



APPLICATION ACCEPTED: June 1, 2009
PLANNING COMMISSION: March 10, 2010
BOARD OF SUPERVISORS: To be determined

County of Fairfax, Virginia

February 25, 2010

STAFF REPORT

SE 2009-SP-012

SPRINGFIELD DISTRICT

APPLICANT: McDonald's Corporation

ZONING: C-6, HC, WS

PARCEL(S): 45-1 ((1)) 10F pt

ACREAGE: 35,000 square feet

FAR: 0.16

OPEN SPACE: 18.4%

PLAN MAP: Retail and Other

SE CATEGORY: Category 6; Use 7: Fast food restaurant in a Highway Corridor Overlay District with drive-through

PROPOSAL: Special Exception approval to permit a fast food restaurant with drive-through.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2009-SP-012, subject to conditions consistent with those contained in Appendix 1.

Staff recommends approval of a waiver of the on-road bike lane requirement on Route 50.

Staff recommends approval of a modification of the trail requirement on Route 50.

Christopher M. DeManche

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



Staff recommends approval of a modification of the transitional screening requirement in favor of that shown on the SE Plat.

Staff recommends approval of a waiver of the barrier requirement in favor of that shown on the SE Plat.

Staff recommends approval of a modification of the peripheral parking lot landscape requirement in favor of that shown on the SE Plat.

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

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

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

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.

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

Special Exception

SE 2009-SP-012

Applicant: MCDONALD'S CORPORATION
Accepted: 06/01/2009
Proposed: FAST FOOD RESTAURANT WITH DRIVE-THROUGH

Area: 35,000 SF OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect: 07-0607

Art 9 Group and Use: 6-07

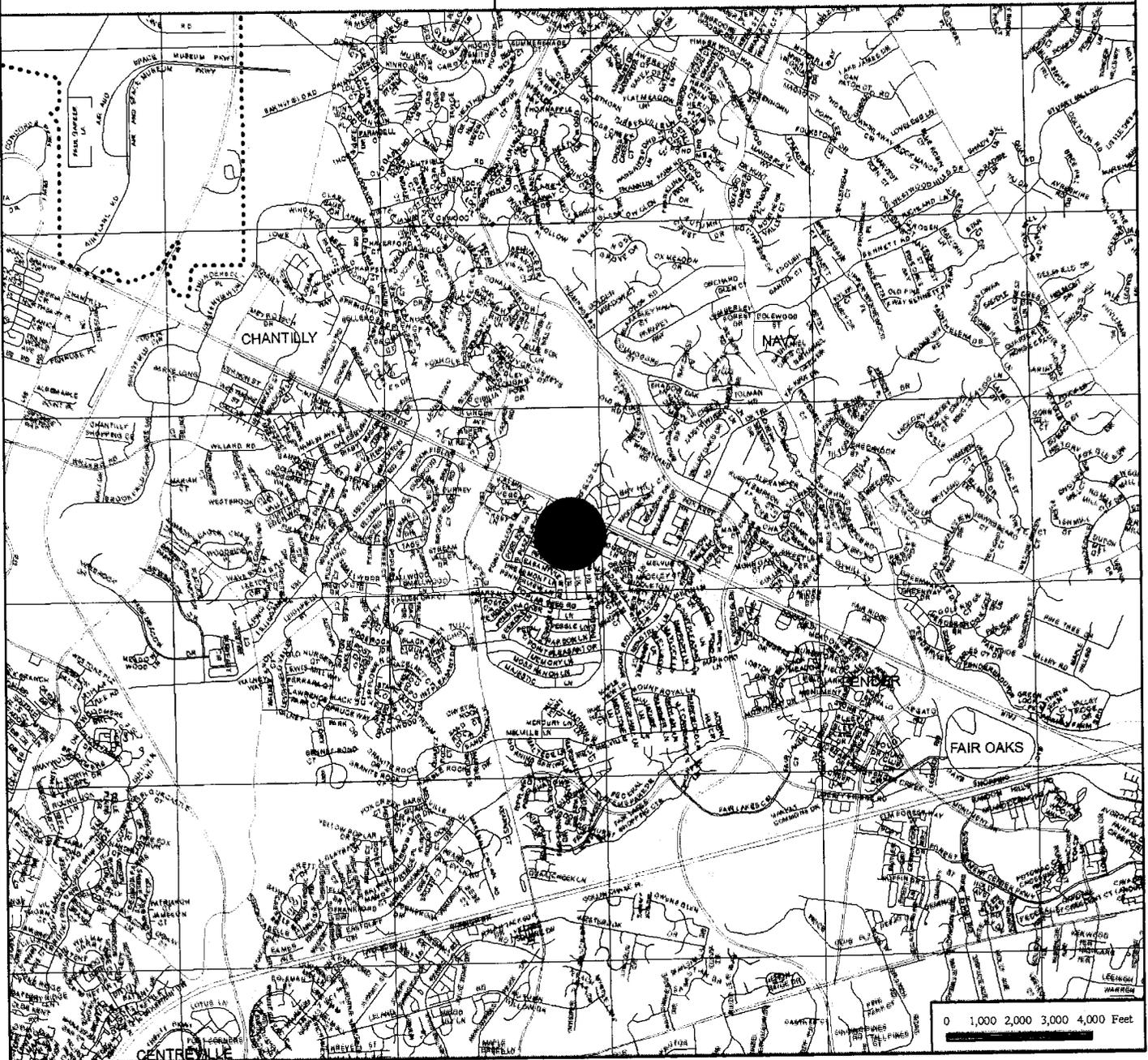
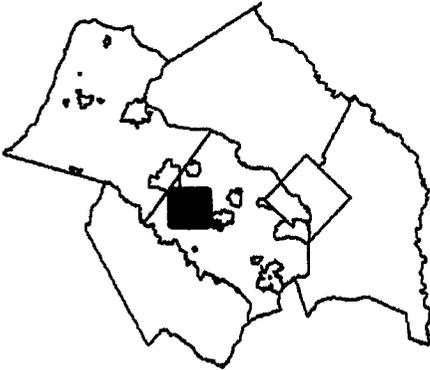
Located: 13035-B LEE JACKSON MEMORIAL HIGHWAY

Zoning: C- 6

Plan Area: 3

Overlay Dist: WS HC

Map Ref Num: 045-1- /01/ /0010F pt.



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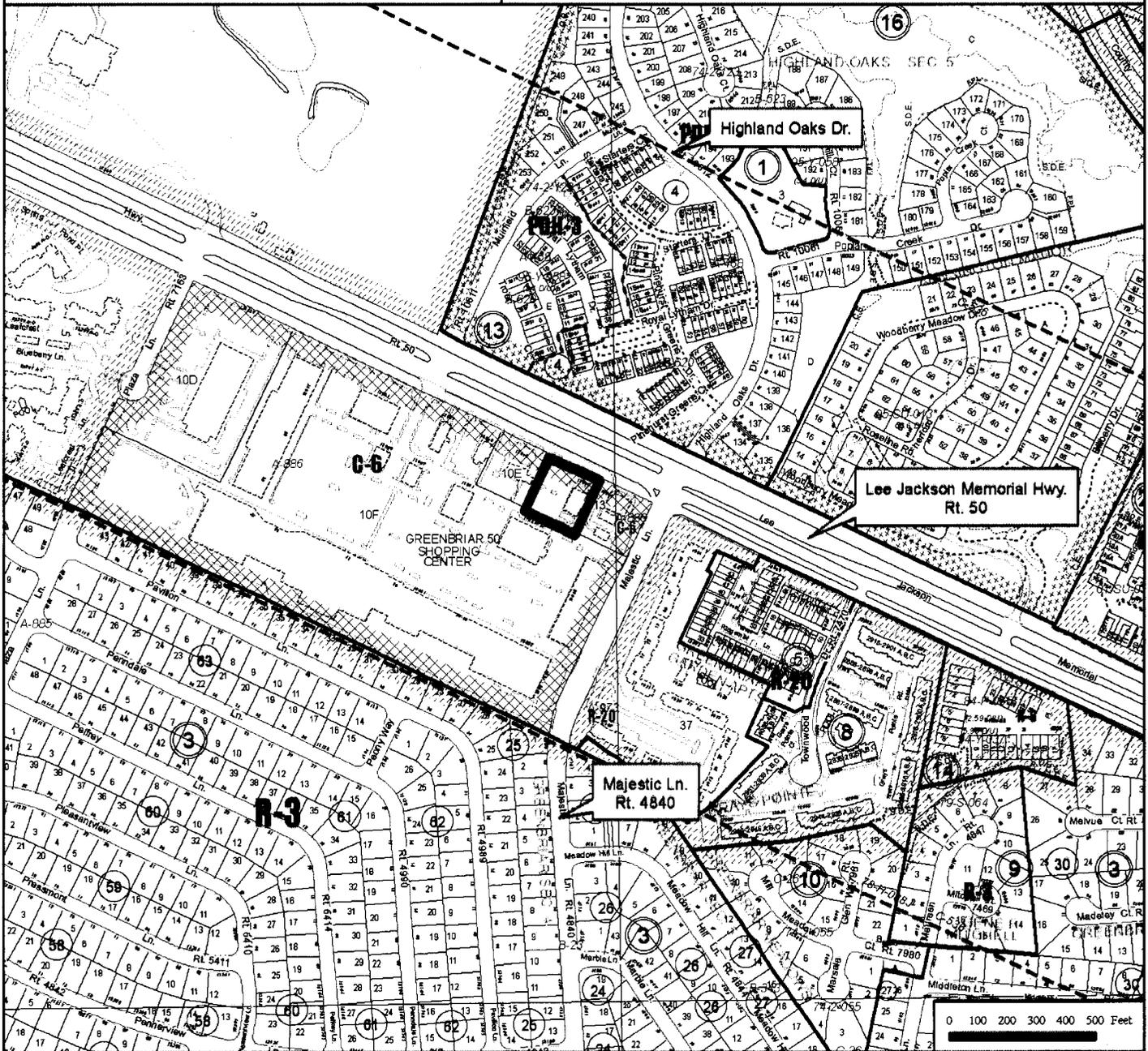
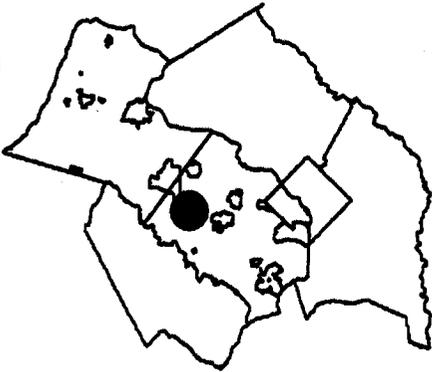
Located: 13035-B LEE JACKSON MEMORIAL HIGHWAY

Zoning: C-6

Plan Area: 3,

Overlay Dist: WS HC

Map Ref Num: 045-1- /01/ /0010F pt.



