



RZ 2009-MA-013 ACCEPTED: May 20, 2009
SEA 83-M-102-03 ACCEPTED: May 20, 2009
PLANNING COMMISSION: March 10, 2010
BOARD OF SUPERVISORS: To be determined

County of Fairfax, Virginia

February 25, 2010

STAFF REPORT

RZ 2009-MA-013 & SEA 83-M-102-03

MASON DISTRICT

APPLICANT: McDonald's Corporation

PRESENT ZONING: C-4, C-8, HC

REQUESTED ZONING: C-8, HC

PARCEL(S): 72-2 ((1)) 44A
72-4 ((1)) 6E

ACREAGE: 1.23 acres

FAR/DENSITY: 0.08

OPEN SPACE: 22%

PLAN MAP: Retail and Other; Office

SE CATEGORY: Category 6; Use 8: Fast food restaurant with drive-through in a Highway Corridor Overlay District

RZ PROPOSAL: Rezoning from C-4, C-8, HC to C-8 and HC to permit the construction of a 4,200 square foot, one-story fast food restaurant with drive-through

SE PROPOSAL: Special Exception approval to permit a fast food restaurant with drive-through in a Highway Corridor Overlay District.

Christopher M. DeManche

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2009-MA-013, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SEA 83-M-102-03, subject to the imposition of development conditions consistent with those contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening requirement along a portion of the northern and western boundaries, and along the southern boundary in favor of that shown on the GDP/SEA plat.

Staff recommends approval of a waiver of the transitional screening requirement along a portion of the northern boundary in favor of that shown on the GDP/SEA plat.

Staff recommends approval of a waiver of the barrier requirement along a portion of the northern and western boundaries, and along the southern boundary in favor of that shown on the GDP/SEA 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 rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

