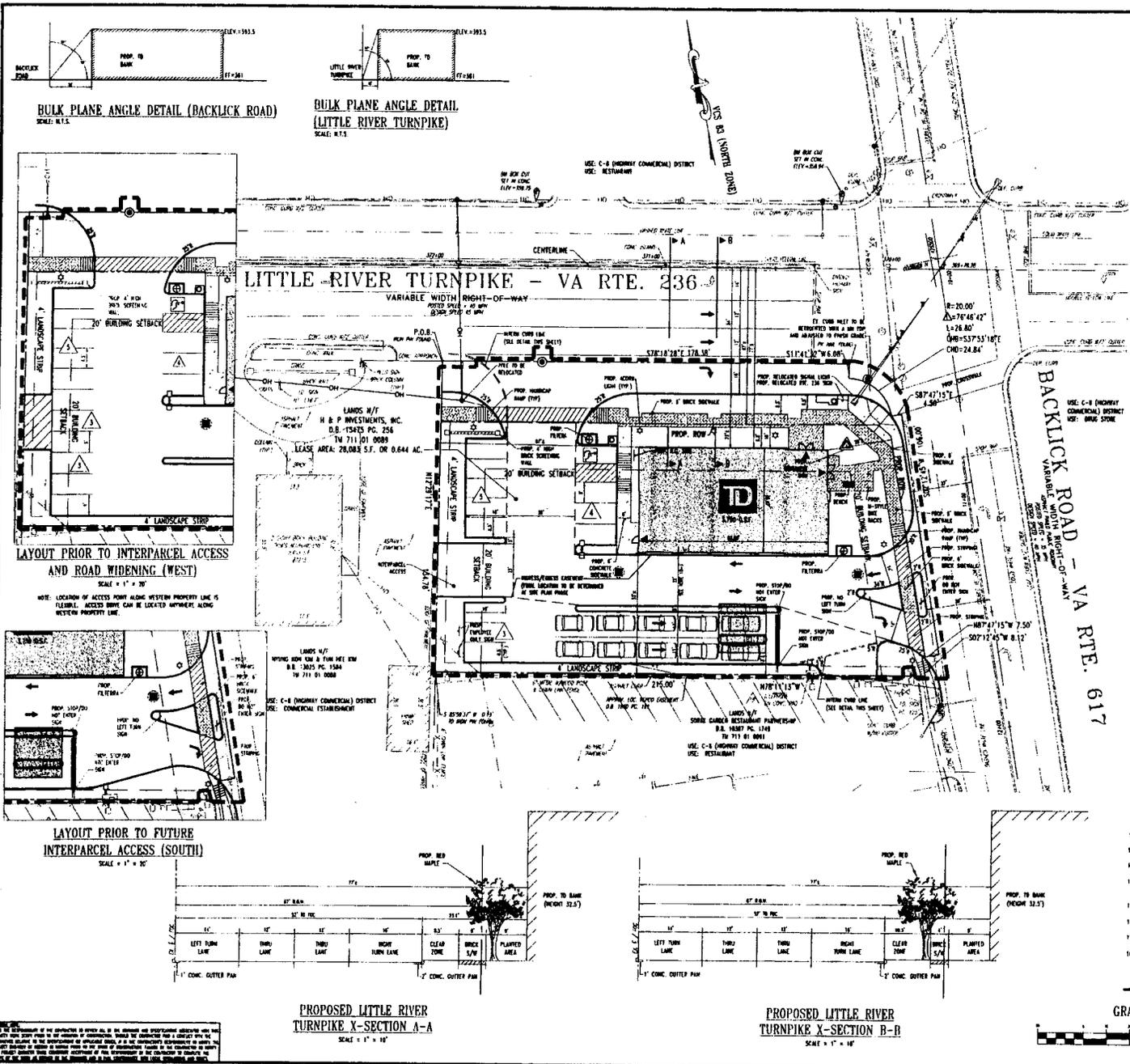
Applicant: TD BANK, N.A.  
Accepted: 11/06/2007  
Proposed: DRIVE-IN FINANCIAL INSTITUTION IN A HIGHWAY CORRIDOR OVERLAY DISTRICT AND MODIFICATIONS AND WAIVERS IN THE CRD

Area: 28,083 SF OF LAND; DISTRICT - MASON  
Zoning Dist Sect: 09-0622 07-0607  
Art 9 Group and Use: 6-19 6-07  
Located: 7209 LITTLE RIVER TURNPIKE  
Zoning: C- 8  
Plan Area: 1  
Overlay Dist: CRD SC HC  
Map Ref Num: 071-1- /01/ /0089