McDONALD'S SPECIAL EXCEPTION PLAT

13003 LEE JACKSON MEMORIAL HIGHWAY
FAIRFAX, FAIRFAX COUNTY, VIRGINIA

TM #45-1 ((1)) 10F PT.*

UTILITY CONTACT INFORMATION:

TELEPHONE
YETCO
2880 FAIRVIEW PARK DR.
6TH FLOOR
FAIRFAX, VA 22030
CONTACT: MOE ATENAZA
(703) 254-4487

ELECTRIC
DOMINION VIRGINIA POWER
11133 MAIN STREET
FAIRFAX, VA 22030
CONTACT: CARLOS GILMAN
(703) 499-2883

WATER
FAIRFAX COUNTY WATER AUTHORITY
8040 ARLINGTON BOULEVARD
MCNEEL, VA 22118
CONTACT: MIKE BOWING
(703) 288-1538

SEWER
FAIRFAX COUNTY SPDES
12005 GOVERNMENT CENTER PKWY.
SUITE 208
FAIRFAX, VA 22035
CONTACT: ROBERT CARTER
(703) 288-5015 #65018

GAS
WASHINGTON GAS
6601 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
CONTACT: CARLOS GILMAN
(703) 750-4745

DRAINAGE & STORMWATER
FAIRFAX COUNTY CPMS
12005 GOVERNMENT CENTER PKWY.
SUITE 208
FAIRFAX, VA 22035

LEGEND

EXISTING	FOR ENTIRE PLAN SET (NOT TO SCALE)	PROPOSED
EXISTING NOTE	TYPICAL NOTE (X1) ON-SITE PROPERTY LINE / R.O.W. LINE NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE EASEMENT LINE SETBACK LINE	PROPOSED NOTE
CONCRETE CURB & GUTTER	CONCRETE CURB & GUTTER	CURB AND GUTTER
TYPICAL LIGHT	TYPICAL LIGHT	ACCOM LIGHT
TYPICAL SIGN	TYPICAL SIGN	TYPICAL SIGN
PARKING COUPTS	PARKING COUPTS	PARKING COUPTS
CONTOUR LINE	CONTOUR LINE	CONTOUR LINE
SPOT ELEVATIONS	SPOT ELEVATIONS	SPOT ELEVATIONS
SANITARY LABEL	SANITARY LABEL	SANITARY LABEL
STORM LABEL	STORM LABEL	STORM LABEL
SANITARY SEWER LATERAL	SANITARY SEWER LATERAL	SANITARY SEWER LATERAL
UNDERGROUND WATER LINE	UNDERGROUND WATER LINE	UNDERGROUND WATER LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
OVERHEAD WIRE	OVERHEAD WIRE	OVERHEAD WIRE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
UNDERGROUND CABLE LINE	UNDERGROUND CABLE LINE	UNDERGROUND CABLE LINE
STORM SEWER	STORM SEWER	STORM SEWER
SANITARY SEWER MAIN	SANITARY SEWER MAIN	SANITARY SEWER MAIN
HYDRANT	HYDRANT	HYDRANT
SANITARY MANHOLE	SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE	STORM MANHOLE
WATER METER	WATER METER	WATER METER
WATER VALVE	WATER VALVE	WATER VALVE
GAS VALVE	GAS VALVE	GAS VALVE
GAS METER	GAS METER	GAS METER
TYPICAL END SECTION	TYPICAL END SECTION	TYPICAL END SECTION
HEADWALL OR ENDWALL	HEADWALL OR ENDWALL	HEADWALL OR ENDWALL
YARD INLET	YARD INLET	YARD INLET
C-IRE INLET	C-IRE INLET	C-IRE INLET
CLEAN OUT	CLEAN OUT	CLEAN OUT
ELECTRIC MANHOLE	ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRIC BOX	ELECTRIC BOX	ELECTRIC BOX
ELECTRIC METEORIAL	ELECTRIC METEORIAL	ELECTRIC METEORIAL
MONITORING WELL	MONITORING WELL	MONITORING WELL
TEST PIT	TEST PIT	TEST PIT
BENCHMARK	BENCHMARK	BENCHMARK
BORING	BORING	BORING
UTILITY POLE W/ARCH	UTILITY POLE W/ARCH	UTILITY POLE W/ARCH
POLE LIGHT	POLE LIGHT	POLE LIGHT
TRAFFIC LIGHT	TRAFFIC LIGHT	TRAFFIC LIGHT
UTILITY POLE	UTILITY POLE	UTILITY POLE



LOCATION MAP
COPYRIGHT AND THE MAP HEREIN
PREPARED BY BOHLER ENGINEERING, P.C.
SCALE: 1"=200'

LESSEE/DEVELOPER
MCDONALD'S CORPORATION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MD 20817
CONTACT: JOHN EIDBERGER
PHONE: (240) 497-3550

OWNER
USRP 1, LLC
P.O. BOX 750830
CARE PROPERTY TAX DEPARTMENT
SAN ANTONIO, TX 78279

PREPARED BY:

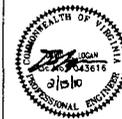


22630 DAVIS DRIVE
SUITE 200
STERLING, VIRGINIA 20164
PH: (703) 709-9500
FX: (703) 709-9501
www.bohlerengineering.com
CONTACT: AARON BODENSCHATZ, P.E.



CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES:
STERLING, VA
COLLETSVILLE, MD
BOWLING, MD
FARMERSVILLE, VA
ROCKVILLE, VA
CHANDLER, PA
CENTURY HILL, VA



SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP
3	SURVEY NOTES
4	SPECIAL EXCEPTION PLAT
5	LANDSCAPE PLAN
6	STORMWATER MANAGEMENT PLAN
7	2009 STANDARD BUILDING 45/14-WOOD/WOOD (A2.0)
8	2009 STANDARD BUILDING 45/14-WOOD/WOOD (A2.1)

WAIVERS/MODIFICATIONS ARE HEREBY REQUESTED FOR EACH OF THE REQUIREMENTS LISTED BELOW:

CODE	SECTION	REQUIREMENT	PROPOSED
PUBLIC FACILITIES	8-2025.2A	CONSTRUCTION OF AN 8-FOOT APPLY OF CONCRETE MAJOR PAVED THAT ALONG THE LEE JACKSON MEMORIAL FRONTAGE OR ACCORDANCE WITH THE COUNTYWIDE STANDARDS PLAN	MODIFICATION TO PROVIDE A 5-FOOT CONCRETE SIDEWALK ALONG THE FRONTAGE
PUBLIC FACILITIES	8-2025.2A	CONSTRUCTION OF AN 8-FOOT SIDE WALK ALONG THE LEE JACKSON MEMORIAL FRONTAGE OR ACCORDANCE WITH THE COUNTYWIDE STANDARDS PLAN	EXCLUSION OF AN 8-FOOT SIDE WALK
ZONING ORDINANCE	13-902	LANDSCAPE STRIP BETWEEN THE PARKING LOT AND THE SUBJECT PROPERTY LINE ON THE EAST SIDE OF THE SITE	LANDSCAPE STRIP TO THE EAST
ZONING ORDINANCE	13-902	LANDSCAPE STRIP TO THE WEST	LANDSCAPE STRIP TO THE SOUTH
ZONING ORDINANCE	13-902	TRANSCENDING SCREENING TYPE 3 AND NUMBER TYPE 1, 1 OR 2 PROVIDED ALONG THE WEST SIDE OF THE SITE WHERE ADJACENT TO A SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT	EXCLUSION OF TRANSCENDING SCREENING AND BARBER

"GREENBRIAR"
L/C# 045-0145

PLAN SCALE: NOT TO SCALE	STATUS	DATE	BY
STREET ADDRESS 13003 LEE JACKSON MEMORIAL HIGHWAY	PRELIMINARY	12/17/09	AB
CITY FAIRFAX	PLAN CHECKED		
COUNTY FAIRFAX COUNTY	AS-BUILT		
REGIONAL DWG. NO. S075017	PLAN DESCRIPTION		
CAD FILE: S075017S03	COVER SHEET		

* ADDRESS OF TAX MAP PARCEL #45-1 ((1)) 10F PER TAX RECORDS IS 13035B LEE JACKSON MEMORIAL HIGHWAY.