H:\SE\SEA 83-M-102-03\RZ 09-MA-013_SEA 83-M-102-03 Cover.doc



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

Rezoning Application

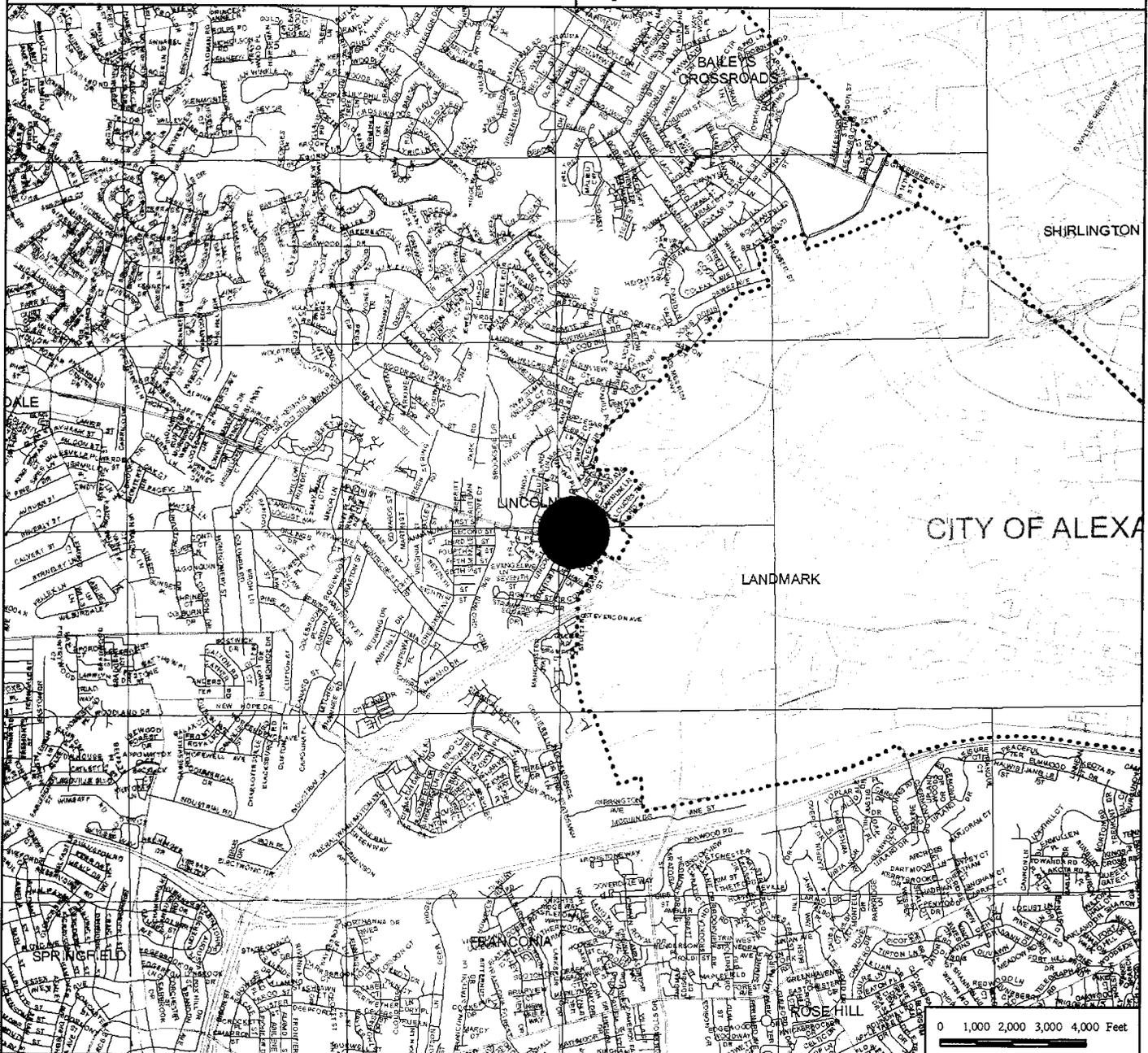
RZ 2009-MA-013

Special Exception Amendment

SEA 83-M-102-03

Applicant: MCDONALD'S CORPORATION
Accepted: 05/20/2009
Proposed: COMMERCIAL
Area: 1.23 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: NORTH SIDE OF LITTLE RIVER TURNPIKE APPROXIMATELY 250 FEET WEST OF ITS INTERSECTION WITH BEAUREGARD STREET
Located:
Zoning: FROM C- 4 TO C- 8
Overlay Dist: HC
Map Ref Num: 072-2- /01/ /0044A 072-4- /01/ /0006E

Applicant: MCDONALD'S CORPORATION
Accepted: 05/20/2009
Proposed: AMEND SE 83-M-102 PREVIOUSLY APPROVED FOR FAST FOOD RESTAURANT TO PERMIT THE DEMOLITION AND RECONSTRUCTION OF USE AND SITE MODIFICATIONS
Area: 1.23 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 07-06 07
Art 9 Group and Use: 6-08
Located: 4800 NORTH CHAMBLISS STREET AND 6302 LITTLE RIVER TURNPIKE
Zoning: C- 8
Plan Area: 1,
Overlay Dist: HC
Map Ref Num: 072-2- /01/ /0044A 072-4- /01/ /0006E



