



APPLICATIONS ACCEPTED: May 6, 2009
PLANNING COMMISSION: February 10, 2010
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

February 17, 2010

STAFF REPORT

RZ 2009-MA-011 and SEA 95-M-039

MASON DISTRICT

APPLICANT: Westlawn Limited Partnership

EXISTING ZONING: C-6, C-8, HC

PROPOSED ZONING: C-6, HC

PARCEL(S): 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1

ACREAGE: 8.36 acres

FAR: 0.32

OPEN SPACE: 20%

PLAN MAP: Community-Serving Retail Uses and Vehicle Sale, Rental and Service Establishment Uses, up to 0.35 FAR

PROPOSAL:

Rezone property to the C-6 District for a development to include a car dealership, strip retail center, a drive-in financial institution and a drive-through pharmacy

Amend an existing Special Exception (previously approved for vehicle sales, rental, and ancillary service on Parcel H1 only) to add land area, and permit vehicle sales, rental, and ancillary service, drive-in financial institution, drive-through pharmacy, and an increase in building height (from 40 feet to 50 feet)

Tracy Strunk

WAIVERS & MODIFICATIONS REQUESTED:

Modification of the transitional screening and waiver of the barrier to the southwest, along Tripps Run

Waiver of the interparcel access to the south, along Annandale Road

Waiver of the service drive requirement along Route 50, in favor of that shown on the GDP/SE Plat

Waiver of the on-road bike lane on Route 50

Waiver of the minor paved trail along Tripps Run

Waiver of the peripheral parking lot landscaping adjacent to Parcel 50-1 ((17)) G

Modification of the peripheral parking lot landscaping along Route 50

STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 2009-MA-011, as submitted. If it is the intent of the Board to approve the application, staff recommends such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of SEA 95-M-039, as submitted. If it is the intent of the Board to approve the application, staff recommends such approval be subject to development conditions consistent with those contained in Appendix 2.

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).

O:\tswag\Bill Page Westlawn RZ 2009-MA-011 SEA 95 039\RZ 2009-MA-011 SEA 95 039.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).

Rezoning Application

RZ 2009-MA-011

Applicant: WESTLAWN LIMITED PARTNERSHIP
Accepted: 05/06/2009
Proposed: COMMERCIAL
Area: 8.36 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:
Located: SOUTHWEST QUADRANT OF THE INTERSECTION OF ARLINGTON BOULEVARD AND ANNANDALE ROAD

Zoning: FROM C- 6 TO C- 6, FROM C- 8 TO C- 6
Overlay Dist: HC
Map Ref Num: 050-4- /01/ /0006 /01/ /0007 /17/ / H /17/ / H1

Special Exception Amendment

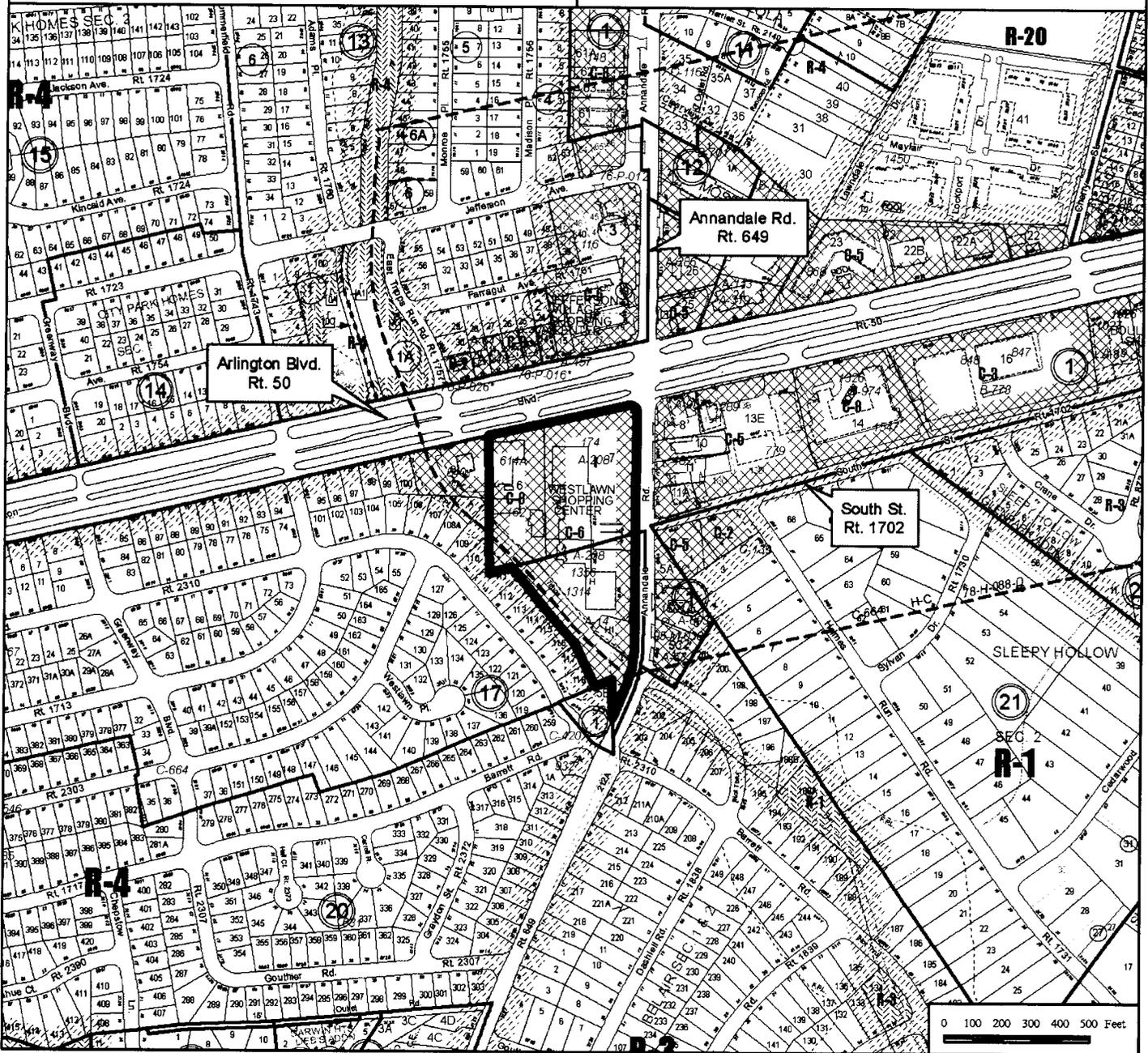
SEA 95-M-039

Applicant: WESTLAWN LIMITED PARTNERSHIP
Accepted: 05/06/2009
Proposed: AMEND SE 95-H-039 PREVIOUSLY APPROVED FOR VEHICLE SALES, SERVICE, RENTAL AND ANCILLARY ESTABLISHMENT TO PERMIT SITE MODIFICATIONS, MODIFICATIONS OF CONDITIONS, AND DRIVE IN FINANCIAL INSTITUTION, DRIVE-THROUGH PHARMACY, INCREASE IN BUILDING HEIGHT,

Area: 8.36 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 09-0607 04-0604 07-0607

Art 9 Group and Use: 6-03 5-06 5-25 5-36 6-07

Located: 3008, 3030 AND 3040 ANNANDALE ROAD AND 6715 ARLINGTON BOULEVARD
Zoning: C- 6
Plan Area: 1,
Overlay Dist: HC
Map Ref Num: 050-4- /01/ /0006 /01/ /0007 /17/ / H /17/ / H1



Rezoning Application

RZ 2009-MA-011

Applicant: WESTLAWN LIMITED PARTNERSHIP
Accepted: 05/06/2009
Proposed: COMMERCIAL
Area: 8.36 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:
Located: SOUTHWEST QUADRANT OF THE INTERSECTION
OF ARLINGTON BOULEVARD AND ANNANDALE ROAD

Zoning: FROM C- 8 TO C- 6
Overlay Dist: HC
Map Ref Num: 050-4- /01/ /0006 /01/ /0007
/17/ / H /17/ / H1

Special Exception Amendment

SEA 95-M-039

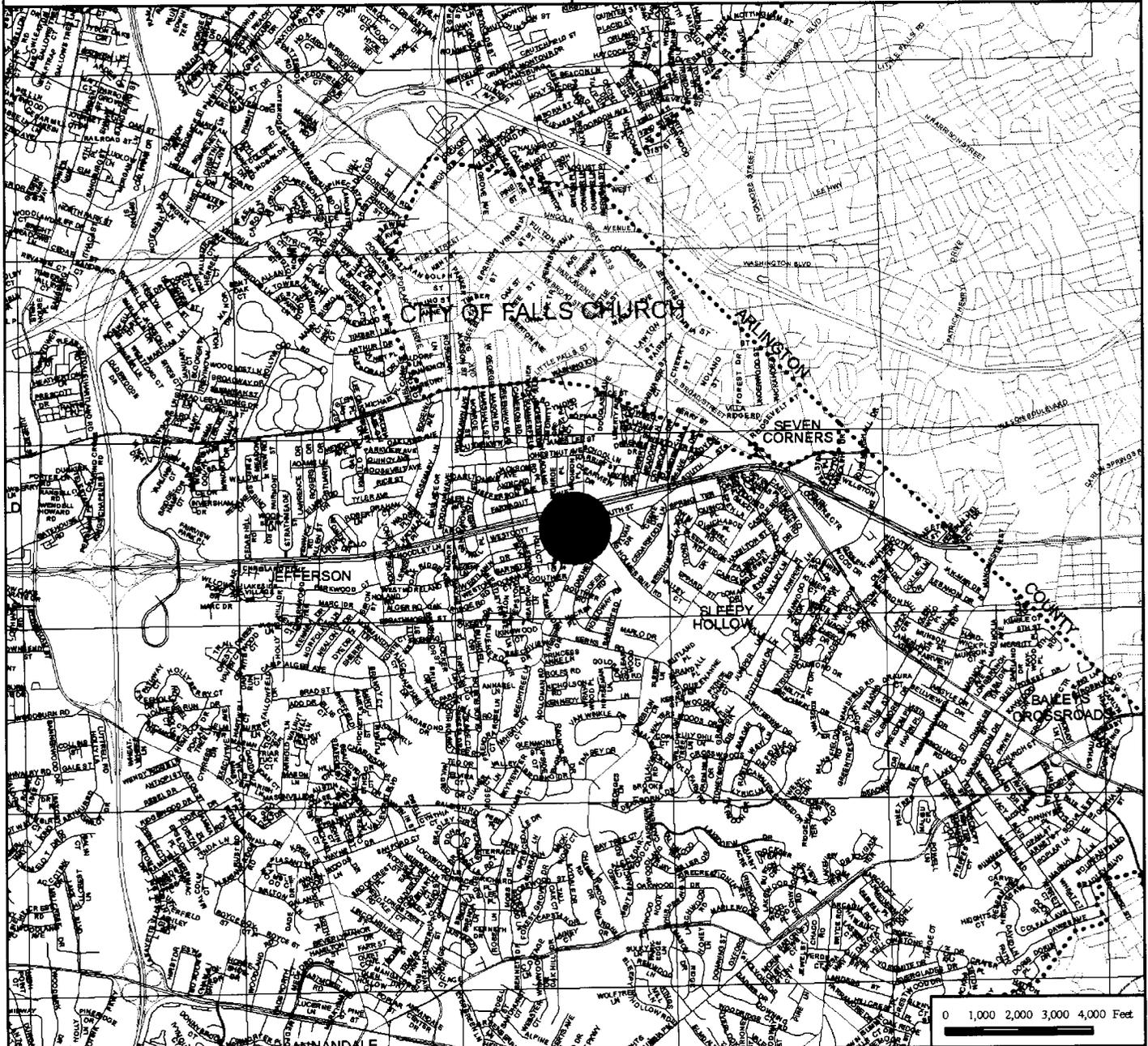
Applicant: WESTLAWN LIMITED PARTNERSHIP
Accepted: 05/06/2009
Proposed: AMEND SE 95-H-039 PREVIOUSLY APPROVED FOR VEHICLE
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TO PERMIT SITE MODIFICATIONS, MODIFICATIONS OF
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DRIVE-THROUGH PHARMACY, INCREASE IN BUILDING
HEIGHT

Area: 8.36 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 09-0607 04-0604 07-0607

Art 9 Group and Use: 6-03 5-06 5-25
5-36 6-07

Located: 3008, 3030 AND 3040 ANNANDALE ROAD AND 6715
ARLINGTON BOULEVARD

Zoning: C- 6
Plan Area: 1,
Overlay Dist: HC
Map Ref Num: 050-4- /01/ /0006 /01/ /0007 /17/ / H
/17/ / H1



TREE COVER CALCULATIONS

TOTAL SITE AREA	=364,252 S.F.
R.O.W. DEDUCTION	= 88,680 S.F.
FLOODPLAIN AREA	= 448,728 S.F.
ADJUSTED SITE AREA	= 306,846 S.F.
PERCENT REQUIRED	= 10.1 %
TREE COVER REQUIRED	= 30,685 S.F.
TREE COVER PROVIDED (PLANTED)	= 33,800 S.F.
EXISTING TREE COVERAGE	= 0 S.F.
TOTAL TREE COVERAGE	= 33,800 S.F. (+10%)

TABLE 12.3

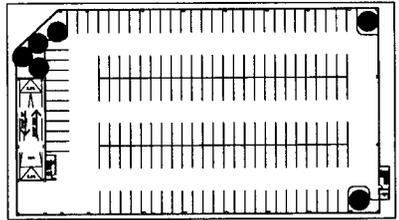
TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EIM) = 37,550 SF
AREA OF EXISTING TREES OUTSIDE FLOODPLAIN/STORM EASEMENT AREA = 300 SF
TOTAL ADJUSTED SITE AREA = 306,846 SF
- PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY < 1%
TOTAL ADJUSTED SITE AREA = 306,846 SF
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10% (30,685 SF)
(INCLUDING W/FLOOD PLUM AREA)
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (33,800 * 10) = 338 SF

NOTE: THESE TREES ARE GRAPEFRUIT TREES AND NOT CANDIDATES FOR PRESERVATION ADJUSTED TARGET OUTSIDE OF STORM SEWER AND FLOODPLAIN - OK

- PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 100 %
- HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

GARAGE LANDSCAPING DETAIL



REMOVE SECTIONS OF CHAIN LINK FENCE, CONNECTING WOOD FENCE IN NEW/GOOD CONDITION WITH SIMILAR 4"-7" BOARD ON BOARD FENCE FOR ADDITIONAL SCREENING OF RESIDENTIAL NEIGHBORHOOD. REMOVE CHAIN LINK FENCE WHERE IT OVERLAPS WOOD FENCE INSTALLED BY RESIDENCES AS IT CREATES AN AREA FOR INVASIVE PLANT MATERIAL AND DEBRIS TO ACCUMULATE.

REMOVE ALL DEBRIS FROM RESIDENTIAL NEIGHBORHOOD (YARD DEBRIS, BRANCHES, LITTER) WITHIN THE LIMITS OF TREE PRESERVATION USING HAND METHODS SEE TREE NARRATIVE

ANY TREES IN FLOODPLAIN/EASEMENT AREA WILL NOT HAVE ANY TREE COVER CREDIT TAKEN. IN ADDITION, THEY WILL BE FIELD LOCATED AFTER REMOVAL OF INVASIVE SPECIES AND ANY DEAD TREES TO BE REMOVED. THIS WILL BE DETERMINED AT SITE PLAN.

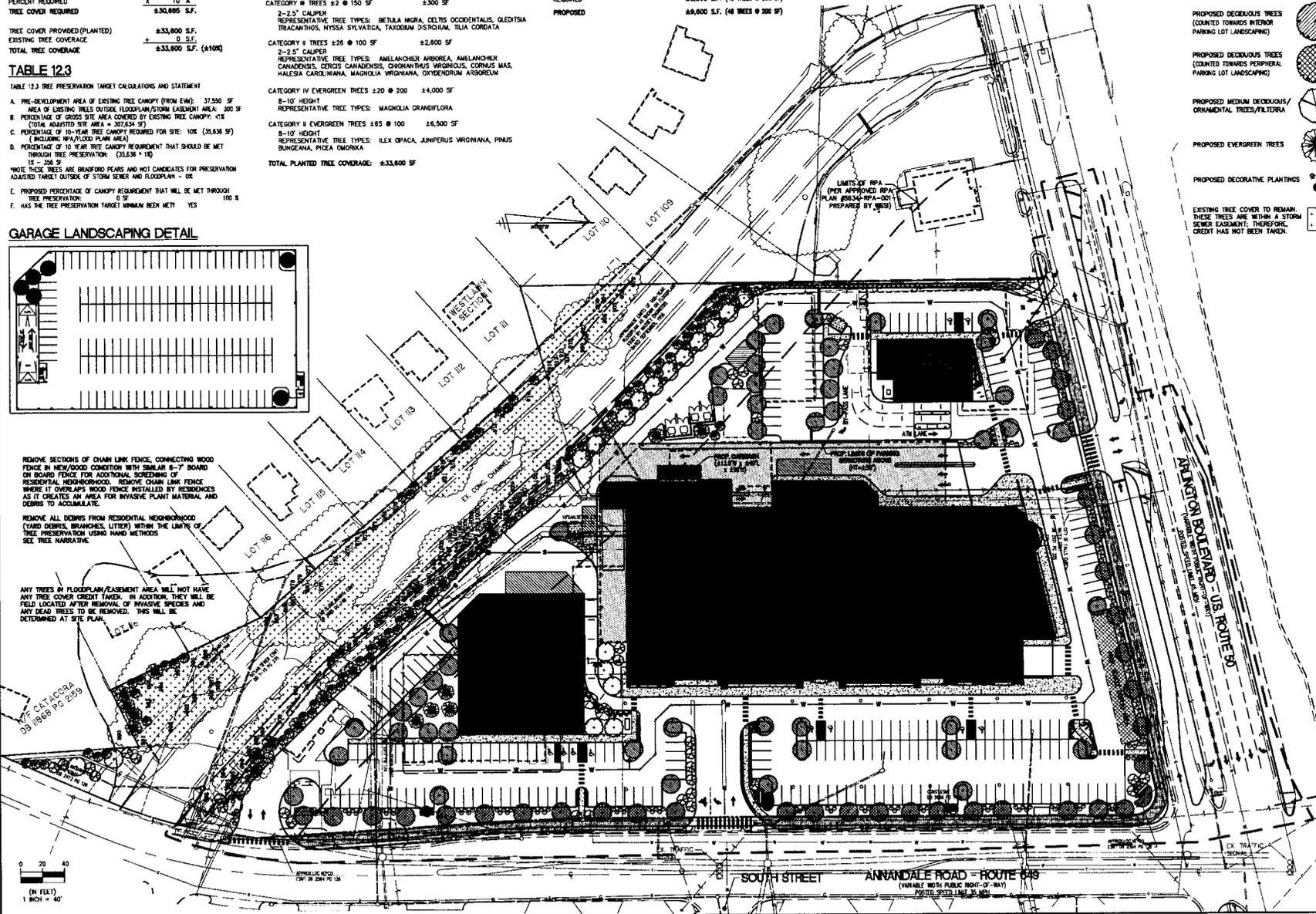
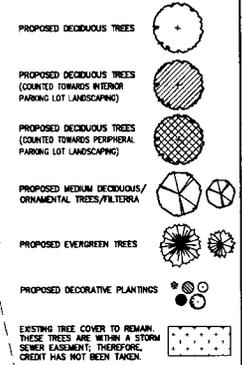
PROPOSED TREE CALCULATIONS

CATEGORY IV TREES ±101 @ 200 SF	=20,200 SF
2'-2.5' CALIPER REPRESENTATIVE TREE TYPES: ACER RUBRUM, PLATANUS ACERIFOLIA, QUERCUS PHELLLOS, QUERCUS RUBRA, TILIA AMERICANA	
CATEGORY III TREES ±2 @ 150 SF	=300 SF
2'-2.5' CALIPER REPRESENTATIVE TREE TYPES: BETULA NIGRA, DELTIS OCCIDENTALIS, GLEDITSIA TRACANTHUS, NYSSA SYLVAICA, TAXODIUM DISTICHUM, TILIA CORDATA	
CATEGORY II TREES ±26 @ 100 SF	=2,600 SF
2'-2.5' CALIPER REPRESENTATIVE TREE TYPES: AMELANCHIER ALBIFLORA, AMELANCHIER CANADENSIS, CERIS CANADENSIS, CHONANTHUS VIRGINICUS, CORNUS MAS, MALESIA CAROLINIANA, MAGNOLIA VIRGINIANA, Ostrya virginiana	
CATEGORY IV EVERGREEN TREES ±20 @ 200	=4,000 SF
8'-10' HEIGHT REPRESENTATIVE TREE TYPES: MAGNOLIA GRANDIFLORA	
CATEGORY III EVERGREEN TREES ±65 @ 100	=6,500 SF
8'-10' HEIGHT REPRESENTATIVE TREE TYPES: ILEX OPACA, JUNIPERUS VIRGINIANA, PINUS BUNGENSIS, PICEA MARIANA	
TOTAL PLANTED TREE COVERAGE:	=33,800 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL PARKING AREA (INCL. SURFACE OF PARKING GARAGE)	= 176,100 S.F.
REQUIRED	= 8,805 S.F. (45 TREES @ 200 SF)
PROPOSED	= 8,800 S.F. (46 TREES @ 200 SF)

LANDSCAPE LEGEND



WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 WWW.WLPINC.COM
 (703) 532-0353 FAX (703) 532-1501
 REG. NO. 17176 REG. EX. 17176 REG. EX. 17176
 SCALE: 1"=40'

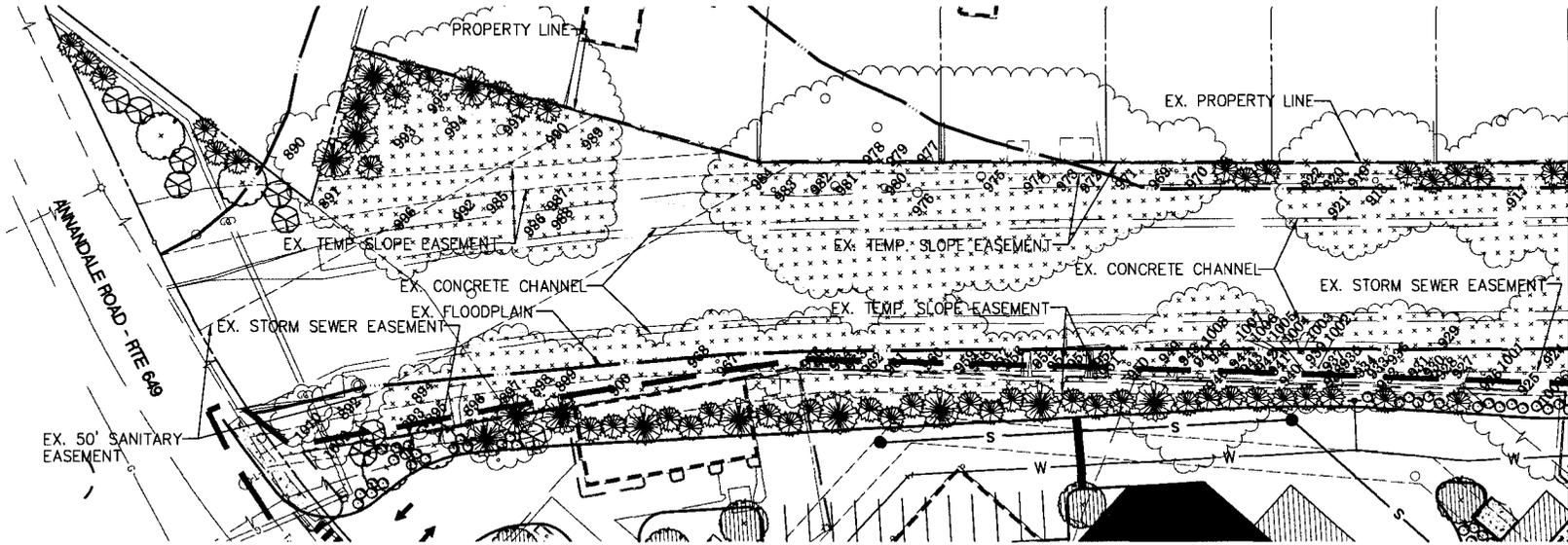
CONCEPTUAL LANDSCAPE PLAN
WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA
 MAGNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

REVISION APPROVED BY

2/5/10

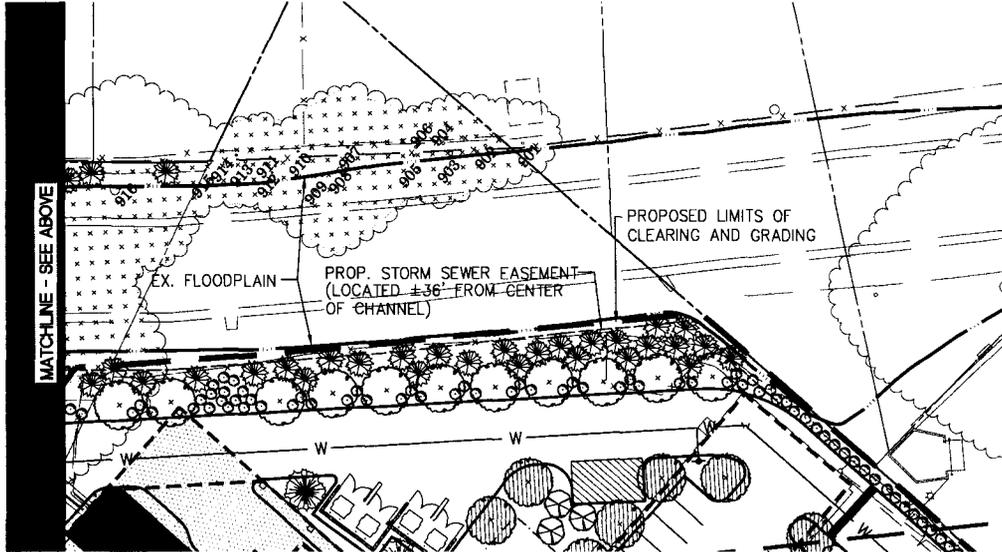
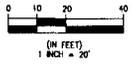
FAIRFAX COUNTY, VIRGINIA



MATCHLINE - SEE BELOW

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED DECIDUOUS TREES (COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING)
- PROPOSED DECIDUOUS TREES (COUNTED TOWARDS PERIPHERAL PARKING LOT LANDSCAPING)
- PROPOSED MEDIUM DECIDUOUS/ORNAMENTAL TREES/FILICITERRA
- PROPOSED EVERGREEN TREES
- PROPOSED DECORATIVE PLANTINGS
- EXISTING TREE COVER TO REMAIN. THESE TREES ARE WITHIN A STORM SEWER EASEMENT; THEREFORE CREDIT HAS NOT BEEN TAKEN.