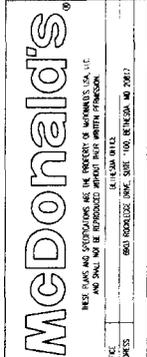


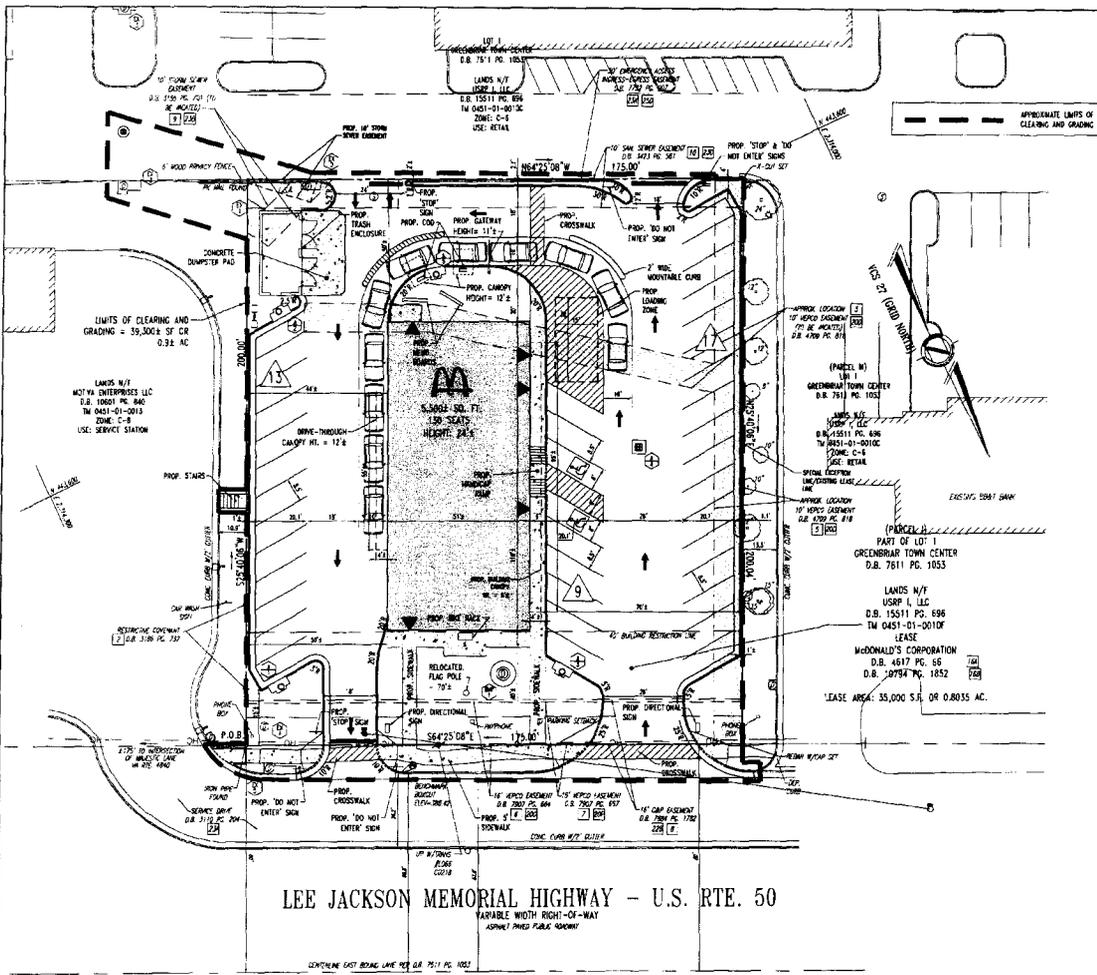
THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL OF THE INFORMATION AND SPECIFICATIONS INDICATED HEREIN WITH THE PROPERTY OWNER OR HIS AGENT OR WITH THE CONTRACTOR'S OWN SURVEYOR IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PROJECT PROPERTY AS SHOWN FROM THE OFFICE OF CONSERVATION THROUGH THE COURTESY OF THE CONTRACTOR'S OWN SURVEYOR. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	DESCRIPTION	BY	SCALE
1	1/17/09	REVISED PER COUNTY COMMENTS	AB	
2	1/17/09	REVISED PER COUNTY COMMENTS	AB	
3	2/27/09	REVISED PER COUNTY COMMENTS	AB	

FINAL PLAN SUBMITTALS	T.M.	C.C.	O/O
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PLAN APPROVALS	DATE	BY
SUBMITTAL (2 REQUIRED)		
REGIONAL DWG. NO.	DATE	BY
CAD FILE		
CONTRACTOR		
INCHES		





GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY BY: BOHLER ENGINEERING, 13003 LEE JACKSON MEMORIAL HIGHWAY, FAIRFAX, VIRGINIA. PROJECT: 045-0145 DATE: 02/15/08
2. APPLICANT: MCDONALD'S CORPORATION, 6800 ROCKFORD DRIVE, SUITE 1100, FARMERS BRANCH, VA 22031. CONTACT: JOHN LANGRISH, PHONE: (703) 877-3000
3. THE AREA OF SPECIAL EXCEPTION IS ZONED C-1 (COMM. RES.), THESE PLANS ARE PART OF THE SPECIAL EXCEPTION APPLICATION TO ALLOW A FAST FOOD RESTAURANT W/ DRIVE-THROUGH IN THE C-1 ZONING DISTRICT, NEARBY COMMERCIAL OVERLAY DISTRICT (COOD) AND WATER SUPPLY PROTECTION OVERLAY DISTRICT (WPOD).
4. PARCEL DATA: THE MAP/PLAT: 05-1 (1) (1) (2) ZONING: C-1 COMMERCIAL RESIDENTIAL OVERLAY DISTRICT (COOD) AND WATER SUPPLY PROTECTION OVERLAY DISTRICT (WPOD). EXISTING USE: FAST FOOD RESTAURANT W/ DRIVE IN FACILITY. PROPOSED USE: FAST FOOD RESTAURANT W/ DRIVE IN FACILITY.
5. TABLE REQUIREMENTS:

REQUIREMENT	MINIMUM	PROPOSED
A. MIN. LOT AREA	200'	33,000 SF
B. MIN. LOT WIDTH	200'	175'
C. MIN. BUILDING SETBACKS:		
FRONT SETBACK (EAST)	40' OR 47' ANGLE OF BULK PLANE	40'
SIDE SETBACK (WEST)	N/A	20'
SIDE SETBACK (EAST)	N/A	40'
REAR SETBACK (DRIVING)	N/A	30'
D. MIN. PARKING REQUIREMENTS:		
FRONT SETBACK (EAST)	15'	15'
SIDE SETBACK (EAST)	N/A	15'
REAR SETBACK (DRIVING)	N/A	22'
E. PARKING REQUIREMENTS:		
1. PARKING REQUIREMENT: 4 SPACES PER 1000 SF OF FLOOR AREA	224	30
2. STAGING REQUIREMENT: 11 SPACES WITH A MINIMUM OF 5 SPACES FOR THE COOKING STATION	11	11 (EXISTING STAGING SPACES - 8)
3. MIN. PARKING SPACE DIMENSIONS:		
10' SPACES	8.5' x 20'	8.5' x 20'
4. LOADING SPACE REQUIREMENT	1	1
F. MIN. DRIVE WAY:		
1. DRIVE WAY WIDTH	17'	18'
2. MAX. BUILDING HEIGHT	40'	34.5'
3. FLOOR AREA RATIO (F.A.R.)	0.40	0.16
G. OPEN SPACE	3.25% OF (136' OF GROSS AREA)	16,450 SF (18.1%) (EXISTING OPEN SPACE = 4,165 SF (4.8%))
6. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.
7. THE PROPERTY IS LOCATED IN ZONE 2 (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNDERWRITING PANEL, PANEL 29 OF 150" COMMUNITY PANEL, MAP 51025 D002 D, MAP REVISED 5/2/96.
8. NO UTILITY CASING/PIPING WITHIN 25 FEET OR MORE HAS BEEN KNOWN TO EXIST ON THIS SITE.
9. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAN IS KNOWN TO EXIST ON THIS SITE.
10. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON PLAN ARE THE RESULT OF A FIELD SURVEY, AS REFERENCED ABOVE.
11. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
12. PROPOSED BUILDING HEIGHT, LANDSCAPING AND PARKING LOT CONSIDERATIONS ARE SUBJECT TO FINAL ENGINEERING, BUILDING FOOTPRINT CONFIGURATION IS TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DETICED.
13. STORMWATER MANAGEMENT/FACILITIES ARE CORRECTLY IN PLACE TO TREAT THE POST-DEVELOPMENT RUNOFF. A STRUCTURAL MAP DEVICE IS PROPOSED TO MEET THE PROVISIONS OF THE REQUIREMENT, NO ADVERSE EFFECTS DOWNSTREAM OF THE PROPOSED DEVELOPMENT AREA ANTICIPATED. SEE SHEET 2 FOR SWMP PLANS AND DETAILS.
14. THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION, PARKING AND ACCESS/ACCESS ARE PROVIDED AS SHOWN.
15. SIGNS WILL BE INSTALLED UNDER SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
16. "TRUCK" WILL BE STORED IN THE TRUCK-TOILET AS DETICED ON THIS PLAN. THE FINAL LOCATION OF THE TRUCK-TOILET SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DETICED. THE TRUCK-TOILET SHALL BE FULLY ENCLOSED.
17. SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 11.4 OF THE ZONING ORDINANCE.
18. PAVED DRIVEWAYS AND WALKWAYS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
19. THERE ARE NO KNOWN WELLS ON THE SITE.
20. ALL EXISTING BUILDINGS AND STRUCTURES ARE TO BE CLOSED, DEMOLISHED AND REMOVED FROM THE SITE.
21. DEVELOPMENT IS SCHEDULED TO COMMENCE ONCE SITE PLAN APPROVAL IS OBTAINED AND WILL CONTINUE IN ACCORDANCE WITH PHASING PLAN.
22. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THE SITE. THE PROPOSED DEVELOPMENT SHALL NOT GENERATE ANY HAZARDOUS MATERIALS.
23. THE ADJACENT PROPERTIES SHALL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT.
24. EXISTING SERVICE CONNECTIONS SHALL BE UTILIZED TO THE GREATEST EXTENT POSSIBLE FOR WATER, GAS, AND SANITARY SEWER. FINAL DESIGN TO BE COMPLETED AT THE TIME OF FINAL SITE PLAN OVERHEAD UTILITIES (CABLE) TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
25. ALL 8" CONCRETE/ASPHALT WALKWAY PAVED TRAIL, AS WELL AS AIR ON-ROAD WHEEL BOOTS, ARE REQUIRED ADJACENT TO THE SUBJECT SITE ALONG THE LEE JACKSON MEMORIAL HIGHWAY POST THE COUNTY-WIDE TRAIL PLAN A QUALITY/PROTECTION MEASURES ASSOCIATED WITH THE IMPROVEMENT IS ALREADY REQUESTED.
26. A WETLAND Delineation OF THE SCREENING AND BUFFER REQUIREMENTS OF THE ZONING ORDINANCE ALONG LEE JACKSON MEMORIAL IS REQUESTED.
27. INFORMATION SHOWN OUTSIDE OF THE LEASE LINE IS NOT BASED ON SURVEY AND IS APPROXIMATE.

DATE	DESCRIPTION
4/10/08	REVISED PER COUNTY COMMENTS
6/12/08	REVISED PER COUNTY COMMENTS
9/22/08	REVISED PER COUNTY COMMENTS

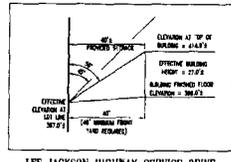
DATE	BY	DESCRIPTION
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02/15/08	BS	BS
02/15/08	CS	CS

DATE	BY	DESCRIPTION
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02/15/08	BS	BS
02/15/08	CS	CS

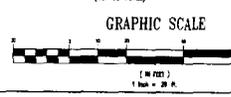
PLANNING	DATE	BY
APPROVALS		
SCAFFOLD (2 REQUIRED)		
REVISIONS		
DATE		
BY		
DESCRIPTION		
DATE		
BY		
DESCRIPTION		



MISS UTILITY
 814 W. VA. 1-800-862-7848
 PROJECT: 045-0145
 ALL UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.