Rezoning Application

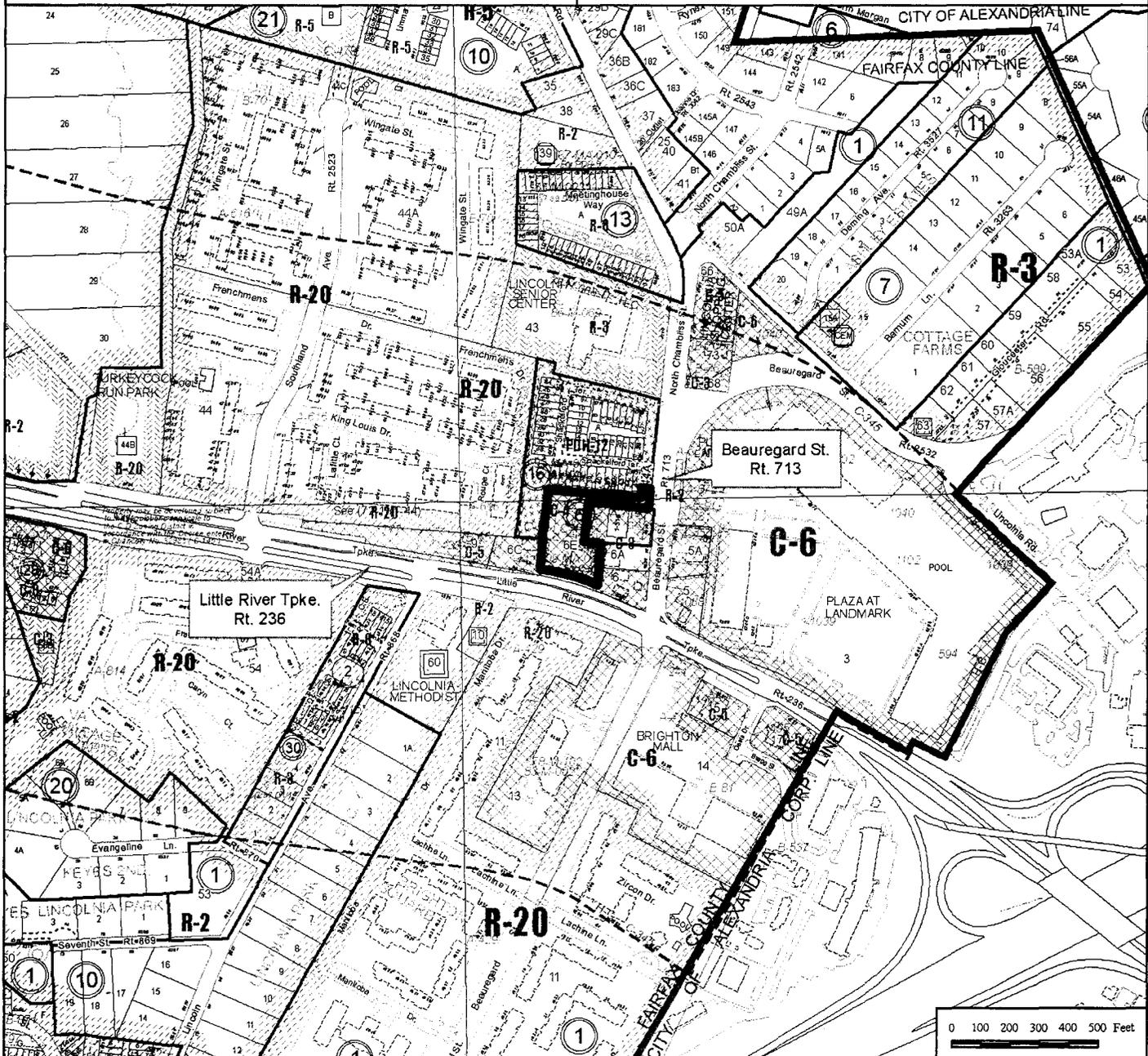
RZ 2009-MA-013

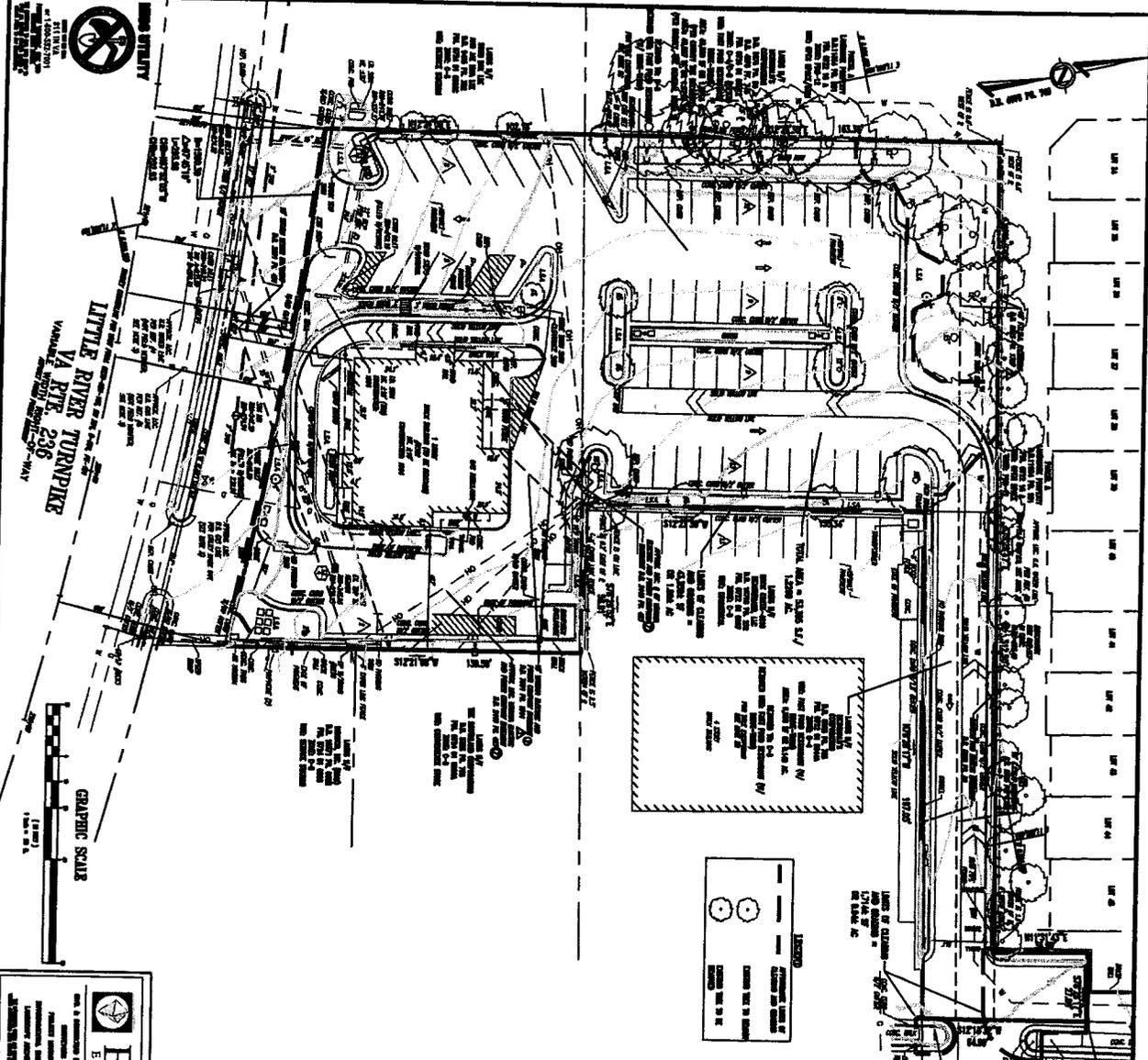
Special Exception Amendment

SEA 83-M-102-03

Applicant: MCDONALD'S CORPORATION
 Accepted: 05/20/2009
 Proposed: COMMERCIAL
 Area: 1.23 AC OF LAND; DISTRICT - MASON
 Zoning Dist Sect: NORTH SIDE OF LITTLE RIVER TURNPIKE
 Located: APPROXIMATELY 250 FEET WEST OF ITS
 INTERSECTION WITH BEAUREGARD STREET
 Zoning: FROM C- 4 TO C- 8
 Overlay Dist: HC
 Map Ref Num: 072-2- /01/ /0044A 072-4- /01/ /0006E

