



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 17, 2009

Michael R. Vanderpool, Esquire
Vanderpool, Frostick & Nishanian, P.C.
9200 Church Street, Suite 400
Manassas, Virginia 20110

Re: Application PRC A-787
(Concurrent with Special Exception Application SE 2008-BR-029)

Dear Mr. Vanderpool:

At a regular meeting of the Board of Supervisors held on June 22, 2009, the Board approved Planned Residential Community Application PRC A-787 in the name of 7-Eleven, Inc., A Texas Corporation, Successor to the Southland Corporation. The Board's action approved the PRC Plan associated with Development Plan Amendment Application DPA A-787 to permit a service station/quick service food store. The subject property is located at 6221 Rolling Road [Tax Map 79-3 ((8)) 5A3] on approximately 43,289 square feet of land zoned PRC and HC in the Braddock District and is subject to the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan 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 Sect. 16-203 of the Zoning Ordinance.

The Board also:

- Approved Special Exception Application SE 2008-BR-029, subject to development conditions.

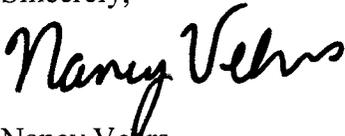
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

If you have questions regarding this Planned Residential Community Application, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Sharon Bulova
Supervisor John C. Cook, Braddock District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

Amended - agent only



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No. PRC-A-787

(Assigned by staff)

RECEIVED
Department of Planning & Zoning
FEB 17 2009
Zoning Evaluation Division

APPLICATION FOR A PRC PLAN
(PLEASE TYPE OR PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA The Southland Corporation
I (We), 7-Eleven Inc., a Texas Corporation, Successor to, the applicant (s) request approval of a PRC Plan for the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

PCL 5A3	SEC 1	Cardinal Forest	06066	1694
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

079-3	08		005-A3	43,289 SF
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

6221 Rolling Road
Springfield, Virginia 22152

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Rolling Road and Trafford Lane
PRESENT USE: Service Station
PROPOSED USE: Service Station and Quick Service Food Store
MAGISTERIAL DISTRICT: Braddock
OVERLAY DISTRICT (S): Highway Corridor

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Paul J. Gauthier/Agent
Type or Print Name
Vanderpool, Frostick & Nishanian, P.C.
9200 Church Street, Suite 400
Manassas, Virginia, 20110
Address

P. J. Gauthier
Signature of Applicant or Agent
(Work) 703-369-4738 **(Mobile)**
Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE
Date application accepted: 2/17/09 Virginia Ruffner Fee Paid \$ 7/a

ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: PRC -A -787

DECISION DATE: 6-22-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: BRADDOCK

APPLICANT NAME 7-ELEVEN, INC., A TEXAS CORPORATION, SUCCESSOR TO THE SOUT

STAFF COORDINATOR: TSWAGL

ACTION: APPROVE

DECISION SUMMARY:

ON JUNE 22, 2009, ON A MOTION BY SUPERVISOR COOK, THE BOARD UNANIMOUSLY APPROVED PRC A-787, SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 9, 2009. THE BOARD ALSO APPROVED SE 2008-BR-029, SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 12, 2009. THE APPLICATIONS PERMIT A SERVICE STATION AND QUICK SERVICE FOOD STORE IN A HIGHWAY COORDINATOR OVERLAY DISTRICT

TAX MAP NUMBERS

079-3- /08/ /0005-A3

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PRC

APPROVED RESIDENTIAL DEVELOPMENT**APPROVED NON-RESIDENTIAL DEVELOPMENT**

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
AUTO/HC-OD				<u>ADU'S</u>	2,513.00	SQ FEET	43,289.00	SQ FEET	0.06

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 06-09-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
MINOR MODIFICATIONS	01-01-0001	0	N/A	\$	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	\$	01-01-0001

DEVELOPMENT CONDITION

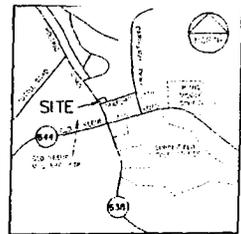
PRC A-787

June 9, 2009

If it is the intent of the Board of Supervisors to approve PRC A-787, located at Tax Map 79-3 ((08)) 5A3, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan 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 Sect. 16-203 of the Zoning Ordinance.

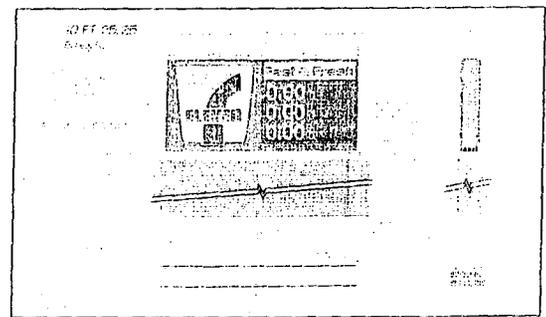
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.