LEE JACKSON HIGHWAY SERVICE DRIVE
BULK PLANE DIAGRAM
 (NOT TO SCALE)

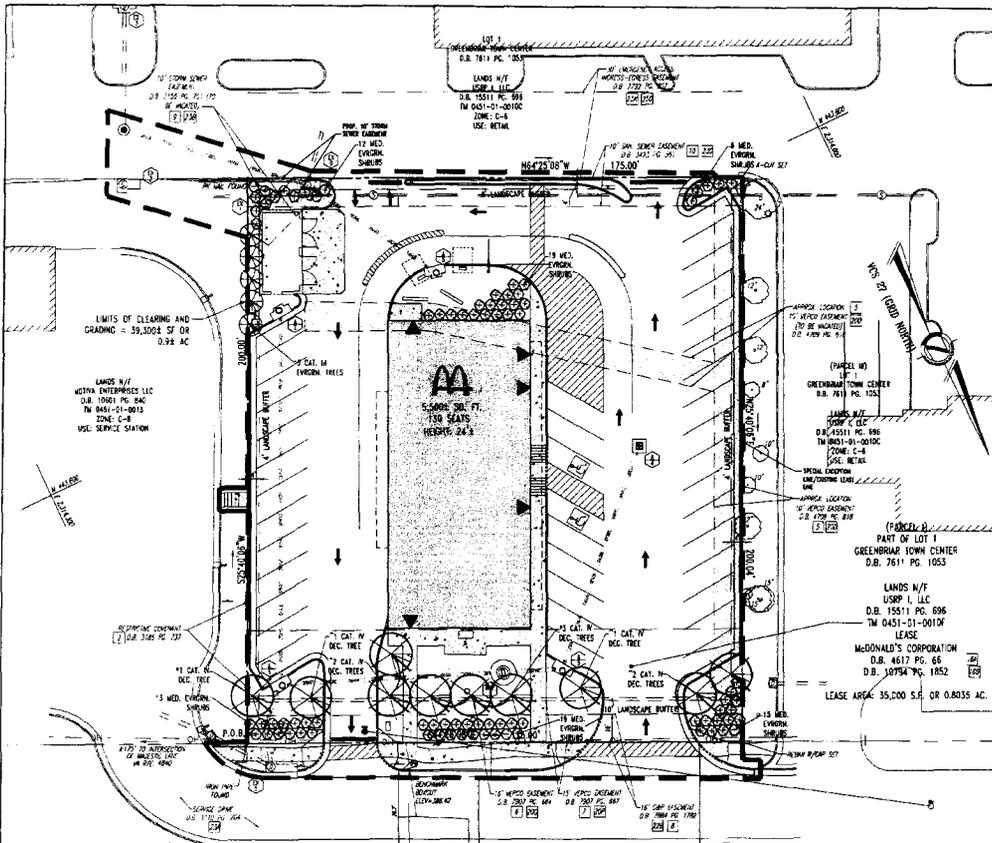


BOHLER ENGINEERING
 CIVIL & CONSULTING ENGINEERS

SUPERVISORS	OFFICERS:
PROJECT MANAGERS	ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS	



"GREENBRIAR"
 L/C# 045-0145
 PLAN SCALE: 1" = 20'
 STREET ADDRESS
 13003 LEE JACKSON MEMORIAL HIGHWAY
 CITY: FAIRFAX STATE: VA
 COUNTY: FAIRFAX COUNTY
 REGIONAL DWG. NO: 5075017
 PLAN DESCRIPTION: SPECIAL EXCEPTION PLAT



LEE JACKSON MEMORIAL HIGHWAY - U.S. RTE. 50
 VARIABLE WIDTH RIGHT-OF-WAY
 APPROX. PAVED PUBLIC HIGHWAY

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

LINE	DESCRIPTION	AMOUNT	PERCENTAGE
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	2,817 S.F.	0.3 %
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	0.3 %	
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4) =	8.3 %	
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	8.3 %	
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	0 %	
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? =	NO	
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE ALTERNATIVES LISTED IN SECTION 17-2517.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED.	SEE SHEET 2	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH SECTION 17-2507.4		
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12.		

LANDSCAPE SCHEDULE

SYM	TREE	SIZE	REMARKS	10 YR. TREE COVER	TREE COVER % TOTAL
⊗	CAT. IV DECIDUOUS TREE	10	2'-2 1/2" CAL. NATIVE	200	1,000
⊙	CAT. IV EVERGREEN TREE	5	6'-8" IMPROVED CULTIVAR	150	750
⊕	MEDIAN EVERGREEN SHrub	84	24"-30"		
					TOTAL TREE COVER = 1,750

* SEE TABLE 12.12 OF THIS SHEET FOR COMPLETE 10 YR TREE CANOPY PROGRES INCLUDING SPECIES MULTIPLIERS

TREE PRESERVATION MARKING LOCATED ON SHEET 2 - EXISTING CONDITIONS & ENV

GRAPHIC SCALE
 [1" = 20']
 1" = 20'

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	COMPLIANCE
11-201	1. ANY PARKING LOT EXISTING OR TO BE CONSTRUCTED SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE. 2. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE. 3. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE.	COMPLEX
11-202	1. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE. 2. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE.	COMPLEX
11-203	1. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE. 2. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE.	COMPLEX

TABLE 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

LINE	DESCRIPTION	AMOUNT	PERCENTAGE
A	TREE PRESERVATION TARGET AND STATEMENT		
B	TREE CANOPY REQUIREMENT		
C	ADJUSTED GROSS SITE AREA (A1 - B1) =	35,000 S.F.	
D	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10 %	
E	AREA OF 10-YEAR TREE CANOPY REQUIRED (C x D) =	12,250 S.F.	
F	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENT REQUESTED =	NO	
G	TREE PRESERVATION		
H	TREE PLANTING		
I	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	12,250 S.F.	

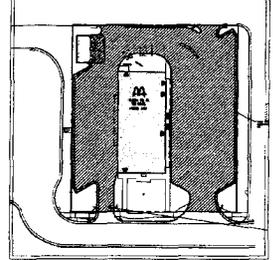
COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

SECTION	REQUIREMENTS	COMPLIANCE
12-101	1. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE. 2. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE.	COMPLEX
12-102	1. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE. 2. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE.	COMPLEX
12-103	1. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE. 2. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE ADEQUATE PARKING FOR THE USE OF THE SITE.	COMPLEX

TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED:	21,935 S.F.
INTERIOR LANDSCAPING REQUIREMENTS (200):	1,297 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	1,297 S.F.
8 TREES @ 200 S.F. EACH:	1,600 S.F.
TOTAL AREA PROVIDED =	1,297 S.F.
TOTAL AREA REQUIRED =	1,297 S.F.

INTERIOR PARKING LOT CALCULATIONS



█ PARKING LOT AREA TO BE COUNTED (21,935 S.F.)

"GREENBRIAR"
 L/C# 045-0145

PLAN SCALE: 1" = 20'
 STREET ADDRESS: 13005 LEE JACKSON MEMORIAL HIGHWAY
 CITY: FAIRFAX VA
 COUNTY: FAIRFAX COUNTY
 REGIONAL DWG NO: S075017
 PLAN DESCRIPTION: LANDSCAPE PLAN

BOHLER ENGINEERING
 CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL ENGINEERS
 LANDSCAPE ARCHITECTS

OFFICES:
 • ANNAPOLIS, MD
 • BETHESDA, MD
 • CHARLESVILLE, MD
 • FALLS CHURCH, VA
 • FREDERICKSBURG, VA
 • GAITHERSBURG, MD
 • GREENBELT, MD
 • HYATTSVILLE, MD
 • RESTON, VA
 • WASHINGTON, DC



McDonald's
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S, LLC AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DATE: 12/17/2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, McDonald's Corporation, requests a Special Exception to permit the construction of a fast food restaurant with drive-through. It is the applicant's intent to demolish an existing 3,550 square foot fast food restaurant with drive-through, in order to construct a new 5,500 square foot structure. Additionally, the applicant seeks approval to permit the use to operate 24 hours a day, seven days a week. The interior of the restaurant is proposed to be open from 4:30 a.m. to 1:00 a.m. Sunday through Saturday. The drive-through is proposed to be open twenty-four hours.

LOCATION AND CHARACTER

Site Description:

The subject property totals 35,000 square feet in area, and is zoned C-6, HC and WS. The site is improved with a one-story McDonald's fast food restaurant with drive-through totaling 3,550 square feet. The site is located south of Lee Jackson Memorial Highway (Route 50), along a service drive in the Greenbriar Shopping Center. The site is bounded to the east, west and south by commercial and office uses, and bounded to north by single-family attached dwellings located across Route 50. Access to the site is provided by a two-way entrance along the shopping center service drive, and by a two-way entrance located along the southern boundary that is accessed by an internal driveway in the Greenbriar Shopping Center.

	Existing Development	SE 2009-SP-012	Difference Between Existing Conditions And Current Application
Use	Fast Food Restaurant w/ Drive-through	Fast Food Restaurant w/ Drive-through	No Change
Gross Floor Area	3,550 SF	5,500 SF	Increase of 1950 SF
FAR	0.10	0.16	Increase of 0.06
Parking	44 Spaces	39 Spaces	Decrease of 5 Spaces
Stacking	8 Spaces	11 Spaces	Increase of 3 Spaces
Open Space	6,923 SF (19.8%)	6,450 SF (18.4%)	Decrease of 473 SF

Surrounding Area Description:

DIRECTION	USE	ZONING	PLAN
North	SF Attached Dwellings	PDH-3	Residential; 2-3 du/ac
South	Office/Commercial Uses	C-6	Commercial (Retail and Other)
East	Office/Commercial Uses	C-6	Commercial (Retail and Other)
West	Office/Commercial Uses	C-6	Commercial (Retail and Other)

BACKGROUND

The Greenbriar Shopping Center was constructed in 1970 on 26.63 acres and consists of thirteen freestanding one-story buildings with a total gross floor area of 352,206 square feet. The shopping center was constructed pursuant to approved site plan # 8012-SP-01-03. Based on County records, the project site was constructed in 1977 with a one-story McDonald's fast food restaurant with drive-through. No previous Special Exception approval or development conditions govern the project site.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 4)

Plan Area: Area III
Planning District: Bull Run
Planning Sector: BR4 Stringfellow
Plan Map: Retail and Other

No parcel specific text; relevant excerpts from the Plan may be found in Appendix 4.

ANALYSIS**Special Exception Plat**

(Copy at front of staff report)

Title of SE Plat: McDonald's Special Exception Plat
 Prepared By: Bohler Engineering
 Original and Revision Dates: December 17, 2008, as revised through
 September 2, 2009.