Applicant: MCDONALD'S CORPORATION
 Accepted: 05/20/2009
 Proposed: AMEND SE 83-M-102 PREVIOUSLY APPROVED
 FOR FAST FOOD RESTAURANT TO PERMIT
 THE DEMOLITION AND RECONSTRUCTION OF
 USE AND SITE MODIFICATIONS
 Area: 1.23 AC OF LAND; DISTRICT - MASON
 Zoning Dist Sect: 07-0607
 Art 9 Group and Use: 6-08
 Located: 4800 NORTH CHAMBLISS STREET AND 6302
 LITTLE RIVER TURNPIKE
 Zoning: C- 8
 Plan Area: 1,
 Overlay Dist: HC
 Map Ref Num: 072-2- /01/ /0044A 072-4- /01/ /0006E





BEAUREGARD STREET - VA RTE. 713
 VARIABLE WIDTH RIGHT-OF-WAY

BOHLER ENGINEERING
 1111 W. ...
 ...



PROJECT: BEAUREGARD ST. -
 L/C# 045-0014
 SCALE: 1" = 30'
 SHEET: 1 OF 1

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE VA DEPARTMENT OF TRANSPORTATION (VDOT) SIGNAGE MANUAL.
8. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY.
9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PLAN APPROVALS	
SIGNATURE (2 REQUIRED)	DATE

CO-SIGN SIGNATURES	
OFFICE	REVISION OFFICE

FINAL PLAN SIGNATURES				
REV	DATE	DESCRIPTION	BY	DATE
1	4/19/00	ISSUED FOR COUNTY COMMENTS		
2	7/20/00	ISSUED FOR COUNTY COMMENTS		
3	8/20/00	ISSUED FOR COUNTY COMMENTS		
4	8/22/00	ISSUED FOR COUNTY COMMENTS		