MATCHLINE - SEE ABOVE

**DETAIL AND PROPOSED LANDSCAPING OF TRIPPS RUN
WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA**
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
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WWW.WLPHINC.COM
LAW OFFICE: 11/17/10 11/17/10

NO.	DESCRIPTION	REVISION APPROVED BY	
		DATE	DATE

SHEET 1 OF 17



Tree and Shrub Planting Guidelines

Handbook for Application and Best Practice

Plant and Site Selection

Select trees and shrubs well-adapted to conditions of individual planting site. Newly-planted plants are stressed from the start, so handle with care. They are planted in the soil, not in a nursery container. Dig a hole as deep as your planting hole and fill with water. If water drains at a rate of 1 inch per hour, consider landscape drainage to carry away from the planting hole basin, or moving or raising the planting site (over construction).

Also consider using more water-efficient species. For trees, try and modify specimens: hold upright, without soil, or root balls. For shrubs, try air-layering, rootball and bare-root. Avoid dogwoods, amelans, birches, hickories, hollies, and other plants that don't like "in a hole" where drainage is poor.

Examine soil for compaction before planting. If soil is compacted, consider replacement with a good loam soil, or incorporation of several inches of an organic material such as composted mulch or a depth of 4 inches of mulch over the entire planting area. The soil incorporation must be done before planting. Compaction will increase and decrease.

Site Preparation

Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce.

In well-drained soil, dig holes as deep as the root ball. In poorly drained heavy soil, dig holes use to two inches shallower than the root ball. Cover the exposed root ball with mulch.

Don't dig holes deeper than root balls or put loose soil back into holes because loose soil will compact over time, leaving trees and shrubs planted too deep. Unless holes near the soil surface show root growth occurs, they will be shallow. Dig deeper holes to prevent planting.

Backfill holes with existing unamended soil. Do not incorporate organic matter such as peat moss into

backfill for individual planting holes. Different soil in pot holes will be treated causing problems with water movement and root growth between the root ball, planting hole, and surrounding soil.

Backfill half the soil, then water thoroughly to settle soil in planting hole. Backfilling, then water again. Cover exposed root ball tops with mulch.

Inorganic slow-release granular fertilizer into backfill soil to provide nitrogen, or if a soil test indicates a need for phosphorus or potassium. Avoid using fast-release granular fertilizers that can dehydrate tree roots. Use no more than 14 actual ounces per 1,000 lb of planting hole. Incorporate 0.5 qt. per planting hole.

Tree and Shrub Preparation

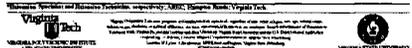
Clearly bag the wrapping around root balls of field (balled and burlapped) trees and shrubs. Remove any heavy synthetic materials, as well as burlap, to reduce degradation, to wrap root balls. Many of these materials will not degrade. To insure root growth into surrounding soil, remove plastic mulch or wrap during hole excavation or wrap the wrapping material to the bottom of the planting hole, backfilling over it.

Wire burlaps used to protect root balls degrade very slowly underground. Remove the top 6-12 inches of wire to keep equipment from getting caught in wire loops, and surface roots from girdling.

Remove all tags, whether paper or nylon, from trunks. Again, degradation is slow or nonexistent, and ropes can girdle trunks and roots.

Remove plastic rootballs from container-grown trees and shrubs. The plastic is brittle, breaks, and breaks away the top or removes the soil quality. Many fiber pots or cones to extend their shelf life, but this slows degradation below ground and retards root extension.

If roots are circling around the root ball exterior, cut through the roots in a few places. Cutting helps prevent circling roots from eventually girdling the trunk. Select trees grown in containers with vertical ribs or a



Tree Care After Planting

Remove tags and labels from trees and shrubs to prevent girdling branches and trunks. Close follow-up watering helps promote root growth. Deep irrigation systems and water meters or devices can facilitate watering.

Mulch, but don't over-mulch newly planted trees and shrubs. Two to three inches of mulch is best. Use a fine material, such as cypress. Use either organic mulches (shredded or chipped pine bark, pine straw, compost) or inorganic mulches (rubber and stone mulch).

Keep mulch from touching tree trunks and shrub stems. This prevents sunburn and rotting problems if using organic mulches, and bark abrasion if using inorganic mulches.

Don't use black plastic beneath mulch around trees and shrubs because it blocks soil and water exchange. For

added weed control, use landscape fabric that meets weed prevention. Apply only one to two inches of mulch over fabric to prevent weeds from growing in the mulch.

Only stake trees with large crowns, or those situated on windy sites or where people may punch them over. Stake for a maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use jacking or attaching material that won't damage the bark. To prevent trunk girdling, remove all jacking material after one year.

Most trees should not have their trunks wrapped. Wrapping often increases insect damage and water damage to trunks. This includes trees planted in jacking or warmer hot or hot soil areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not attach wrap with wire, ropes, tape, plastic ties, or electrical tape. If ropes must be used, remove within one year.

For protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are back-filling and prevent air circulation.

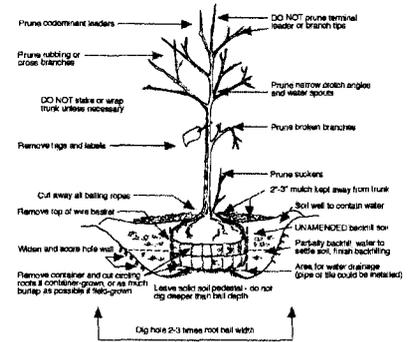


Table 12.12 10-year Tree Canopy Calculation Worksheet

Step		Total	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3 (SHEET 4)	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	364,252 SF	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and	36,690 SF	§ 12-0510.1B
B3	Subtract area of excavations =	248,728 SF	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 - B2) =	3,308,848 SF	
B5	Identify site's zoning and/or use =	C-8	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	330,885 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	0	
C2	Total canopy area meeting standards of § 12-0200 =	0	
C3	C2 x 1.25 =	0	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =	0	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Shelter" trees =	0	
C7	C6 x 1.5 to 3.0 =	0	§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Area and 100-year floodplains =	248,728 SF*	
C9	C8 x 1.0 =	N/A	§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	N/A	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	233,000 SF	
D2	Area of canopy planted for air quality benefits (B7-C10) =	780	
D3	x 1.5 =	780	§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	780	
D5	x 1.5 =	780	§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	780	
D7	x 1.25 =	780	§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	780	
D9	x 1.5 =	780	§ 12-0509.4B(4)
D10	Area of canopy provided by native trees =	780	
D11	x 1.5 =	780	§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	780	
D13	x 1.25 =	780	§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	780	§ 12-0509.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	780	§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15 =	780	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	333,000 SF	
D18	Is an offset planting called for?	NO	Yes or No
D19	Tree Bank or Tree Fund?	NO	§ 12-0511
D20	Canopy area requested to be provided through offset banking or tree fund	0	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	0	
E2	Total of canopy area provided through tree planting (D17) =	333,000 SF	
E3	Total of canopy area provided through offset banking or tree fund (D20) =	0	
E4	Total of 10-year Tree Canopy Provided =	333,000 SF	Total of E1 through E3. Area should meet or exceed area in B6

NOTE: SPECIES OF TREE AND RELATED CATEGORY (SUCH AS DESIRABLE SPECIES, NATIVE, AND WILDLIFE CREDITS) WILL BE DETERMINED AT TIME OF SITE PLAN. PLANT TOTALS LISTED DO NOT INCLUDE ANY ADDITIONAL CREDITS FOR THE CATEGORIES LISTED ABOVE.

* WITHIN FLOODPLAIN AND COUNTY EASEMENT, NO CREDIT TAKEN

LANDSCAPE NOTES

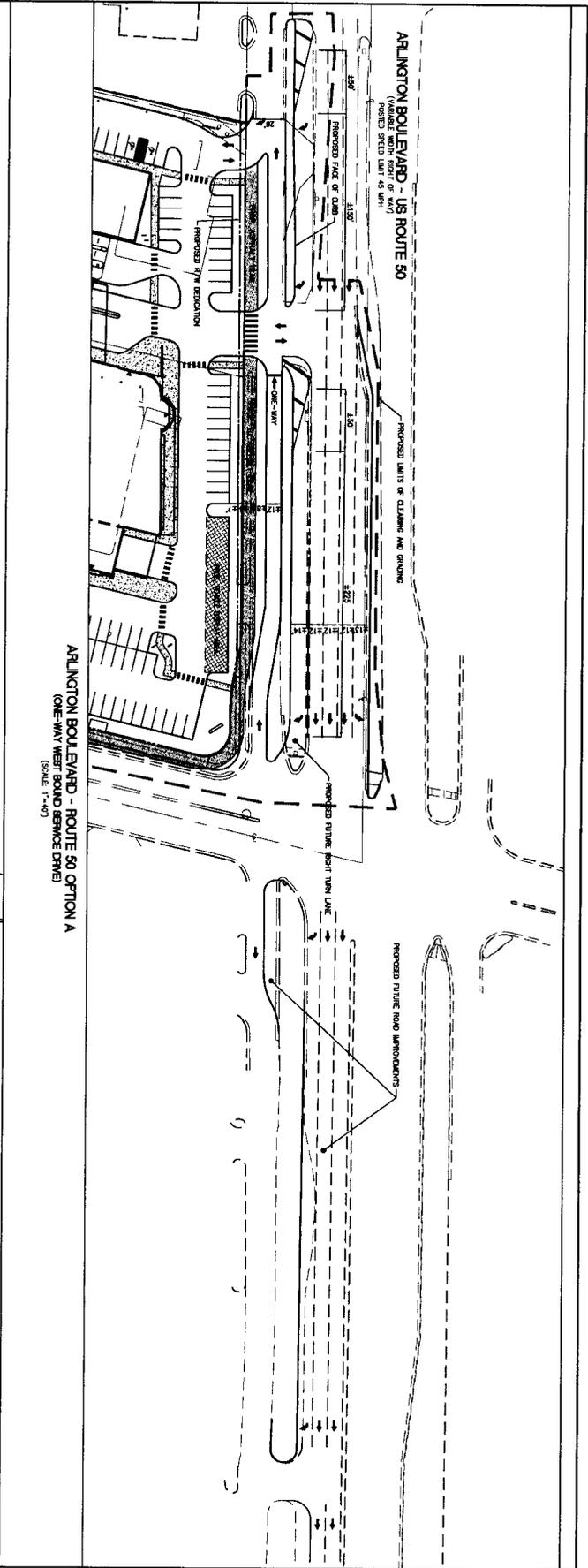
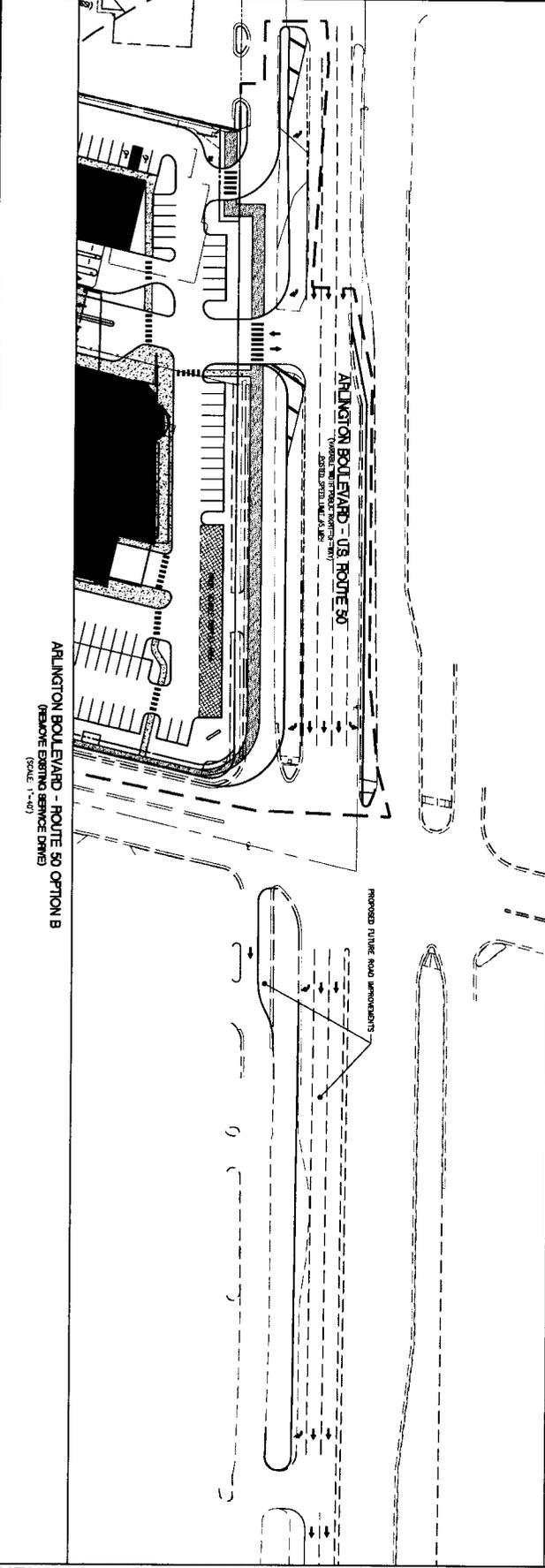
WESTLAWN SHOPPING CENTER AND BILL PAGE HONDA

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
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LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-9300 FAX: (703) 532-9301
WWW.WLPINC.COM

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

NO.	DESCRIPTION	DATE	BY	APPROVED BY



SITE DETAILS (ROUTE 50 IMPROVEMENTS)

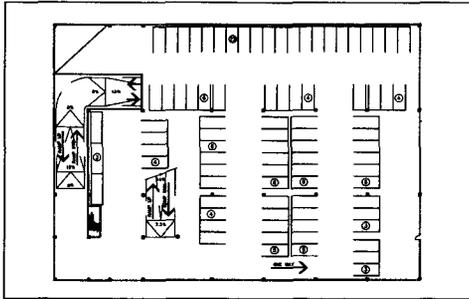
**WESTLAWN SHOPPING CENTER
 AND BILL PAGE HONDA**
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 532-6183 FAX (703) 533-1301 WWW.WLPHINC.COM

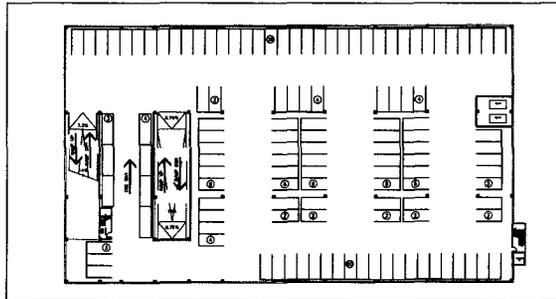
DATE: 3/16/09 REV: 3/29/09 3/29/09
 REV: 10/16/09 1/25/10 1/25/10 3/2/10



PARKING GARAGE LEVEL ONE
(±87 PARKING SPACES)

NOT TO SCALE

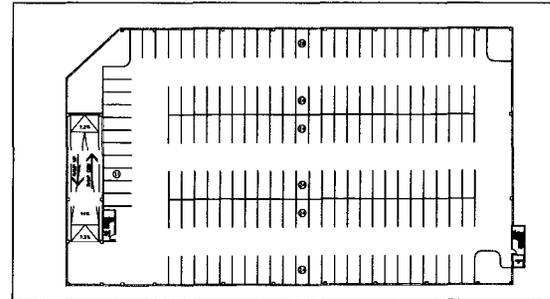
(PROVIDED BY ARCHITECT)



PARKING GARAGE LEVEL TWO
(±125 PARKING SPACES)

NOT TO SCALE

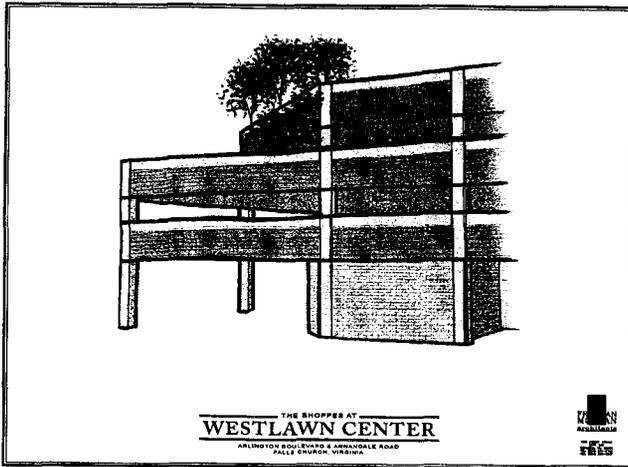
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PARKING GARAGE LEVEL THREE
(VEHICLE STORAGE ONLY)

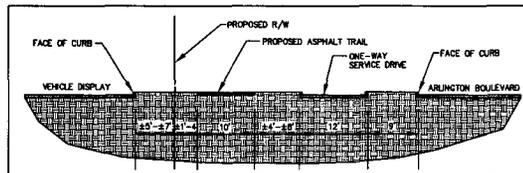
NOT TO SCALE

(PROVIDED BY ARCHITECT)



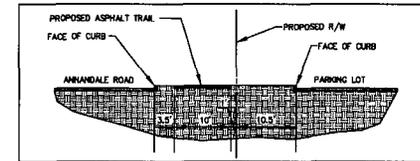
PARKING GARAGE STEPBACK DETAIL
FOR ILLUSTRATIVE PURPOSES ONLY

NOT TO SCALE



TYPICAL STREETSCAPE CROSS-SECTION
ARLINGTON BOULEVARD

SCALE: 1"=10'



TYPICAL STREETSCAPE CROSS-SECTION
ANNANDALE ROAD - NORTH OF SOUTH STREET

SCALE: 1"=10'

PARKING GARAGE AND STREETSCAPE DETAILS

**WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA**
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

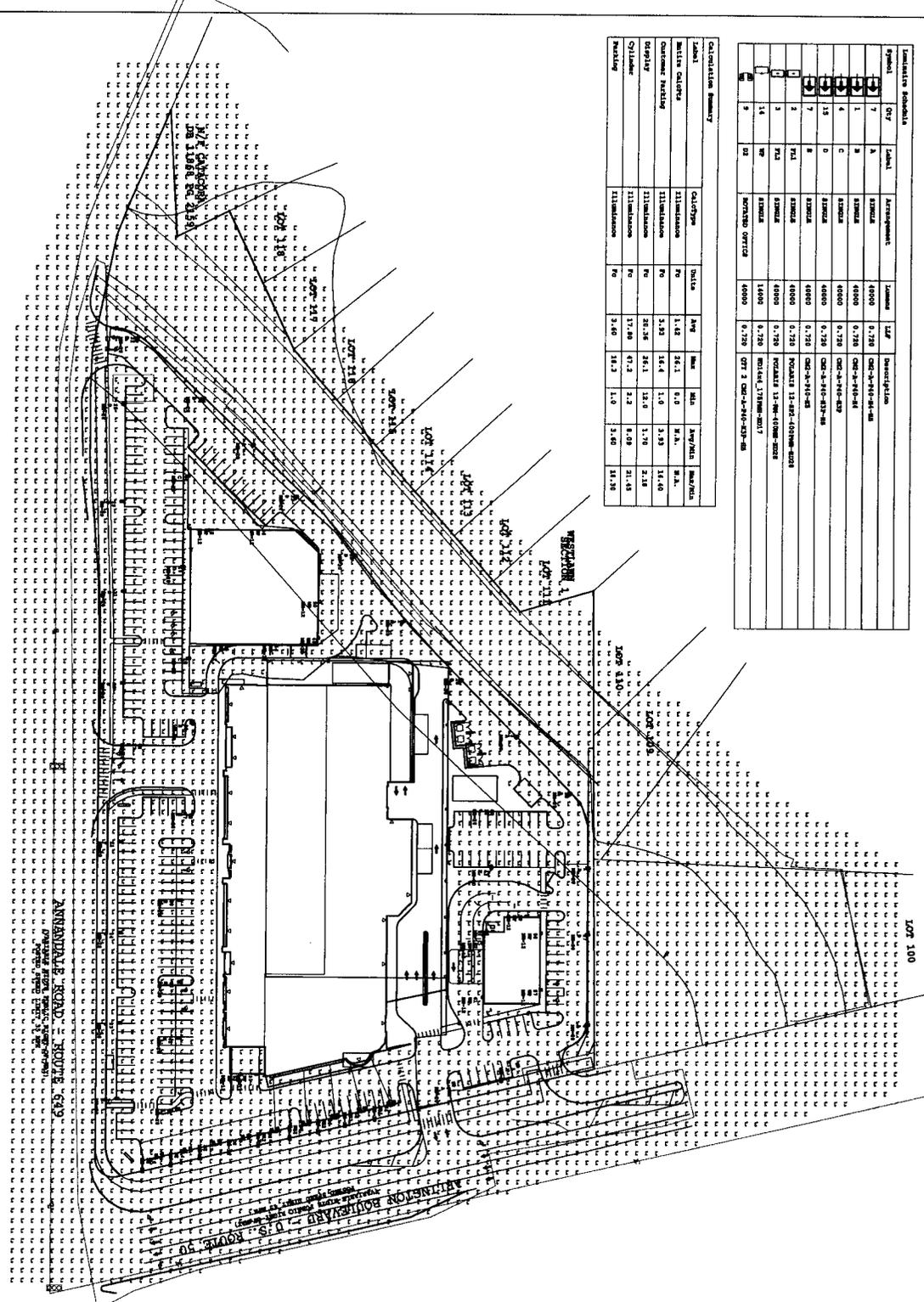
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE



WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
307 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 WWW.WLPINC.COM
(703) 582-9185 FAX (703) 582-5101
REV. 02/10/10 17/12/10 17/12/10
SHEET 11A OF 17

Symbol	Qty	Label	Arrangement	Item No.	UDF	Description
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100	1	CV	10000	4000	0.728	CM-2-74-01-01-100

Label	Category	Units	Avg	Max	Min	Avg/Min	Max/Min
Lighting	ILLUMINATION	FO	1.48	24.1	0.0	N.A.	N.A.
Customer Parking	ILLUMINATION	FO	3.30	14.4	1.0	3.30	14.4
Display	ILLUMINATION	FO	20.26	24.1	12.0	1.76	2.18
Outdoor	ILLUMINATION	FO	17.49	47.8	3.2	8.29	21.45
Parking	ILLUMINATION	FO	2.40	14.7	1.0	3.40	14.70



GRAPHIC SCALE

30 25 0 50 100

SHIELD 13 OF 17

HILL PAGE HONDA

GROUND LEVEL

0947149

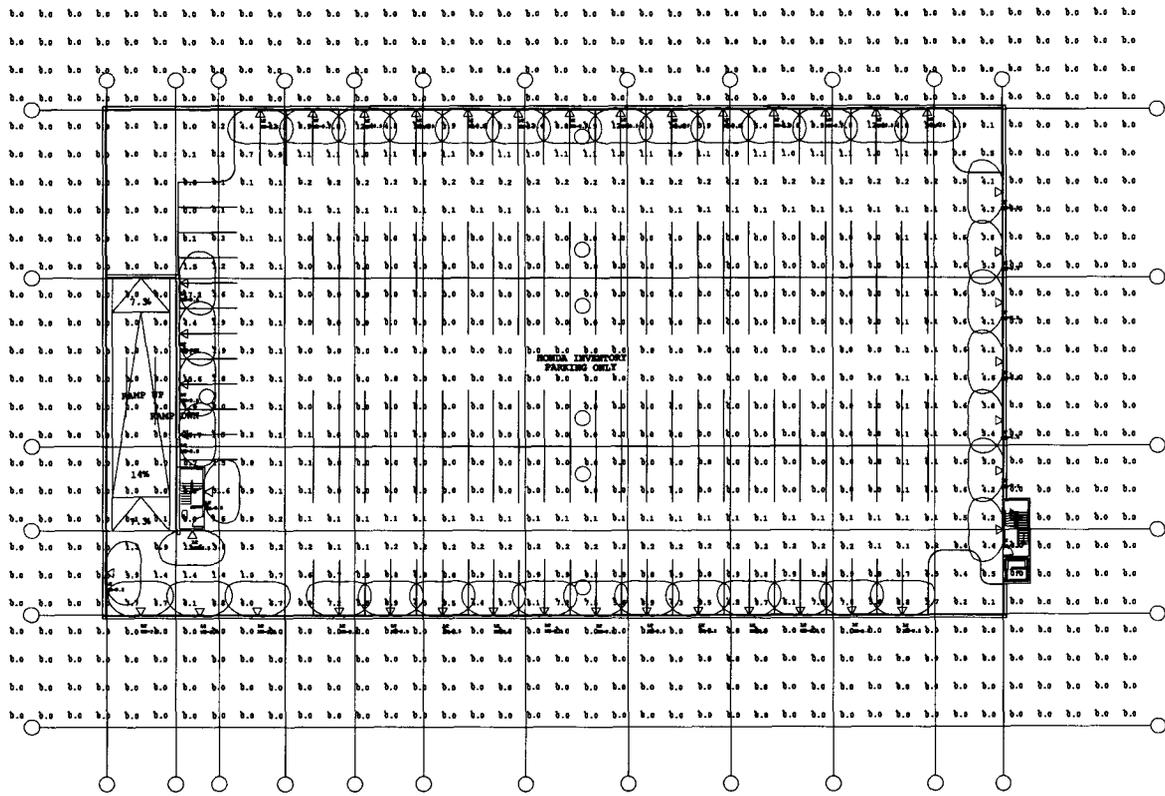
HONDA

MANUFACTURING

2000

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
□	43	LF	SINGLE	8000	0.720	LLF10_100PMH-RD17

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts	Illuminance	Fc	1.28	46.7	0.0	N.A.
SPILL	Illuminance	Fc	0.00	0.0	0.0	N.A.