Description of the SE Plat

SE Plat – McDonald's	
Sheet #	Description of Sheet
1 of 8	Cover Sheet: Sheet Index, Legend, List of Waivers and Modifications, Vicinity Map
2 of 8	Existing Conditions/Vegetation Map
3 of 8	Survey Notes
4 of 8	Special Exception Plat
5 of 8	Landscape Plan
6 of 8	Stormwater Management Plan
7 of 8	Elevations – front elevation (north), non drive-through elevation (west)
8 of 8	Elevations – Drive-through elevation (east), rear elevation (south)

The SE Plat depicts the following features:

Building and Architecture: The applicant proposes to develop a one-story fast food restaurant with drive-through totaling 5,500 square feet. The proposed twenty-four foot tall building will replace an existing fast food restaurant with drive-through (3,550 square feet in area). The proposed building will be constructed of brick veneer exterior walls (earth tone in color) with complimentary architectural colonnades finished in EIFS. The two primary access points to the building will be along the northern and western sides of the building.

Site Access: Access to the site is provided by a driveway entrance along the site's service drive frontage along Route 50. The site is also accessed by two-way and one-way driveway entrances along the southern boundary from an internal driveway in the Greenbriar Shopping Center.

Signage: Sheets 4, 7 and 8 of the SE plat depict the locations of proposed signage (directional signage, building mounted signage and free-standing directional signage). Directional signage is proposed on the SE Plat along the northern and southern boundaries. Building mounted signs are proposed along each side of the proposed structure. A development condition has been proposed requiring all signage to be in conformance with Article 12 of the Zoning Ordinance. No free standing identification sign has been proposed.

Sidewalks and Pedestrian Access: The site can be accessed by pedestrians from the service drive along Route 50. Two sidewalks are proposed on-site from the service drive sidewalk along the northern boundary to proposed entrances for the structure along the northern and western facades. Additionally, a crosswalk has been proposed across the drive-through aisle at the southern portion of the site and across the internal east-west vehicular travel aisle along the southern boundary.

Open Space and Landscaping: Approximately 18.4% of the site will consist of open space. Plantings are depicted on the Landscape Plan throughout the site with a mix of shrubbery and trees proposed. Landscaping is also provided along portions of the parking lot area, drive-through ordering station and along the northern portion of the site with frontage along Route 50.

Land Use Analysis

Comprehensive Plan guidance indicates that the BR4 Planning Sector is developed with low-intensity residential uses such as attached and detached single-family dwellings and neighborhood shopping centers. Overall, development is heavily oriented toward Route 50, with a wide range of commercial and office uses supporting the surrounding communities.

The proposed fast food restaurant with drive-through would provide for the redevelopment of a pad site within the Greenbriar Shopping Center. The Comprehensive Plan provides that infill development should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

The intensity and compatibility of the proposed fast food restaurant with drive-through would not cause adverse impacts on public facility and transportation

systems, the environment or the surrounding community due to the site location within an existing shopping center. Stability within established residential neighborhoods would be maintained through the separation of residential and commercial uses based on existing land uses patterns within the general vicinity of the project site.

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

The proposed fast food restaurant with drive-through would provide for a harmonious and attractive development within an existing shopping center. Based on a review of the architectural renderings and existing buildings within the Greenbriar Shopping Center, the proposed 5,500 square foot building would be compatible with the scale and intensity of the shopping center, as well as the massing and style of surrounding buildings. The landscape plan for the site provides for adequate buffering and transition areas between the fast food restaurant with drive-through and surrounding uses. Based on staff's review, no specific visual, auditory or environmental impacts would be created as a result of this special exception request.

Guidelines for Drive-Through Windows and Other Drive-Through Facilities

Drive-through windows for commercial establishments and other drive-thru facilities have the potential to cause serious on-site and off-site traffic circulation problems. To address these potential problems, drive-thru windows and other drive-thru facilities should be approved only if the size and configuration of the lot are adequate to achieve a safe drive-thru facility, parking circulation and pedestrian system. All activity generated by the use must be accommodated on the site. Noise, glare and other nuisance aspects related to drive-thru facilities must not adversely affect adjacent properties.

Based upon a review of the additional guidelines provided by the Comprehensive Plan for the review of developments featuring drive-through windows, staff concludes that the proposed development provides adequate area and configuration to achieve a safe drive-through facility. Specifically, the proposed development would provide approximately eleven stacking spaces for the drive-through lane, along with an internal driveway to ensure adequate vehicular circulation. Pedestrian circulation would not be impacted by the design of the site.

Transportation Analysis (See Appendix 5)**Issue: Site Access Points**

Site access points should be delineated on the plat for the BB&T Bank site located to the west, and along the travel way to the south that is adjacent to Sun Trust Bank and StarBucks.

Resolution:

The SE plat has been updated to reflect surrounding site access points and the alignment of the application property to adjacent driveways and parcels.

Issue: Sidewalk Connections

A contiguous sidewalk connection should be provided from the proposed sidewalk along the service drive into the site (between the service drive ingress/egress points) and alongside the fast food restaurant with drive-through. Additionally, a crosswalk should be provided across the drive-through aisle at the southern portion of the site and across the internal east-west vehicular travel aisle.

Resolution:

The SE plat delineates each of the requested sidewalk connections.

Issue: Bike Rack

An on-site sheltered bike rack should be provided for the site.

Resolution:

The SE plat delineates a bike rack location along the northern façade of the proposed structure. Staff has proposed a development condition requiring the placement of a bike rack as depicted on the SE plat.

Environmental Analysis (See Appendix 6)**Issue: Green Building Initiatives**

The proposed redevelopment of the subject property presents a clear opportunity to construct a new building relying on green building standards. The applicant has been strongly encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed fast food restaurant.

Resolution:

The applicant has proposed to incorporate a number of green building measures into the design of the proposed fast food restaurant. These green building measures are noted in the applicant's statement of justification. Additionally, the applicant has agreed to verify either by letter from a LEED-Accredited Professional (AP) or equivalent green building-certified professional who is also a licensed architect or engineer but not a McDonald's employee, or the provision of additional documentation as requested during the site or building plan process for certain green building measures as identified by the applicant. Staff has proposed a development condition requiring specific green building features proposed by the applicant to be incorporated into the design of the proposed fast food restaurant with drive-through.

ZONING ORDINANCE PROVISIONS

BULK STANDARDS (C-6)		
Standard	Required	Provided
Lot Size	40,000 SF	35,000 SF*
Lot Width	200 Feet	175 Feet*
Building Height	40 Feet	24 Feet
Front Yard	40 Feet	40 Feet
Side Yard	No Requirement	70, 44 Feet
Rear Yard	20 Feet	50 Feet
FAR	0.40	0.16
Open Space	15%	18.4%

*The subject parcel was created prior to the advent of the 1978 Zoning Ordinance; therefore, although the parcel does not meet the current Ordinance requirements, the provisions of Sect. 2-405 apply.

Waivers/Modifications

- Waiver of on-road bike lane requirement

The applicant has requested a waiver of the Comprehensive Plan Trails requirement for providing an on-road bike lane along the Route 50 Street

frontage portion of the property. The County Trails Plan identifies Route 50 as a location for on-road bike lanes.

Due to the application property's location along a service, which runs parallel to Route 50, an on-road bike lane cannot be provided. An existing eight foot wide asphalt trail is located along the north side of Route 50 and opposite the application property. This particular trail serves pedestrian and bicycle traffic in the general vicinity of the subject property. For these reasons, staff does not object to the requested waiver of the on-road bike lane requirement along Route 50.

- Modification of the trail requirement

The applicant has requested a modification of the Comprehensive Trails Plan requirement for an eight foot wide Type I trail within a twelve foot wide trail easement or a ten foot wide Type I asphalt trail within the VDOT right-of-way. The Countywide Trails Plan recommends major paved trails along the north and south sides of Route 50.

The subject property has approximately 175 feet of street frontage along a service drive within the Greenbriar Shopping Center. The existing sidewalk system along the service drive serves pedestrian and bicycle traffic. Constructing an eight or ten foot wide trail on a single pad site within an existing shopping center would not be conducive to the limited street frontage of the application property. An existing eight foot wide Type I asphalt trail is located along the north side of Route 50, opposite the subject property, and serves both pedestrian and bicycle traffic in the general vicinity of the application property. Staff does not object to this modification request.

- Modification of the transitional screening requirement

The application property is located along the south side of Route 50, which separates the proposed fast food restaurant with drive-through from existing single-family attached dwellings, (which are also protected by a berm and existing landscaping along the north side of Route 50, within the Highland Oaks Development). The Zoning Ordinance pursuant to Section 13-302, requires the project site to provide Transitional Screening #3, which requires a fifty foot wide unbroken strip of open space with varying sized evergreen and deciduous trees.

The applicant has proposed evergreen shrubbery and deciduous trees along the site's northern boundary. Approximately ten deciduous trees are proposed outside of the ten foot landscape strip, but are located within the property's front yard to ensure adequate buffering is provided. In addition to the landscape plan

proposed for the application property, the Highland Oaks Development is buffered by a landscape earthen berm, and the surrounding pad sites are landscaped with a mixture of trees and shrubbery. Staff does not object to this modification based upon what is shown on the landscape plan.

- Waiver of the barrier requirement

The subject property is located along the south side of Route 50, which separates the proposed fast food restaurant with drive-through from existing single-family attached dwellings located along the north side of Route 50 in the Highland Oaks Development. The Zoning Ordinance pursuant to Section 13-303, requires the application property to provide a Type E, F or G barrier in addition to the transitional screening requirements along the service drive.

The barrier requirement without the requested waiver would result in a placement of a six foot tall wall or fence along the property's Route 50 frontage. Such a barrier would not be compatible with the commercial nature of the proposed fast food restaurant with drive-through and the surrounding businesses within the Greenbriar Shopping Center. Staff does not object to the waiver of the barrier requirement based upon the proposed landscape plan for the application property along the service drive and the existing buffers and barriers along the north side of Route 50.

- Modification of the peripheral parking lot landscaping requirement

A modification of the peripheral parking lot landscaping requirement has been requested along the eastern, western and southern boundaries. The Zoning Ordinance pursuant to Section 13-203, requires 4 foot wide landscape strips between the parking lot and abutting properties if a parking lot contains twenty or more spaces and transitional screening is not required.

The Landscape Plan depicts one foot wide landscape strips along the eastern, western and southern property lines, with no plantings proposed except along a portion of the eastern boundary on the southeast corner of the site. The design of the site based on the placement of the proposed fast food restaurant with drive through, parking spaces and drive through aisles have limited peripheral parking lot landscaping.