P.M.	
G.C.	0/0



LITTLE RIVER TURNPIKE
VA RTE. 296
WARRANTY EXPIRES 10/22/2004

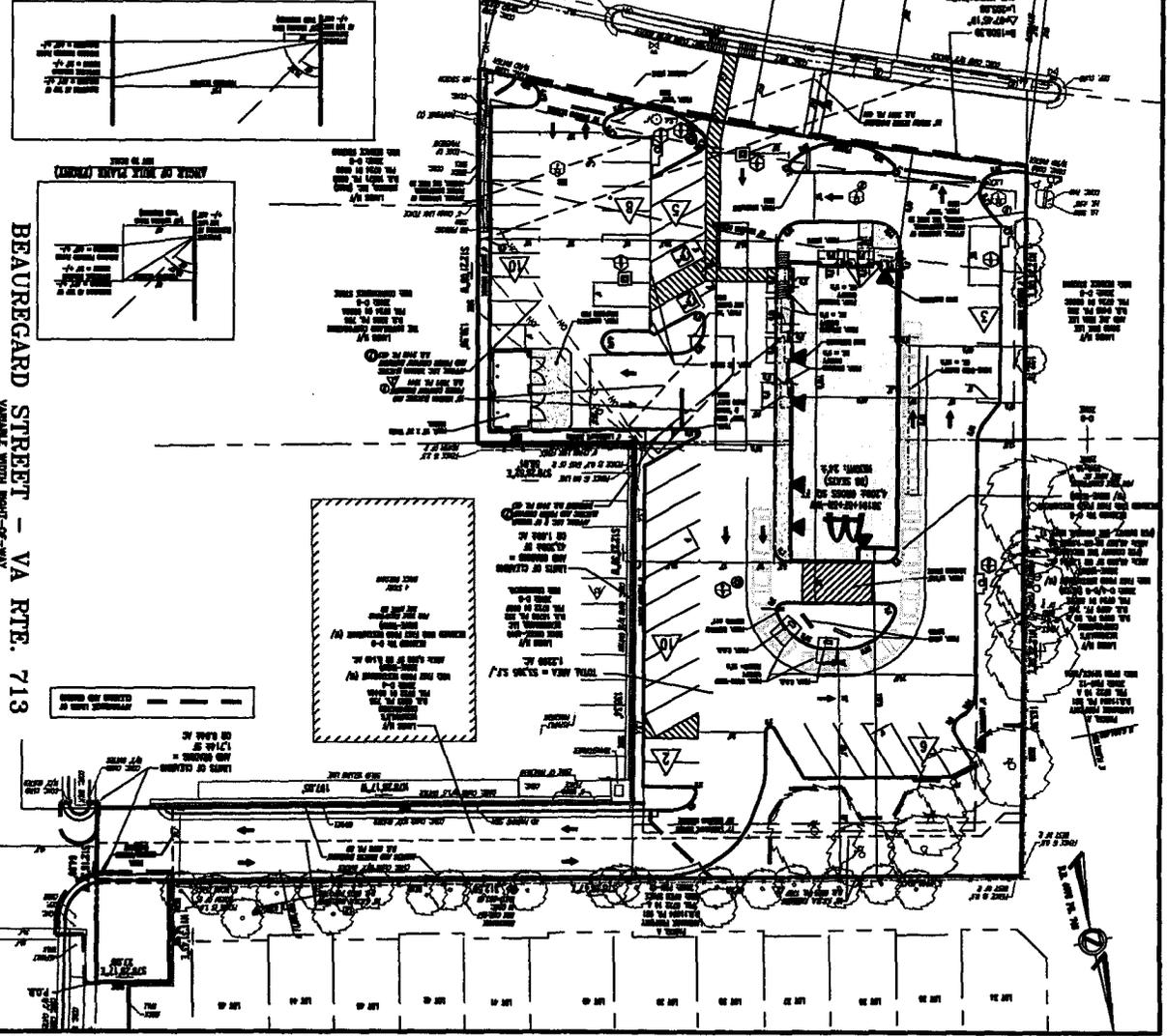


BOHLER ENGINEERING

1000 N. BRIDGES BLVD.
SUITE 100
ALEXANDRIA, VA 22304
TEL: 703-461-1111
FAX: 703-461-1112
WWW.BOHLER-ENGINEERING.COM



PLANNING BOARD NO. 2005055
SPECIAL EXCEPTION PLAN
FAMILY COUNTY
ALYXANDRIA, VA
CITY
SHEET NUMBER
L/C# 045-0014
BEAUREGARD ST.



BEAUREGARD STREET - VA RTE. 713
WARRANTY EXPIRES 10/22/2004

GENERAL NOTES:

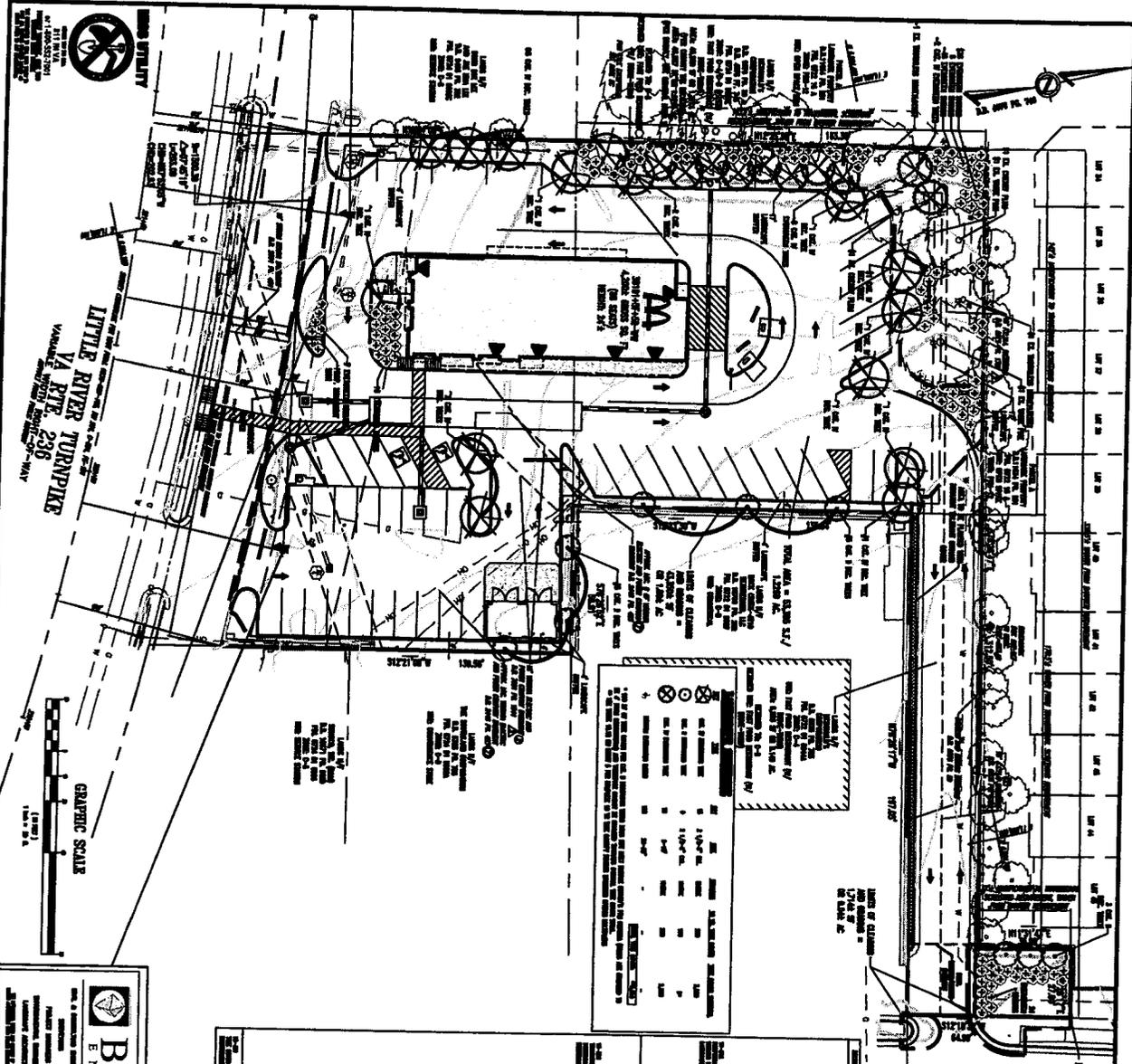
1. THE SITE PLAN IS BASED ON THE SURVEY AND THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE SURVEY AND THE INFORMATION PROVIDED BY THE CLIENT.
2. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE SURVEY AND THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE SURVEY AND THE INFORMATION PROVIDED BY THE CLIENT.
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NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/22/04	ISSUED FOR PERMITTING	BOHLER	BOHLER
2	10/22/04	REVISIONS TO THE PLAN	BOHLER	BOHLER
3	10/22/04	REVISIONS TO THE PLAN	BOHLER	BOHLER
4	10/22/04	REVISIONS TO THE PLAN	BOHLER	BOHLER