159 PARKING SPACES

094102	DATE	11/11/11	TYPE/ISSUE	
094100	DATE	11/11/11	TYPE/ISSUE	
094948	DATE	11/11/11	TYPE/ISSUE	
BILL PAGE HONDA			HUBBELL	
TOP DECK			Hubbell Lighting, Inc.	
			701 WILLIAMSBURG BLVD	
			GREENVILLE, SC	
			29617	
			0947005	



7229 FOREST AVENUE
SUITE 100
RICHMOND, VA 23228
TEL (804) 282-4700
FAX (804) 282-6297

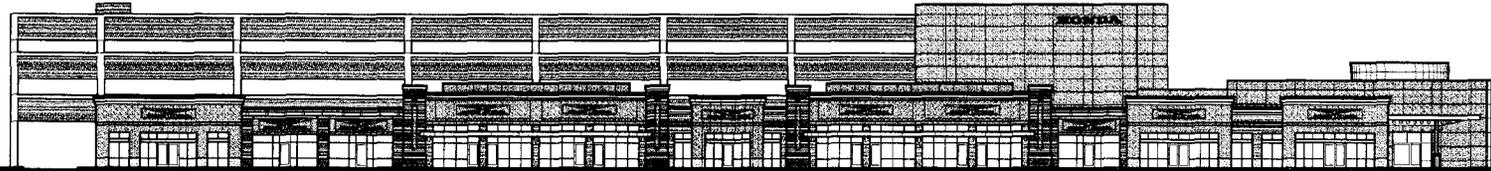
Revisions

EXTERIOR ELEVATIONS

BILL PAGE HONDA
ARLINGTON BOULEVARD & ANNANDALE ROAD
FALLS CHURCH, VIRGINIA

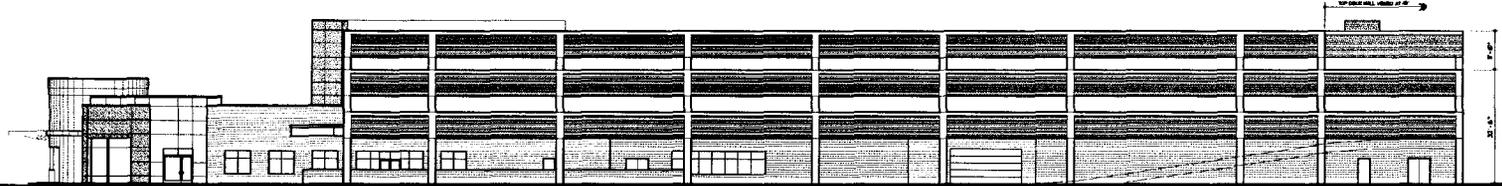
0787
1-10-10

A3.1



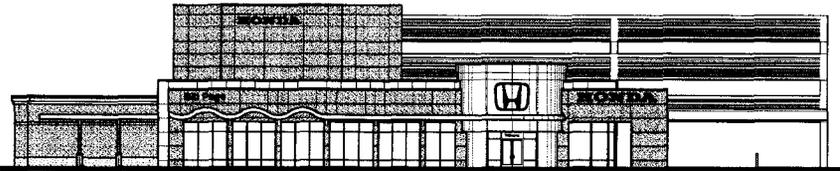
ANNANDALE ROAD (EAST) ELEVATION

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



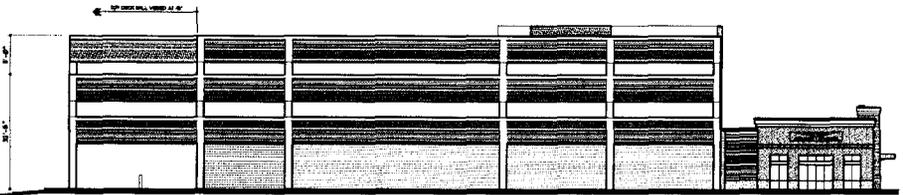
REAR (WEST) ELEVATION

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



ARLINGTON BOULEVARD (NORTH) ELEVATION

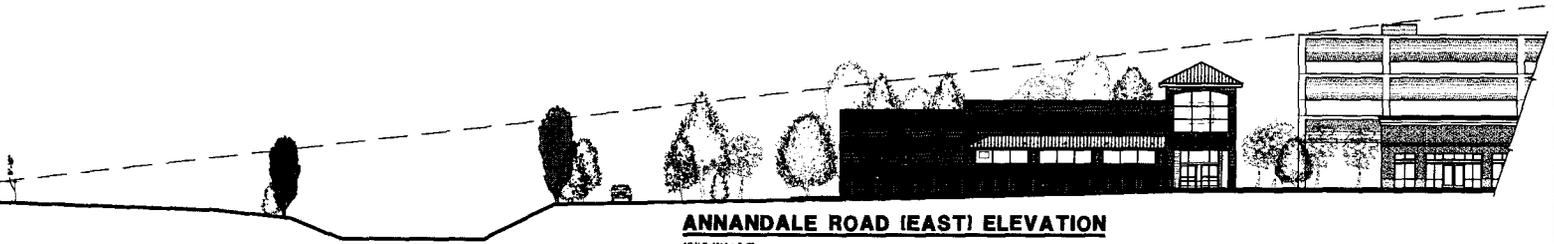
SCALE: 1/8" = 1'-0"



LEFT SIDE (SOUTH) ELEVATION

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

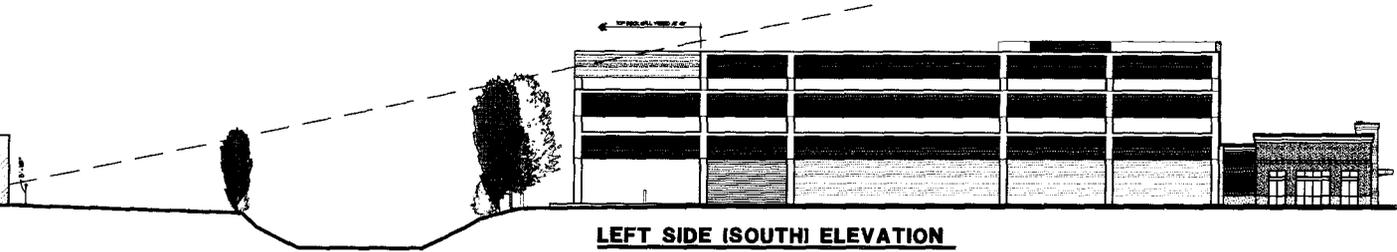
RESIDENCE
LOT 117



ANNANDALE ROAD (EAST) ELEVATION

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

RESIDENCE
LOT 112



LEFT SIDE (SOUTH) ELEVATION

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

**FREEMAN
MORGAN**
architects

7220 FOREST AVENUE
SUITE 200
FALLS CHURCH, VA 22036
TEL: (800) 282-8700
FAX: (561) 282-8877

LINE OF SIGHT

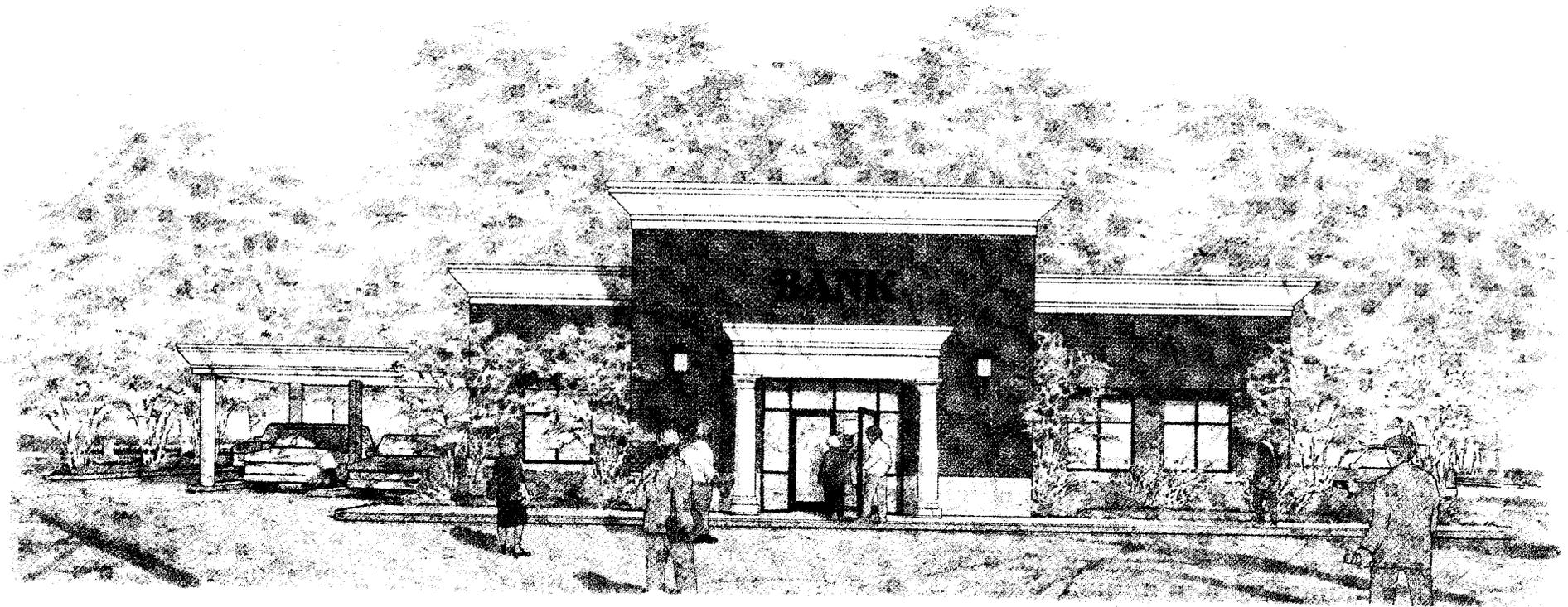
BILL PAGE HONDA
ARLINGTON BOULEVARD & ANNANDALE ROAD
FALLS CHURCH, VIRGINIA

0707
1-6-06

A3.2



WESTLAWN CENTER
PHARMACY
DESIGNED BY: FREDMAN MORGAN ARCHITECTS
FREDMAN MORGAN ARCHITECTS



WESTLAWN CENTER

ARCHITECT: J. J. MORGAN ARCHITECTS, P.C.
FALLS CHURCH, VIRGINIA

FREEMAN
MORGAN
architects

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

DESCRIPTION OF THE APPLICATION

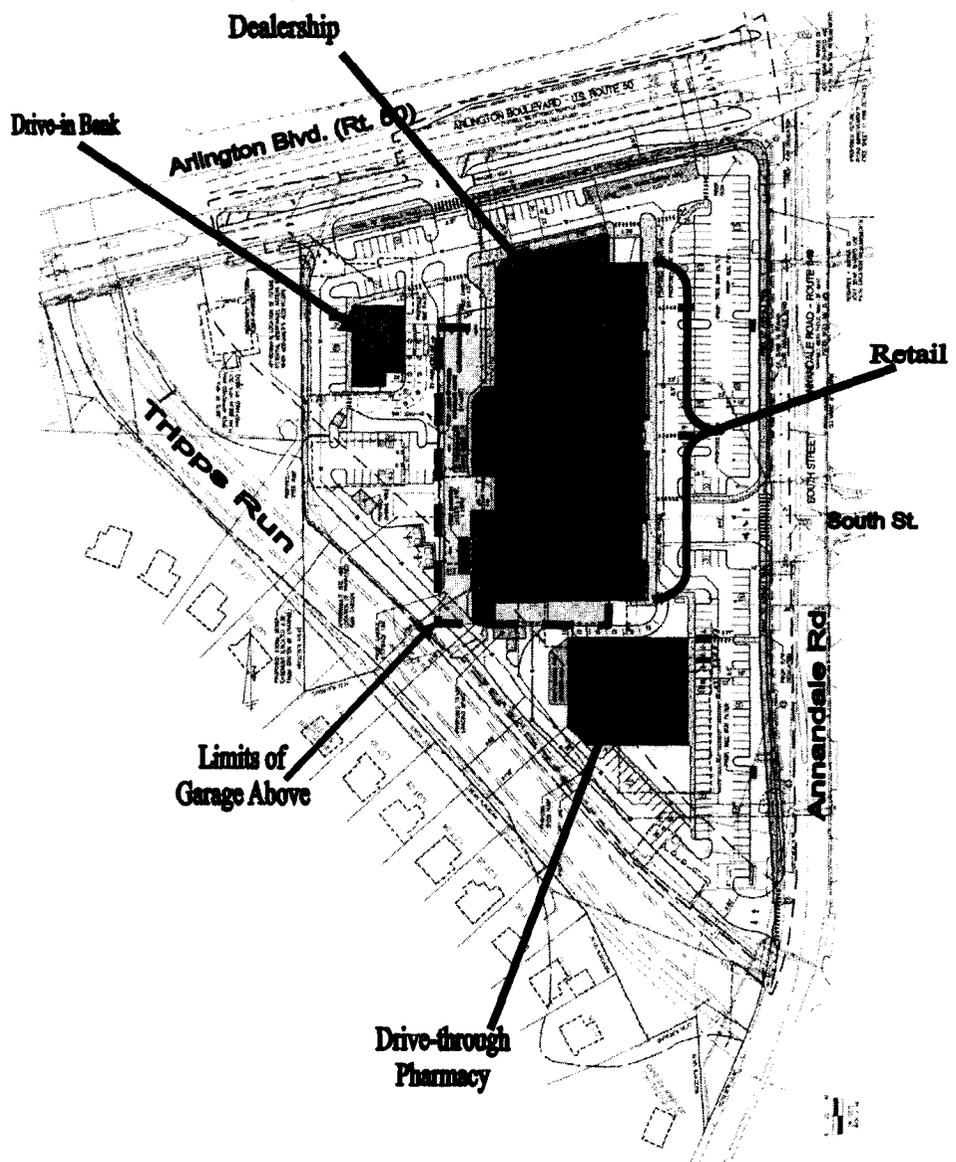
Proposal:

RZ 2009-MA-011: Request to rezone the application property from the C-6 District (Community Serving Retail-Commercial) and C-8 District (Highway Commercial District) to the C-6 District. The existing overlay district (HC/Highway Corridor) will not be changed.

SEA 95-M-039: Request to amend an existing special exception (previously approved on Parcel H1 only for vehicle sales, rental, and ancillary service) to permit additional land area; vehicle sales, rental, and ancillary service; drive through financial institution, drive through pharmacy, and increase in building height (from 40 feet to 50 feet).

The applications propose a consolidated building consisting of a car dealership with a strip of retail and other commercial uses fronting Annandale Road. Additionally, two free-standing buildings are proposed on the site: a drive through pharmacy to the south of the main building, and a drive-in financial institution to the west. A parking garage above the dealership would provide parking for the dealership, including new car storage, and would exceed the by-right height limitation of the C-6 District by 10 feet (SE approval of the height increase is included in the application).

The graphic to the right shows the locations of the various uses; the following chart indicates the square footage and parking allocated to each. Aside from the dealership parking, located in the deck above the building, parking is provided in surface lots surrounding the uses.



Use	Sq. Footage	Parking Provided
Dealership	62,000 sq ft	212 spaces plus 159 vehicle storage spaces
Retail (and related uses)	32,000 sq ft	231 spaces (parked as shopping center)
Drive through pharmacy	15,000 sq ft	
Drive through financial institution	6,000 sq ft	
Site Total	115,000 sq ft	443 spaces plus 159 vehicle storage spaces

Additional details on the specifics of the proposal are explained in the section describing the Generalized Development Plan/SE Plat.

Waivers & Modifications Requested:

- Modification of the transitional screening and waiver of the barrier to the southwest, along Tripps Run
- Waiver of the interparcel access to the south, along Annandale Road
- Waiver of the service drive requirement along Route 50, in favor of that shown on the GDP/SE Plat
- Waiver of the on-road bike lane on Route 50
- Waiver of the minor paved trail along Tripps Run
- Waiver of the peripheral parking lot landscaping adjacent to Parcel 50-1 ((17)) G (west side)
- Modification of the peripheral parking lot landscaping along Route 50

(A previously requested modification of the trail requirement along Annandale Road has been withdrawn and the revised GDP/SE Plat shows the required 10 foot wide trail)

LOCATION AND CHARACTER

The subject property is located in the southwest quadrant of the intersection of Arlington Boulevard (Route 50) and Annandale Road. The site is located in a commercial corridor along Arlington Boulevard and backs up to a residential neighborhood composed of single family detached homes. The site is currently developed with the Westlawn Shopping Center facing Annandale Road, and the Bill

Page Honda automobile dealership. At the southern corner of the site, an old service station is operated as vehicle light service for the Bill Page Honda dealership under SE 95-M-039. The site is almost entirely pavement and buildings; almost 93% of the site is currently impervious.

Tripps Run, planned as private open space, forms the southwestern boundary of the site. On the far side of Tripps Run is a residential community consisting of single-family detached homes, zoned to the R-4 District and planned for residential use at 3-4 dwelling units per acre. A McDonald’s fast food restaurant, zoned C-8 and planned for Retail and Other, exists to the west and beyond that are Tripps Run and the residential neighborhood. Across Arlington Boulevard to the north is the Jefferson Village Shopping Center, zoned C-6 and planned for Retail and Other, and commercial uses located in converted residential structures, zoned C-2 and C-3 and planned for alternative uses. Across Annandale Boulevard to the east are retail uses and vacant land, zoned C-2 and C-5 and planned for Retail and Other and Office uses.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Retail (across Rt. 50)	C-6, HC	Retail and other (option for mixed use)
South	Retail (Service station, retail)	C-6, CRD	Retail and other (option for mixed use)
East	Retail	C-6, CRD	Retail and other (option for mixed use)
West	Retail Residential	C-6, CRD R-30	Retail and other Residential, 16-20 du/ac

BACKGROUND

- o The existing structures on Tax Map Parcel 50-4 ((17)) H1 were constructed in 1967 as a service station. SE 95-M-039, to permit the property to be utilized by Bill Page for vehicle preparation as a vehicle sales, rental and ancillary service establishment. See Appendix 5 for the current SE conditions and plat.
- o The remaining parcels included in the application are not encumbered by any rezonings, special exceptions, or special permits.
- o The buildings of the existing dealership on Parcel 6 date to approximately 1950. The buildings of the retail center on Parcels 7 and H1 date to approximately 1968.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:	Area I Jefferson Planning District, Westlawn Community Planning Sector (J3)
Plan Map:	Retail and other uses
Plan Text:	

In the Area I volume of the Comprehensive Plan, 2007 edition, Jefferson Planning District, J3 Westlawn Community Planning Sector, as amended through January 26, 2009, page 33, the Plan states:

“The commercial area bounded by Tripps Run, Route 50 and Annandale Road is planned for community-serving retail uses and vehicle sale, rental and service establishment uses up to .35 FAR. Redevelopment or revitalization of this area should provide effective screening and buffering to adjacent residential uses.”

ANALYSIS

Combined General Development Plan/SE Plat
(Copy at front of staff report)

Title of GDP/SE Plat:	Bill Page Honda & Westlawn Shopping Center
Prepared By:	Walter L. Phillips
Original and Revision Dates:	March 16, 2009 as revised through February 5, 2010

The GDP/SE Plat consists of 19 sheets.

Sheet 1 is the title sheet and includes: sheet index, notes, tabulations, vicinity map, list of waivers and modifications requested, and illustrations of the angle of bulk plane.

Sheet 2 shows the existing conditions on the site, including the existing vegetation.

Sheet 3 shows the proposed layout (as discussed below).

Sheet 4 shows site's landscape plan, and includes tree cover and parking lot landscaping calculations, as well as a garage planting detail for the top level of the garage.

Sheet 5 shows an enlargement of Tripps Run and the buffer along the channel.

Sheets 6 and 7 include tree cover, preservation and planting details.

Sheets 8 and 9 shows sight distance profiles for the entrance on Route 50 and the two entrances on Annandale Road.

Sheet 10 includes a parking allocation map for the various uses on the site and a truck path detail for vehicle delivery trucks.

Sheet 11 shows two options for treatment of the Route 50 frontage: a one-way service drive (Option A) and no service drive (Option B).

Sheet 11A provides additional layout details for the parking garage, an illustrative view of the terraced rear corner of the garage, and typical streetscape cross-sections.

Sheet 12 includes the stormwater management details for the site.

Sheets 13 and 13A are lighting plans, showing light levels for the ground level and garage top (respectively).

Sheet 14 shows the elevations of the car dealership / retail / garage building (no elevations are provided for the free standing uses on the site (drive-through bank and drive-through pharmacy)).

Sheet 15 shows two cross-sections of the site to the residential across Tripps Run.

Sheets 16 and 17 show elevations of the free-standing pharmacy and bank, respectively.

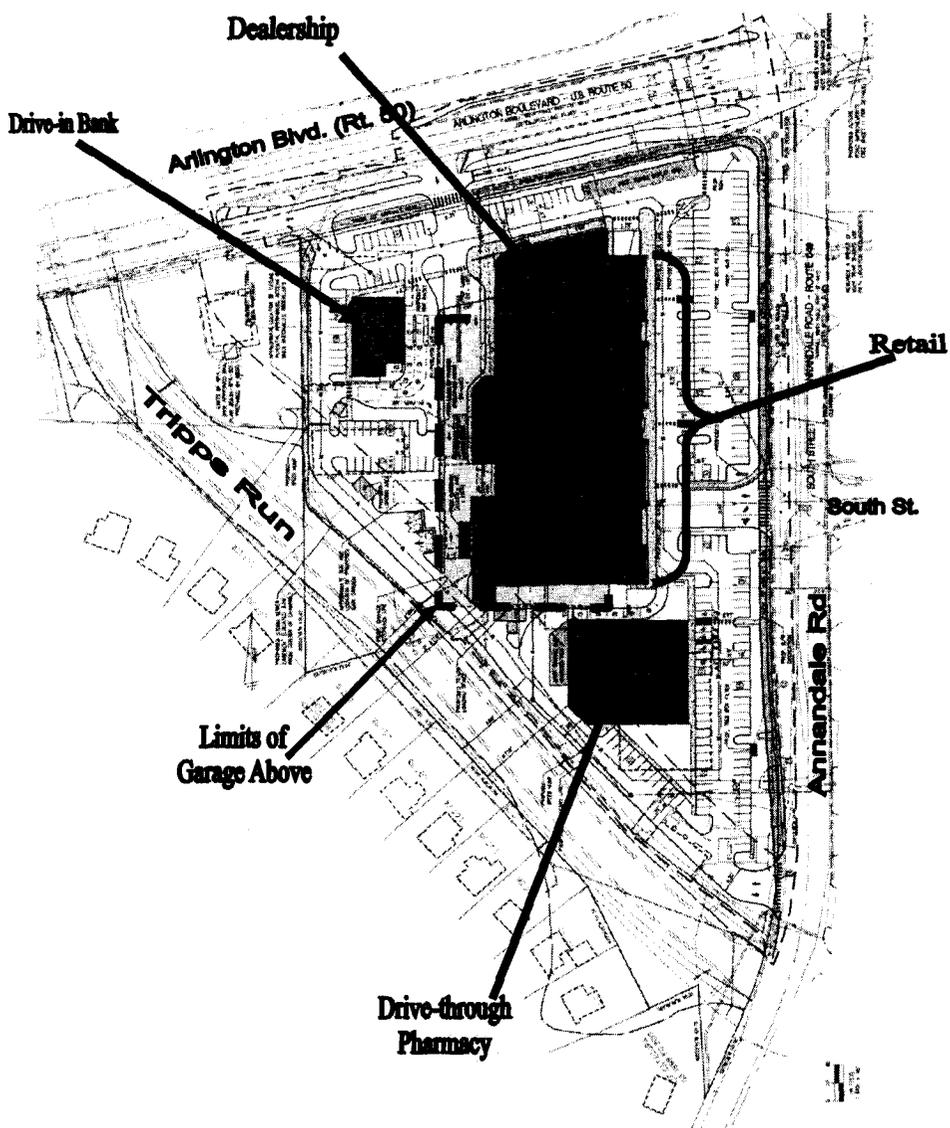
Building: Use / Intensity & Architecture

Uses & Intensity

The applications propose a consolidated building consisting of a car dealership with a strip of retail and other commercial uses fronting Annandale Road. A parking garage above the dealership would provide parking for the dealership, including new car storage. In addition to the main building, a drive through pharmacy is proposed to the south of the main building, and a drive through financial institution is proposed to the west of the main building. The chart below indicates the square footage and height of each structure; the following graphic shows the locations of the various uses. The total gross floor area on the site equates to a floor area ratio of 0.32 (garage area is not included in gross floor area or floor area ratio).

Use	Sq. Footage	Height
Dealership *	62,000 sq ft	35 feet
Garage *	--	50 feet
Retail (and related uses) *	32,000 sq ft	25 feet
Drive through pharmacy	15,000 sq ft	25 feet
Drive through financial institution	6,000 sq ft	25 feet
Site Total	115,000 sq ft	--

* the dealership, garage, and retail uses are in a single, consolidated structure



Architecture

Sheet 14 of the GDP/SE Plat contains elevations of the main building, containing the dealership and the retail space, with the garage over the top. The short end of the building faces Route 50 and is the dealership. This portion of the building, including a solid portion of the garage wall above the building appears to be cement. Windows face Route 50 at the ground level, covered by an awning structure covering the walk. The building has a flat roof of varied height, and a circular building feature towards one side. The long side of the building, facing Annandale Road, consists of a variety of storefronts with an articulated frontage and a flat roof of varied height.

Sheet 16 provides an illustrative of the front and side of the proposed pharmacy, showing a building with a flat roof with some variation in pediment height. The entrance appears to be at the corner, with windows flanking the entrance. Building materials appear to be brick, with a separate material on the façade above the entrance. It should be noted that this elevation does not depict the building on the application site, but rather in an isolated setting. According to the GDP/SE Plat, the right side of the building will not have head-in parking along the facade, but will instead have a drive through window lane along the façade, and will be obscured by the retail center/dealership building (which is not shown). Additionally, the illustration shows a curved façade and entrance way and building landscaping that are not shown on the plat.

Sheet 17 provides an illustrative of the front of the proposed financial institution. The building is shown as a one story, flat roofed building that appears to be of brick with a prominent pediment feature along the roof line. An attached drive-through canopy carries the pediment detail. The adjacent car dealership building is not visible in the illustration (though it would be on-site). It should also be noted that the design and scale of the building in the elevation does not appear to accurately reflect that shown in the plan view; the building appears to be significantly wider in the elevation that would be allowed based on the plat.

The proffers state that these illustrations are “conceptual in nature” and may be modified, so long as the modifications are in substantial conformance with the elevations.

Building materials, as listed in the proffers, may be: siding, brick, hardi-plank, masonry/stone, aluminum trim, glass, steel, split-face block or pre-cast panels, and that “final architectural details and accents” may include other materials. The proffers further state that all buildings in the development shall share at least one common architectural theme, major building material, or color scheme.

The proffers state that the design of the parking garage shall incorporate architectural features or façade elements to help break up the mass and bulk of the structure, and

shall be in substantial conformance with the conceptual elevations. Further commitments ensure that the garage will be designed to shield interior lights and vehicle lights from shining out into the adjacent residential development.

Signage

The applicant has proffered that the property will conform to the requirements of the Zoning Ordinance, and shows two free-standing signs for the site, one at the corner of Annandale Road and Route 50, and one at the Annandale Road entrance opposite South Street. Exhibits provided by the applicant (but not included in the SE Plat) appear to show that each of these two signs, which are located 350 feet apart on Annandale Road, would be solid walls, 20 feet in height and 10.5 feet in width, with sign panels totaling 80 square feet affixed to each side. Since that submission, the applicant has revised the proffers (to delete a commitment to monument signage) and had indicated that revised signage exhibits, showing pole signs, would be provided in the GDP/SE Plat. The revised plat, however, does not include such exhibits.

Staff has proposed development conditions requiring that the signs be constructed of materials and colors that are consistent with the retail portion of the building, and that the sign at the southern entrance be a monument-style sign no more than 4 feet in height.

Roads, Access & Trails

The site is currently served by a service drive along the Route 50 frontage that is not distinguished by curbing from the site parking along the existing dealership. Into the existing shopping center, the service drive has one entrance. Along Annandale Road, the shopping center also has a signalized entrance at South Street and three entrances at the southern edge of the site, adjacent to Tripps Run.