The eastern and western boundaries abut existing commercial uses providing strips of open space off-site, while the southern boundary abuts an internal driveway aisle in the Greenbriar Shopping Center. The BB&T Bank site abutting the application property along the western boundary is landscaped with mature trees and shrubbery, providing additional buffering to the site. The eastern

boundary abuts a Shell Gas Station that does not include landscaping adjacent to the applicant property. Staff has proposed a development condition to encourage the applicant to work with the adjacent property owner to allow the McDonald's Corporation to place trees and shrubbery offsite along the common (eastern) boundary to enhance long-term landscape buffering between the two uses. Staff does not object to the requested modification requested.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 15)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan; that there is a finding of no significant negative impacts on surrounding properties; that safe and adequate vehicular and pedestrian access is provided; and that the provisions of Article 12, relating to signage be met. The proposed fast food restaurant with drive-through provides sufficient area for adequate vehicular and pedestrian circulation, as well as sufficient parking and landscaping. All signage proposed on the SE Plat would be required to be in compliance with Article 12 of the Zoning Ordinance. The proposed fast food restaurant with drive-through would not negatively affect surrounding properties or the existing road network. Staff believes the proposal satisfies the General Special Exception Standards.

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

Paragraph 1A requires that such a use be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. A sidewalk for pedestrian circulation is present along the service drive abutting the application area. The site is designed to provide vehicular access along the existing service drive abutting Route 50. The site also provides on-site parking lot circulation through the use of a travel aisle to minimize vehicular conflicts. Staff believes this standard has been satisfied.

Paragraph 1B requires that such a use shall have access designed not to impede traffic on a public street intended to carry through traffic. The SE Plat depicts access points along the site's service drive frontage and the internal shopping center driveway located along the southern boundary. The proposed access points and the internal circulation pattern of the site will not impede traffic on surrounding public streets. Staff believes that this standard has been satisfied.

Paragraph 1C requires that there shall be no outdoor storage or display of goods offered for sale; none have been proposed and this standard has been met.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed development conditions contained in Appendix 1 of this Staff Report.

Staff Recommendations

Staff recommends approval of SE 2009-SP-012, subject to conditions consistent with those contained in Appendix 1.

Staff recommends approval of a waiver of the on-road bike lane requirement on Route 50.

Staff recommends approval of a modification of the trail requirement on Route 50.

Staff recommends approval of a modification of the transitional screening requirement in favor of that shown on the SE Plat.

Staff recommends approval of a waiver of the barrier requirement in favor of that shown on the SE plat.

Staff recommends approval of a modification of the peripheral parking lot landscape requirement in favor of that shown on the SE Plat.

It should be noted that it is not the intent of 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.

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

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

APPENDICES

1. Development Conditions
2. Affidavit
3. Statement of Justification
4. Plan Citations
5. Transportation Analysis
6. Environmental Analysis
7. Applicable Zoning Ordinance Provisions Checklist
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SE 2009-SP- 012****February 25, 2010**

If it is the intent of the Board of Supervisors to approve SE 2009-SP-012 located at Tax Map 45-1 ((1)) 10F pt., to permit a fast food restaurant with drive-through, pursuant to Sect. 7-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment 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 (SE) Plat entitled "McDonald's Special Exception Plat," consisting of eight sheets, prepared by Bohler Engineering and dated December 17, 2008 and revised through September 2, 2009, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum number of seats for the restaurant shall not exceed 130 seats.
5. At a minimum, parking shall be provided as required by Article 11; however, a maximum of thirty-nine (39) spaces, eleven (11) stacking spaces, and one (1) loading space shall be provided, as shown on the SE plat.
6. Architectural elevations, including materials, shall be in substantial conformance with those shown on the SE plat.
7. A bike rack shall be provided as depicted on the SE plat along the northern façade of the fast food restaurant with drive-through.
8. Irrespective of what may be shown on the SE Plat, all signage shall be in conformance with Article 12 of the Zoning Ordinance. There shall be no roof displays including, but not limited to signs, balloons or pennants. No temporary banners shall be displayed on any site fencing. Pole mounted and pylon signs shall be prohibited, with the exception of those signs subject to Section 12-103 of the Zoning Ordinance.
9. All outdoor lighting shall comply with Part 9, Article 14 of the Zoning Ordinance.
10. The outside speaker for the drive-through ordering station shall not exceed 50 decibels at all property lines. The drive-through speaker posts shall incorporate an

automatic volume control to adjust outbound volume based on surrounding outdoor ambient noise levels.

A sign shall be located in an area visible to drive-through patrons which requests that radio volumes be turned down while waiting in line, in consideration of surrounding uses.

11. Landscaping and tree plantings shall be provided consistent with the Landscape Plan submitted with the SE Plat, as determined by Urban Forestry Management (UFM).
12. The applicant shall work with the property owner(s) of the adjoining parcel to the east (45-1 ((1)) 13) to place trees and shrubbery off-site to enhance the long-term landscape between the uses.
13. Prior to the issuance of the Non-Residential Use Permit, verification shall be provided to the Department of Planning and Zoning that the following green building elements have been completed. These elements shall be verified either by letter from a LEED-AP or other equivalent green building certified professional who is also a licensed architect or engineer but not a McDonald's employee.
 - The purchase of renewable energy credits to offset up to 35% of the restaurant electrical demand;
 - The use of rooftop HVAC units with an 11 EER (Energy Efficiency Rating) for the 15 Ton Unit and a 13 SEER (Seasonal Energy Efficiency Rating) for the 4 Ton Unit.
 - The use of compact fluorescent light fixtures as the predominant fixture in the dining room;
 - The use of high efficiency fluorescent light fixtures in kitchen area;
 - The use of Energy Management System in building;
 - The use of low VOC adhesives, paints and sealants;
 - The use of highly reflective (White Thermoplastic Polyolefin Membrane) building roof;
 - The use of low flow water closets, urinals and lavatories; and
 - The use of automatic faucets for restroom hand sinks (lavatories) and kitchen area hand sinks, as allowed by the Health Department.
 - Use of McDonald's Energy Management System in building to control all building lighting (interior, exterior, signage) and HVAC equipment.
 - The use of low volatile organic compound (VOC) adhesives, paints, and sealants, with the exception of fire caulking, mastic products used to seal the roof membrane and any glues used to weld PVC piping together. Specifically, architectural paints and coatings applied to interior walls and ceilings shall not exceed the VOC content limits established in Green Seal Standard GS-11, Paints, 1st Edition, May 20, 1993. Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates shall not exceed the VOC content limit of 250 g/l established in Green Seal Standard GC-03, Anti-Corrosive Paints, 2nd Edition, January 7, 1997. Clear wood finishes, floor coatings, stains, primers, and shellacs applied to interior elements shall not exceed the VOC content limits established in South Coast Air Quality Management District (SCAM) Rule 1113, Architectural Coatings, rules in

effect on January 1, 2004. Finally, adhesives, sealants, and sealant primers, with the exception of fire caulking, mastic products used to seal the roof membrane and glues used to weld PVC piping together, shall comply with South Coast Air Quality Management District (SCAQMD) Rule #1168.

- The use of highly reflective (White Thermoplastic Polyolefin Membrane) building roof to include an initial solar reflectivity index (SRI) equal to or greater than 78.
- Develop and implement a construction and demolition waste program which provides for, at a minimum, construction waste management recycling for the existing building demolition, consisting of storefront windows, glass window lights in exterior doors, structural steel (columns, lintels, etc.), storefront glass window frames, hollow metal doors/frames, and steel supports from dining room seating/tables.

14. Prior to the issuance of any sign permit, verification shall be provided to the Department of Planning and Zoning that LED illumination shall be used within the signs. The use of LED illumination shall be verified either by letter from a LEED-AP or other equivalent green building certified professional who is also a licensed architect or engineer but not a McDonald's employee.

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

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

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

SPECIAL EXCEPTION AFFIDAVITDATE: February 12, 2010
(enter date affidavit is notarized)I, Inda E. Stagg, agent, do hereby state that I am an
(enter name of applicant or authorized agent)(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 104797cin Application No.(s): SE 2009-SP-012
(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)
McDonald's Corporation Agents: John A. Eidberger Catherine A. Griffin Padraic G. Molloy	c/o McDonald's USA, LLC 6903 Rockledge Drive, Suite 1100 Bethesda, MD 20817	Applicant/Lessee of Tax Map 45-1 ((1)) 10F pt. (formerly 10C pt.)
USRP I, LLC Agent: Richard W. Sutphin	c/o Property Tax Department P.O. Box 790830 San Antonio, TX 78279	Title Owner/Lessor of Tax Map 45-1 ((1)) 10F pt. (formerly 10C pt.)
Bohler VA, LLC f/k/a Bohler Engineering, P.C. Agents: Aaron M. Bodenschatz Noelle A. Trent David B. Logan	22630 Davis Drive, Suite 200 Sterling, Virginia 20164	Engineers/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)

104797c

for Application No. (s): SE 2009-SP-012
(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)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Priyatham Konda	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/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)

104797c

for Application No. (s): SE 2009-SP-012
(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)
McDonald's Corporation
c/o McDonald's USA, LLC
6903 Rockledge Drive, Suite 1100
Bethesda, MD 20817

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.
[X] 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)
Publicly traded on NYSE.

(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)

104797c

for Application No. (s): SE 2009-SP-012
(enter County-assigned application number (s))

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

Bohler VA, LLC f/k/a Bohler Engineering, P.C.
22630 Davis Drive, Suite 200
Sterling, Virginia 20164

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)

Ludwig H. Bohler
Adam J. Volanth
Daniel M. Duke
Mark R. Joyce

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)

David J. Bomgardner, E. Andrew Burcher,	Michael D. Lubeley, J. Randall Minchew,
Thomas J. Colucci, Peter M. Dolan, Jr.,	M. Catharine Puskar, John E. Rinaldi,
Jay du Von, Jerry K. Emrich, William A.	Lynne J. Strobel, Garth M. Wainman, Nan
Fogarty, John H. Foote, H. Mark Goetzman,	E. Walsh, Martin D. Walsh
Bryan H. Guidash,	

(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)

104797c

for Application No. (s): SE 2009-SP-012
(enter County-assigned application number (s))

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

USRP I, LLC
One Independent Drive #114
Jacksonville, Florida 32202

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)

USRP I Holding, LLC, Managing Member

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

USRP I Holding, LLC
One Independent Drive #114
Jacksonville, Florida 32202

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)

Macquarie CountryWide-Regency II, LLC,
Sole Member

(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)

104797c

for Application No. (s): SE 2009-SP-012
(enter County-assigned application number (s))

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

Macquarie CountryWide-Regency II LLC
One Independent Drive #114
Jacksonville, Florida 32202

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)

Macquarie-Regency Management, LLC,
Managing Member

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

Macquarie-Regency Management, LLC
One Independent Drive #114
Jacksonville, Florida 32202

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)

Regency Centers, L.P., Managing Member

(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)

104797c

for Application No. (s): SE 2009-SP-012
(enter County-assigned application number (s))

=====

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

Regency Centers Corporation
One Independent Drive #114
Jacksonville, Florida 32202

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)

A publicly traded REIT (NYSE)

=====

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns more than 10% of any class
of stock.