DATE	10/22/04
BY	BOHLER
CHKD.	BOHLER

DATE	10/22/04
BY	BOHLER
CHKD.	BOHLER

McDonald's



BOHLER ENGINEERING

1100 S. MAIN ST. SUITE 100
FARMAN, VA 22431
TEL: 540-426-1100
FAX: 540-426-1101
WWW.BOHLENERG.COM



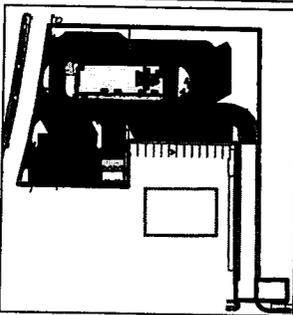
BEAUREGARD ST. #
1/4 045-0014

PROJECT ADDRESS: 4022 LITTLE RIVER TURNPIKE
CITY: ALEXANDRIA
COUNTY: FARMAN COUNTY
STATE: VA

DESIGNED BY: BOHLER ENGINEERING
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 12/17/05

COMPLIANCE CHART FOR THE FARMAN COUNTY ZONING ORDINANCE

TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS	TABLE 12.12 (TEN YEAR TREE CANOPY CALCULATION WORKSHEET)
<p>TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS</p> <p>TABLE 12.12 (TEN YEAR TREE CANOPY CALCULATION WORKSHEET)</p>	<p>TABLE 12.12 (TEN YEAR TREE CANOPY CALCULATION WORKSHEET)</p>



SEE SHEET 5 FOR TABLE 12.3 (TREE PRESERVATION TARGET CALCULATIONS) AND TABLE 12.12 (TEN YEAR TREE CANOPY CALCULATION WORKSHEET)



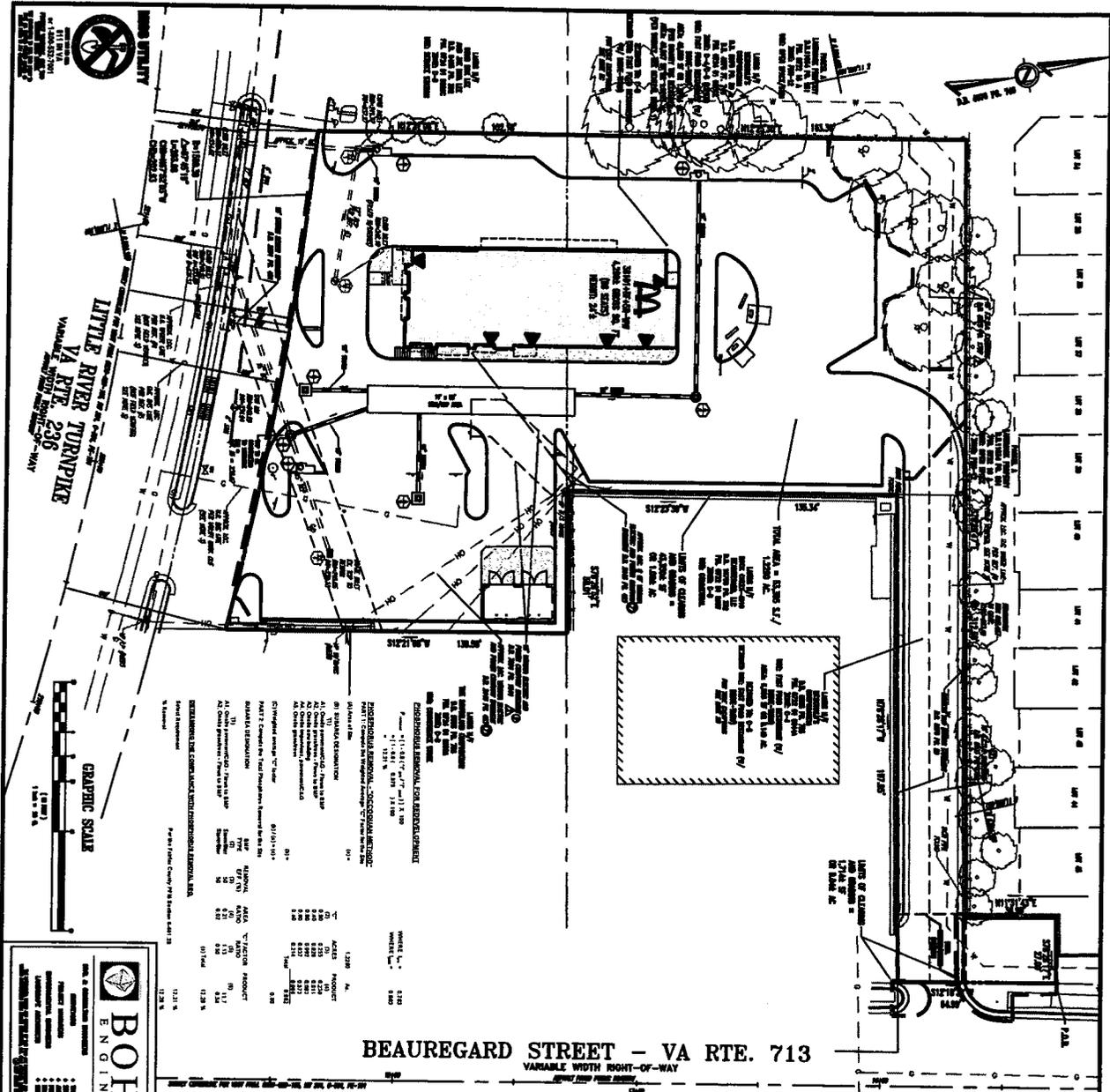
THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