**GENERAL NOTES:**

1. THE PLAN REFERENCES DOCUMENTS AND INFORMATION IS:
2. PROPOSED USES FOR DRIVE-IN BANK WILL BE LOCATED WITHIN 2000 SQUARE FEET AREA OF SPECIAL EXCEPTION.
3. OWNER: MAP INVESTMENTS, INC. 2726N BRAYS DRIVE, SUITE 200 STERLING, VIRGINIA 20154
4. THE PROPERTY IS CURRENTLY ZONED C-8 (HIGHWAY COMMERCIAL) DISTRICT.
5. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD BATH SURVEY.
6. PROPOSED BUILDING UTILITY LOCATIONS, PAVING AND PARKING LOT CONVECTIONS, ARE SUBJECT TO FINAL ENGINEERING DESIGN. BUILDING FOOTPRINT CONFIGURATION IS TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS SHOWN.
7. THE APPLICANT RESERVES THE RIGHT TO VARY THE PROPOSED PARKING TO MEET THE FORDAM'S REQUIREMENTS.
8. THE PROPOSED SITE WILL NOT IMPACT ANY OTHER BUREAU SITES.
9. THE PROPERTY IS LOCATED IN ZONE 4 PER THE MAP ENTITLED "TYPICAL FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA AND INCORPORATED ANGEL PANEL 100 OF 130", MAP NUMBER 515570200.D. MAP EFFECTIVE DATE: MARCH 5, 1995.
10. ZONING REQUIREMENTS:
 

REQUIRED	REQUIRED	CROSSED
A. BUILDING SETBACK REQUIREMENTS		
- FRONT SETBACK (LITTLE RIVER PI.)	15'-20' (TOWNS CENTER AREA)	15'0"
- FRONT SETBACK (BACKLICK RD.)	15'-20' (TOWNS CENTER AREA)	15'0"
- SIDE SETBACK (3000'S)	20'	3'0" (CLAMP) 8'0" (STANDARD)
- REAR SETBACK (WEST)	20'	2'0"
B. MAXIMUM F.L.P.	0.5	0.15'
C. OPEN SPACE	15%	11.9%
D. MINIMUM LOT AREA	40,000 SQ. FT.	20,000 SQ. FT.
E. MINIMUM LOT WIDTH	40'	21.5'
F. MAXIMUM BUILDING HEIGHT	40'	32.5'
11. NUMBER REQUIRED AS PART OF THIS SPECIAL EXCEPTION PLAN
12. PARKING REQUIREMENTS:
 

4 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA (PER FAIRFAX COUNTY DEFINITION)	12	15 (10')
5,750/1,000 ± 4 ± 15		
ZONING RESTRICTION: (COMMERCIAL RECREATION DISTRICT)		
15 - 3 (20% OF 15) ± 12		
13. 20% REDUCTION OF THE PARKING REQUIREMENTS IS REQUESTED AS PART OF THIS SPECIAL EXCEPTION PLAN
14. INCLUDES 4 TEMPORARY SPACES. 12 AFTER INTERPARCEL CONNECTORS ARE COMPLETED.
15. STANDING SPACES: 5 SPACES FOR EACH WINDOW
16. LANDING SPACES: (NONE FOR USE LESS THAN 20.00)
17. DRIVE AISLE WIDTH: 25'
18. THE PROPOSER STRUCTURES COST WHICH F.A.E. LIMITS OF SE AREA.
19. THE SITE WILL BE SERVICED BY PUBLIC WATER & SEWER.
20. TRASH WILL BE STORED INSIDE THE BANK AND BE REMOVED ON A MONTHLY BASIS.
21. BRICK PAPER SIDEWALK WILL BE MAINTAINED. AGREEMENT WITH HOOD REQUIRED FOR SIDEWALK IN HEIGHT OF WEET.
22. ALL SIDEWALK PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
23. PARKING STANDARDS SHALL CONFORM TO SECTION 7-2000 OF THE PUBLIC FACILITIES MANUAL (PFM).
24. THE SITE WILL MEET MINIMUM REQUIREMENTS FOR A LEED CERTIFIED PROJECT.
25. AN BUSINESS/PROCESS LAYOUT WILL BE PROVIDED FOR INTERPARCEL ACCESS TO WEST. FINAL LAYOUT LOCATION WILL BE PROVIDED AT SITE PLAN REVIEW.