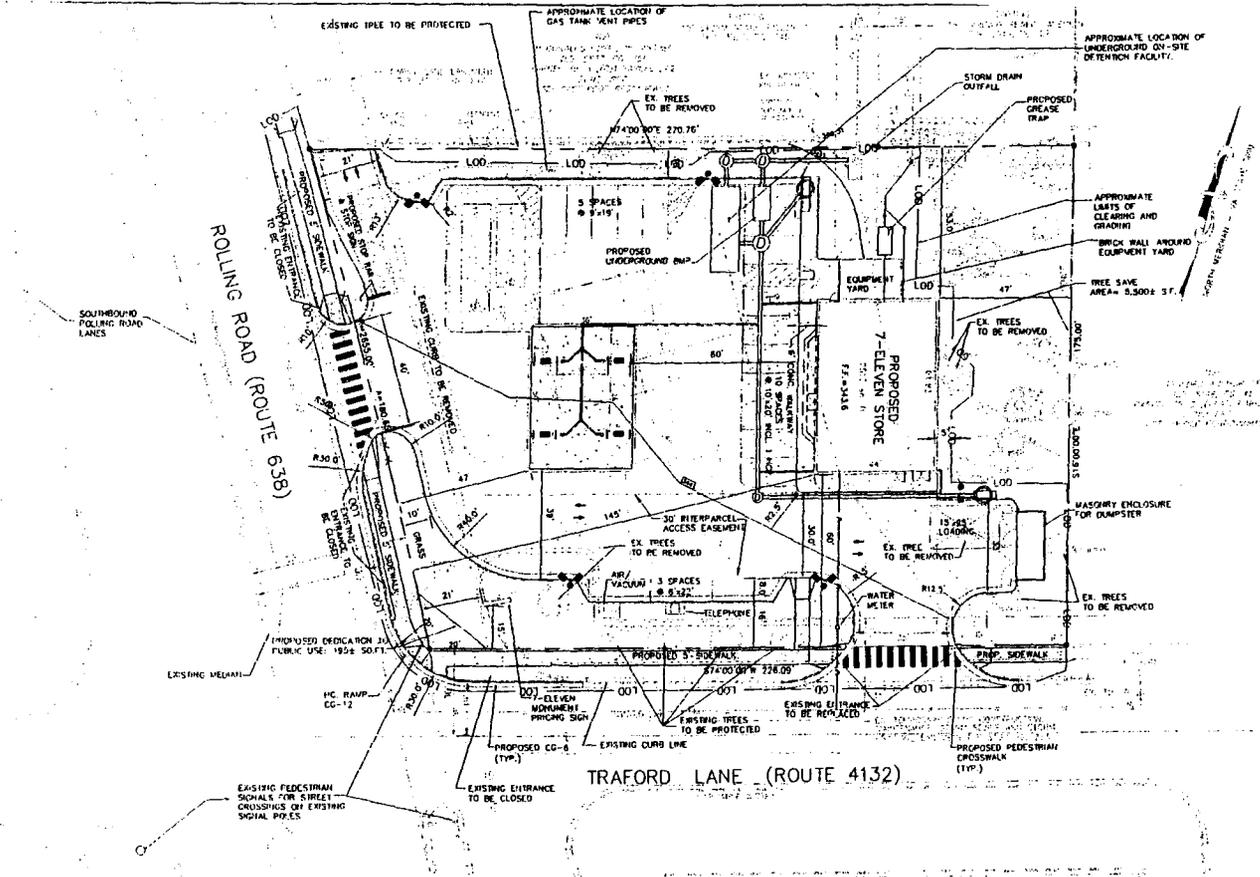
VICINITY MAP
SCALE 1"=2000'

SITE TABULATION		
PROPERTY AREA	43,289 s.f. / 0.9938 ac.	
TAX MAP PARCEL #	078-3-06-0025-A3	
ZONING	PRC (Planned Residential Community) District	
USE	HCOO (Highway Corridor Overlay) District QUALITY SERVICE FOOD STORE AND SERVICE STATION	
ZONING REQUIREMENTS	REQUIRED	PROVIDED
1. Setbacks:	142'	142'
a. Front	00'	33'
b. Side	00'	41'
c. Rear	00'	47'
d. Canopy	00'	47'
2. Open Space/Green Area:	10%	32.4%
	(4,230 SF)	(14,038 SF)
3. Building Coverage	25% (MAX)	5.8%
4. Building Floor Area:		2,513 SF
a. Gross	---	2,513 SF
b. Net	---	0.0%
c. F.A.R.	---	0.05
5. Building Height:	1	1
a. Total	17 (SEE CCMP BELOW)	15
b. HCP	1	1
c. Loading	1	1
6. Landscaping	474 SF (5%)	576 SF (0.07%)
7. Landscaping		
a. Interior Landscaping	1	1
b. Parking	17	17
c. Loading	1	1
d. Interior Landscaping	474 SF (5%)	576 SF (0.07%)
8. Parking	17	17
a. From any P.R.C.	10'	10' MIN
b. From other prop. P.R.C.	4'	15' MIN
9. Tree Canopy Coverage		(see Sheet 3 of 4 for details)