GENERAL OFFICE
2000 BUCKLE UP DRIVE, SUITE 1700, BUCKLE UP, MD 20717

FINAL PLAN SIGNATURES

P.M.
G.C.
O/O

NO.	DATE	REVISION
1	4/10/05	ISSUED FOR COUNTY COMMENTS
2	7/20/05	ISSUED FOR COUNTY COMMENTS
3	8/25/05	ISSUED FOR COUNTY COMMENTS
4	8/25/05	ISSUED FOR COUNTY COMMENTS



BEAUREGARD STREET - VA RTE. 713
 VARIABLE WIDTH RIGHT-OF-WAY

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 1000 N. GARDNER ST. SUITE 100
 ALEXANDRIA, VA 22304
 (703) 835-1100
 FAX (703) 835-1101
 WWW.BOHLER-ENGINEERING.COM

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 ALEXANDRIA, VA 22304
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 FAX (703) 835-1101
 WWW.BOHLER-ENGINEERING.COM

BEAUREGARD ST.
 V/92 045-0014
 PLAN SCALE: 1" = 30'

NO.	DATE	DESCRIPTION
1	11/11/09	PRELIMINARY PLAN
2	12/15/09	REVISED PER COUNTY COMMENTS
3	1/20/10	REVISED PER COUNTY COMMENTS
4	5/22/10	REVISED PER COUNTY COMMENTS

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

DATE: 05/22/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

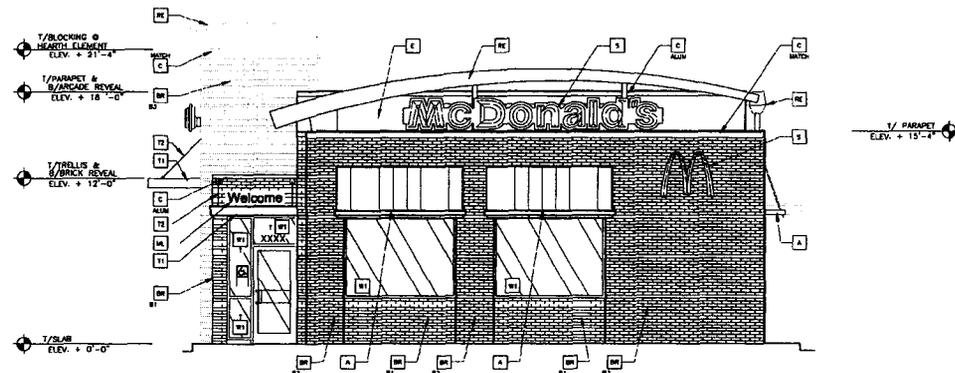
NO.	DATE	DESCRIPTION	BY	CHK BY
1	4/29/10	REVISED PER COUNTY COMMENTS		
2	7/29/10	REVISED PER COUNTY COMMENTS		
3	8/25/10	REVISED PER COUNTY COMMENTS		
4	9/22/10	REVISED PER COUNTY COMMENTS		