**BOHLER ENGINEERING**

OFFICE: 2726N BRAYS DRIVE, SUITE 200, STERLING, VIRGINIA 20154  
TEL: (703) 790-5500  
WWW.BOHLENERGINEERING.COM

PROJECT NO. 150770200.D  
DATE: 02/17/2017  
SHEET NO. 3 OF 10

**NEIGHBORS**

NO.	DATE	COMMENTS	BY
1	11/27/16	REV. FOR CLEAR COMMENTS	PCB
2	1/4/17	REV. FOR CLEAR COMMENTS	PCB
3	5/17/16	REV. FOR COUNTY COMMENTS	DMH
4	5/4/16	REV. FOR COUNTY COMMENTS	DMH
5	5/26/16	REV. FOR COUNTY COMMENTS	PCB
6	6/24/16	REV. FOR COUNTY COMMENTS	PCB
7	10/17/16	REV. FOR COUNTY COMMENTS	DMH
8	11/16/16	REV. FOR COUNTY COMMENTS	PCB
9	12/15/16	REV. FOR COUNTY COMMENTS	DMH
10	1/11/17	REV. FOR COUNTY COMMENTS	DMH
11	10/11/16	REV. FOR COUNTY COMMENTS	DMH

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO. 150770200.D  
DATE: 02/17/2017  
SHEET NO. 3 OF 10



ANNANDALE, VIRGINIA EXCEPTION PLAN FOR

7206 LITTLE RIVER TURNPIKE  
FAIRFAX COUNTY

**BOHLER ENGINEERING**

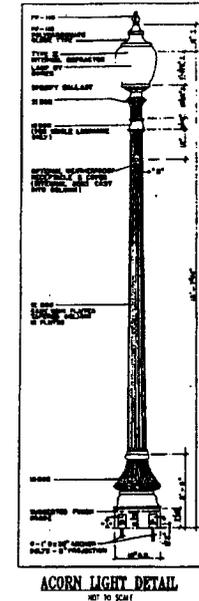
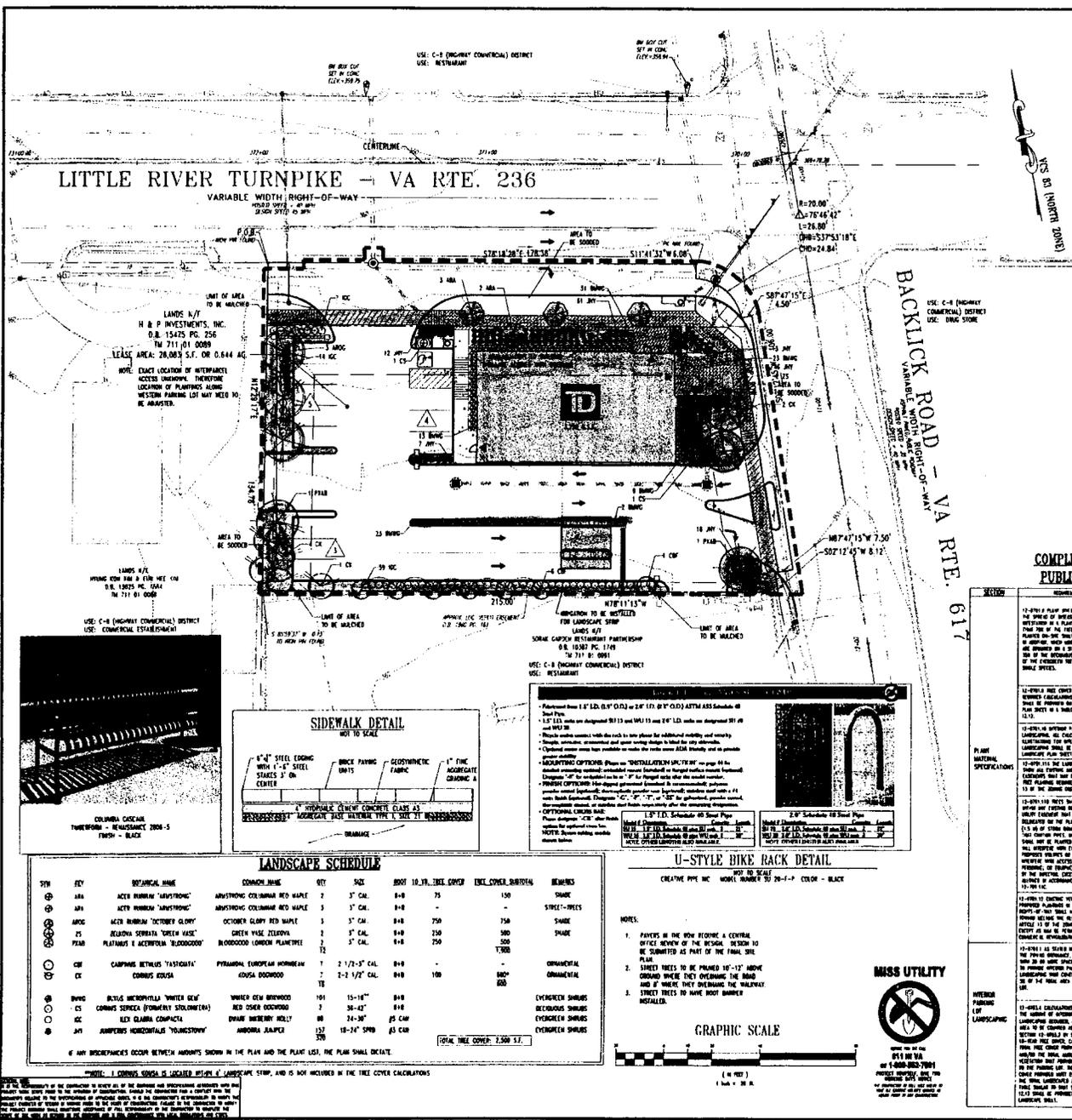
2726N BRAYS DRIVE, SUITE 200, STERLING, VIRGINIA 20154  
TEL: (703) 790-5500  
WWW.BOHLENERGINEERING.COM