Along Annandale Road, the GDP/SE Plat shows the signalized entrance at South Street to be maintained, along with the southernmost entrance adjacent to Tripps Run. Along the Route 50 frontage, two options are provided. Option A would convert the existing service drive to a one-way west bound service drive along a portion of the site frontage. From the western edge of the site to the entrance to Route 50, the service drive would remain two-way. An additional entrance to the service drive would be constructed at the western edge of the site. Option B would remove the service drive, but maintain the entrance onto Route 50, as well as an entrance from the existing service drive into the western edge of the site (adjacent to McDonald's). Under either of these options, a right-in / right-out entrance is proposed to Route 50.

Both Route 50 options include a third eastbound travel lane on Route 50, in accordance with the Comprehensive Plan recommendations, as well as proffer

commitments to appropriate transitions back to two lanes on the east side of the intersection.

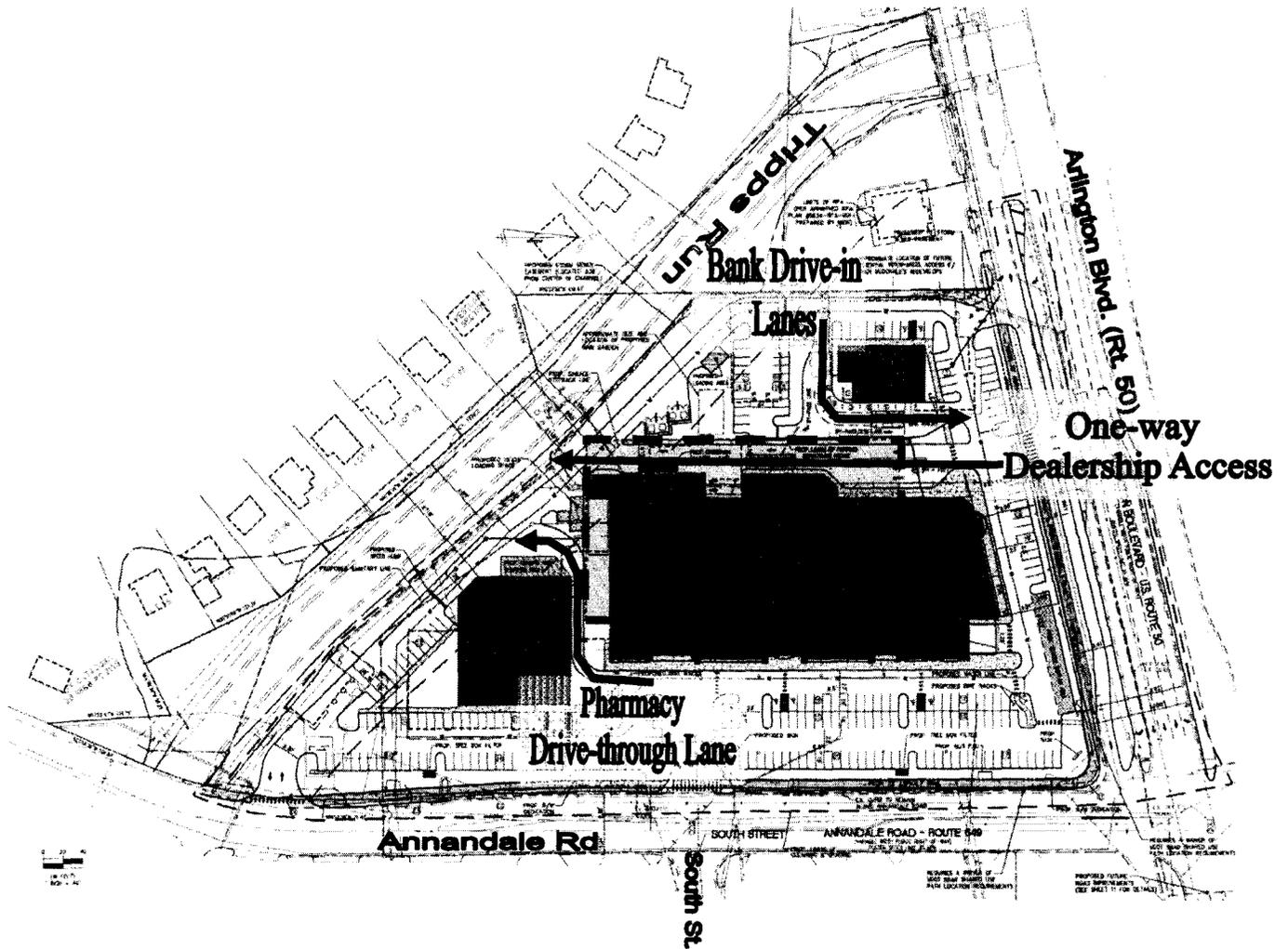
The applicant has proposed a 10 foot trail along both site frontages, in accordance with the recommendations of the Comprehensive Plan. The applicant has requested a waiver of the on-road bike lanes on Route 50 and a waiver of the stream valley trail along Tripps Run (both of which are recommended by the Comprehensive Plan, as well).

In addition to the trails along the street frontages, the applicant has provided sidewalks into the site in front of the pharmacy (although not at the southern driveway entrance); along one side of the entrance drive at South Street; from Route 50 at the corner; and along one side of the entrance from Route 50 (between the dealership and the bank).

Parking & Site Circulation

The parking on the site is proposed to be in a combination of a deck above the main building and surface parking around the site. A parking detail shows that the parking for the dealership (212 spaces), as well as vehicle storage (159 spaces), will be encompassed in the parking structure. Parking for the remainder of the uses is proposed at the shopping center rate (231 spaces), and is generally accommodated in the area surrounding each use (*i.e.*, there is sufficient parking around the pharmacy to serve the pharmacy). The one exception is that almost 10% of the "retail" parking (20 spaces) is located around the bank, and an additional 12 "retail" spaces are located in front of the auto dealership. A vehicle display area, which appears to be able to accommodate approximately 14 cars, is also located along the Route 50 frontage between the retail portion of the site and the retail parking spaces.

On-site circulation is accomplished with drive aisles around the perimeter of the site. The drive-through lane for the pharmacy is located between the pharmacy and the dealership building, to be entered from the front and exited to the rear. The drive-through lanes for the bank are located between the bank and the dealership, to be entered from the rear of the bank and exited to the front. In addition to the drive through windows, the dealership has a one-way internal travel lane under the overhang of the garage, offering drop-off access for car repair and access to the dealership carwash area. Access to the garage is also internal, from this internal travel-way. The applicant has also indicated that all car deliveries for the dealership will occur in this area, under the overhang of the building. The graphic below shows the circulation features of the site.



Landscaping & Screening

The GDP/SE Plat notes that the site provides 20% open space, however it should be noted that the majority of the open space is Tripps Run, the channelized stream crossing the rear of the site. A buffer strip along the north site of Tripps Run is 4 to 20 feet in width. While a good amount of volunteer vegetation exists on the banks of the channel, the majority is located within floodplain and stormwater management easements, and thus should be considered ephemeral. On the south side of Tripps Run (which is still on the application property) the applicant has proposed to fill in gaps in the existing vegetation where possible.

Along the street frontages, the applicant has proposed one row of street trees. Additional vegetation is provided in the form of interior parking lot landscaping and some trees and landscaping located around the bases of the buildings.

Stormwater Management & Resource Protection Area

As redevelopment of a site that is almost entirely paved today (and will be increasing the pervious surface) no stormwater management is required by the public facilities manual. At staff's request; however, the applicant has provided some water quality facilities including a rain garden and two tree box filters. The applicant has proffered to reduce phosphorus loading from the property by 10% (as compared to existing conditions).

Tripps Run is located in a Resource Protection Area (RPA), which extends from the property's southern boundary (on the far side of Tripps Run), approximately 140 feet into the site. Four of the existing buildings on the site extend into the RPA, as do the proposed dealership and the proposed pharmacy. The applicant will be required to do a Water Quality Impact Assessment at the time of site plan approval; because the amount of impervious surface in the RPA will be reduced, this will be an administrative action, not requiring a hearing before the Board.

Land Use Analysis (Appendix 6)

Screening and Buffering: The Comprehensive Plan recognizes the long term use of the subject property for community-serving retail and car dealership and service establishment, and recommends that redevelopment be accompanied by improvements to the site to address longstanding negative impacts to the adjacent stable residential community. Specifically, the Plan recommends that the subject property should provide "effective screening and buffering" to the residential uses located to the southwest of Tripps Run. The applicant has proposed to provide a combination of deciduous and evergreen trees and shrubs along the shopping center side of Tripps Run to both supplement existing trees and provide trees where none currently exist. Additionally, some tree plantings are shown on the residential side of Tripps Run to fill in holes in the existing tree line and replace dead trees. While the width of the Tripps Run channel does provide additional distance between the proposed uses and the existing residential, the existing volunteer vegetation in the channel is subject to removal in the future if and when any drainage improvements are necessary in Tripps Run. In staff's opinion, the proposed plantings along the portions closest to Annandale Road and the McDonalds property will provide adequate screening and buffering of the site, as these areas have 20-25 feet or more of buffer, allowing for canopy trees and understory plantings to be installed. The central portion of the buffer, however, was originally shown with as little as five feet of width, allowing only supplemental shrubs and a few scattered evergreen trees. Staff did not consider this to provide effective screening and buffering as recommended in the Plan. Additionally, staff was concerned about the massing of the building (for which an increase in height is requested) and its impact on the adjacent residential.

The applicant has subsequently amended the GDP/SE Plat to increase the narrowest portion of the buffer by a few feet, allowing for the installation of a single row of evergreen trees. While an improvement, staff does not believe that this fully mitigates the impact, and therefore does not believe that the Comprehensive Plan recommendation for "effective buffering and screening" is met.

To minimize the impact on the adjacent residential use it is recommended that the applicant significantly widen the landscaped buffer in the central area of the boundary with Tripps Run to accommodate an effective screen in the form of evergreen and deciduous trees. This could be accomplished by shifting the pharmacy into the site (by relocating or removing the drive through window and aisle) or by reducing the size of either the pharmacy building or the main building. As will be discussed later, this would also have the additional benefit of further reducing buildings and impervious surfaces in the RPA.

This issue has not been fully addressed.

Building Massing: As noted above, staff is concerned about the massing of the building and the garage adjacent to a residential neighborhood. The increased height, coupled with the requested modification to the required transitional screening, means that the proposed building will have a much greater visual presence in the adjoining neighborhood than the existing development. The fact that the corner of the garage actually overhangs the travel aisle along Tripps Run, and extends into the buffer, only exacerbates the issue. In response to earlier versions of the plan, staff recommended that the applicant reorient the building away from the adjacent residential, or, at a minimum, tier the height of the parking structure and possibly reduce the building's footprint such that the building is no more than 25 feet tall within 130 feet of the nearest residential property line and a row of evergreen trees can be planted immediately adjacent to the building to provide additional screening to the residential uses. Staff also strongly recommended that, if the building could not be moved, the garage at least be moved back out of the buffer.

In response, the applicant has tiered the corner of the top deck of the parking garage such that the highest level of the garage does not extend closer to the adjacent residential property than 114 feet. The garage will be a maximum of 32.5 feet in height in this area. The landscape plan shows that the top level of the garage will be planted with several trees at this edge. The applicant has not, however, relocated the footprint of the garage to move it out of the buffer or to allow for any additional plantings along the base of the structure.

While the proposed tiering of the structure is helpful in reducing the visual impact, the lack of plantings around the base of the structure and the lack of adequate tree canopy remain outstanding and this issue is not fully addressed.

Land Uses and Site Design: With the initial application, the applicant proposed a number of automobile-oriented uses, including a car dealership with service area, two free-standing banks and a free-standing pharmacy (each free-standing use having a drive through window) on a site immediately adjacent to an existing fast food restaurant. The Plan discourages drive-through windows in automobile-oriented clusters, unless such windows can be consolidated. To address this issue, staff recommended that the applicant reduce the number of drive-through uses and incorporate them into an integrated complex of buildings. In response, the applicant has reduced the number of drive-through uses on the site from three to two by eliminating one of the two proposed financial institutions. The two remaining drive-through uses are on separate pad sites on opposite sides of the 8.36 acre site, with the car dealership located in between them.

In addition to integrating development for automobile-oriented uses such as those proposed, the Comprehensive Plan encourages compatible architecture, design, materials and colors. The applicant has provided illustrative architectural elevations of the buildings on the site (albeit with no materials or colors) in the GDP/SE Plat, and has revised the proffers to commit to develop the site in substantial conformance with these elevations. The elevations provided of the pharmacy and bank show do not show all four sides of the buildings, and, as noted, the bank elevations in particular do not appear to match the footprints shown in plan view. The proffer relating to architecture has been revised to now commit that "at least one common architectural theme, major building material, or color scheme" will be shared by all buildings in the development. While the revised proffers do improve the coordination on the site, it is still unclear from the materials list provided and the proffers and plans what the actual style of the site will be, and it is recommended that the applicant further refine the elevations to show the rears of all buildings (especially as those will be facing the residential properties), to provide a more defined list of materials, and to commit specifically to a coordinated color scheme.

Phasing: The applicant has stated that the proposed development will occur in phases, (depending on market conditions) and has proffered that existing uses may be relocated to new locations on the property so that redevelopment on a portion of the site can occur. For example, the applicant would like the option to construct the new car dealership facility while continuing to operate the existing dealership in its present buildings, or the option to relocate existing in-line uses from the shopping center to trailers on-site while construction is underway. The applicant has proffered that, if the existing dealership remains open while the new building is under construction, the old dealership will be closed within 30 days of issuance of a Non-Residential Use Permit for the new dealership. While staff is not adverse to such phasing, specific details should be provided either graphically on the GDP/SE Plat or in proffer language. Staff is also concerned about how such phasing might potentially impact the adjacent residential uses if the "temporary use" stretches over a long period of time. Details such as locations of temporary buildings, additional limitations on timing, and provision

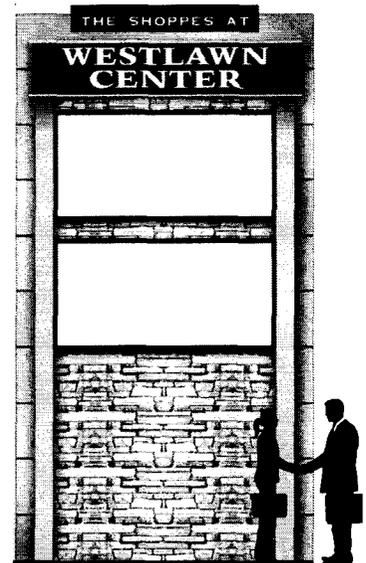
for features such as screening should be provided. Without these, the applicant could theoretically tear down existing buildings and use the entire lot as a car dealership “temporarily” for an undefined length of time. This issue has not been adequately addressed.

Streetscaping: Originally, the applicant had shown a double row of shade trees on either side of a proposed ten foot wide trail along Arlington Boulevard. However, the outside row of trees, adjacent to Arlington Boulevard, was located along a gas line, and appeared unlikely to be able to be planted. The applicant was asked to verify if the trees were viable, and has now removed them from the GDP/SE Plat. While it is certainly preferable not to show landscaping that cannot be installed, it is staff’s recommendation that the applicant adjust the proposed uses and buildings on the site to be able to provide a double row of trees as streetscape along Route 50.

Lighting: The applicant has proposed design techniques to minimize the impact of lighting on the adjacent residential neighborhood. The proffers state that lighting on the top level of the parking structure will consist of bollards and sconces and that the parking deck fronting on the adjacent residential neighborhoods will be constructed with solid vertical perimeter walls at a maximum of 32 inches in height to block headlights. With these commitments, staff believes that the lighting on the site has been adequately addressed.

Signage: Locations for two signs have been shown on the GDP/SE Plat at the corner of Arlington Boulevard and Annandale Road and at the main entrance from Annandale Road. The applicant has proffered that no *lighted* signs will be placed along any portion of any structure that may directly face the adjacent residential property along Tripps Run. This proffer has a caveat that lighted signs required by regulations may face the residences; it is unclear what this caveat means. It is also unclear if this limitation applies to the southern side of the proposed signs (which will face residential land).

As noted, the applicant had previously proffered that the signs would be “monument” signs, as opposed to pole signs and provided illustrations (not in the GDP/SE Plat) of these proposed signs, which appeared to be 20 foot tall walls, 10.5 feet in width, with sign panels totaling (or exceeding) 80 square feet in area. The illustrations provided by the applicant are shown to the right with a 6 foot tall man for scale. If the supporting walls were designed to serve another purpose beyond supporting the sign (as a fountain or planter, for example), and if the sign panels met the 80 square foot limitation, these structures could be deemed in conformance with the Zoning Ordinance. It was staff’s opinion, however, that two structures as described, located within 350 feet of each other along



the same road would be excessive for the proposed development, and further, that the proposed signs would not meet the proffered commitment of "monument" signs. Staff recommended that the applicant commit to provide one directory sign at the corner of the site, and further recommended that if a 20 foot tall sign was desired, an attractive pole sign, with architectural features tied to the shopping center could be preferable to the monument wall. While staff does not object to a second sign at the entrance further down Annandale Road, staff believes that a true monument sign, no greater than four feet in height, would be more appropriate in this location than a second directory panel sign.

The applicant revised the proffers to delete the commitment to "monument" signs, and indicated that illustrations would be provided in the resubmission showing pole signs with features related to the proposed buildings and limiting the height of the second sign to 18 feet. Such illustrations were not received. In the absence of any signage details, staff has a development condition that requires that free standing signage be constructed of materials and colors coordinated with the retail buildings on-site, and that the second sign (at the South Street entrance) be a true monument sign, no more than four feet in height.

Environmental Analysis (Appendix 6)

Green Building: The applicant has been encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed commercial buildings. The applicant has proffered to several green building practices, such as installing highly reflective roof material on the parking deck, recycling or reusing at least 50% of construction debris and reusable materials and using Energy Star appliances and fixtures where applicable and available.

To ensure that the site's energy performance will be optimized, staff recommended that the applicant commit to providing appliances, fixtures, systems and building components that are Energy Star qualified. These items are to include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and televisions and other home electronic equipment that may be part of the proposed development. The applicant has committed to this for the dealership only, not any of the retail strip spaces or either of the free-standing buildings. Staff continues to recommend that the commitments toward green building be in place for *all* new buildings on the site.

Vegetation: The existing site is fully developed and contains minimal vegetation. The applicant has proposed streetscaping and parking lot landscaping, and to supplement the southwestern boundary adjacent to Tripps Run with deciduous and evergreen trees and shrubs to partially address the requirements of the Zoning Ordinance and the Comprehensive Plan. Dead trees and invasive species in this stream channel will be removed. As noted previously, it is recommended that the applicant provide additional tree plantings along the southwestern boundary and along the portions of the parking structure adjacent to the residential neighborhood.

Resource Protection Area (RPA): The proposed development would decrease the amount of impervious surface located within the RPA and provide for additional water quality management features on the site that are not there today. Nevertheless, it would be preferable to reduce the intrusions in the RPA to the maximum extent possible by reducing the size of or relocating the proposed buildings away from the stream corridor. As noted, this would also allow for additional buffering and screening opportunities on-site.

Transportation Analysis (Appendix 8)

The County Transportation Plan recommends that Route 50 be widened to six through lanes in this section. The applicant has agreed to construct the third eastbound through lane along their frontage. Such an improvement needs to be accompanied by improvements on the east side of the intersection of Annandale Road and Route 50, as shown on the GDP/SE Plat.

The existing service drive configuration on this site creates a number of conflict points at the intersection of Annandale Road and Route 50, particularly as it allows vehicles to cross Annandale Road while traveling along the service drive. To address safety concerns raised by County staff and VDOT, the applicant has provided for two options for the service drive along its frontage. Option A would provide a one-way, westbound service drive for a portion of the frontage (retaining two-way access for the remainder); Option B would eliminate the service drive along this site. Both options maintain access to the adjacent service drive, and therefore access from eastbound Route 50, at the western edge of the site. While either service drive design would be acceptable, Option A is preferred by staff because it maintains the service drive which is used by residents to the west of the site for access to their homes. (It should be noted that, even with Option B, residents could traverse the site itself to access the service drive and continue west).

While Option A is the preferred option, staff remains concerned about the right in / right out entrance to Route 50. Staff believes this entrance should be closed to reduce vehicular conflicts between the main road, the service drive, and the site drive aisles. This is especially important as the proposed one-way service drive is an unusual

configuration. Additionally, staff has recommended that the service drive east of Annandale Road be converted to a right-in only configuration, eliminating the ability to cross Annandale Road traveling westbound on the service drive. The applicant's most recent revision appears to show this configuration.

In addition, staff has recommended that the applicant improve pedestrian access to the site by installing a sidewalk on the south side of the Annandale Road entrance throat (at South Street); installing a sidewalk along the entrance from the service drive at the western end of the site (adjacent to the bank); and installing a sidewalk along the southern entrance drive, to allow access to the pharmacy. In all of these locations, pedestrians entering the site from the adjacent sidewalks are likely to be walking in the driveways. The applicant has revised the GDP/SE Plat to show a new sidewalk entrance at one of these three sites, from the service drive to the bank.

Public Facilities Analyses

Water Service (Appendix 11) – Adequate service is available at the site; no issues cited.

Sewer Service (Appendix 12) – The application property is located in the Cameron Run (I-1) Watershed, and would be sewered into the Alexandria Sanitation Authority Treatment Plant. An existing 8 inch line located in the street is adequate for the proposed use.

Fire and Rescue (Appendix 13) – Meets fire protection guidelines, served by Station #418, Jefferson; no issues cited.

Stormwater Management Analysis, DPWES (Appendix 14) – The applicant proposes to increase the amount of pervious surface on the site, and to add water quality and quantity controls such as filter boxes where none exist today, thereby improving the overall stormwater situation. The proposed controls will need to be designed and installed to the satisfaction of DPWES, which will be addressed at the time of site plan approval, and will be privately maintained.

The applicant is also proposing to redevelop portions of the site within the Resource Protection Area associated with Tripps Run. Because the applicant is proposing to decrease the amount of impervious surface located in the RPA, an exception is not required, but a Water Quality Impact Assessment will be required prior to site plan approval for any work in the RPA.

ZONING ORDINANCE PROVISIONS (Appendix 15)

Bulk Standards (C-6)		
Standard	Required	Provided
Maximum FAR	0.4	0.32
Minimum Lot Area	40,000 sq. ft.	8.36 acres
Minimum Lot Width	200 feet	880+ feet (Annandale) 510+ feet (Rt. 50)
Building Height	40 feet	50 feet (SE requested)
Front Yard	45° ABP, not less than 40 feet (Rt. 50--40 ft / Annandale Rd-- 25 ft)	78 feet (Annandale) 60 feet (Rt. 50)
Rear Yard	20 feet	88 feet
Open Space	15%	20%
Parking	440 spaces	440 spaces <i>plus 159 vehicle storage spaces</i>
<p>Transitional Screening & Barrier: <i>required against R-4 to the southwest: 50 feet of transitional screening and six foot wall or fence; provided: 88 feet+ consisting of concrete channel and slopes, with 5 feet + of screening on each side (at narrowest point); no barrier</i></p>		

Waivers and Modifications Requested

- Modification of the transitional screening and waiver of the barrier to the southwest, along Tripps Run

As noted in the land use and environmental sections, staff does not believe that the applicant's proposed screening along Tripps Run will provide "effective buffering and screening." As such, staff does not support the requested waiver. It should be noted, however, that if the narrowest portion of the buffer area were increased to 25 feet in width (outside any constraining easements), as is provided at either end of the buffer area, staff believes that adequate buffering could be provided.

- Waiver of the interparcel access to the south, along Annandale Road

No interparcel access is required when the adjacent properties are residential; as such, staff does not object to this waiver request (though it is not strictly necessary).

- Waiver of the service drive requirement along Route 50, in favor of that shown on the GDP/SE Plat

With the maintenance of the connection to the existing service drive off-site, and the commitment to provide interparcel access in the future, should the adjacent property redevelop, staff does not object to this waiver request.

- Waiver of the on-road bike lane on Route 50

Because of the speed and character of Route 50, and with the provision of the 10 foot wide trail, also required by the Comprehensive Plan (and shown on the GDP/SE Plat) staff does not object to this waiver request.

- Waiver of the minor paved trail along Tripps Run

With the provision of access easements for pedestrians and bicyclists, as proposed in a development condition, staff does not object to this waiver request. It should be noted that, without imposition of this condition, staff would not support the request.

- Waiver of the peripheral parking lot landscaping adjacent to Parcel 50-1 ((17)) G (west side, adjacent to McDonalds)

The applicant has indicated that an existing county storm sewer pipe in this area prohibits the installation of the required peripheral parking lot landscaping. The applicant has shown a row of shrubs to soften the edge between the two parking lots (on and off-site). Staff does not object to the request.

- Modification of the peripheral parking lot landscaping along Route 50

The applicant has indicated that the provision of the service drive and required trail prohibits the provision of the required peripheral parking lot landscaping. The Zoning Ordinance requires that a 10 foot wide landscaping strip planted with trees be provided where the property line abuts right-of-way. While the required trees are provided, the planting strip is only seven feet between the parking lot edge and the property line. An additional three feet of landscape area is provided in the right-of-way. Staff believes that the provision of a ten-foot wide planting strip, split between the private and public realm, does meet the intent of the peripheral parking lot landscaping requirement, and does not object to the requested modification.

Special Exception Analysis

General Special Exception Standards (Sect. 9-006)

General Standard 1 requires that the proposed use be in harmony with the adopted Comprehensive Plan. While the use and intensity are nominally in harmony with the Plan, as previously stated, staff does not believe that the application as proposed fully

addresses the conditions of the Plan. Therefore, staff does not believe that this condition has been met.

General Standard 2 requires that the proposed use be in harmony with the general purpose and intent of the applicable zoning district regulations. Staff believes that the proposed development is generally in harmony with the applicable regulations, with the exception of the requested waivers and modifications relating to transitional screening. Therefore, staff does not believe that this condition has been met.

General Standard 3 requires that the proposed use will be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan, and that location, size and height of buildings and nature and extent of screening, buffering and landscaping be reviewed against this standard. Again as noted, staff believes that improved buffering and better architectural commitments are necessary to fully address this standard. Staff believes that, as currently proposed, the permanent screening is not adequate and the location and mass of the building, which extends into the limited buffer area, will be a visual imposing structure impacting the adjacent residential neighborhood. Therefore, staff believes this standard has not been met.

General Standard 4 requires that pedestrian and vehicular traffic associated with the use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood. As noted, staff does not support the direct access to Route 50 because of vehicular conflicts between the travel lanes of Route 50, the service drive, and the on-site circulation. Therefore, staff believes this standard has not been met.