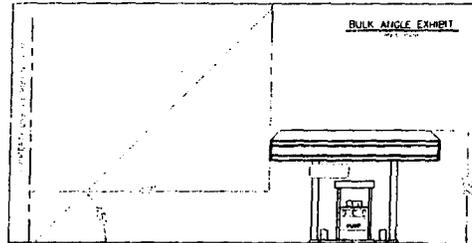
PARKING COMPUTATION
REQUIREMENT: 6.5 SPACES PER 1000 SF GROSS RETAIL SPACE PLUS 2 SPACES PER SERVICE BAY
2513 SF RETAIL AREA = 6.5 SP/1000 SF = 16.33 SP + 17 SPACES
THERE ARE NO SERVICE BAYS PROPOSED.



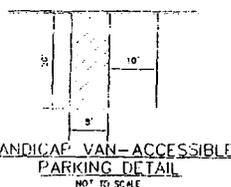
7-ELEVEN MONUMENT PRICING SIGN
NOT TO SCALE



- NOTES
- THE SITE IS LOCATED WITHIN ZONE 4 AS SHOWN ON FEMA FLOOD MAP PANEL 515525 00730 DATED MARCH 3, 1990. THE SITE IS NOT LOCATED IN ANY PMA OR RPA AS PER MAP 78-3 OF FAIRFAX COUNTY GIS SYSTEM.
 - ALL EXISTING STRUCTURES TO BE MAZED.
 - EXISTING UNDERGROUND FUEL STORAGE TANKS TO BE REMOVED.
 - THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
 - THERE ARE NO BURIAL SITES ON THE PROPERTY.
 - FIELD PLAN TOPOGRAPHY PROVIDED BY JEFF WARNER LAND SURVEYING PER ALTA/JCSM DATED APRIL 28, 2005.
 - EXISTING SUPERMOUS COVERAGE = 29,077 SF.
PROPOSED SUPERMOUS COVERAGE = 29,437 SF.
SUPERMOUS INCREASE = 1,375 SF.
 - STORMWATER QUANTITY CONTROL WILL BE PROVIDED ON-SITE IN AN UNDERGROUND SYSTEM AND WATER QUALITY WILL BE ADDRESSED WITH A MANDATED BMP SUCH AS A STORMFILTER.
 - THE PROPERTY AREA IS BASED ON AN ALTA SURVEY DATED APRIL 28, 2005 BY JEFF WARNER LAND SURVEYING.
 - THE PROPERTY IS LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY ZONE.
 - THE LIGHTING LEVELS UNDER THE CANOPY WILL COMPLY WITH FAIRFAX COUNTY STANDARDS FOR LIGHTING.
 - NO OFF-SITE CONSTRUCTION ON PRIVATE PROPERTY IS ANTICIPATED.
 - CONSTRUCTION WILL OCCUR AFTER SITE PLAN APPROVAL AT SUCH TIME THAT THE MARKET WARRANTS AND CONSTRUCTION WILL BE COMPLETED AT ONE TIME, IN ONE PHASE.



BULK ANGLE EXHIBIT



HANDICAP VAN-ACCESSIBLE PARKING DETAIL
NOT TO SCALE

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

ENGINEER
TIMOTHY C. GOSWAMI
21410 CANTON BLVD
SUITE 210
GERMANTOWN, MD 20874
PHONE: (301) 328-2010
CELL: (301) 328-2010

OWNER
7-ELEVEN, INC.
3300 SHAWNEE ROAD
ALEXANDRIA, VA 22312
PHONE: (703) 659-6967

NOTIFY "MRS LINDA" AT 1-800-952-7001 FOR UTILITY LOCATIONS 72 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.



NO.	DATE	REVISION	BY	CHKD.
1	11-07	PROPOSED CONSTRUCTION	TG	TCG
2	11-07	REVISED PER COUNTY COMMENTS	TG	TCG
3	11-07	REVISED PER COUNTY COMMENTS	TG	TCG

7-ELEVEN
6221 ROLLING ROAD, DB 06066 PAGE 1894
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



SPECIAL EXCEPTION PLAT/PRC PLAN
Project No.: 900-107
Sheet. 1 of 4