**MISS UTILITY**

**SITE PLAN**

SHEET NUMBER: 3 OF 10



**TREE COVER CALCULATIONS**

**GROSS SITE AREA:**  
 TOTAL = 28,083 S.F.  
 BLDG. = 3,750 S.F.  
 NET SITE = 24,333 S.F.

**TREE COVER REQUIRED:**  
 24,333 S.F. x .10 TREE COVER REQUIRED (COMMERCIAL) = 2,433 S.F. REQUIRED

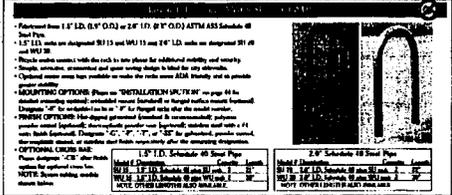
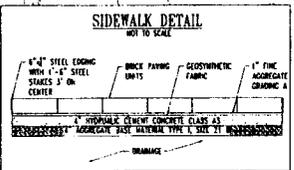
**TREE COVER PROVIDED:**  
 2,500 S.F. (10.3%)

**COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL**

SECTION	REQUIREMENT	CALCULATIONS/DETAILS/NOTES	COMPLIANCE
PLANT MATERIAL SPECIFICATIONS	12-07-01 PLANT SPECIFICATIONS TO BE LISTED IN THE PLANT LIST AND TO BE APPROVED BY THE CITY ENGINEER. THE PLANT LIST SHALL BE SUBMITTED AS PART OF THE FINAL SITE PLAN.	PROVIDED PLANT LIST	COMPLIANT
	12-07-02 PLANT SPECIFICATIONS TO BE LISTED IN THE PLANT LIST AND TO BE APPROVED BY THE CITY ENGINEER. THE PLANT LIST SHALL BE SUBMITTED AS PART OF THE FINAL SITE PLAN.	SEE TREE COVER CALCULATION SHEET PROVIDED ON THIS SHEET	COMPLIANT
	12-07-03 PLANT SPECIFICATIONS TO BE LISTED IN THE PLANT LIST AND TO BE APPROVED BY THE CITY ENGINEER. THE PLANT LIST SHALL BE SUBMITTED AS PART OF THE FINAL SITE PLAN.	SEE TREE COVER CALCULATION SHEET PROVIDED ON THIS SHEET	COMPLIANT
	12-07-04 PLANT SPECIFICATIONS TO BE LISTED IN THE PLANT LIST AND TO BE APPROVED BY THE CITY ENGINEER. THE PLANT LIST SHALL BE SUBMITTED AS PART OF THE FINAL SITE PLAN.	SEE TREE COVER CALCULATION SHEET PROVIDED ON THIS SHEET	COMPLIANT
INTERIOR PARKING LANDSCAPING	12-07-05 INTERIOR PARKING LANDSCAPING TO BE PROVIDED IN ALL INTERIOR PARKING AREAS.	PROVIDED INTERIOR PARKING LANDSCAPING	COMPLIANT
	12-07-06 INTERIOR PARKING LANDSCAPING TO BE PROVIDED IN ALL INTERIOR PARKING AREAS.	PROVIDED INTERIOR PARKING LANDSCAPING	COMPLIANT

**COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE**

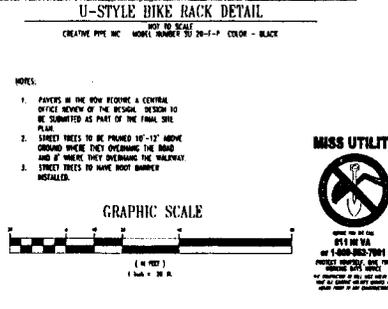
SUBSECTION	REQUIREMENT	CALCULATIONS/DETAILS/NOTES	COMPLIANCE
12-202 PERMISSIBLE LANDSCAPING	12-202 PERMISSIBLE LANDSCAPING TO BE PROVIDED IN ALL INTERIOR PARKING AREAS.	PROVIDED INTERIOR PARKING LANDSCAPING	COMPLIANT
12-203 PERMISSIBLE LANDSCAPING	12-203 PERMISSIBLE LANDSCAPING TO BE PROVIDED IN ALL INTERIOR PARKING AREAS.	PROVIDED INTERIOR PARKING LANDSCAPING	COMPLIANT



**LANDSCAPE SCHEDULE**

SYM	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	ROOT 10" IN. DIA. COVER	ENCL. COVER SUBTOTAL	REMARKS
ABA	⊕	ACEA RUBRUM 'LANTYTRON'	ANTISTRONG COLUMBIAN RED WAXLE	2	3" CAL.	8+8	75	SHADE
ABA	⊕	ACEA RUBRUM 'LANTYTRON'	ANTISTRONG COLUMBIAN RED WAXLE	3	3" CAL.	8+8	150	STREET TREES
APAC	⊕	ACEA RUBRUM 'LANTYTRON'	ANTISTRONG COLUMBIAN RED WAXLE	3	3" CAL.	8+8	750	SHADE
AS	⊕	ACER SERRATUM 'SILVER SWAN'	GREEN WAX LEAVY	1	3" CAL.	8+8	250	SHADE
PAAB	⊕	PLATANUS & ACEROLINA 'BLOODWOOD'	BLOODWOOD COMMON PLANTAIN	2	3" CAL.	8+8	250	SHADE
CB	⊕	CAMPANULA BELLOSA 'TASTICATA'	PYRAMIDAL EUROPEAN HORNWORM	7	2 1/2-3" CAL.	8+8	-	ORNAMENTAL
CC	⊕	CORDON ROSEA	ROSEA BOUQUARD	2	1-1 1/2" CAL.	8+8	100	ORNAMENTAL
DNWC	⊕	NETUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BURNING	101	15-14"	8+8	-	EYE-CATCHER SHRUBS
CS	⊕	CORNUS SPEREA (FORMERLY STOLONIFERA)	RED CEDAR BOUQUARD	2	34-34"	8+8	-	ORANGE SHRUBS
CC	⊕	KEY CLAMBA COMPACTA	DIANA BURNING WAXLE	80	24-30"	8+8	-	ORANGE SHRUBS
JAVI	⊕	JAPANESE HONORIBALUS 'YAMAGUCHI'	HONORIBALUS	123	18-24" SWN	8+8	-	EYE-CATCHER SHRUBS

TOTAL TREE COVER: 2,500 S.F.



**BOHLER ENGINEERING**

2208 LITTLE RIVER TURNPIKE  
FAIRFAX COUNTY, VA

2208 BAYVIEW DRIVE  
SUITE 700  
STYLAND, VIRGINIA 20184  
PH: (703) 798-5300  
FX: (703) 798-5241  
WWW.BE-VA.COM

**LANDSCAPING PLAN**

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## **BACKGROUND**

SE 2007-MA-034 is a request by TD Bank, N.A. for approval of a special exception for a drive-through financial institution and modifications and waivers in a Commercial Revitalization District, for a 28,083 sf parcel located at the southwest corner of the intersection of Little River Turnpike and Backlick Road, in the Annandale CBC. The property is currently zoned C-8 and lies within the Highway Corridor, Sign Control and Commercial Revitalization Overlay Districts. The applicant is proposing to construct a one-story (32.5 ft) structure, with two remote drive-through lanes located along the southern property line. Access to the site is proposed via two full-service entrances (one each on Little River Turnpike and Backlick Road) and a future interparcel connection to the west and south.

On March 11, 2009, the Staff Report was published based on an SE Plat dated December 31, 2008, recommending denial of the application. Staff's position was based primarily on the outstanding transportation issues surrounding the conflicts generated by the proposed full-service entrance on Backlick Road, both on-site and with the intersection of Little River Turnpike and Backlick Road. Staff also expressed concern that although the proposed streetscape treatment along Little River Turnpike could be judged to meet the intent of the Comprehensive Plan recommendations in the interim, with the ultimate road improvements envisioned by the Plan, almost all of the streetscape would be eliminated. In addition to the transportation concerns, there were a number of deficiencies and errors on the SE Plat noted by staff, which remained outstanding.