General Standards 5, 6 and 7 require that landscaping, screening, open space, adequate utility, drainage, parking and loading spaces be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in the Ordinance. The application meets or exceeds the requirements of the Zoning Ordinance in these areas, with the exception of the requests for modifications to the transitional screening and buffering. As noted, staff does not support those waiver requests as proposed, and therefore these standards have not been met.

General Standard 8 requires that signage be regulated by the provision of Article 12, but notes that the Board of Supervisors may impose more strict requirements than those set forth in the Ordinance. While the applicant is not requesting signage in excess of the Zoning Ordinance, it is staff's opinion that the signage the applicant has indicated its intent to install is excessive and unnecessary. The applicant has noted its intent to install two signs at or near the maximum size permitted, both on Annandale Road, both directory signs with multiple sign panels for individual tenants. In addition to these signs, wall signage on all buildings is proposed. Therefore, staff recommends that Board exercise its right to impose additional requirements, and limit the second

free-standing sign (at the South Street entrance) to a true monument sign no more than four feet in height.

Provisions for Approving...Drive-in Financial Institutions...in a Highway Corridor Overlay District (Sect. 9-611)

The Board may approve a special exception for the establishment of drive-in financial institutions 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)

These standards require that the use be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties, that access be designed so not to impede traffic on a public street intended to carry through traffic, and that there be no outdoor storage or display of goods offered for sale. While staff, as noted, does not support the proposed right-in / right-out access to Route 50, in general staff does not believe that, as proffered and conditioned, the addition of a drive-in financial institution to the site will impede traffic on the surrounding street network.

Additional Standards for Automobile-Oriented Uses, ... Drive-In Financial Institutions, Drive-Through Pharmacies... (Sect 9-505)

Paragraph 1A requires that these uses have "on all sides" the same architectural features or be architecturally compatible with the building group. As noted in the land use section, the elevations for the main building on-site, along with the garage, show a building with four-sided, coordinated architecture, but the elevations provided for the bank and the pharmacy do not show all four sides. The proffer relating to materials does not specify which materials will be used, but does include a commitment that there will be at least one point of compatibility between all three buildings (color, material or architectural theme). Staff believes that the commitments, while vague, will ensure that the three buildings on-site will be at least minimally visually related. As no commitment has been made to four sided architecture for the bank or pharmacy, staff has proposed a development condition requiring four sided architecture for those buildings. With the imposition of the proposed conditions, staff believes this standard has been minimally addressed.

Paragraph 1B requires that the use be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. Interparcel access has been provided to the west, and the proposed improvements to the service drive, as conditioned, will improve the safety of the network while maintaining access to the residential neighborhood. While some additional interior sidewalks are desirable, staff believes this standard has been met.

Paragraph 1C requires that the site be designed to minimize turning conflicts and to facilitate safe and efficient on-site circulation. As noted, staff does not support the requested entrance to Route 50, and as such, does not believe this standard has been met.

Paragraph 1D requires that the site be of sufficient area to accommodate the use, and that the use not adversely affect nearby residential areas. As noted, staff does not believe the proposed layout provides sufficient buffering to the adjacent residential neighborhood. Additional buffering should be provided by reducing or rearranging the uses on-site (reducing the size of the buildings and/or shifting them north). This standard has not been met.

Paragraph 1E requires that a drive-through pharmacy post signs relating to limitations on the use of the windows; a condition requiring such signs has been included in the proposed SE conditions, this standard has thus been met.

Paragraph 3A requires that there be no outdoor storage or display of goods offered for sale; a condition requiring conformance with this standard has been included in the proposed SE conditions, this standard has thus been met.

Provisions for Approving an Increase in Building Heights (Sect. 9-607)

Paragraph 1 requires that such an increase be approved only where it will be in harmony with the policies of the Comprehensive Plan, and Paragraph 2 requires that the resultant height increase not be detrimental to the character and development of the adjacent lands. As noted, staff believes that additional screening would be necessary to meet the recommendations of the Plan, and as such the development would have a negative impact on the adjacent residential properties. Therefore, staff does not believe that these provisions have been met.

Paragraph 3 requires that the remaining provisions of the Zoning Ordinance can be satisfied. As noted, the proposal does meet all provisions of the Zoning Ordinance, aside from modifications to screening which have been requested. This provision has been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to rezone the property from the C-6 and C-8 Districts to the C-6 District and to implement a special exception for a vehicle sales, rental, and ancillary service establishment; a drive-in financial institution, a drive through pharmacy, and an increase in building height (from 40 feet to 50 feet). Staff believes

that the proposal, as currently laid out, does not meet the recommendations of the Comprehensive Plan for “effective screening and buffering” to the adjacent neighborhood; that the architectural and signage commitments are lacking; and that the proposed direct entrance onto Route 50 is unacceptable.

Recommendations

Staff recommends denial of RZ 2009-MA-011, as submitted. If it is the intent of the Board to approve the application, staff recommends such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of SEA 95-M-039, as submitted. If it is the intent of the Board to approve the application, staff recommends such approval be subject to development conditions consistent with those contained in Appendix 2.

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

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

APPENDICES

1. Draft Proffers (RZ 2009-MA-011)
2. Proposed Development Conditions (SEA 95-M-039)
3. Affidavits
4. Statement of Justification
5. Previous approval for SE 95-M-039
6. Plan Citations, Land Use and Environmental Analysis
7. Urban Forest Management Analysis
8. Transportation Analysis
9. VDOT 527 Review memo
10. Trail Waiver Analysis
11. Fairfax County Water Authority
12. Sanitary Sewer Analysis
13. Fire and Rescue
14. Stormwater Management Analysis, DPWES
15. Zoning Ordinance Provisions
16. Glossary of Terms

PROFFER STATEMENT**BILL PAGE HONDA AND
WESTLAWN SHOPPING CENTER****RZ 2009-MA-011****February 12, 2010**

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in this Rezoning Application ("RZ") (the "Application") proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 50-4 ((1)) Parcels 6 and 7, and Tax Map 50-4 ((17)) Parcels H and H1 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, rezoning application RZ 2009-MA-011 and the companion application SEA-95-M-039 (collectively, the "Application") are granted by the Board of Supervisors. If approved, these proffers ("Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and shall have no further force or effect on the Property.

GENERAL

1. **Rezoning Application/Special Exception Amendment.** The Property shall be developed in substantial conformance with the plat entitled "Bill Page Honda & Westlawn Shopping Center Generalized Development Plan/Special Exception Plat" dated March 16, 2009, as revised through February 5, 2010, prepared by Walter L. Phillips, consisting of nineteen (19) sheets (the "Plan").
2. **Minor Modifications.** Pursuant to the provisions of Sect. 18-204(5) of the Zoning Ordinance, minor modifications to the Plan that are in substantial conformance with the Plan may be permitted when necessitated by sound engineering or that may become necessary as part of final site plan or engineering. Building footprints may be decreased so long as the development otherwise is in substantial conformance with these Proffers and the Plan.
3. **Proposed Development.** The new development proposed with this Application may include a reconstructed vehicle sale, rental, and ancillary service establishment (the "New Dealership"), a car wash facility ancillary to the New Dealership (the "Car Wash"), a drive-in financial institution (the "Financial Institution"), a drive-through pharmacy (the "Pharmacy"), a retail shopping center (the "Shopping Center"), and/or associated facilities (collectively, the "Development").
4. **Phasing.** The Applicant's construction of the Development will occur in phases, depending on market conditions. Any use of buildings existing as of the approval date of

this Application that will be removed or replaced by the Development may continue in accordance with Article 15 of the Zoning Ordinance.

- A. Continued Operation of Retail Establishments. Portions of the Development will be constructed on areas that are the subject of retail leases or agreements existing as of the approval date of this Application that the Applicant must honor until they expire or are terminated. Further, as an incentive to facilitate implementation of the Development, the Applicant may have the need to relocate any or all such uses or buildings to temporary facilities, such as trailers, or to new locations on the Property until further redevelopment can proceed. For each retail establishment that continues to operate during construction, the Applicant shall ensure that adequate parking is provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance.
 - B. Continued Operation of the Car Dealership. The Applicant may elect to construct the New Dealership facility while continuing to operate the existing car dealership (the "Existing Dealership") in its present location. During construction, the Applicant shall ensure that adequate parking is provided to comply with the parking requirements for the Existing Dealership. The Existing Dealership shall cease operations within thirty (30) days of the issuance of a Non-Residential Use Permit ("Non-RUP") for the New Dealership.
 - C. Interior Improvements to Existing Structures. For those buildings existing on the Property as of the approval date of this Application but that are proposed for redevelopment or removal as part of the Applicant's implementation of the Development, the Applicant may secure building permits for and make interior improvements to such buildings without triggering the requirement to reconstruct such buildings in conformance with the Plan.
 - D. Casualty. The Applicant may restore any building or structure existing as of the approval date of this Application that later is destroyed or damaged by casualty, subject to Article 15 of the Zoning Ordinance.
5. Parking. Parking shall be provided in a combination of garage structures and surface lots as shown on the Plan and shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services ("DPWES"), for the uses within the Property.

TRANSPORTATION

6. Improvements to Arlington Boulevard and Annandale Road Intersection. Prior to the issuance of a Non-RUP for the New Dealership, the Applicant shall construct improvements to the intersection at Arlington Boulevard and Annandale Road, as more specifically described below:
 - A. Additional Travel Lane on Arlington Boulevard. The Applicant shall construct a third eastbound lane on Arlington Boulevard along the frontage of the Property.

The third eastbound lane shall continue east past the Annandale Road intersection, and shall terminate at the first entrance to the existing service drive east of Annandale Road, as depicted by the “Proposed Future Road Improvements” on Sheet 11 of the Plan. Pavement markings for the improvements shall be completed as shown on Sheet 11 of the Plan, or as modified by the Virginia Department of Transportation (“VDOT”).

- B. Pavement Markings on Annandale Road. The Applicant shall modify the pavement markings on the northbound approach of Annandale Road to include a left-turn bay, a shared left-through lane, and a shared through-right lane, or as modified by VDOT.
 - C. Signal Modifications. The Applicant shall modify the existing traffic signal to accommodate the third eastbound through lane on Arlington Boulevard and the modified lane configuration on the Annandale Road northbound approach. As part of this signal modification, the Applicant shall submit proposed signal timing modifications for approval and implementation by VDOT.
7. Improvements to Arlington Boulevard Southern Service Drive. Prior to the issuance of a Non-RUP for the New Dealership, the Applicant shall construct the improvements to Arlington Boulevard as depicted in Option A on Sheet 11 of the Plan, which consists of a one-way westbound service drive with associated channelization and pavement markings as shown on the Plan, or as modified by VDOT. At the time of site plan submission, the Applicant shall consult with the Mason District Supervisor’s Office (the “Supervisor’s Office”), the Fairfax County Department of Transportation (“FCDOT”), VDOT, and, if necessary, the Federal Highway Administration (“FHWA”) regarding the improvements. If Option A is not approved by the Supervisor’s Office, FCDOT, VDOT, and FHWA, the Applicant may construct the alternate improvements depicted in Option B on Sheet 11. If neither Option A nor Option B is approved, then the Applicant shall retain the existing service drive.
8. Annandale Road and South Street/Shopping Center Entrance. Prior to the issuance of the first Non-RUP for the reconstructed Shopping Center, the Applicant shall upgrade the traffic signal at Annandale Road and South Street/Shopping Center Entrance. The upgraded signal shall include dedicated phasing for traffic turning left from South Street and from the Shopping Center Entrance, and will include pedestrian-activated countdown signal heads. As part of this signal modification, the Applicant shall submit proposed signal timing modifications for approval and implementation by VDOT.
9. Annandale Road Bus Stop Pad. Subject to the approval of FCDOT and, as applicable, VDOT, the Applicant shall install a bus stop pad and paved pedestrian connections (excluding any bus pull out) on or near the Property (the “Bus Pad”), in a location along Annandale Road as shown on Sheet 3 or another location as determined in consultation with FCDOT as part of site plan approval for the Development. The design and materials of the Bus Pad shall be of similar size and quality to those of a typical bus pad installed elsewhere in Fairfax County, as determined by FCDOT. The Applicant shall provide all easements and right-of-way necessary for construction and maintenance of the pad and

future shelter. A determination of these limits shall be coordinated with and approved by FCDOT prior to site plan approval for the subject development. The Bus Pad shall be installed prior to bond release by DPWES for the Development; provided, however, that if an agreement cannot be reached as to the location of the Bus Pad, then, in lieu of constructing the Bus Pad and with the approval of FCDOT, the Applicant shall provide a contribution of Fifteen Thousand and No/Dollars (\$15,000.00) to the Board of Supervisors for the installation of a bus shelter in the vicinity of the Property.

10. Bicycle Facilities. As shown on the Plan, the Applicant shall provide bicycle parking facilities for a minimum of 20 bicycles to encourage bicycling to the retail shops instead of driving. The bicycle parking facilities shall be installed as shown on the Plan, prior to the issuance of the first Non-RUP for the reconstructed shopping center, or may be relocated to other locations on the Property with approval by FCDOT.
11. Signal Warrant Study. Within one year of the issuance of the final Non-RUP for the Property, but prior to bond release by DPWES, the Applicant shall submit a signal warrant study for the intersection of Arlington Boulevard and Westmoreland Road for review by VDOT.
12. Unavoidable Delay. For the purposes of Proffer 6, Proffer 7, and Proffer 8, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required dedications or improvement(s) have been delayed (such as the inability to secure necessary permission for utility relocations or VDOT approval for traffic signals) beyond the required times set forth in each proffer, the Zoning Administrator may agree to a later date for dedication/completion of the improvement(s).

INTERPARCEL ACCESS

13. Interparcel Access. Prior to bond release by DPWES, the Applicant shall construct its portion of an interparcel access along the northwest corner of the Property (the "Future Interparcel Access"), allowing access to and from Tax Map 50-4 ((17)) Parcel G (the "McDonalds Property"), as generally depicted on Sheet 3 of the Plan (the "Future Interparcel Access"). Should the McDonald's Property redevelop in the future, the Applicant shall permit vehicles and pedestrians to pass through the Future Interparcel Access. Should the McDonald's Property and the Applicant agree to a different location for the Future Interparcel Access, the location may be altered subject to approval by FCDOT.

GREEN BUILDING PRACTICES

14. The Applicant shall utilize green building practices for the Development, including but not limited to the following features:
 - A. The Development shall be designed by a design firm with at least one professional accredited by LEED (or equivalent program) on the team;
 - B. The Applicant shall allocate space for storage of recyclables within the Development;

- C. Smoking shall be prohibited in all indoor spaces, with smoking areas provided outside the building at least 25 feet from all doors and air intakes;
- D. The Development will incorporate Erosion and Sediment Control measures;
- E. The Applicant shall maintain bicycle parking facilities for a minimum of 20 bicycles on or near the Shopping Center to encourage bicycling to the retail shops instead of driving;
- F. The main building containing the New Dealership and the Westlawn Shopping Center, including the parking deck, will use a highly reflective roof material;
- G. All privately-installed site lighting will be certified, prior to bond release, by an accredited professional to meet American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE/IESNA Standard 90.1-2004) standards to reduce nighttime pollution, avoid spillage offsite, and maintain minimum and maximum recommended levels; and Article 14, Section 9 of the Fairfax County Zoning Ordinance;
- H. The Applicant will specify non ozone-depleting refrigerants in cooling system;
- I. The Development will use low emitting materials for paints, sealants, carpeting, and formaldehyde-free composite board;
- J. The Development shall specify low flow or dual flush toilets, low flow or waterless urinals, and low flow faucets and shower heads throughout the Development to reduce potable water demand;
- K. During the construction phase, at least 50% of construction debris and reusable materials shall be diverted to a recycling facility, salvage yard, or other site for reuse;
- L. Wherever possible during construction, use salvaged, reused, or refurbished materials, materials with a high recycled content, and rapidly renewable materials;
- M. During construction, follow the guidelines of the Sheet Metal and Air Conditioning National Contractors Association Indoor Air Quality guidelines to promote better air quality after construction;
- N. Provide showering and changing facilities for employees of the New Dealership for those employees who bike, walk, or jog to work;
- O. Reduce impervious surface for the overall Development by using a parking deck for the New Dealership;
- P. The New Dealership shall utilize Energy Star appliances and fixtures for all building systems and equipment, including, where applicable and available:

heating and air conditioning systems, appliances, photocopiers, large-screen televisions, bathroom and plumbing fixtures, and interior lighting.

ARCHITECTURAL DESIGN AND SITE AMENITIES

15. Building Design and Materials. The general architectural design of the Development is shown on Sheets 14 – 17 of the Plan (the “Conceptual Elevations”). The Conceptual Elevations are conceptual in nature and may be modified by the Applicant as part of final engineering and building design, provided that such modifications are in substantial conformance with the Conceptual Elevations. Building materials for the Development, as generally reflected on the Conceptual Elevations, shall be selected from among the following: exterior insulation finishing system (“EIFS”), siding, brick, hardi-plank, masonry/stone, aluminum trim, glass, steel, split-face block and pre-cast panels, provided that final architectural details and accents may include other materials. Bay windows, balconies, awnings, storefronts, and other architectural details may be provided so long as such features do not extend more than eight (8) feet beyond the building footprints shown on the Plan. All buildings within the Development shall share at least one common architectural theme, major building material, or color scheme.
16. Shopping Center and Parking Deck Design. The reconstructed shopping center and parking deck shall incorporate architectural features or façade elements to help break up the mass and bulk of the structures, and shall be in substantial conformance with the Conceptual Elevations. The portion of the parking deck fronting the adjacent residential neighborhood shall be constructed with solid vertical perimeter walls, not less than 32 inches in height, for the purpose of blocking headlights from shining into adjacent residences. High-quality architectural treatments shall be employed for all elevations of the reconstructed shopping center and parking deck to soften the structures and provide a pedestrian sense of scale. The reconstructed shopping center and parking deck architecture shall include accents featuring colored brick or brick panels on all elevations of the structure.
17. Lighting. Parking lot or exterior lighting located on the Property shall be directed inward and/or downward and designed with shielded fixtures in order to minimize glare onto adjacent properties and in accordance with Article 14 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible. Lighting on the top level of the parking deck shall be comprised entirely of bollards and sconces.
18. Signage. Signage for the Property and the Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance. Any freestanding signs shall comply with all provisions of Article 12 of the Zoning Ordinance. With the exception of any required regulatory signage, the Applicant shall not place lighted signs along any portion of any structure such that the sign directly faces the adjacent residential property along Tripps Run.

STORMWATER MANAGEMENT

19. Stormwater Management Plan. As part of site plan approval for the Development, the Applicant shall submit to DPWES a stormwater management plan (the “SWM Plan”) for implementation with the Development, demonstrating that stormwater management for the Development can be provided onsite.
20. Best Management Practices (“BMP”). The Applicant shall incorporate BMPs in order to improve water quality associated with stormwater runoff. Using structural and/or non-structural BMPs such as rain gardens, sand filters, storm filters, tree box filter devices or a combination thereof, as approved by DPWES, the site plan shall demonstrate a minimum ten percent (10%) reduction of the phosphorous loading from the Property, based on a comparison of the conditions of the Property as currently developed and the conditions of the Property upon completion.

ENVIRONMENT

21. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the Plan, subject to allowances for the installation of fences, utilities, and/or trails, which shall be located in the least disruptive manner necessary as determined by the Urban Forest Management Division (“UFM”) of DPWES. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas protected by the limits of clearing and grading that must be disturbed.
22. Tripps Run Buffer and Easement. Prior to the issuance of a Non-RUP for the New Dealership, the vegetative buffer along Tripps Run (the “Tripps Run Buffer”), as well as the area within the Tripps Run storm drain easement (the “Tripps Run Easement”) shall be planted and maintained as depicted on Sheets 4 and 5 of the Plan.
 - A. The Tripps Run Buffer shall provide effective year-round screening, and shall be populated with a mix of shrubs, deciduous trees and evergreen trees, with size, configuration and species to be determined in conjunction with UFM at the time of site plan submission.
 - B. The Tripps Run Easement shall be populated with a mix of shrubs, deciduous trees, and evergreen trees, with size, configuration and species to be determined in conjunction with UFM at the time of site plan submission. Notwithstanding the detail provided on Sheets 4 and 5 of the Plan, the Tripps Run Easement shall be subject to the existing storm drain easements that permit the County to prune, trim, or remove trees within the Tripps Run Easement, at its expense.
 - C. Prior to site plan approval, the Applicant shall coordinate an on-site visit with the President of the Westlawn Civic Association, DPZ, UFM, the Mason District Planning Commissioner and the Mason District Supervisor’s office to assist in determining what vegetation should be removed from the Tripps Run Buffer and the Tripps Run Easement, and to share plans for planting additional vegetation as described in this Proffer 22.

MISCELLANEOUS

23. Advance Density Credit. Advance density credit is reserved in accordance with the provisions of the Fairfax County Zoning Ordinance, for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manual (“PFM”), at the time of site plan approval for the Property.
24. Underground Storage Tanks. At the time of construction of the Proposed Development, the Applicant shall comply with all local, state, and federal laws and regulations regarding any underground storage tanks remaining on the Property.
25. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA or SEA without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA and/or SEA does not adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of this PCA and/or SEA shall otherwise remain in full force and effect.
26. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to “Applicant” in this proffer statement shall include within its meaning and shall be binding upon Applicant’s successor(s) in interest and/or developer(s) of the site or any portion of the site.
27. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

Westlawn Limited Partnership, a Virginia limited partnership, as to Tax Map Parcel Numbers: 50-4 ((1)) Parcel 7; 50-4 ((17)) Parcels H, H1

By: _____
Name: William J. Page
Title: General Partner

CWSS Associates, L.L.C., a Virginia limited liability company, as to Tax Map Parcel Number: 50-4 ((1)) Parcel 6

By: _____
Name: William J. Page
Title: Managing Member

PROPOSED DEVELOPMENT CONDITIONS**SEA 95-M-039****February 17, 2010**

If it is the intent of the Board of Supervisors to approve SEA 95-M-039, located at 3008, 3030 and 3040 Annandale Road and 6715 Arlington Boulevard, Tax Map 50-4 ((1)) 6 and 7, and 50-4 ((17)) H and H1, to amend SE 95-M-039, previously approved for a vehicle sales, rental and ancillary service establishment and waiver of open space, to permit site and condition modifications, an increase in land area, and the addition of a drive-through pharmacy, a drive-in financial institution, and an increase in height, pursuant to Sect. 4-604, 9-607 and 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, which supersede all previously approved 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. 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 "Bill Page Honda & Westlawn Shopping Center," consisting of 17 sheets, prepared by Walter L. Phillips, and dated March 16, 2009 as revised through February 5, 2010, 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.
4. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10 pm and 8 am, it shall be in a fully enclosed interior space with no windows or doors open.
5. There shall be no outdoor, overnight storage of wrecked or inoperable vehicles on the site.
6. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SE Plat as "Prop. Vehicle Display Area," or in the garage).
7. The drive-through pharmacy and the drive-in financial institution shall both be constructed with four-sided architecture.

8. Any free standing signs on the property shall be constructed such that the materials and colors are coordinated with the retail portion of the development. The free standing sign located at the Annandale Road entrance to the site (across from South Street) shall be a monument sign no more than four feet in height.
9. Signs shall be posted in the vicinity of the stacking area for the drive-through window for the pharmacy, stating the limitations on the uses of the window service. Such signs shall not exceed two square feet in size.
10. Prior to site plan approval, a public access easement which specifically allows pedestrian and bicycle access along the rear travel aisle (along Tripps Run) from Arlington Boulevard (Route 50) to Annandale Road shall be recorded in the land records of Fairfax County in a form acceptable to DPWES and the County Attorney.
11. Prior to site plan approval, a Water Quality Impact Assessment shall be requested and approved. Any modifications to the site that are not in substantial conformance with the GDP/SE Plat shall require a Proffer Condition Amendment and a Special Exception Amendment.
12. The outdoor display area lighting for the vehicle sale, rental and ancillary service establishment, including both ground level and parking deck areas, shall not exceed a maintained lighting level of thirty (30) footcandles as measured horizontally at grade.