=====

(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)

104797c

for Application No. (s): SE 2009-SP-012
(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)

Regency Centers, L.P.
One Independent Drive #114
Jacksonville, Florida 32202

(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)

General & Limited Partner:
Regency Centers Corporation

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

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

SPECIAL EXCEPTION AFFIDAVIT

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

104797c

for Application No. (s): SE 2009-SP-012
(enter County-assigned application number(s))

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

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

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

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

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

None

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

SPECIAL EXCEPTION AFFIDAVIT

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

104797c

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

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

None

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

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

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

WITNESS the following signature:

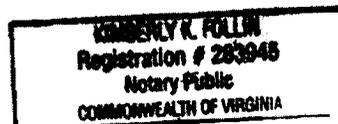
(check one) [] Applicant Applicant's Authorized Agent

Inda E. Stagg, agent
(type or print first name, middle initial, last name, and & title of signee)

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

Kennedy K. Fallin
Notary Public

My commission expires: 11/30/2011





Inda E. Stagg
Land Use Coordinator
(703) 528-4700 Ext. 5423
istagg@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

February 12, 2010

Via Hand Delivery

Regina C. Coyle, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Statement of Justification
Fast Food Restaurant with Drive-Through (Category 6)
McDonald's Corporation (the "Applicant")
13003 Lee Jackson Memorial Highway
TM 45-1 ((1)) 10F pt. (the "Application Property")
L/C #45-0145

Dear Ms. Coyle:

The McDonald's Corporation ("McDonald's") is holds a land lease for 35,000 square feet of the Application Property, and is the Applicant. They are seeking special exception approval in order to reconstruct their existing fast food restaurant with drive through (established in 1977) to be demolished, and to permit a new fast food restaurant with drive through to be constructed on the Application Property pursuant to a Category 6 Special Exception.

Property Description

The Application Property is located within the Greenbriar Shopping Center on the south side of Lee Jackson Memorial Highway, west of its intersection with Majestic Lane. The Application Property is zoned C-6, and is located within a Highway Corridor Overlay District (HC) and a Water Supply Overlay District (WS). The Application Property currently contains an approximately 3,500 square foot fast food restaurant (McDonald's) with drive through.

History

The existing McDonald's restaurant was constructed in 1977 under the then existing C-D District regulations. At that time, fast food restaurants were permitted by right in the C-D District. The Application Property was subsequently reclassified to the C-6 District, which requires special exception approval if the restaurant is replaced or enlarged.

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA | 2200 CLARENDON BLVD., THIRTEENTH FLOOR | ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 | PRINCE WILLIAM OFFICE 703 680 4664

Comprehensive Plan

The Application Property is located in the Bull Run Planning District (Area III); Stringfellow Community Planning District (BR4). There is no specific Plan Text for the Application Property.

Response to Sect. 9-006 – General Standards

In addition to the specific standards for particular special exception uses, all Special Exception uses must satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
 - a. The proposed use is in harmony with the adopted comprehensive plan as there is no specific Plan Text for the Application Property as described in the "Comprehensive Plan" section above, and the Plan Map indicates that the Application Property is planned for "Retail and Other Uses".
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
 - a. The proposed use is permitted with the approval of a special exception within the existing/requested zoning district. If the requested special exception application is approved, then the use will be in harmony with the general purpose and intent of the zoning district.
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.
 - a. The proposed use (fast food restaurant) has existed on the Application property since 1977, and has had a drive-through since its construction. The proposed use is simply a replacement of an existing use within a commercial shopping center. The Application will permit a more up-to-date building and site features, which should be an asset, and not a hindrance to the appropriate development and use of the nearby land and buildings.
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.

- a. The traffic patterns proposed by the Application are similar or the same to the existing traffic patterns. McDonald's does not believe that approval of the Application requests will create a hazardous traffic situation, or that it would conflict with the existing and anticipated traffic in the neighborhood. As stated earlier, this use has operated since 1977 with access to the service drive associated with Lee Jackson Memorial Highway. The new application does not generate additional traffic.
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.
 - a. Landscaping and screening in accordance with the provisions of Article 13 are being provided, as modified and/or waived as described in Paragraph I of the "Response to Par. 7 of Sect. 9-011" section below.
 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
 - a. The amount of landscaped open space provided with the Application, approximately 6,450 square feet (18.4%), exceeds the C-6 District required 15% landscaped open space.
 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.
 - a. Adequate facilities are provided for the proposed use, as shown on the SE Plat. Parking and loading spaces are being provided 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.
 - a. Signage will be in conformance with Article 12.

Response to Sect. 7-608 – Use Limitations

In any Highway Corridor Overlay District, fast food restaurants are subject to the following use limitations:

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

- a. McDonald's is proposing modifications to the vehicular ingress/egress points on the service drive and into the associated shopping center, and is adding pedestrian access points through the Application Property. The modifications help do define circulation so that it is more coordinated than the previous configuration.
2. 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:
 - a. Access to the site is provided by a public street other than one intended to carry through traffic, and/or
 - (1) N/A.
 - b. 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
 - (1) Access to the site is provided via internal circulation of the Greenbriar Shopping Center.
 - c. Access to the site is provided by a functional service drive, which provides controlled access to the site.
 - (1) Access to the site is provided via Lee Jackson Memorial Highway's service drive, which provides controlled access to the site.
3. 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.
 - a. There is no proposed outdoor storage or display of goods offered for sale.

Response to Par. 7 of Sect. 9-011

A. Type of operation(s).

A new fast food restaurant with drive through will replace the existing fast food restaurant with drive through.

B. Hours of operation.

Indoor Service: 5:00 a.m. until 12:00 a.m. (Sunday to Thursday); 5:00 a.m. until 1:00 a.m. (Friday and Saturday)

Window: 24 hours a day, 7 days a week

C. Estimated number of patrons/clients/patients/pupils/etc.

500 per day at the Counter and 800 per day at the drive through

D. Proposed number of employees/attendants/teachers/etc.

Estimated total employee count on payroll is 80-85, including management, full time employees, and part time employees. However, it is estimated that there will only be an average of 11 employees on-site at any one time.

E. 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.

Please see the February 2, 2009 letter from Wells + Associates to Mr. John Eidberger for this information.

F. Vicinity or general area to be served by the use.

Typically, fast food restaurants are frequented by customers who are already driving by the restaurant while on their way to another destination; however, it is anticipated that the general area to be served by the use is approximately three (3) miles.

G. Description of building facade and architecture of proposed new building or additions.

The proposed building will be constructed of brick veneer exterior walls (earth tone in color) with complimentary architectural colonnades (called "Building arcades") finished in EIFS. The colonnades "frame-in" and accentuate the building's exterior windows and customer entry doors. Building mounted and ground mounted lighting will be used to highlight the building architecture at night. These light fixtures are indirect lighting. Their aim is to highlight the building architecture.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal

Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

There are no known hazardous materials on the site. The proposed development shall not generate any hazardous materials.

I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and applicable conditions, with the exception of the following requested waivers:

Modification of the trail requirement in order to permit a five (5) foot wide sidewalk along the service drive in lieu of an eight (8) foot wide concrete/asphalt major paved trail, as well as a waiver of the on-road bike route along Lee Jackson Memorial Highway. The Applicant leases land from the property owner, and only controls a specific area of the shopping center per the lease agreement.

Modification of the transitional screening, and waiver of the barrier requirement along the northern property line per Par. 3 and 12 of Sect 13-305.

Summary

The new restaurant on the Application Property will be an exciting upgrade and an asset to the community. The McDonald's Corporation welcomes the opportunity to continue operation in this location. The Applicant further believes that they meet the criteria for approval, and requests approval of their application.

Please let me know if you have any additional questions about this request.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.


Inda E. Stagg
Land Use Coordinator

cc: John Eidberger; McDonald's USA, LLC Pete Murphy; Planning Commissioner, Springfield
Aaron Bodenschatz; Bohler Engineering P.C. M. Catharine Puskar Walsh Colucci Lubeley Emrich &
Robin Antonucci; Wells + Associates, Inc. Martin D. Walsh
Pat Herrity; Supervisor, Springfield District

Commitments to Green Building Practices for McDonald's rebuilds in Fairfax County

During the Zoning Process/Proffered Commitments (i.e. with ZED)

- Commit to verification of elements listed as "verify" under building plan, site plan or before bond release set forth below, either by letter from a LEED-AP or other equivalent green building certified professional who is also a licensed architect or engineer but not a McDonald's employee or by providing additional documentation as requested during the site or building plan process.
- Conduct construction activity pollution prevention by way of on-site erosion and sedimentation controls, as currently required for development in Virginia.
- Conduct environmental phase I site study for site.
- Do not redevelop land that is: prime farm land, or is in a 100 year flood plain, or inhabits federal or state endangered species, or within 100 feet of federal wetlands, or within 50 feet of seas, lakes, rivers, or streams, or was previously public parkland.
- Provide bicycle racks for customer usage.
- Provide low emitting and fuel efficient vehicle priority parking spaces for customer usage.
- Provide storm water management, best managed practices that meet or exceed current PFM requirements for water quantity and water quality, subject to any approved site specific modifications or waivers, emphasizing the use of LID/infiltration over traditional stormwater management and exceeding the required reduction of pollutant load in stormwater runoff where practical.
- Provide a building design that meets ASHRAE 62.1 ventilation requirements, as currently required for development in Fairfax County.
- Provide a non-smoking environment for the restaurant's customers and employees, as currently required for development in Virginia.
- Provide LED illumination of McDonald's signs.
- Use of native and non-invasive plants in landscaping.
- Where landscape irrigation is to be provided, drip irrigation or low flow methods will be provided in non turf areas as feasible.
- Provide pedestrian access (sidewalks and connectivity).
- Provide greater tree cover than currently exists on site.
- Site the building on existing developed area.
- Purchase renewable energy credits to offset up to 35% of the restaurant electrical demand.
- Provide on-site recycling of corrugated cardboard and used vegetable oil.
- Conduct construction waste management recycling for the existing building demolition, consisting of storefront windows, glass window lights in exterior doors, structural steel (columns, lintels, etc), storefront glass window frames, hollow metal doors/frames, and steel supports from dining room seating/tables. .
- Provide highly reflective (White Thermoplastic Polyolefin Membrane) building roof reducing localized heat island effect.