During the preparation of the Staff Report, the applicant submitted a revised SE Plat, dated February 5, 2009, which attempted to address some of staff's concerns; a copy of that plat has been attached to the front of this addendum for reference.

## **ANALYSIS**

The revised SE Plat retains the general design and layout of the previous SE Plat, with the exception of the entrance on Backlick Road, which has been re-designed to incorporate a channelized island to attempt to discourage left turn movements into and out of the site. The revised SE Plat also corrects a number of previous errors in the tabulations and notes on the plat, although some concerns remain.

The latest Transportation Addendum, which addresses this plat submission, is contained in Attachment 2.

Staff continues to believe that the proposed entrance on Backlick Road will negatively impact traffic operations at the Little River Turnpike and Backlick Road intersection. The latest revision depicts a channelized island at this entrance as a method of deterring vehicles from making left turn movements into and out of the site. While this represents an improvement, the island is still not capable of completely prohibiting these

left turn movements. Considering the amount of traffic already traveling through this intersection, the applicant's proposed entrance configuration can be expected to increase left turn queue lengths and wait time for vehicles on Backlick Road. A median on Backlick Road would be the most appropriate traffic device for this section of Backlick Road, and should be pursued by the applicant.

While the new channelized island provides a better alignment between entering and exiting vehicles, a narrower drive aisle as currently shown has the potential to slow drivers entering the site, thereby increasing the delay on the adjacent roadway. Staff continues to strongly encourage the applicant to improve on-site circulation by re-designing the site to place the bypass lane south of the drive-through, and slightly widening the drive aisle.

Fairfax County's adopted Transportation Plan recommends the widening of Little River Turnpike to a six-lane divided roadway. In addition to the six-lane widening, an on-road bike lane, trail and service drive are planned for this section of Little River Turnpike. The revised SE Plat includes provisions for interparcel access to the west and south that appear compatible with the future widening of Little River Turnpike. Because interparcel access has been provided, and discussions with FCDOT's bicycle coordinator suggest that an on-road bike lane waiver would be supported by FCDOT, the proposed right-of-way dedication of 67 feet from centerline is sufficient at this time.

The following remaining issues were also identified during the review of the revised SE Plat; these issues have been addressed in the proposed development conditions contained in Attachment 1; however, it would be highly desirable for the SE Plat to be revised to address these concerns:

- The frontage improvements depicted by the applicant on the SE Plat should be evaluated by FCDOT at site plan. If these improvements are found to be infeasible at that time, an escrow should be secured for the construction of the full frontage improvements as shown on the plan, including utility relocation and streetscaping costs.
- The SE Plat indicated that the final location of the western interparcel access will be determined at site plan. It should be noted that if the interparcel access must be relocated at site plan, its final location should be outside of the area impacted by the Little River Turnpike widening and in a location that can still provide an appropriate turn radius for entering vehicles. Additionally, ingress/egress easements should be secured for the areas identified for interparcel access to both the south and west. In the case of the western interparcel access, an easement should be secured along the entire western border.

- The sight distance exhibit for the Little River Turnpike entrance is incorrect. The exiting vehicle point is placed within the proposed right turn lane; the exhibit should be revised accordingly.
- The proposed vegetation is conflicting with sight distance lines at the Backlick Road entrance; this vegetation should be relocated where it will not conflict with sight distance, subject to the approval of UFM.
- The sight distance at the entrance on Little River Turnpike should be verified for both Little River Turnpike as it exists today and as it may be widened in the future.
- In lieu of providing the on-road bike lane on Little River Turnpike, an escrow for \$1600 to be applied to the necessary bike signage in the Annandale CBC, as discussed in the staff report, would be highly desirable.
- The landscape strip located along the western property line continues to be labeled as being 4 feet in width and graphically depicted as being 12 feet in width. The plat should be revised to depict a twelve foot wide strip.

## CONCLUSIONS AND RECOMMENDATIONS

Although staff agrees that the proposed channelized island at the entrance on Backlick Road will somewhat lessen the anticipated traffic conflicts, staff believes that, short of the provision of a median on Backlick Road, this entrance is extremely problematic. Conflicts persist both on-site, and with the existing traffic operations at the adjacent intersection, and staff continues to believe that this application, as currently designed, fails to meet the applicable provisions of the Zoning Ordinance.