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. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Rezoning Attachment to Par. 1(a)

DATE: February 12, 2010
 (enter date affidavit is notarized)

104595d

for Application No. (s): RZ 2009-MA-011
 (enter County-assigned application number (s))

(NOTE: All relationships to the application 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)
Walter L. Phillips, Incorporated Agents: Jenifer L.T. Hornback Jeffrey J. Stuchel Meghan E. Anderson Charles F. Dunlap Aaron M. Vinson Monica R. Westgate Kathryn Wing von Bredow	207 Park Avenue Falls Church, VA 22046	Engineer/Planner/Agent
Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli, President Cheryl L. Sharp	3914 Centreville Road Suite 330 Chantilly, VA 20151	Traffic Engineer/Agent
Cooley Godward Kronish LLP Agents: Antonio J. Calabrese, Esquire Mark C. Looney, Esquire Colleen P. Gillis Snow, Esquire Jill S. Parks, Esquire Brian J. Winterhalter, Esquire Shane M. Murphy, Esquire John P. Custis, Esquire Jeffrey A. Nein, AICP Planner Ben I. Wales, AICP Planner Molly M. Novotny, Senior Urban Planner	One Freedom Square Reston Town Center 11951 Freedom Drive Reston, VA 20190-5656	Attorneys/Agents
Meadowood Partners, LLC Agent: Thomas B. McKee, President	1202 Shady Creek Road Marriottsville, MD 21104	Agent

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

REZONING AFFIDAVIT

DATE: February 12, 2010
(enter date affidavit is notarized)

104595d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

CWSS Associates, L.L.C.
6715 Arlington Boulevard
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William J. Page, Managing Member Susan M. Page Trust, Member, Beneficiary: Susan M. Page
Christine N. Page, Member Sheila M. Page Trust, Member, Beneficiary: Sheila M. Page
William J. Page, Jr., Member 6715 Arlington Limited Partnership

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

William J. Page, Managing Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 12, 2010
(enter date affidavit is notarized)

104595d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number (s))

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

Freeman & Morgan Architects
7229 Forest Avenue
Suite 209
Richmond, VA 23226

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John E. Shady
John D. Gills
Eugene C. Sikes
David J. Smith

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

John E. Shady, President/Treasurer	David J. Smith, Vice President
John D. Gills, Vice President	Maureen M. Cassidy, Secretary
Eugene C. Sikes, Vice President	

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

Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)

Jeffrey J. Stuchel
Brian G. Baillargeon

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

Jeffrey J. Stuchel, President
Brian G. Baillargeon, Executive Vice President

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

Rezoning Attachment to Par. 1(b)

DATE: February 12, 2010
(enter date affidavit is notarized)

104595d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number (s))

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

Gorove/Slade Associates, Inc.
3914 Centreville Road
Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Christopher M. Tacinelli, President
Chad A. Baird, Vice President
Daniel B. VanPelt, Vice President

=====

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

Meadowood Partners, LLC
1202 Shady Creek Road
Marriottsville, MD 21104

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)

Thomas B. McKee

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Thomas B. McKee, Managing Member

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

Rezoning Attachment to Par. 1(b)

DATE: February 12, 2010
(enter date affidavit is notarized)

104595 d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number (s))

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

Susan M. Page Trust
6715 Arlington Boulevard
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Beneficiary:
Susan M. Page

=====

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

=====

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

Sheila M. Page Trust
6715 Arlington Boulevard
Falls Church, VA 22042

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)

Beneficiary:
Sheila M. Page

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 12, 2010
(enter date affidavit is notarized)

104595d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number (s))

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

Allen E. Page Irrevocable Trust (former)
6715 Arlington Boulevard
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Beneficiary:
Allen E. Page

=====

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

=====

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

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

REZONING AFFIDAVIT

DATE: February 12, 2010
(enter date affidavit is notarized)

104595d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Westlawn Limited Partnership
c/o William J. Page
6715 Arlington Boulevard
Falls Church, VA 22042

(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)

- William J. Page, General Partner
Estate of William H. Page (former)
Kenneth E. Page, Limited Partner
Margaret F. Page, Limited Partner
Mary K. Page, Limited Partner
Lawrence J. Page, Limited Partner
Allen E. Page Irrevocable Trust, Limited Partner, Beneficiary: Allen E. Page (former)
Joseph P. Page, Limited Partner
Estate of George F. Page, Limited Partner
John R. Page, Limited Partner
Christine N. Page, Limited Partner
William J. Page, Jr., Limited Partner
Walter R. Page, Limited Partner
James L. Page, Limited Partner
Pearl R. Askerneese, Limited Partner
Lawrence J. Page custodian for Luke A. Page, Limited Partner
James L. Page custodian for Andrew R. Page, Limited Partner
Susan M. Page Trust, Limited Partner, Beneficiary: Susan M. Page
Sheila M. Page Trust, Limited Partner, Beneficiary: Sheila M. Page

(check if applicable) [x] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

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

Rezoning Attachment to Par. 1(c)

DATE: February 12, 2010
(enter date affidavit is notarized)

104595d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number (s))

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

6715 Arlington Limited Partnership
6715 Arlington Boulevard
Falls Church, VA 22042

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- William J. Page, General Partner
- Walter R. Page, General Partner
- James L. Page, General Partner
- Kenneth E. Page, Limited Partner
- Margaret F. Page, Limited Partner
- Mary K. Page, Limited Partner
- Lawrence J. Page, Limited Partner
- Allen E. Page Irrevocable Trust, Limited Partner, Beneficiary: Allen E. Page (former)
- Joseph P. Page, Limited Partner
- Estate of George F. Page, Limited Partner
- John R. Page, Limited Partner
- Sheila M. Page Trust, Beneficiary: Sheila M. Page

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: February 12, 2010
(enter date affidavit is notarized)

10459d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number (s))

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

Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Jane K. Adams
Maureen P. Alger
Gian-Michele a Marca
Mazda K. Antia
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Celia Goldwag Barenholtz
Frederick D. Baron
James A. Beldner
Keith J. Berets
Laura A. Berezin
Connie N. Bertram
Laura Grossfield Birger
Elias J. Blawie
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
Robert J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne, III
Matthew T. Browne
Robert T. Cahill
Antonio J. Calabrese
Linda F. Callison
Christopher C. Campbell
Roel C. Campos
William Lesse Castleberry
Lynda K. Chandler
Dennis (nmi) Childs
Ethan E. Christensen
Samuel S. Coates

Alan S. Cohen
Thomas A. Coll
Joseph W. Conroy
Jennifer B. Coplan
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Craig E. Dauchy
Wendy L. Davis
Renee R. Deming
Darren K. DeStefano
Scott D. Devereaux
Jennifer Fonner DiNucci
Michelle C. Doolin
John C. Dwyer
Erik S. Edwards
Robert L. Eisenbach, III
Sonya F. Erickson
Lester J. Fagen
Brent D. Fassett
David J. Fischer
M. Wainwright Fishburn, Jr.
Daniel W. Frank
Richard H. Frank
William S. Freeman
Alison J. Freeman-Gleason
Steven L. Friedlander
Thomas J. Friel, Jr.
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
Stephen D. Gardner

Jon E. Gavenman
John M. Geschke
Kathleen H. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Paul E. Gross
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
Zvi (nmi) Hahn
John B. Hale
Andrew (nmi) Hartman
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae Hershcopf
John M. Hession
Gordon K. Ho
Suzanne Sawochka Hooper
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Chrystal N. Jensen
Eric C. Jensen
Mark L. Johnson
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberley J. Kaplan-Gross
Jeffrey S. Karr
Scott L. Kaufman
Sally A. Kay
Heidi M. Keefe

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

Rezoning Attachment to Par. 1(c)

DATE: February 12, 2010
(enter date affidavit is notarized)

104595d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number (s))

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

Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

J. Michael Kelly
Kevin F. Kelly
Jason L. Kent
Kristen D. Kercher
James C. Kitch
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz
Kenneth J. Krisko
Mark F. Lambert
John G. Lavoie
Robin J. Lee
Natasha V. Leskovsek
Shira Nadich Levin
Alan (nmi) Levine
Michael S. Levinson
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
David A. Lipkin
Chet F. Lipton
Cliff Z. Liu
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Michael X. Marinelli
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Daniel P. Meehan
Beatriz (nmi) Mejia
Erik B. Milch
Keith A. Miller
Robert H. Miller

Chadwick L. Mills
Brian E. Mitchell
Patrick J. Mitchell
Ann M. Mooney
Timothy J. Moore
Webb B. Morrow, III
Kevin P. Mullen
Frederick T. Muto
Ryan E. Naftulin
Stephen C. Neal
Alison (nmi) Newman
William H. O'Brien
Thomas D. O'Connor
Ian (nmi) O'Donnell
Vincent P. Pangrazio
Timothy G. Patterson
Amy P. Paye
Anne H. Peck
D. Bradley Peck
Susan Cooper Philpot
Benjamin D. Pierson
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Lori R.E. Ploeger
Thomas F. Poche
Anna B. Pope
Marya A. Postner
Steve M. Przesmicki
Seth A. Raffkin
Frank F. Rahmani
Marc A. Recht
Thomas Z. Reicher
Michael G. Rhodes

Michelle S. Rhyu
John W. Robertson
Julie M. Robinson
Ricardo (nmi) Rodriguez
Richard S. Rothberg
Adam J. Rutenberg
Adam L. Salassi (former)
Thomas R. Salley III
Richard S. Sanders
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
William J. Schwartz
John H. Sellers
Brent B. Siler
Gregory A. Smith
Whitty (nmi) Somvichian
Mark D. Spoto
Wayne O. Stacy
Neal J. Stephens
Donald K. Stern
Michael D. Stern
Anthony M. Stiegler
Steven M. Strauss
Myron G. Sugarman
Christopher J. Sundermeier
Ronald R. Sussman
C. Scott Talbot
Mark P. Tanoury
Philip C. Tencer
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
John H. Toole
Robert J. Tosti
Michael S. Tuscan

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

Rezoning Attachment to Par. 1(c)

DATE: February 12, 2010
(enter date affidavit is notarized)

104595 d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number (s))

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

Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Additions:

Edward Van Geison
Miguel J. Vega
Erich E. Veitenheimer, III
Aaron J. Velli
Robert R. Vieth
Lois K. Voelz
Kent M. Walker
David A. Walsh
David M. Warren
Mark B. Weeks
Steven K. Weinberg
Mark K. Weinstein
Thomas S. Welk
Christopher A. Westover
Francis R. Wheeler
Brett D. White
Peter J. Willsey
Mark (nmi) Windfeld-Hansen
Nancy H. Wojtas
Jessica R. Wolff
Nan (nmi) Wu
Babak "Bo" (nmi) Yahgmaic
Mavis L. Yee
Kevin J. Zimmer

- Thomas R. Amis
- Christopher J. Austin
- Jeffrey L. Cohen
- Charles S. Kim
- John S. Kyle
- Nikesh (nmi) Patel
- Audrey K. Scott
- Ian R. Shapiro
- Jordan A. Silber
- Colleen P. Gillis Snow
- Peter H. Werner

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

REZONING AFFIDAVIT

DATE: February 12, 2010
(enter date affidavit is notarized)

104595d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: February 12, 2010
(enter date affidavit is notarized)

104595d

for Application No. (s): RZ 2009-MA-011
(enter County-assigned application number(s))

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

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

On March 4, 2009, William J. Page, General Partner of Westlawn Limited Partnership, contributed \$500 to John Cook for Fairfax County Supervisor.

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

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

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

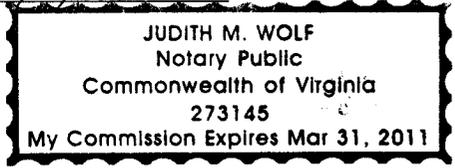
WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent
Shane M. Murphy
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 12th day of February, 2010, in the State/Comm. of Virginia, County/City of Fairfax.

Judith M. Wolf
Notary Public

My commission expires: 3/31/2011



SPECIAL EXCEPTION AFFIDAVIT

DATE: February 12, 2010
(enter date affidavit is notarized)

I, Shane M. Murphy, 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

104594d

in Application No.(s): SEA 95-M-039
(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)
Westlawn Limited Partnership Agents: William J. Page, General Partner Brian R. Kanyan, CFO	6715 Arlington Boulevard Falls Church, VA 22042	Applicant/Owner Tax Map 50-4((1))7; 50-4((17))H, H1
CWSS Associates, L.L.C. Agents: William J. Page, Managing Member	6715 Arlington Boulevard Falls Church, VA 22042	Owner Tax Map 50-4((1)) 6
Freeman & Morgan Architects Agent: John E. Shady, President	7229 Forest Avenue Suite 209 Richmond, VA 23226	Architect/Agent

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: February 12, 2010
 (enter date affidavit is notarized)

1045944

for Application No. (s): SEA 95-M-039
 (enter County-assigned application number (s))

(NOTE: All relationships to the application 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)
Walter L. Phillips, Incorporated Agents: Jenifer L.T. Hornback Jeffrey J. Stuchel Meghan E. Anderson Charles F. Dunlap Aaron M. Vinson Monica R. Westgate Kathryn Wing von Bredow	207 Park Avenue Falls Church, VA 22046	Engineer/Planner/Agent
Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli, President Cheryl L. Sharp	3914 Centreville Road Suite 330 Chantilly, VA 20151	Traffic Engineer/Agent
Cooley Godward Kronish LLP Agents: Antonio J. Calabrese, Esquire Mark C. Looney, Esquire Colleen P. Gillis Snow, Esquire Jill S. Parks, Esquire Brian J. Winterhalter, Esquire Shane M. Murphy, Esquire John P. Custis, Esquire Jeffrey A. Nein, AICP Planner Ben I. Wales, AICP Planner Molly M. Novotny, Senior Urban Planner	One Freedom Square Reston Town Center 11951 Freedom Drive Reston, VA 20190-5656	Attorneys/Agents
Meadowood Partners, LLC Agent: Thomas B. McKee, President	1202 Shady Creek Road Marriottsville, MD 21104	Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 12, 2010
(enter date affidavit is notarized)

104594a

for Application No. (s): SEA 95-M-039
(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) CWSS Associates, L.L.C.
6715 Arlington Boulevard
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William J. Page, Managing Member 6715 Arlington Limited Partnership
Susan M. Page Trust, Member,
Beneficiary: Susan M. Page
Christine N. Page, Member
Sheila M. Page Trust, Member,
Beneficiary: Sheila M. Page
William J. Page, Jr., Member

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

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

Special Exception Attachment to Par. 1(b)

DATE: February 12, 2010
(enter date affidavit is notarized)

104594d

for Application No. (s): SEA 95-M-039
(enter County-assigned application number (s))

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

Freeman & Morgan Architects
7229 Forest Avenue
Suite 209
Richmond, VA 23226

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)

John E. Shady
John D. Gills
Eugene C. Sikes
David J. Smith

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

Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)

Jeffrey J. Stuchel
Brian G. Baillargeon

(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: February 12, 2010
(enter date affidavit is notarized)

104594d

for Application No. (s): SEA 95-M-039
(enter County-assigned application number (s))

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

Gorove/Slade Associates, Inc.
3914 Centreville Road
Suite 330
Chantilly, VA 20151

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)

Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt

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

Meadowood Partners, LLC
1202 Shady Creek Road
Marriottsville, MD 21104

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)

Thomas B. McKee

(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: February 12, 2010
(enter date affidavit is notarized)

104594d

for Application No. (s): SEA 95-M-039
(enter County-assigned application number (s))

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

Susan M. Page Trust
6715 Arlington Boulevard
Falls Church, VA 22042

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)

Beneficiary:
Susan M. Page

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

Sheila M. Page Trust
6715 Arlington Boulevard
Falls Church, VA 22042

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)

Beneficiary:
Sheila M. Page

(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: February 12, 2010
(enter date affidavit is notarized)

104594d

for Application No. (s): SEA 95-M-039
(enter County-assigned application number (s))

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

Allen E. Page Irrevocable Trust (former)
6715 Arlington Boulevard
Falls Church, VA 22042

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)

Beneficiary:
Allen E. Page

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: February 12, 2010
(enter date affidavit is notarized)

104594d

for Application No. (s): SEA 95-M-039
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Westlawn Limited Partnership
c/o William J. Page
6715 Arlington Boulevard
Falls Church, VA 22042

(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)

- William J. Page, General Partner
Estate of William H. Page (former)
Kenneth E. Page, Limited Partner
Margaret F. Page, Limited Partner
Mary K. Page, Limited Partner
Lawrence J. Page, Limited Partner
Allen E. Page Irrevocable Trust, Limited Partner, Beneficiary: Allen E. Page (former)
Joseph P. Page, Limited Partner
Estate of George F. Page, Limited Partner
John R. Page, Limited Partner
Christine N. Page, Limited Partner
William J. Page, Jr., Limited Partner
Walter R. Page, Limited Partner
James L. Page, Limited Partner
Pearl R. Askerneese, Limited Partner
Lawrence J. Page custodian for Luke A. Page, Limited Partner
James L. Page custodian for Andrew R. Page, Limited Partner
Susan M. Page Trust, Limited Partner, Beneficiary: Susan M. Page
Sheila M. Page Trust, Limited Partner, Beneficiary: Sheila M. Page

(check if applicable) [x] 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 Attachment to Par. 1(c)

DATE: February 12, 2010
(enter date affidavit is notarized)

104594d

for Application No. (s): SEA 95-M-039
(enter County-assigned application number (s))

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

6715 Arlington Limited Partnership
6715 Arlington Boulevard
Falls Church, VA 22042

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

William J. Page, General Partner
Walter R. Page, General Partner
James L. Page, General Partner
Kenneth E. Page, Limited Partner
Margaret F. Page, Limited Partner
Mary K. Page, Limited Partner
Lawrence J. Page, Limited Partner
Allen E. Page Irrevocable Trust, Limited
Partner, Beneficiary: Allen E. Page
(former)
Joseph P. Page, Limited Partner
Estate of George F. Page, Limited Partner
John R. Page, Limited Partner
Sheila M. Page Trust, Limited Partner,
Beneficiary: Sheila M. Page

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: February 12, 2010
(enter date affidavit is notarized)

104594d

for Application No. (s): SEA 95-M-039
(enter County-assigned application number (s))

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

Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
Gian-Michele a Marca
Mazda K. Antia
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Celia Goldwag Barenholtz
Frederick D. Baron
James A. Beldner
Keith J. Berets
Laura A. Berezin
Connie N. Bertram
Laura Grossfield Birger
Elias J. Blawie
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
Robert J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne, III
Matthew T. Browne
Robert T. Cahill
Antonio J. Calabrese
Linda F. Callison
Christopher C. Campbell
Roel C. Campos
William Lesse Castleberry
Lynda K. Chandler
Dennis (nmi) Childs
Ethan E. Christensen
Samuel S. Coates

Alan S. Cohen
Thomas A. Coll
Joseph W. Conroy
Jennifer B. Coplan
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Craig E. Dauchy
Wendy L. Davis
Rence R. Deming
Darren K. DeStefano
Scott D. Devereaux
Jennifer Fonner DiNucci
Michelle C. Doolin
John C. Dwyer
Erik S. Edwards
Robert L. Eisenbach, III
Sonya F. Erickson
Lester J. Fagen
Brent D. Fassett
David J. Fischer
M. Wainwright Fishburn, Jr.
Daniel W. Frank
Richard H. Frank
William S. Freeman
Alison J. Freeman-Gleason
Steven L. Friedlander
Thomas J. Friel, Jr.
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
Stephen D. Gardner

Jon E. Gavenman
John M. Geschke
Kathleen H. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Paul E. Gross
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
Zvi (nmi) Hahn
John B. Hale
Andrew (nmi) Hartman
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae Hershcopf
John M. Hession
Gordon K. Ho
Suzanne Sawochka Hooper
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Chrystal N. Jensen
Eric C. Jensen
Mark L. Johnson
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberley J. Kaplan-Gross
Jeffrey S. Karr
Scott L. Kaufman
Sally A. Kay
Heidi M. Keefe

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: February 12, 2010
(enter date affidavit is notarized)

104594d

for Application No. (s): SEA 95-M-039
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)J. Michael Kelly
Kevin F. Kelly
Jason L. Kent
Kristen D. Kercher
James C. Kitch
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz
Kenneth J. Krisko
Mark F. Lambert
John G. Lavoie
Robin J. Lee
Natasha V. Leskovsek
Shira Nadiach Levin
Alan (nmi) Levine
Michael S. Levinson
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
David A. Lipkin
Chet F. Lipton
Cliff Z. Liu
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Michael X. Marinelli
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Daniel P. Meehan
Beatriz (nmi) Mejia
Erik B. MilchKeith A. Miller
Robert H. Miller
Chadwick L. Mills
Brian E. Mitchell
Patrick J. Mitchell
Ann M. Mooney
Timothy J. Moore
Webb B. Morrow, III
Kevin P. Mullen
Frederick T. Muto
Ryan E. Naftulin
Stephen C. Neal
Alison (nmi) Newman
William H. O'Brien
Thomas D. O'Connor
Ian (nmi) O'Donnell
Vincent P. Pangrazio
Timothy G. Patterson
Amy P. Paye
Anne H. Peck
D. Bradley Peck
Susan Cooper Philpot
Benjamin D. Pierson
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Lori R.E. Ploeger
Thomas F. Poche
Anna B. Pope
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc A. Recht
Thomas Z. Reicher
Michael G. RhodesMichelle S. Rhyu
John W. Robertson
Julie M. Robinson
Ricardo (nmi) Rodriguez
Richard S. Rothberg
Adam J. Ruttenberg
Adam L. Salassi (former)
Thomas R. Salley III
Richard S. Sanders
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
William J. Schwartz
John H. Sellers
Brent B. Siler
Gregory A. Smith
Whitty (nmi) Somvichian
Mark D. Spoto
Wayne O. Stacy
Neal J. Stephens
Donald K. Stern
Michael D. Stern
Anthony M. Stiegler
Steven M. Strauss
Myron G. Sugarman
Christopher J. Sundermeier
Ronald R. Sussman
C. Scott Talbot
Mark P. Tanoury
Philip C. Tencer
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
John H. Toole
Robert J. Tosti
Michael S. Tuscan(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: February 12, 2010
(enter date affidavit is notarized)

104594d

for Application No. (s): SEA 95-M-039
(enter County-assigned application number (s))

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

Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Edward Van Geison
Miguel J. Vega
Erich E. Veitenheimer, III
Aaron J. Velli
Robert R. Vieth
Lois K. Voelz
Kent M. Walker
David A. Walsh
David M. Warren
Mark B. Weeks
Steven K. Weinberg
Mark K. Weinstein
Thomas S. Welk
Christopher A. Westover
Francis R. Wheeler
Brett D. White
Peter J. Willsey
Mark (nmi) Windfeld-Hansen
Nancy H. Wojtas
Jessica R. Wolff
Nan (nmi) Wu
Babak "Bo" (nmi) Yaghmaie
Mavis L. Yee
Kevin J. Zimmer

Additions:

Thomas R. Amis
Christopher J. Austin
Jeffrey L. Cohen
Charles S. Kim
John S. Kyle
Nikesh (nmi) Patel
Audrey K. Scott
Ian R. Shapiro
Jordan A. Silber
Colleen P. Gillis Snow
Peter H. Werner

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 12, 2010
(enter date affidavit is notarized)

104594d

for Application No. (s): SEA 95-M-039
(enter County-assigned application number(s))

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

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

[x] 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 12, 2010
(enter date affidavit is notarized)

104594d

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.)

On March 4, 2009, William J. Page, General Partner of Westlawn Limited Partnership, contributed \$500 to John Cook for Fairfax County Supervisor.

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.

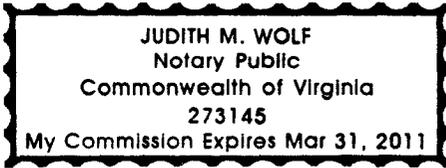
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, 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: [Signature]
(check one) [] Applicant [x] Applicant's Authorized Agent
Shane M. Murphy
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 12th day of February, 2010, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: 3/31/2011



**WESTLAWN SHOPPING CENTER & BILL PAGE HONDA
REZONING AND SPECIAL EXCEPTION APPLICATION
JANUARY 12, 2010**

I. INTRODUCTION AND OVERVIEW

Westlawn Limited Partnership (the "Applicant") requests approval of a Rezoning ("RZ") application and a Special Exception Amendment ("SEA") application. The application property consists of 8.36 acres of land more particularly identified as Fairfax County Tax Map 50-4 ((1)) Parcels 6, 7 and 50-4 ((17)) Parcels H, H1 (the "Property"). The Property is located in the southwest quadrant of the intersection of Arlington Boulevard (also known as "Route 50") and Annandale Road, and is currently zoned Community Retail Commercial ("C-6"), Highway Commercial ("C-8"), and Highway Corridor Overlay District ("HC"). The Applicant is proposing to unify the Property by downzoning an approximately 2.2-acre portion of the Property from the C-8 to the C-6 district and unifying it with the remainder of the Property under a single Generalized Development Plan. The Applicant also requests an expansion of the land area associated with SE 95-M-039 (The "Bill Page Honda SE") to permit construction of an integrated mixed-use commercial development with a vehicle sales, service, rental and ancillary service establishment and a drive-through pharmacy in accordance with Section 9-501 of the Zoning Ordinance; a drive-in financial institution in the HC district in accordance with Section 9-611 of the Zoning Ordinance; and an increase in building height in accordance with Section 9-607 of the Zoning Ordinance (the "Proposed Development").

The existing Bill Page Honda Car Dealership (the "Car Dealership") building has been in operation since 1950. The Westlawn Shopping Center (the "Shopping Center") was built in 1968 and currently contains the Mosby branch of the United States Post Office, several small retail shops, and several vacant storefronts. The buildings have changed little from their inception and have aged considerably. The configuration of the site remains the same as the original site plan filed on the property over 35 years ago. Minor upgrades to the site include cosmetic façade improvements and routine building repairs.

In 1996, the Board of Supervisors approved the Bill Page Honda SE to establish a vehicle sales, rental and ancillary service establishment on Parcel 50-4 ((17)) H1. The Bill Page Honda SE permitted the existing service station building and three service bays at the southernmost portion of the Property to be utilized for the purpose of preparing vehicles for customer delivery and allowed a waiver of the open space requirement. The SE does not currently apply to the other three parcels that comprise the Property.

This rezoning application and application for amendment of the Bill Page Honda SE propose a multi-million dollar investment and redevelopment in the Route 50 Corridor. The Comprehensive Plan calls for significant redevelopment of the existing Property and surrounding properties because of the age and state of the existing developments in the area. The existing vehicle sales, rental, and ancillary service establishment and associated strip retail shopping center would be demolished and reconstructed in a phased development program.

II. REZONING

The four parcels comprising the Property are administered under two separate commercial zoning districts (C-6 and C-8), and the entire Property is administered under the Highway Corridor Overlay District (HC). The tax map, zoning districts, and street addresses for the Property are further identified by the chart below:

Tax Map #	Zoning District	Street Address of Parcel
50-4 ((1)) 6	C-8	6715 Arlington Blvd
50-4 ((1)) 7	C-6	3008 Annandale Rd
50-4 ((17)) H	C-6	3030 Annandale Rd
50-4 ((17)) H1	C-6	3040 Annandale Rd

The Applicant requests a downzoning of Parcel 6 from the C-8 and HC Zoning Districts to the C-6 and HC Zoning Districts in order to administer the entire Property under a single unified zoning designation. The C-6 zoning district was selected, after consultation with the surrounding community, to allow for the retention of the existing uses on the Property while protecting the adjacent residential uses from the more intense uses permitted by-right in the C-8 zoning district.

The Applicant intends to redevelop the Property with a mixed-use commercial development that improves the access, configuration, parking, and use of the Property. The redevelopment will include a drive-in financial institution, a drive-through pharmacy, a retail shopping center, and a redevelopment of the existing Car Dealership around an integrated parking garage. Unifying the Property under the C-6 zoning category will provide an opportunity for the Applicant to plan the development under consistent zoning regulations rather than the dual zoning districts under which the Property is currently administered.

III. PROPOSED USE(S)

The Applicant's proposal envisions a community-oriented, mixed-use design that incorporates major upgrades to the Car Dealership and the aging Westlawn Shopping Center and will provide significant tax revenues. The Applicant is prepared to invest tens of millions of dollars to completely overhaul and redevelop the current site, a much needed improvement for this highly visible street corner. The planned redevelopment will significantly improve pedestrian and vehicular safety, the quality of services available, and the architecture and aesthetics of the intersection of Annandale Road and Arlington Boulevard. The substantial investment planned for this highly visible location within the corridor will promote additional redevelopment of and reinvestment in the neighboring commercial properties along Arlington Boulevard.

The Applicant proposes to amend the existing Bill Page Honda SE, which was previously approved on Parcel H1 for a vehicle sales, rental, and ancillary service facility. The proposed amendment seeks to permit an increase in the land area associated with the Bill Page Honda SE, an increase in building height, as well as permission to operate a drive-in financial institution and a drive-through pharmacy on the Property.

A. Vehicle Sales, Rental, and Ancillary Service Use

The Applicant respectfully requests the approval of a Special Exception Amendment to permit an increase in the land area included for the Car Dealership. The proposal envisions a complete reconstruction, expansion, and relocation of the Car Dealership from Parcel 50-4 ((1)) 6 to Parcels 50-4 ((17)) 7 and H.

The Zoning Ordinance allows construction of a vehicle sales, rental, and ancillary service use in the C-6 zoning district with approval of a Category 5 Special Exception. The Applicant is seeking approval of a Special Exception Amendment for a use that conforms to the C-6 District regulations and increases the land area of the existing Bill Page Honda SE to encompass the entire 8.36-acre Property.