- Provide low flow water closets, urinals and lavatories.
- Provide automatic faucets for restroom hand sinks (lavatories) and kitchen area hand sinks, as allowed by the Health Department.
- Provide an energy-efficient building that meets ASHRAE 90.1 energy code requirements, as currently required for development in Fairfax County.
- Use Rooftop HVAC units with an 11 EER (Energy Efficiency Rating) for the 15 Ton Unit and a 13 SEER (Seasonal Energy Efficiency Rating) for the 4 Ton Unit.
- Use McDonald's proprietary back shelf exhaust hoods.
- Use compact fluorescent light fixtures as the predominant fixture in the dining room.
- Use high efficiency fluorescent light fixtures in kitchen area.
- Use full cut-off outdoor lighting to reduce light pollution, as currently required for development in Fairfax County.
- Use Energy Management System in building.
- Use low VOC adhesives, paints and sealants.

At Building Plan/DPWES (potentially in conjunction with ZED)

- Verify specification of highly reflective (White Thermoplastic Polyolefin Membrane) building roof.
- Verify specification of the Energy Management System in the building.
- Verify specification of McDonald's proprietary back shelf exhaust hoods.
- Verify specification of low VOC adhesives, paints and sealants.
- Verify specification of low flow water closets, urinals and lavatories.
- Verify specification of automatic faucets for restroom hand sinks (lavatories) and kitchen area hand sinks, as allowed by the Health Department.
- Verify specification of compact fluorescent light fixtures as the predominant fixture in the dining room.
- Verify specification of high efficiency fluorescent light fixtures in the kitchen area.

At Sign Permit

- Verify specification of LED illumination of McDonald's signs.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA III Bull Run Planning District, as amended through 7-13-2009, BR4-Stringfellow Community Planning Sector, page 63, the Plan states:

BR4 STRINGFELLOW COMMUNITY PLANNING SECTOR

CHARACTER

The subdivisions of Brookfield and Greenbriar are substantial communities of single-family detached houses and townhouses, which include neighborhood shopping centers. They are located south of Route 50 and east of Stringfellow Road. Scattered older residential developments are also found in this sector. The pattern of development in this sector is heavily oriented toward Route 50.

A significant portion of this sector is contained within the boundaries of the Fairfax Center Area, which contains a mixture of office, retail and residential development.

Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

- Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.

- Policy b. Discourage commercial development within residential communities unless the commercial uses are of a local serving nature and the intensity and scale is compatible with surrounding residential uses.

- Policy c. Discourage the consolidation of residential neighborhoods for redevelopment that is incompatible with the Comprehensive Plan.

- Policy d. Implement programs to improve older residential areas of the County to enhance the quality of life in these areas.

- Policy e. Encourage land owners within residential conservation and revitalization areas to contribute to the funding of these efforts.

Redevelopment

The County's system of public facilities, services and infrastructure is based on accommodating demand generated by existing and planned land uses.

Unanticipated redevelopment can pose a substantial potential problem for the continued provision of these public necessities if land uses of a higher intensity than envisioned by the Comprehensive Plan are developed. Consequently, it is critical that redevelopment be in conformance with the Comprehensive Plan to assist the County in maintaining its high level of commitment to providing public facilities, services and infrastructure.

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

- Policy a. Locate land uses in accordance with the adopted guidelines contained in the Land Use Appendix.

- Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

- Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

- Policy d. Employ a density transfer mechanism to assist in establishing distinct and compatible edges between areas of higher and areas of lower intensity development, to create open space within areas of higher intensity, and to help increase use of public transportation at Transit Station Areas.

- Policy e. Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.

- Policy f. Utilize urban design principles to increase compatibility among adjoining uses.

- Policy g. Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses.

- Policy h. Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways.
- Policy i. Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.
- Policy j. Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would compliment surrounding development.
- Policy k. Provide incentive for the preservation of EQCs by allowing a transfer of some density potential on the EQC area to less sensitive portions of a site. The development allowed by the increase in effective density on the non-EQC portion of the site should be compatible with surrounding area's existing and/or planned land use. It is expressly intended that in instances of severely impacted sites (i.e. sites with a very high proportion of EQC), density/intensity even at the low end of a range may not be achievable.
- Policy l. Regulate the amount of noise and light produced by non-residential land uses to minimize impacts on nearby residential properties.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 29, 2009

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

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

FILE: 3-5 (SE 2009-SP-012)

SUBJECT: Transportation Impact

REFERENCE: SE 2009-SP-012); McDonalds Corporation
Traffic Zone: 1684
Land Identification Map: 45-1 ((01)) 10C pt.

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plat dated March 1, 2009.

The applicant requests a special exception amendment to raze the existing fast food restaurant with drive-through and permit a new fast food restaurant with drive-through.

This department has reviewed the subject application and offers the following comments:

- The applicant should revise the plat to delineate the accesses to the BB & T Bank to the west of the site. And also delineate the existing travelway adjacent to the SunTrust Bank /Starbucks near the southern portion of the site.
- The applicant should provide a contiguous sidewalk connecting from the proposed sidewalk along the service drive into the site (between the service drive ingress/egress points) and alongside the building. And add a crosswalk across the drive-through aisle at the southern portion of the site and across the internal east-west vehicular travel aisle.
- The applicant should provide an on-site sheltered bike rack.

AKR/AK C:SE2009SP012McDonaldsCorpGreenbriar,,CD
CC: Michelle Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation
4050 Legato Road, Suite 400 Fairfax, Virginia,
22033-2895
phone: (703) 877-5600 TTY: (703) 877-5602
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: August 17, 2009

TO: Chris DeManche
Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Charlie Strunk
Bicycle Program Coordinator
Capital Projects and Operations Division
Department of Transportation

SUBJECT: McDonalds – Greenbriar Shopping Center

Chris,

This case is very similar to the SunTrust Bank application I reviewed and submitted comments to you dated July 14, 2008. Our position is the same as stated in this memo and referenced below. My comments are included in the Special Exception Plat, Sheet 4 of 6. (attached)

This department has reviewed the request to waive the on-road bike lanes along the frontage of U.S. Route 50 at the Greenbriar Shopping Center (as part of McDonalds). After reviewing the existing conditions, traffic volumes, and speeds, this office does not object to granting a waiver for on-road bike lanes. The service drive functions as a defacto bicycle facility.

Furthermore, we can support the modification from an asphalt trail to a concrete sidewalk five feet in width across the frontage. The applicant needs to verify that the pedestrian crossing on the service drive is present and built to current standards. Should it not be there or not meet current standards, the applicant should include this as part of their site work.

We suggest that a sidewalk connection be made from the sidewalk along the service drive to the McDonalds entrance. (see comments on sheet 4 of 6)

* Chris DeManche

Staff Coordinator

August 17, 2009

Page 2 of 2

As part of the County's Comprehensive Bicycle Initiative, we are encouraging applicants to make their development bicycle friendly, particularly businesses located in neighborhood shopping centers. Therefore, we suggest that the applicant provide convenient and safe bicycle parking on site. I've highlighted an area on the SE Plat that could support bicycle parking. FCDOT staff can assist in locating bicycle racks and determining the number and type of racks.

Should you have any questions, please contact either me or Jeff Hermann at (703) 877-5600.

cc: Angela Rodeheaver



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
June 26, 2009

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

Re: SE 2009-SP-012 McDonald's Corporation
Tax Map # 45-1((01))0010C
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on June 3, 2009, and received on June 9, 2009. The following comments are offered:

1. The Rt. 50 service drive access should be routed away from the main shopping center entrance. Consideration should be given to closing the service drive entirely and provide access to each lot from the internal service drive. This will improve the operation of the signal at Rt. 50.
2. The on-site sight lines for the site should be kept clear for safe ingress and egress to the lot.
3. The entrance radii are required to be a minimum of 12.5' on the exit only to the service drive.
4. The sidewalk must be entirely within the right of way for VDOT to maintain it. This includes the CG-12 ramps as well.
5. The main entrance on the service drive is required to be a minimum of 30' wide at the end of the entrance radii.

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

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver

fairfaxrezoning2009-SP-012rz1McDonaldsCorp6-26-09RC

We Keep Virginia Moving



County of Fairfax, Virginia

MEMORANDUM

DATE February 2, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **REVISED ENVIRONMENTAL ANALYSIS:** SE 2009-SP-012
McDonald's Corporation

This memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the Special Exception Plat dated December 17, 2008 as revised through August 13, 2009. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

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

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-19, the Plan states:

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

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

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/



impact development (LID) techniques . . .

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

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

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

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way. . . .

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

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

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

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

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

- Policy 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.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. The applicant seeks approval to reconstruct an existing 3,500 square foot McDonald's restaurant with drive-through with a 5,500 square foot, maximum 24 foot tall McDonald's restaurant with drive through. The .80 acre pad site is located within the Greenbriar Town Center.

Stormwater Management/Best Management Practices (SWM/BMPs) The site is located in the Cub Run Watershed. The applicant has indicated that the SWM requirement will be satisfied for the proposed redevelopment by existing stormwater detention. SWM will be provided by two SWM basins located to the east and south of the site. The SWM Narrative

states that because of the slight increase in runoff to the eastern SWM basin, the applicant assumes that the existing basin will have sufficient capacity. The capacity will be reviewed at site plan. The runoff to the southern SWM basin will be reduced from the current condition. It is recommended that the applicant depict the site's outfalls on the SE Plat.

BMP will be provided by an underground structural BMP device shown in front of the building, which will result in 10 percent phosphorus removal. The site is located in a water supply protection overlay district, and as such, 50 percent phosphorus removal is required.

The adequacy of the submission materials as well as any proposed SWM/BMP measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Green Building The applicant has been strongly encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed restaurant. As a result of multiple discussions with staff, the applicant has agreed to many green building measures, including a commitment or verification either by letter by an LEED-Accredited Professional (AP) or equivalent green building-certified professional who is also a licensed architect or engineer but not a McDonald's employee, or the provision of additional documentation as requested during the site or building plan process for certain green building measures as identified by the applicant.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a minimum 8 foot wide asphalt major paved trail and onroad bike route along the site's Route 50 frontage. An existing four foot wide concrete sidewalk parallels the service drive on Route 50. The applicant proposes to construct a five foot wide sidewalk along this frontage.

PGN: JRB

9-006 General Standards

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

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

9-503 Standards for all Category 5 Uses

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

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, 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.

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 financial institutions, 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.

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		