Staff recommends denial of SE 2007-MA-034. However, if it is the intent of the Board of Supervisors to approve SE 2007-MA-034, staff recommends that the approval be subject to the proposed development conditions contained in Attachment 1.

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

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

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

## **ATTACHMENTS**

1. Proposed Development Conditions
2. Transportation Addendum III

**PROPOSED DEVELOPMENT CONDITIONS**

SE 2007-MA-034

March 24, 2009

If it is the intent of the Board of Supervisors to approve SE 2007-MA-034 located at 7209 Little River Turnpike (Tax Map 71-1 ((1)) 89) for a drive-in financial institution in a Highway Corridor Overlay District pursuant to Sect. 9-622 and Sect. 7-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation on the permitted site.
4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "TD Bank Special Exception Plan, SE 2007-MA-034, 7209 Little River Turnpike, Annandale, Virginia", prepared by Bohler Engineering and dated October 17, 2007 as revised through February 5, 2009, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Architecture of the financial institution and its related drive-thru facilities shall be in substantial conformance with that depicted on the Special Exception Plat, as determined by DPWES.
6. A maximum of two drive-thru window lanes, including ATMs, shall be allowed.
7. At the time of site plan approval, or upon demand (whichever occurs first), right-of-way to 67 feet from the centerline as shown on the SE Plat, shall be dedicated to the Board of Supervisors in fee simple along the site's Little River Turnpike frontage. If, at the time of site plan it is determined that the provision of frontage improvements as depicted on the SE Plat is infeasible, as

determined by VDOT and/or FCDOT, then adequate funds shall be escrowed for the full frontage improvements, including any utility relocations and streetscape improvements.

8. In lieu of providing an on-road bike lane along Little River Turnpike, \$1600 shall be deposited in an escrow account to be utilized for the provision of way-finding signage in the Annandale CBC and/or the surrounding area.
9. At the time of site plan approval, the applicant shall provide for public access easements to be recorded over the interparcel access to the south (Tax Map 71-1 ((1)) 91) as shown on the SE Plat, and along the entire property line of the parcel to the west (Tax Map 71-1 ((1)) 88). Prior to the establishment of the interparcel connection, it shall be demonstrated that the ultimate location of said interparcel access meets appropriate turn radius requirements for vehicles entering the site from Little River Turnpike, as determined by FCDOT.
10. The applicant shall install the modified streetscape elements and materials on Backlick Road as shown on the SE Plat, including a black metal bench, a trash receptacle of similar style and color, acorn-style light posts, and U-shaped bicycle racks. Any vegetation which is determined to interfere with the required sight distance at the entrance shall be relocated, subject to the recommendations of UFM.
11. The modified streetscape treatment along Little River Turnpike shall be provided in substantial conformance with that depicted on the SE Plat, subject to the procurement of the necessary license agreements to permit the location and maintenance of the proposed streetscape improvements within the right-of-way. If the appropriate license agreements can not be obtained, a streetscape design and materials in substantial conformance with that depicted on the SE Plat shall be located on the application property, including the proposed acorn lights; if the modified streetscape can not be located on the application property, a Special Exception Amendment shall be required.
12. The landscape strip depicted along the western property boundary shall be a minimum of twelve feet in width, as graphically depicted on the SE Plat, and shall be planted in substantial conformance with the treatment depicted on the SE Plat, as determined by UFM.
13. An appropriate turn radius shall be provided for vehicles entering the site from Little River Turnpike. No streetscape materials shall obscure sight lines from the site entrance at Little River Turnpike; plant materials shall be relocated on site as approved by UFM.

14. All approved modifications, including parking lot modifications and streetscape improvements, shall be completed prior to the issuance of a Non-RUP.
15. As depicted on the SE Plat, a 6-foot wide brick sidewalk shall be installed along the Little River Turnpike and Backlick Road frontages in lieu of 6-foot wide concrete trails. A public access easement shall be recorded over the sidewalks and shall extend to the property line, as well as allow for construction easements and other public purposes necessary to the functioning of the roads, such as signage.

A landscape plan shall be submitted concurrent with site plan review and shall demonstrate that a minimum of 15% open space and 10% tree cover has been provided on site, as approved by UFM. At a minimum, on-site landscaping shall be provided that is consistent with that depicted on the SE Plat. A copy of the landscape plan, including any modifications to the proposed streetscape necessitated the road improvements to Little River Turnpike, shall be submitted to the Annandale Central Business Planning Committee for review and comment prior to final site plan approval.