The existing Car Dealership is located at 6715 Arlington Boulevard. The site contains four operations-related buildings for the Car Dealership. The buildings include the showroom/office, service facilities, parts storage, and new/used car preparation facilities.

The Proposed Development will improve the site by consolidating the four operations associated with the Car Dealership into one building. The new building configuration provides an organized inventory and operational structure for the Car Dealership. The storage, service, and inventory areas will be largely shielded from public view. The Proposed Development consolidates the operational needs of the Car Dealership and conceals most of the inventory in an internal garage. The former showroom, office space, service bays, sales area, and parts storage were separated and scattered among various buildings on site. The new building configuration consolidates the showroom, office space, sales area, and parts storage uses under one roof.

The Car Dealership and the associated retail uses on the site will surround and conceal the proposed parking garage, which will house the dealer inventory as well as employee parking. The inventory for the dealer will be stored within the upper decks of the garage, out of public view.

B. Retail Shopping Center

The proposed Shopping Center would include a new and more attractive streetscape along Annandale Road. The Applicant hopes to provide staple shopping and personal service options on the Property for the surrounding neighborhoods. Shopping centers such as this one are a by-right use in the C-6 zoning district and therefore do not require a separate Special Exception.

The Proposed Development includes a completely reconstructed shopping center, and the Applicant has already begun negotiating with potential tenants, including the U.S. Post Office, which has operated its Mosby branch at the shopping center for 38 years. The Applicant hopes to maintain the Post Office's presence in the Shopping Center while upgrading its facility. The Applicant is also in negotiations with several retailers to utilize the drive-through pharmacy proposed for the Property. Additionally, the Shopping Center contains a financial institution that has served the community for many years. The Applicant proposes to provide a drive-in

financial institution as part of the Proposed Development, which may be utilized by the existing financial institution. Surface level parking will accommodate the proposed Shopping Center.

C. Drive-In Financial Institution

The Applicant respectfully requests the approval of a Special Exception for a drive-in financial institution. The financial institution is proposed to locate on the site currently used by the Car Dealership building at the Property's westernmost portion. The Applicant is currently negotiating with financial institutions.

Under the Zoning Ordinance, the construction of a drive-in financial institution is permitted in the Highway Corridor Overlay with approval of a Category 6 Special Exception. The Applicant is seeking approval of a Special Exception Amendment for a use that conforms to the C-6 District regulations.

The Applicant proposes to construct a drive-in financial institution of up to 6,000 square feet on a pad site along Route 50. The proposed building includes a total of up to three drive through lanes with teller service, one of which will be an ATM lane.

The main point of ingress/egress to the bank site is provided from Arlington Boulevard. The entrance will be upgraded to current standards. Circulation associated with the drive-in is provided via an internal circulation road. Adequate parking and stacking spaces for the proposed use are provided as shown on the Generalized Development Plan/Special Exception Plat. The Applicant does not anticipate the need for loading spaces or a loading dock for the facility since few deliveries are expected.

D. Drive-through Pharmacy

The Applicant respectfully requests approval of a Special Exception Amendment to permit a drive-through pharmacy of approximately 14,800 square feet at the southernmost portion of the Property, under Section 9-501 of the Zoning Ordinance. The pharmacy would be constructed in the approximate location where the Car Dealership currently prepares new vehicles. The new-vehicle preparation facilities would be relocated to the reconstructed Car Dealership.

A drive-through pharmacy would create community-oriented options for area residents, and would be much more aesthetically pleasing than the new-vehicle preparation facilities that now occupy this portion of the Property. In addition, the Applicant proposes limiting the drive-through pharmacy to prescription pick-up and drop-off only, with no other retail sales permitted.

The addition of a drive-through pharmacy would create convenience for residents of the area, providing them with a nearby outlet to obtain necessary items including food, medicine, and toiletries. The drive-through would provide a modern service for the entire community, especially for families and those with limited mobility, for whom the purchase of medications and critical pharmaceuticals without the convenience of a drive-through involves significant additional effort.

E. Increase in Building Height

The Applicant respectfully requests approval of a Special Exception Amendment under Section 9-607 of the Zoning Ordinance to permit an increase in building height for the redevelopment of the Property. The increase in building height is necessary to allow the mix of uses within the Proposed Development. Upon completion, the Proposed Development will collocate the reconstructed Shopping Center and the Car Dealership on an approximately 8.36 acre consolidated parcel. This presents a unique and creative approach toward mixed-use infill development on relatively small lots.

The Applicant's architects effectively handled the site's parking and inventory constraints by building up, rather than out toward the neighboring residential communities. The Proposed Development includes a parking structure that will be a maximum of 50 feet in height. Car dealerships typically store inventory on large, open, at-grade parking lots, which mar the landscape and contribute vast expanses of impervious surface. However, the Proposed Development will consolidate the Car Dealership inventory into the innovative parking structure, which will shield the inventory from public view. The parking structure will be surrounded by the Shopping Center and Car Dealership, leaving only the top levels of the structure visible from the public right-of-way, and will be appropriately treated with architectural embellishment consistent with the design of the dealer and retail buildings, and with accent treatments to create an architecturally pleasing structure for the Car Dealership's residential neighbors.

Traditional car dealerships generally incorporate their service facilities into showrooms at grade level. Adjacent neighbors are thus exposed to the acrid smells, sounds, and sight of cars being serviced. In this case, the Car Dealership proposes a service facility that is almost completely enclosed to lessen the impact on surrounding property owners. The full service facility will provide service bays for individual cars, an office area for managers, restroom facilities, and an area designated for new car preparation, all to accommodate the needs of the Car Dealership.

The Applicant respectfully requests an additional 10 feet of height beyond that permitted by-right in the C-6 zoning district in order to pursue this innovative and lower-impact design. This Special Exception Amendment will accommodate the retail and dealership parking requirements, the dealership inventory storage needs, and the car service facility.

IV. CONFORMANCE WITH COMPREHENSIVE PLAN

The Property is located in the J3 Westlawn Community Planning Sector of the Jefferson Planning District in the County's Comprehensive Plan. Area-specific language states that the properties in the sector may be developed commercially with community-serving retail establishments and vehicle sales, rental, and ancillary uses up to 0.35 FAR. Such commercial development is recommended to take place on land already zoned for commercial uses. The Comprehensive Plan does not define community-serving retail establishments; however, the existing retail use and vehicle sales, rental, service and ancillary establishment have been located on the Property for nearly 60 years. Bill Page Honda and its family of dealerships have provided residents with convenient access to retail and car services within close proximity to their homes since at least 1950.

The Comprehensive Plan provides several transportation recommendations for Arlington Boulevard, including a widening of the roadway. The Proposed Development would widen Arlington Boulevard along the Shopping Center frontage to accommodate a third through lane. Improving Arlington Boulevard along the Shopping Center frontage would normally permit two improvements recommended by the Comprehensive Plan. The first is the closure of the service drive at the Annandale Road and Arlington Boulevard intersection, thus providing controlled access to the Shopping Center and Car Dealership. The second is the consolidation and reduction of three private entrances along Arlington Boulevard into one entrance, which is an alternative goal set forth in Objective 9b of the Transportation Policy Plan and in the Service Drive portion of the Area I Area Plan Overview. Based on comments from local residents, who report that they rely on the service drive during their normal commutes to avoid dangerous intersections along Arlington Boulevard, and the Applicant's conversations with FCDOT and VDOT, the Applicant is proposing a preferred option that would allow a one-way service drive to serve local residents. These improvements are shown on Sheet 11 of the Plan.

The Applicant is also sensitive to the Plan recommendations with respect to Tripps Run, which encumbers a portion of the Property and currently flows through a manmade concrete channel. The Applicant proposes more than doubling the amount of pervious surface in the post-development condition, from approximately 0.74 acres before redevelopment to approximately 1.94 acres post-redevelopment. The Applicant is also adding over 30,000 feet of tree canopy and is providing 20% open space, which exceeds the 15% open space requirement in the Zoning Ordinance by 5%. These factors will have a positive impact on Tripps Run.

The Fairfax County Comprehensive Plan's Planned Trail System map requires a ten foot (10') multi-purpose trail along Arlington Boulevard and Annandale Road. The Applicant will provide a 10' trail along Arlington Boulevard to accommodate the goal of the Comprehensive Plan's Planned Trail System. As with the improvements to the service drive, the Applicant understands the concerns of local residents about the width of the proposed trail along Annandale Road, and is submitting the appropriate waiver to permit a five foot sidewalk along the frontage of the Property.

V. CONFORMANCE WITH ZONING ORDINANCE REGULATIONS

A. Vehicle Sales, Rental and Ancillary Service Establishment

The following information, as requested by Part 7 of Section 9-011 of the Zoning Ordinance, provides specific details about the proposed vehicle sales, rental and ancillary service establishment use.

1. Type of Operation: Vehicle Sales, Rental and Ancillary Service Establishment.
2. Hours of Operation: The Car Dealership is expected to be open for customer business Sunday through Saturday 7AM to 10PM. These hours may be adjusted based on client need and use.

3. Estimated number of patrons/clients/patients/pupils/etc.: Based on the regular service and customer draw, approximately 250 patrons are expected per day.
4. Proposed number of employees/attendants/teachers/etc.: The Car Dealership will employ no more than 150 full-time employees on-site at one time. This number includes service facility employees, sales staff, and managers.
5. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day: Per the Institute of Transportation Engineers 8th Edition Trip Generation Manual, the car dealership is expected to generate approximately 2,200 trips per day with 136 trips in the morning peak hour and 144 trips in the afternoon peak hour. Peak hour trips during the morning were generated from 7:45AM to 8:45AM and afternoon trips were generated from 5:15PM to 6:15PM.
6. Vicinity or general area to be served by the use: The Car Dealership expects to draw patrons from the immediate Falls Church area, Arlington County, and portions of Fairfax County such as the Annandale area.
7. Description of building façade and architecture of proposed new building or additions: The Car Dealership will be located in a building along Arlington Boulevard. Architectural elevations of the building façade are provided with the Generalized Development Plan/Special Exception plat. Generally the architectural elements of the building will blend with that of the retail and will include a light colored exterior finished insulation system or an insulated metal panel system with extruded aluminum storefront and a clear insulated glass.
8. A listing, if known, of all hazardous or toxic substances as set forth in applicable County, State and Federal Regulations: To the best of the Applicant's knowledge, there are no such materials located or stored on the property.
9. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, standards or conditions: To the best of the Applicant's knowledge, the proposed development will comply with applicable standards, ordinances and regulations.

B. Drive-In Financial Institution

The following information, as requested by Part 7 of Section 9-011 of the Zoning Ordinance, provides specific details about the proposed drive-in financial institution.

1. Type of Operation: One financial institution with drive-in facilities.
2. Hours of Operation: The financial institution is expected to be open for customer business between 9 am and 9 pm Monday through Sunday. These hours may be adjusted based on client need and use.

3. Estimated number of patrons/clients/patients/pupils/etc.: Approximately 275 patrons are expected per day.
4. Proposed number of employees/attendants/teachers/etc.: The financial institution will employ approximately 10 full-time employees on-site at one time.
5. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day: Per the Institute of Transportation Engineers 8th Edition Trip Generation Manual, the financial institution is expected to generate approximately 667 trips per day with 56 trips in the morning peak hour and 116 trips in the afternoon peak hour. While the normal peak traffic flow occurs during the morning or afternoon rush hour, the peak hour for the financial institution is expected to occur in the middle of the day between 11:00 AM and 1:30 PM.
6. Vicinity or general area to be served by the use: The drive-in financial institution expects to draw patrons from the immediate Falls Church area.
7. Description of building façade and architecture of proposed new building or additions: The financial institution will be a rectangular building with an attached drive-through canopy. Architectural elevations of the building façade are provided with the Generalized Development Plan/Special Exception plat. The financial institution will have up to three drive-in lanes.
8. A listing, if known, of all hazardous or toxic substances as set forth in applicable County, State and Federal Regulations: To the best of the Applicant's knowledge, there are no such materials located or stored on the property.
9. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, standards or conditions: To the best of the Applicant's knowledge, the proposed development will comply with all applicable standards, ordinances and regulations.

C. Drive-through Pharmacy

Because the pharmacy is proposed to be located adjacent to residentially-zoned property, a Special Exception is required under Article 9 of the Zoning Ordinance to operate the drive-through portion of the pharmacy.

1. Type of Operation: Drive-through pharmacy.
2. Hours of Operation: The pharmacy expects to be open 24 hours per day, 7 days per week. These hours may be adjusted based on client need and use.
3. Estimated number of patrons/clients/patients/pupils/etc.: Approximately 400 patrons are expected per day.
4. Proposed number of employees/attendants/teachers/etc.: The drive-through pharmacy will employ approximately 10 full-time employees on-site at one time.

5. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day: Per the Institute of Transportation Engineers 8th Edition Trip Generation Manual, the drive-through pharmacy is expected to generate approximately 1,322 trips per day with 40 trips in the morning peak hour and 155 trips in the afternoon peak hour. While the normal peak traffic flow occurs during the morning or afternoon rush hour, the peak hour for the drive-through pharmacy is expected to occur midday.

6. Vicinity or general area to be served by the use: The drive-through pharmacy expects to draw patrons from the immediate Falls Church area.

7. Description of building façade and architecture of proposed new building or additions: The drive-through pharmacy will be a rectangular building with an attached drive-through canopy. Architectural elevations of the building façade are provided with the Generalized Development Plan/Special Exception plat.

8. A listing, if known, of all hazardous or toxic substances as set forth in applicable County, State and Federal Regulations: To the best of the Applicant's knowledge, there are no such materials located or stored on the property.

9. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, standards or conditions: To the best of the Applicant's knowledge, the proposed development will comply with all applicable standards, ordinances and regulations.

VI. CONFORMANCE WITH GENERAL STANDARDS (SECTION 9-006)

1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

The proposed site layout conforms to the guidelines of the Comprehensive Plan. The uses will complement the planned retail development.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The C-6 Zoning District is appropriate for retail and commercial service uses and permits drive-in banks, drive-through pharmacies, and vehicle sales, rental, and ancillary service facilities as Special Exception uses. Uses permitted in the C-6 District are expected to locate in compact centers.

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 proposed uses will not adversely affect the future development of neighboring properties, as they will be located amidst the commercial area planned for retail and service commercial uses. The properties adjacent to and abutting the Property are zoned commercial and residential. The Shopping Center and the Car Dealership are existing uses and are currently developed commercially.

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 uses are proposed to locate along Arlington Boulevard and Annandale Road in an area planned and designed for retail and commercial uses. The Applicant will provide appropriate pedestrian and vehicular circulation around the Property and will not adversely affect the existing circulation around that portion of the Property. The Applicant is also reducing the number of entrances serving the Property and providing options for modifying the service drive across its portion of Arlington Boulevard, both important safety improvements for the neighboring communities.

5. In addition to the standards which may be set forth in this Article for a particular use, the Board shall require landscaping and screening in accordance with the provisions of Article 13, Landscaping and Screening, in the Zoning Ordinance.

Landscaping in accordance with Article 13 of the Zoning Ordinance is provided onsite.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The current C-6 District regulations require 15% open space. The overall open space provides approximately 20% open space, which includes landscaping, streetscaping and parking lot landscaping.

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.

Since the site is already developed, utilities, drainage, parking, loading and other infrastructure serve the site. The proposed redevelopment reduces the impervious area to the site by 1.2 acres. Because the existing site contains adequate stormwater management facilities the Applicant does not propose additional on-site detention facilities. Although BMPs are not required, the Applicant is proposing a rain garden and two tree box filter systems to control additional nutrient runoff.

8. Signs shall be regulated by the provisions of Article 12, Signs, in the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

The Applicant intends to comply with the limitations on signage in the Zoning Ordinance.

VII. CONFORMANCE WITH HIGHWAY CORRIDOR OVERLAY DISTRICT (7-608)

The Highway Corridor Overlay District provides specific guidance for the placement of drive-in financial institutions in order to reduce traffic congestion in automobile-oriented corridors. The following criteria in the Ordinance apply to the drive-in financial institution in the Proposed Development:

1A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

The Proposed Development links the pedestrian and vehicular circulation with the adjacent properties by providing upgrades to the sidewalks along Arlington Boulevard and Annandale Road. The vehicular circulation has also been successfully improved through the consolidation of access points to the site and by the removal of the service drive. The Proposed Development will provide safe access points for both pedestrians and vehicles alike. In addition, the Applicant proposes to provide a temporary interparcel access to the adjacent McDonald's property, and will provide permanent interparcel access should that property redevelop in the future.

1B. 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.

The Proposed Development will reduce the number of access points from seven to three. This reduction will provide the site with well-designed and better controlled access points, which will promote safe ingress, egress, and circulation for vehicles and pedestrians.

VIII. CONFORMANCE WITH CATEGORY 5 USES (SECTION 9-503)

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.

Of the current C-6 District regulations, all the requirements are met.

2. All uses shall comply with the performance standards specified for the zoning district in which located.

The proposed development will meet the performance standards of the C-6 Zoning District.

3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

The Applicant will pursue a Site Plan per the regulations of Article 17 of the Zoning Ordinance.

IX. ADDITIONAL STANDARDS FOR DRIVE-IN BANKS AND PHARMACIES WITH DRIVE-THROUGHS (SECTION 9-505)

1A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.

The proposed drive-in financial institution and drive-through pharmacy will complement the surrounding retail building with painted masonry, painted concrete masonry units, exterior insulated finish system or a metal panel system. The buildings will use a complementary color palette to the surrounding redevelopment.

1B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

The proposed site layout will include the construction of a ten foot (10') asphalt trail along Arlington Boulevard and a five foot (5') sidewalk along Annandale Road. These facilities will allow for pedestrian access to the pharmacy and financial institution between the redevelopment site and the neighboring properties and will connect the redevelopment to the neighboring Westlawn and Bel Air Communities.

1C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

The proposed circulation around the drive-in financial institution and the pharmacy building allows for effective vehicular and pedestrian circulation around the proposed building.

1D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.

The proposed financial institution and pharmacy uses are located amid a number of commercially zoned and developed properties that will not be adversely affected by the proposed development.

X. ADDITIONAL STANDARDS FOR VEHICLES SALES, RENTAL, ANCILLARY, AND SERVICE ESTABLISHMENTS. (SECTION 9-518)

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides.

The storage, parking, and display areas for the Car Dealership will be located on the same property as the showroom, rental office and service facility. The sale vehicles will be stored in the proposed parking deck and displayed in the designated locations on the GDP/Special Exception Plat. The sales and rental uses will be located in the building of the Car Dealership.

2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.

The outdoor area devoted to storage, loading, parking and display of goods is limited and designated on the GDP/Special Exception Plat. The designated areas will be used for fully-functional vehicles.

3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13. All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.

The Proposed Development will be within the bulk regulations of the C-6 zoning district and the outdoor areas are limited to a surface level parking lot which is not closer than 10 feet from the front lot line. All above and underground structures are within the bulk regulations and front yard restrictions of the C-6 zoning district.

4. All such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.

The Proposed Development has convenient and safe access directly to Arlington Boulevard and Annandale Road. The number of access points has been significantly reduced from seven (7) access points on the existing site to three (3) on the Property. The location of the access point onto Arlington Boulevard has been relocated west of the right turn lane, well beyond the queue, providing travelers with a safe and convenient access to and from the Proposed Development.

5. All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual.

All outdoor area improvements will be constructed and maintained with a surface material approved by DPWES and in accordance with the standards presented in the Public Facilities Manual.

6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

All light fixtures proposed with the redevelopment plan will be in conformance with the performance standards for outdoor lighting set forth by Part 9 of Article 14 of the zoning ordinance.

7. The Applicant is proposing a vehicle, sales, rental and ancillary service establishment in the C-6 zoning district, therefore the additional regulations set forth by this provision are not applicable.

XI. PROVISIONS FOR APPROVING AN INCREASE IN BUILDING HEIGHT (SECTION 9-607)

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.

The adopted Comprehensive Plan makes no mention of any specific height limitations for the parcels subject to the application.

2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.

The proposed increase in building height will not be detrimental to the character and development of adjacent lands. The proposed height will consolidate the multi-faceted uses associated with the Car Dealership and accommodate the parking needs for the retail and dealership. The parking deck will include space for inventory, employees and service facilities of the Car Dealership. As an added benefit of the proposed increase in height, adjacent residential properties will not be exposed to the cars held within the deck, which will maintain the existing vegetative growth and will be supplemented with additional plantings.

3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.

The Proposed Development will satisfy all requirements of the C-6 Zoning District with the exception of the height requirements. The Applicant has requested the additional 10' of building height to accommodate the inventory and service facility needs of the Car Dealership and the customer and employee parking needs of the Car Dealership and the Shopping Center.

XII. GUIDELINES FOR CLUSTERING OF AUTOMOBILE-ORIENTED COMMERCIAL USES

Appendix 7 of the Policy Plan, 2007 Edition, contains the following design guidelines for clustering of automobile-oriented uses:

1. Clustered commercial uses should be developed as an integrated complex of buildings and supporting structures. There should be overall compatibility in terms of architectural character, design detail, materials, and color within a cluster.

The Proposed Development integrates the proposed Car Dealership with the Shopping Center. The architectural character, design, and details will be highly integrated and harmonious.

2. Vehicular access should be consolidated in order to improve vehicular safety and traffic flow. A maximum of two ingress/egress points should be allowed where there is frontage on only one street. Where there is frontage on more than one street, a maximum of three access points may be considered. Vehicular access to physically separate structures within the complex shall be by means of interparcel connections and/or service drives.

The Proposed Development has access on two major thoroughfares and proposes three access points – two on Annandale Road and one on Arlington Boulevard. All structures within the complex are accessible, and the Applicant has planned for interparcel access to the McDonald's parcel adjacent to the Property.

3. To allow for a more efficient clustering of uses, shared buildings or structures should be encouraged.

The proposed Car Dealership and Shopping Center will be collocated in the same building. In addition, the drive-in financial institution is positioned on a corner of the Property in order to allow adequate traffic circulation.

4. A reduction in minimum lot size should be considered in conjunction with cluster design for automobile-oriented commercial uses.

A reduction in minimum lot size is not applicable in the case of the Proposed Development.

5. Sharing of parking between uses should be encouraged through the consideration of reductions in the required number of spaces per use.

The Applicant proposes shared parking areas between the drive-in financial institution, the pharmacy, and the Shopping Center. However, no reduction in the required number of parking spaces is sought.

6. To eliminate visual clutter along street frontages, all street-oriented pole signs should be consolidated onto one pole sign per street frontage which can identify all uses within the cluster.

The Applicant proposes one monument sign per street frontage, as permitted under Article 12 of the Zoning Ordinance.

7. The identification of uses within each structure should be limited to one sign per use on the exterior of the structure.

The Applicant will provide coordinated storefront signage for the entire Proposed Development.

8. On-site service signs indicating entrances, deliveries, parking, etc. should be alike in size, material, color, and finish.

The Applicant plans to provide complementary signage for the entire Proposed Development.

9. To reduce the visual impact of service areas and trash collection areas, they should be consolidated where possible. These areas should be visually screened from public roads, shared access drives, parking, and adjacent parcels. Such screening can be achieved using plant materials, walls or fencing which is compatible with the architectural style and materials used in the cluster, and by the use of berms.

The Applicant has consolidated trash collection areas to the greatest extent possible. All trash collection areas will be in the rear of the Property, fully enclosed to screen them from adjacent property owners.

10. Drive-through windows should be discouraged in these clusters, unless the windows can be consolidated.

The Applicant has consolidated the drive-through windows on the Property to the greatest extent possible. The drive-in financial institution and the drive-through pharmacy, although they will be in different locations on the property, are in locations that allow proper traffic flow for all uses on the Property. Additionally, the drive-through pharmacy will only dispense medication. Because it will not be a full-service drive-through window, the traffic impact is expected to be minimal.

XIII. WAIVERS/MODIFICATIONS

A. MODIFICATION REQUEST OF THE TRANSITIONAL SCREENING YARD ADJACENT TO THE SINGLE FAMILY ADJACENT TO TRIPPS RUN.

1. PROVISIONS TO BE MODIFIED

SECTION 13-303(3)(C) Transitional Screening Requirements.

2. PROPOSED MODIFICATION

The Applicant proposes a modification of the transitional screening yard planting requirement adjacent to the single family dwelling units.

3. JUSTIFICATION

The existing transitional screening yard between the Shopping Center and the Car Dealership and the adjacent Westlawn homes contains a significant amount of old growth vegetation. The Applicant proposes to maintain this existing transitional screening yard and supplement the vegetation in consultation with the Urban Forestry Management Division, and as shown on Sheet 5 of the Generalized Development Plan.

B. WAIVER OF BARRIER REQUIREMENTS – TO ALLOW EXISTING FENCE TO REMAIN ALONG SINGLE FAMILY DWELLING PROPERTY LINE.

1. PROVISIONS TO BE WAIVED

SECTION 13-304(4)

2. PROPOSED WAIVER

The Applicant proposes a waiver of the barrier requirement adjacent to the single family homes to allow the existing fences to remain.

3. JUSTIFICATION

The existing property line between the Property and the adjacent Westlawn neighborhood contains a significant amount of existing vegetation along with a standard size chain-link fence. The existing fence provides a sufficient barrier between the residential and commercial uses. The Applicant requests a waiver to permit the existing fence to remain as a barrier rather than disturbing the adjacent residential property owners by demolishing the existing structure only to replace it with a similar one, and risking harm to the existing vegetation.

C. WAIVER OF INTERPARCEL ACCESS ALONG ANNANDALE ROAD

1. PROVISIONS TO BE WAIVED

SECTION 17-201(3)

2. PROPOSED WAIVER

The Applicant proposes a waiver of the interparcel access requirement between the Property and the residential development along Tripps Run.

3. JUSTIFICATION

Interparcel access is not desirable due to the presence of Tripps Run and the Westlawn residential neighborhood along the border of the Property.

D. WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ARLINGTON BOULEVARD

1. PROVISIONS TO BE WAIVED

SECTION 17-201(3)

2. PROPOSED WAIVER

The Applicant proposes providing a one-way service drive along Arlington Boulevard, as requested by FCDOT. If those improvements are not approved by all agencies, the Applicant proposes removing the service drive entirely in accordance with the recommendations of the Fairfax County Comprehensive Plan.

3. JUSTIFICATION

The Fairfax County Comprehensive Plan and the Virginia Department of Transportation have stated a preference for removing the service drives along Arlington Boulevard. Acting upon a recommendation from FCDOT, the Applicant has reserved the right to leave the service drive open with a modified traffic pattern, if approved by FCDOT and VDOT.

E. WAIVER OF THE ON-ROAD BICYCLE ROUTE ON ARLINGTON BOULEVARD

1. PROVISIONS TO BE WAIVED

SECTION 17-201(2)

2. PROPOSED WAIVER

To permit a 10' multi-purpose trail along Arlington Boulevard in place of the on-road bicycle lane.

3. JUSTIFICATION

The Applicant proposes placing a 10' wide multi-purpose trail along Arlington Boulevard in place of the required on-road bicycle lane.