- ~~16. The proposed bank building shall meet minimum requirements for a LEED certified project as determined by the U.S. Green Building Council, or other third party certification, and a letter of credit or a bond shall be posted in the amount of \$60,000 to a "Green Building Escrow".~~

16. A LEED AP who is a professional engineer or architect licensed to practice in the Commonwealth of Virginia shall be retained, and shall be a part of the project's design and construction team.

Prior to approval of the site plan for the building, a separate agreement shall be executed and a "green building escrow" shall be posted, in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$60,000. The provision to the Environmental and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the non-RUP for the building, the escrow shall be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

A list of specific credits within the most current version of a LEED rating system shall be submitted as part of the site plan and building plan submissions.

A professional engineer or architect licensed to practice in the Commonwealth of Virginia shall be retained, who will provide certification statements both at the time of site plan and building plan reviews confirming that the items on the list will meet at least the minimum number of points necessary to attain LEED certification of the project.

17. Two tree box filtertrass shall be provided to enhance water quality, in substantial conformance to that shown on the SE Plat. Such facilities shall be constructed and maintained in accordance with the PFM Standards, as determined by DPWES.
18. The monument sign shall be in substantial conformance with that shown on the SE Plat, and shall be located in a manner which is determined not to interfere with minimum sight distance. Irrespective of that shown on the SE Plat, all signage shall meet the requirements of Article 12 of the Zoning Ordinance. Pole mounted signs shall not be permitted on site. Temporary promotional banners, balloons, flags, or rooftop displays shall not be permitted on site.
19. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
20. There shall be no outdoor storage or display of goods offered for sale on-site.

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

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

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



# County of Fairfax, Virginia

## MEMORANDUM

DATE: March 4, 2009

TO: Regina Coyle, Director  
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 2007-MA-034)

SUBJECT: THIRD ADDENDUM: SE 2007-MA-034; Commerce Bank  
Land Identification Map: 71-1-((1))-89

This department has reviewed the special exception plat revised through February 5, 2009. We have the following comments.

The location of the applicant's entrance on Backlick Road will negatively impact traffic operations at the Little River Turnpike and Backlick Road intersection. The applicant's latest submittal displays a channelized island at this entrance as a method of deterring vehicles from making left turn movements into and out of the site. While an improvement, the island is still not capable of completely prohibiting these left turn movements. Considering the amount of traffic already traveling near this intersection, such an entrance configuration as proposed by the applicant will increase left turn queue lengths and wait time for vehicles on Backlick Road. A median on Backlick Road would be the most appropriate traffic device for this section of Backlick Road and should be pursued by the applicant.

The new channelized island provides a better alignment between entering and exiting vehicles, but a narrower drive aisle as currently shown has the potential to slow drivers entering the site thereby increasing delay on the adjacent roadway. FCDOT encourages the applicant to improve site circulation by placing the bypass lane south of the drive thru and slightly widening the drive aisle.

Fairfax County's Transportation Plan recommends the widening of Little River Turnpike to a six lane divided roadway. In addition to the six-lane widening, an on-road bike lane, trail, and service drive are also recommended for this section of Little River Turnpike. The applicant's latest version of plans includes provisions for interparcel access to the west and south that appear to be compatible with the future widening of Little River Turnpike. Because interparcel access has been provided and discussions with FCDOT's bicycle coordinator suggest that an on-road bike lane waiver would be supported by our agency, the 67 feet from centerline right-of-way dedication is sufficient at this time.

The following issues were also identified during the review of the special exception plat:

- The frontage improvements proposed by the applicant should be evaluated by FCDOT at site plan. If these improvements are found to be infeasible at that time an escrow should be secured for the construction of the full frontage as shown on the plan including utility relocation and streetscaping costs.
- The applicant's plan states that the final location of the western interparcel access will be determined at site plan. It should be noted that if the interparcel access must be relocated at site plan, its final location should be outside of the area impacted by the Little River Turnpike widening and still be able to provide an appropriate turn radius for entering vehicles. Additionally, ingress/egress easements should be secured for the areas identified for interparcel access. In the

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Ms. Regina Coyle, Director  
March 4, 2009  
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case of the western interparcel access where the location has not been finalized, an easement should be secured along the entirety of the western border.

- The sight distance exhibit for the applicant's entrance onto Little River Turnpike is incorrect. The exiting vehicle point is placed within the proposed right turn lane. This exhibit should be revised accordingly.
- Vegetation is conflicting with sight distance lines at the Backlick Road entrance. This vegetation should be removed or relocated.
- Entrance sight distance should be verified for Little River Turnpike as it may be widened in the future and Little River Turnpike as it currently exists.
- An escrow for \$1600 towards necessary bike signage in the Annandale area would be desirable.

AKR/MEC