F. WAIVER OF THE MINOR PAVED TRAIL REQUIREMENT ALONG TRIPPS RUN

1. PROVISIONS TO BE WAIVED

SECTION 17-201(2)

2. PROPOSED WAIVER

To permit a waiver of the minor paved trail shown in the Fairfax County Comprehensive Plan along Tripps Run.

3. JUSTIFICATION

There are no connecting segments on either side of the trail, and engineering the trail would be challenging given the amount of mature growth along the embankment.

G. WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ADJACENT TO PARCEL 50-1 ((17)) G

1. PROVISIONS TO BE WAIVED.

SECTION 13-203(1)

2. PROPOSED WAIVER

Waiver of peripheral parking requirement adjacent to the parcel identified as Tax Map 50-1 ((17)) G.

3. JUSTIFICATION

There is an existing County storm sewer pipe in that location.

H. WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG ARLINGTON BOULEVARD

1. PROVISIONS TO BE WAIVED.

SECTION 13-203(2)(A)

2. PROPOSED WAIVER

Modify peripheral parking lot landscaping as shown on Sheet 3 of the Plan to permit construction of a modified service drive layout.

3. JUSTIFICATION

FCDOT has stated a preference for constructing a one-way service drive along Arlington Boulevard, an improvement that is favored by the adjacent Westlawn Civic Association. Constructing these improvements constricts the available space on the site and requires a modification of the peripheral parking lot landscaping in the vicinity of the improvements.

XIV. CONCLUSION

Applicant seeks to invest tens of millions of dollars into an aged, nonconforming site in need of redevelopment. The Proposed Development will update the Westlawn Shopping Center and Bill Page Honda dealership, and serve as a potential catalyst for additional redevelopment in adjacent and nearby commercial properties in the Arlington Boulevard corridor. The Proposed Development will not only improve the Property, but will also provide safety and operational improvements to the roadways, expand the pedestrian network, and reduce the total amount of impervious surface onsite. The Proposed Development will also consolidate the dealership and parking uses and visually screen them from public view. Once improved, the site will be a vibrant property and a cornerstone of the Arlington Boulevard corridor. The Applicant respectfully requests the approval of both the rezoning and special exceptions associated with the Proposed Development.

Shane M. Murphy _____ Date

3

302252 v11/RE



FAIRFAX COUNTY

2000 Government

OFFICE OF THE CLERK

APPENDIX 5

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

February 23, 1996

Thomas O. Lawson, Esquire
Lawson, Kipp and Forbes
10805 Main Street - Suite 200
Fairfax, Virginia 22030

RE: Special Exception
Number SE 95-M-039

Dear Mr. Lawson:

At a regular meeting of the Board of Supervisors held on February 12, 1996, the Board approved Special Exception Number SE 95-M-039, in the name of **Westlawn Limited Partnership/Bill Page Imports, Inc.**, located at Tax Map 50-4 ((17)) H1 pursuant to Sections 4-604 and 9-612 of the Fairfax County Zoning Ordinance, 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 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. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Environmental Management (DEM). Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat entitled, "Westlawn Limited Partnership" prepared by Walter L. Phillips, Inc. which is dated January 16, 1995 as revised through September 18, 1995, and these conditions.
4. This site shall not be open to the public; all vehicles brought to and from the site shall be transported by employees of the associated car dealership.

5. The site shall be utilized solely for minor repairs, adjustments, cleaning, inspection and installation of accessories and other similar dealer preparation work necessary for delivery of vehicles to patrons. The site shall not be utilized for routine maintenance and repair of vehicles, heavy automotive repairs or body work.
6. The hours of operation shall be limited to between 9:00 am and 9:00 pm, Monday through Friday; to between 9:00 am to 6:00 pm on Saturday; and to between 10:00 am to 6:00 pm on Sunday.
7. The maximum number of employees on site at any one time shall be limited to three (3) persons.
8. All signs shall be in accordance with Article 12 of the Zoning Ordinance.
9. There shall be no outside overnight storage of vehicles on the site.
10. A dumpster, if provided on the site, shall be screened from view from Annandale Road.

This approval, contingent upon 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 himself be 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.

The Board also:

- **Waived the open space requirement; and**
- **Waived the barrier requirement and modified the transitional screening in favor of that shown on the Special Exception Plat.**

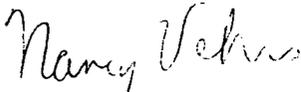
Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional 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.

SE 95-M-039
February 23, 1996

3.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning 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/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acqu. & Planning Dvs., Park Authority

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FEB 28 1996

ZONING EVALUATION DIVISION



County of Fairfax, Virginia

MEMORANDUM

DATE: December 16, 2009

TO: Regina Coyle, Director *RC*
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: RZ 2009-MA-011
SEA 95-M-039
Westlawn Limited
Partnership

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ) and Special Exception Amendment (SEA) application dated March 16, 2009 as revised through November 13, 2009 and proffers dated November 6, 2009. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The applicant, Westlawn Limited Partnership, proposes to rezone the approximately 8.36 acre subject property and demolish the existing four-building car dealership and Westlawn Shopping Center, a retail strip mall, to construct an approximately 115,000 square foot commercial development at maximum 0.32 floor area ratio (FAR) in a phased development program. The site will be rezoned to C-6 and Highway Corridor Overlay (HC) districts from C-6, C-8 and HC. Redevelopment of the site will consist of three structures, one maximum 94,000 square foot, maximum 50 foot tall structure which integrates a 62,000 square foot car dealership and associated service area and car wash facility, 32,000 square feet of community-serving retail, and an above-grade parking structure; a separate maximum 6,000 square foot bank with three drive-through lanes; and a maximum 15,000 square foot pharmacy with one drive-through lane. The community-serving retail may include a U.S. Post Office facility to replace the existing facility located in the shopping center. The parking garage will be a maximum height of 50 feet and rise two levels, or approximately 25 feet above the car dealership and retail. The SEA will permit the two proposed drive-through uses and an increase in building height, 10 feet over that permitted by the Zoning Ordinance. The number of entrances serving the subject property will be reduced from seven to four, two from Arlington Boulevard and two from Annandale Road. The applicant has provided two

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



options for modifying the existing service drive across its portion of Arlington Boulevard to accommodate local community concerns. The preferred option is to change the service drive to a one-way direction going west. If not approved by all agencies, the service drive will be eliminated. The applicant has also proposed to provide temporary interparcel access to the adjacent McDonald's property, and will proffer to provide permanent interparcel access should that property redevelop in the future. A portion of the existing development is located in a resource protection area (RPA) and most of this developed area will remain developed under this proposal.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in the southeast quadrant of the intersection of Arlington Boulevard (Route 50) and Annandale Road. The site is located in a commercial corridor along Arlington Boulevard and backs up to a residential neighborhood composed of single family detached homes. Tripps Run, planned as private open space, crosses the southwestern boundary of the site. On the other side of Tripps Run is the residential community which consists of single-family detached homes and is zoned R-4 and planned at 3 – 4 dwelling units per acre. A McDonald's fast food restaurant zoned C-8 and planned for Retail and Other, exists to the west and beyond that are Tripps Run and the residential neighborhood. Across Arlington Boulevard to the north is the Jefferson Village Shopping Center, zoned C-6 and planned for Retail and Other, and commercial uses located in converted residential structures, zoned C-2 and C-3 and planned for alternative uses. Across Annandale Boulevard to the east are retail uses and vacant land, zoned C-2 and C-5 and planned for Retail and Other and Office uses.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Jefferson Planning District, J3 Westlawn Community Planning Sector, as amended through January 26, 2009, on page 33, the Plan states:

“The commercial area bounded by Tripps Run, Route 50 and Annandale Road is planned for community-serving retail uses and vehicle sale, rental and service establishment uses up to .35 FAR. Redevelopment or revitalization of this area should provide effective screening and buffering to adjacent residential areas.”

Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 7 to 18, the Plan states:

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

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

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

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

Objective 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.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.
- Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County. . . .

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

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

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

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

COMPREHENSIVE PLAN MAP: Retail and Other and Private Open Space

LAND USE ANALYSIS

Screening and Buffering The Comprehensive Plan recognizes the long term use of the subject property for community-serving retail and car dealership and service establishment and recommends improvements to the site with redevelopment to address longstanding negative impacts to the adjacent stable residential community. Specifically, the Plan recommends that the subject property should provide effective screening and buffering to the residential uses located to the southwest of Tripps Run. The applicant has proposed to provide a combination of deciduous and evergreen trees and shrubs along the northwest side of Tripps Run to both supplement existing trees and provide trees where none currently exist. Additionally, the Generalized Development Plan (GDP)/SEA Plat shows some tree plantings on the southwest side of Tripps Run to supplement existing trees and replace dead trees. The proposed plantings along the portions closest to Annandale Road and the McDonalds property will provide adequate screening and buffering of the site, however, the central area shown with only supplemental shrubs and a few scattered evergreen trees will not be enough to provide effective screening or buffering to the adjacent residential area. In addition, the southern portion of 50 foot tall parking structure is located too close to the residential area.

To minimize the impact on the adjacent residential use it is recommended that the applicant make two changes to the proposed redevelopment:

- Widen the landscaped buffer in the central area of the boundary with Tripps Run to accommodate evergreen and deciduous tree plantings by shifting the pharmacy away from the this boundary, relocating or removing the drive through use, and reducing the size of the building; and
- Tier the height of the parking structure and possibly reduce the building's footprint such that the building is no more than 25 feet tall within 130 feet of the nearest residential property line and a row of evergreen trees can be planted immediately adjacent to the building to provide additional screening to the residential uses. The 130 foot limit would be consistent with existing Comprehensive Plan language in another commercial area along

Arlington Boulevard adjacent to low density residential uses that restricts any parking structures to be located within 130 feet of a shared boundary with residential uses.

This issue is outstanding.

Land Uses and Site Design The applicant proposes several automobile-oriented uses, including a car dealership with service area, and bank and pharmacy with drive throughs along with community-serving retail immediately adjacent to an existing McDonalds with drive-through. The Plan discourages drive-through windows in automobile-oriented clusters unless windows can be consolidated. The applicant had been asked by staff to reduce the number of drive-through uses and to incorporate them into an integrated complex of buildings. To address this issue, the applicant has reduced the number of drive-through uses on the site from three to two by eliminating one of the two proposed financial institutions. The two remaining drive-through uses are on separate pad sites on opposite sides of the 8.36 acre site, with the car dealership located in between them. Neither of the proposed drive-through uses has a dedicated by-pass only lane which could facilitate traffic circulation.

In addition to integrating development, for automobile-oriented uses, including automobile sales and service and banks, the Comprehensive Plan encourages their development with compatible architecture, design, materials and color. The applicant has provided illustrative architectural elevations on GDP/SEA Plat of the combined car dealership/retail/parking structure building and illustratives of the pharmacy and bank as separate exhibits which may change depending on the branding of these two uses. It is unclear from the elevations provided whether the proposed garage façade will be compatible in color, materials and style with the car dealership, retail, pharmacy and bank. It is recommended that the applicant commit to a consistent design, materials and colors for all structures on the site.

The applicant has proffered to construct an interparcel access along the northwest corner of the property to allow access to and from the McDonalds property. Additionally, if the McDonalds property redevelops in the future, the applicant has agreed to communicate and coordinate with the property owners to create a new vehicular and pedestrian connection between the two properties.

This issue is outstanding.

Phasing The applicant has stated that the proposed development will occur in phases, depending on market conditions and has proffered that existing uses may be relocated to new locations on the property so that redevelopment on a portion of the site can occur. The applicant may construct a new car dealership facility while continuing to operate the existing dealership in its present location. Some of the required parking and inventory storage may be provided offsite during this interim period and a shuttle service will be offered to and from offsite location(s). The applicant should provide details on the GDP/SEA Plat about how the phasing may work and how this potentially may impact the adjacent residential uses.

This issue is outstanding.

Streetscaping The applicant has shown a double row of shade trees on either side of a proposed ten foot wide trail along Arlington Boulevard. However, the outside row of trees adjacent to Arlington Boulevard are located along a gas line and it appears unlikely that they can be planted. A single row of shade trees located on the inside of a five foot wide sidewalk is shown along Annandale Road.

This issue is outstanding.

Lighting and Signage The applicant has proposed design techniques to minimize the impact of lighting on the adjacent residential neighborhood. The current proffers state that lighting on the top level of the parking structure will consist primarily of bollards and sconces and that the parking deck fronting on the adjacent residential neighborhoods will be constructed with solid vertical perimeter walls at a maximum of 32 inches in height to block headlights.

Locations for two signs have been shown on the GDP/SEA Plat at the corner of Arlington Boulevard and Annandale Road and at the main entrance from Annandale Road. The applicant has reserved the right to provide monument signs not specifically shown on the plans as long as they conform to the Zoning Ordinance. No lighted signs will be placed along any portion of any structure that may directly face the adjacent residential property along Tripps Run. It is recommended that the applicant specify that the two signs shown on the plans will be monument signs and provide details about the size and appearance of the two signs on the plans.

This issue is outstanding.

ENVIRONMENTAL ANALYSIS

Green Building The applicant has been encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed commercial uses. The applicant has proffered to several green building practices, such as installing highly reflective roof material on the parking deck, recycling or reusing at least 50% of construction debris and reusable materials and using Energy Star appliances and fixtures where applicable and available.

To ensure that the site's energy performance will be optimized, it is recommended that the applicant improve the current proffer and commit to providing appliances, fixtures, systems and building components that are ENERGY STAR qualified. These items are to include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and

televisions and other home electronic equipment that may be part of the proposed development.

Vegetation The existing site is fully developed and contains minimal vegetation. The applicant has proposed streetscaping and parking lot landscaping, and to supplement the southwestern boundary adjacent to Tripps Run with deciduous and evergreen trees and shrubs to meet the County requirements. Dead trees and invasive species in this area will be removed. It is recommended that the applicant provide additional tree plantings along the southwestern boundary and along the portions of the parking structure adjacent to the residential neighborhood. Additionally, it is unlikely that the outside row of trees located adjacent to Arlington Boulevard can be planted as they are located along a gas line.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts minimum 8 foot wide asphalt major paved trails along the site's two frontages on Arlington Boulevard (Route 50) and Annandale Road and a minor paved trail along Tripps Run. On the Generalized Development Plan (GDP)/SEA Plat, the applicant has shown a 10 foot wide asphalt trail along Arlington Boulevard and a five foot wide sidewalk along Annandale Road. The applicant has submitted a waiver for the Annandale Road trail requirement as requested by the Westlawn Civic Association because the trail will transition to a four to five foot wide sidewalk at the edge of the subject property. In addition, the applicant is requesting a waiver of the Tripps Run trail because there are no connecting segments on either side of the trail and the applicant has stated that engineering the trail would be a challenge given the amount of material growth along the embankment.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

December 22, 2009

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

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

SUBJECT: Westlawn Shopping Center and Bill Page Honda, RZ 2009-MA-011, concurrent with SEA 95-M-039, 005934-ZONA-001-1

The following comments are based on a review of the latest submission of the above referenced GDP/SE, stamped as received by the Department of Planning and Zoning, Zoning Evaluation Division, November 16, 2009, and our discussion on December 11, 2009.

1. **Comment:** Transitional screening along the "stream" does not meet the intent of the Zoning Ordinance in some locations. Only small shrubs are proposed to screen the drive through pharmacy, and this is not sufficient.

Recommendation: Applicant should provide better screening for the pharmacy building in particular for lots 115, 114, and 113.

2. **Comment:** One of the larger trees proposed along the stream is closer than 4 feet from the roof of the car dealership.

Recommendation: Applicant should relocate this tree more than 4 feet away from the roof, so that it can reach maturity. Applicant should substitute a smaller, fastigate tree species in this location or relocate the tree and substitute with a smaller evergreen tree.

3. **Comment:** The landscaping plan is very difficult to read because existing conditions, including existing vegetation and existing easements are shown on this plan.

Recommendation: Applicant should only show proposed conditions, including proposed vegetation and easements on the landscaping plan.

4. **Comment:** The proffers are not specific about tree preservation measures and invasive species control. Specific Proffers have been suggested in previous comment letters.

Recommendation: Applicant should include more specific tree preservation and landscaping proffer language.

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



December 22, 2009

Page 2 of 2

5. **Comment:** Trees are proposed to be planted within the VDOT right of way and these are subject to VDOT approval as indicated on the plan. It is not clear if these trees are counted toward meeting the tree cover requirements for the site. Trees in VDOT right of ways cannot be counted toward meeting tree cover requirements. Since the tree cover proposed is very close to the required 10% and there are few if any alternative planting sites on the property it is imperative that the plan indicates whether or not these trees are counted toward meeting the tree cover requirements.

Recommendation: Applicant should clarify whether or not the trees in the VDOT right of way were included in meeting the required 10% tree cover for the site.

6. **Comment:** Shrubs are shown in two parking spaces in the northeast corner of the site.

Recommendation: Applicant should remove proposed shrubs from the parking spaces.

AID/

UFMID #: 145920





County of Fairfax, Virginia

MEMORANDUM

Division

DATE: December 15, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 2009-MA-011)

SUBJECT: RZ 2009-MA-011; Westlawn Shopping Center
Land Identification Map: 50-4-((1))- 6, 7, 50-4-((17))-H, H1

The County Transportation Plan recommends that Route 50 be widened to six through lanes. The applicant has agreed to construct the third through lane along their frontage. Such an improvement should be accompanied by the extension of the right turn lane east of the intersection Route 50 and Annandale Road as shown on Sheet 11 of the plat.

The existing service drive configuration creates additional conflict points at the intersection of Annandale Road and Route 50, particularly as eastbound and westbound vehicles on the service drive travel across Annandale Road's southern approach. To address staff's safety concern, the applicant has provided two options for the portion of service drive along its frontage. Option A provides a one-way westbound service drive, while Option B eliminates the service drive completely. Considering that residents living to the west of the site use the service drive to access their community, Option A is the preferable option as it maintains westbound access to the residential area and reduces unsafe vehicular movements across the Annandale Road approach. Option B should be discounted from the application as it does not provide sufficient access to the residential area.

While Option A is the preferred option, additional improvements are needed to further reduce vehicular conflicts associated with the service drive. The right-in/right-out entrance on Route 50 should be closed to prevent conflicts between the main road, service drive, and site drive aisle. The closure of this entrance will also prevent any potential confusion with the one-way service drive as vehicles enter from Route 50. Secondly, unsafe vehicular movements should be further reduced by converting the entrance to the service drive east of Annandale Road to a right-in only.

The following issues were also identified in our review:

- A sidewalk should be installed on the south side of the Annandale Road entrance throat. Additional sidewalks leading from the Route 50 trail to the bank should also be provided.
- An on-road bike lane along Annandale Road is desirable.
- Proffer comments will be provided under separate cover.

AKR/MEC

RECEIVED
Department of Planning & Zoning

DEC 21 2009

Zoning Evaluation Division





COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
August 21, 2009

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

Re: RZ 2009-MA-011 & SEA 1995-M-039 Westlawn Ltd. Partnership
Tax Map # 50-4((01))0006, 0007 & 50-4((17)) H, H1
Fairfax County

Dear Ms. Coyle:

I have reviewed the above traffic study submitted on June 9, 2009. The following comments are offered:

1. The evaluation of the change in traffic volumes for the purpose of Chapter 527 studies is based on the existing volumes compared to the proposed volumes. The existing development rights are not used to calculate the change unless the property is currently being utilized to its full potential under the current zoning.
2. The split phasing of the Annandale Road/South Street intersection signal is not supported. This includes the restriping of the approaches. All lanes should be aligned to permit simultaneous left turn lanes on both the east and west sides of this intersection.
3. The suggested improvements on page 30 for the Annandale Road/Rt. 50 intersection would also require adjustments to the median noses and lane widths along Rt. 50. All dual turning movements require a 30' combined receiving area for both lanes (15' for each lane).
4. The proposed improvements along Rt. 50 need to be discussed. VDOT supports reducing the conflict points along Rt. 50, but the entrance locations need to be coordinated.

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

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
fairfaxrezoning2009-MA-012rz2WestlawnShpgCtrTrafStudy8-23-09RC



County of Fairfax, Virginia

MEMORANDUM

DATE: January 15, 2010

TO: Tracy Strunk
Zoning Evaluation Division
Department of Planning and Zoning

Martha Coello
Site Analysis Section
Transportation Planning Division

FROM: Charlie Strunk
Bicycle Program Coordinator

SUBJECT: Waiver Requests
Westlawn Shopping Center/Bill Page Honda
RZ-09-MA-011 and SEA 95-M-039

Staff has reviewed a request to modify the requirements set forth in the adopted Trails Plan as it relates to this site. The applicant has requested three waivers. FCDOT staff recommendations are listed below.

1. Request to waive the on-road bike lane along frontage on US Route 50. The applicant has committed to construct a 10 ft shared use path.

FCDOT Recommendation: Staff will support the waiver for the on-road bike lane on US Route 50. The existing service drive along this frontage does provide an acceptable on-road alternative for bicyclists. Should the service drive be eliminated as part of this application, an acceptable alternative will have to be evaluated prior to granting a waiver. Please note that the 10ft shared use path is a separate requirement and does not fulfill the requirement of the on-road bike lane.

2. Request to waive the minor paved trail along Tripps Run, as defined on the trails Plan.

FCDOT Recommendation: After reviewing the existing site conditions, staff will support a waiver for this trail with the following conditions: a - the site design should provide for internal circulation in order to accommodate both pedestrian and bicycles who desire to traverse this area. b. - The applicant provide all necessary public access easements to accommodate this non-motorized circulation.

3. Waive the 10 ft asphalt shared use path along their frontage on Annandale Road in favor of a concrete sidewalk, five feet in width. The justification states that existing adjacent facilities are five feet in width.

FCDOT Recommendation: Staff will not support this waiver. Staff offers the following alternatives:

Staff recommends that the applicant provide a walkway no narrower than eight feet in width along the Annandale Road frontage. The length of frontage (approximately 900 feet) and intensity of the site support a wider walkway. Because of the urban character of the site design, the applicant should consider concrete over asphalt for this walkway. All additional rights of way required as part of this walkway widening will be dedicated to the BOS.

The current plan shows no reconstruction of Annandale Road along the site's frontage. Should roadway frontage reconstruction be required, the curb and gutter shall be set back an additional four feet and Annandale Road be widened in order to accommodate a future on-road bike lane from the intersection of U S Route 50 to the southern property line. While this facility is currently not shown on the County's Trails Plan, Annandale Road has been identified as a preferred Bike Route on the County's Bicycle Route Map.

Should you have any questions, please contact me.

cc: Jan Reitman, Mason District Representative, Trails and Sidewalks Committee
Chris Wells, Pedestrian Program Manager, FCDOT



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

**PLANNING & ENGINEERING
DIVISION**

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

July 8, 2009

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

Re: RZ 2009-MA-011
SEA 95-M-039
Westlawn Limited Partnership

Dear Ms. Coyle:

Fairfax Water has reviewed the above noted Generalized Development Plan and has no comments.

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

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg". The signature is written in a cursive, flowing style.

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

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: July 17, 2009

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

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ2009-MA-011
Tax Map No. 050-4/01/ /0006, 0007, /17/ H, /17/ H1

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

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

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

- Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946





County of Fairfax, Virginia

MEMORANDUM

DATE: May 14, 2009

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2009-MA-011 concurrent with Special Exception Amendment Application SEA 95-M-039

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #418, Jefferson
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov





County of Fairfax, Virginia

MEMORANDUM

DATE: June 11, 2009

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

FROM: Beth Forbes, Stormwater Engineer *BF*
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning and Special Exception Amendment Applications #RZ 2009-MA-011 & SEA 95-M-039, Westlawn LP, Generalized Development Plan & Special Exception Plat dated April 29, 2009, LDS Project #5934-ZONA-001-1, Tax Map #50-4-01-006 & -0007 and #50-4-17H & -14H1, Mason District

We have reviewed the subject application and offer the following comments:

Chesapeake Bay Preservation Ordinance (CBPO)

The Resource Protection Area (RPA) on these parcels was delineated under 5934-RPA-001-1 and approved on May 14, 2007.

Redevelopment of both the RPA and the Resource Management Area is proposed. An approved Water Quality Impact Assessment is required for the work within the RPA before the site plan can be approved (CBPO 118-4).

Water quality management is to be provided. The applicant will propose either a Stormceptor (LTI 01-11) or Filterra tree box filters (LTI 09-04) in the site plan submission to provide the required controls. The phosphorous removal efficiency rating of Filterra tree box filters is currently 55%, not 70%.

Floodplain

There are regulated floodplains on the property. No land disturbance within the floodplain limits has been proposed.

Downstream Drainage Complaints

There are a number of downstream drainage complaints on file outside the normal scope of review for adequate outfall.

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



Stormwater Detention

No water quantity control is shown on the plat. Stormwater detention or an approved waiver will be required (PFM 6-0301.3). The applicant plans to request a waiver under LTI 21-88. An approvable waiver request will demonstrate adequate outfall between the limits of clearing & grading and the Tripp Run concrete channel (PFM 6-0203).

Site Outfall

A narrative and calculations describing the site's outfall have been provided. A narrative and demonstration of adequate outfall meeting PFM requirements must be a part of the site plan submission (PFM 6-0203 & 6-0204). Channel cross-sections do not seem to be necessary, but when provided, must use equal horizontal and vertical scales (PFM 6-0203.2F)

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, 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.
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.

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.

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.

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.



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

1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.
 - D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
 - E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
2. In the C-3 and C-4 Districts, in addition to Par. 1 above:
 - A. All such uses, except drive-in banks, shall be an integral design element of a site plan for an office building or office building complex containing not less than 35,000 square feet of gross floor area.
 - B. Such a use shall have no separate and exclusive curb cut access to the abutting highway.
 - C. There shall be no outside storage or display of goods offered for sale.
 - D. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
 - E. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72)

hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

3. In the C-5 and C-6 Districts, in addition to Par. 1 above:
 - A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
 - B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be store outdoors for a period exceeding seventy-two hours.

4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:
 - A. In the C-7 or C-9 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
 - B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.
 - C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.

5. In the I-3, I-4, I-5 and I-6 Districts, in addition to Par. 1 above:
 - A. All such uses, except drive-in banks, shall be an integral design element of a site plan for an industrial building or building complex containing not less than 30,000 square feet of gross floor area.
 - B. In an I-3 or I-4 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station.
 - C. In an I-3 or I-4 District, service stations shall not be used for the performance

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

- D. No Building Permit shall be approved for such a use unless a Building Permit has been approved for the related industrial building(s).
- E. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to that area so designated on an approved special exception plat.

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

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

9-607 Provisions for Approving an Increase in Building Heights

As set forth in the C-3, C-4, C-6, C-7, C-8, C-9, I-1, I-2, I-3, I-4, I-5 and I-6 Districts, and as applicable to all Group 3, Institutional Uses and Category 3, Quasi-Public Uses, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.
2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.
3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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