FINAL PLAN SIGNATURES

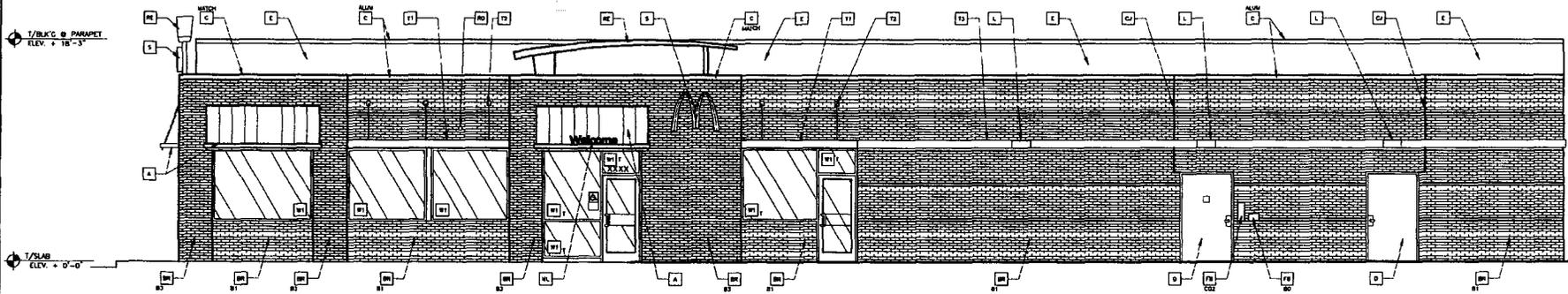
P.M. _____
 C.C. _____
 O/O _____

PLAN APPROVALS		CO-SIGN SIGNATURES	
SIGNATURE (2 REQUIRED)	DATE	SIGNATURE	DATE

K:\V\A\EST-1-SM\03-02-011-00-0 ALEXANDRIA, VA (LITTLE RIVER TURNPIKE)\045-0014.00.1 ALEXANDRIA, VA-DLV.DWG 05-27-2008 1:48



1 FRONT ELEVATION
1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"

KEY NOTES:

- | | | | | |
|--|---|--|---|--|
| <p>A METAL AIRING - UNDER SEPARATE PERMIT. COLOR TO BE ALTERNATING STRIPES TO MATCH PAINTING 1332 AND 101C</p> <p>B FACEBRICK</p> <p>COLOR:
B1 - "BURRO RED VELOUR" BY BRUCCO OR EQUIV
B2 - "MODULAR HOLLOW BLOCK X" BY BRUCCO OR EQUIV
B3 - "JAGRA WHITE VELOUR" BY BRUCCO OR EQUIV</p> | <p>C METAL COPING -
ALUM
COLOR = ALUMINUM</p> <p>D METAL COPING -
ALUM
COLOR TO MATCH SURROUNDING MATERIAL</p> <p>E CONTROL JOINT, SEE DETAIL 7/AM.1</p> | <p>F HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL</p> <p>G EXT. INSULATION FINISH SYSTEM (EIFS)
COLOR = BENIMAN MOORE 7125-20 GRAY SHOREX[®] OR EQUIV</p> <p>H CO2 FILL BOX (EQPM SCHEDULE ITEM 49.05)</p> <p>I CO2 FILL BOX (EQPM SCHEDULE ITEM 700.14)
CONFIRM USE WITH MCD PROJECT MANAGER</p> | <p>J LIGHT FIXTURE (BALL SOCKET) - SEE ELECTRICAL</p> <p>K METAL LETTERING - BY OTHERS</p> <p>L PIPE BOLLARD - PAINTED YELLOW</p> <p>M PASS-THRU COIN COLLECTOR - OPTIONAL (SHW)</p> <p>N ARCHITECTURAL ROOF CAP ELEMENT</p> | <p>O ROOF DRAIN OVERLAP PIPE
PAINT TO MATCH SURROUNDING MATERIAL</p> <p>P MULTIPLE'S SERVICE BY OTHERS - UNDER SEPARATE PERMIT. SEE SERVICE SUPPORT PAGE ON THIS SHEET.</p> <p>Q ALUMINUM TRELLIS</p> <p>R TRELLIS TIE-BACK</p> <p>S 2" x 8" WALL PASCAL - REFER TO S&I DETAIL 3 ON SHEET A.1</p> |
|--|---|--|---|--|

FOR INFORMATIONAL PURPOSES ONLY

- W** EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET 7.0
- X** 1 - THERMOPANE GLASS
- Y** DRIVE-THRU WINDOW BY REAR ACCESS - CONFIRM MOOD OPTIONS AND SIZE WITH MCD PROJECT MANAGER
- Z** TRANSOM (SHOWING AIR CURTAIN FLUVEAU/TRANSOM & 432 90 IN MAX SERVICE OPENING (WHICH READ BY CODE)
SLIDE DIRECTION
R - LEFT TO RIGHT
L - RIGHT TO LEFT

I CERTIFY THIS SHEET AS PART OF THE PLAN SET ONLY

<p>DESIGNED BY: McDonald's USA, LLC</p> <p>PROJECT NO: 045-0014.00.1</p> <p>DATE: 05-27-2008</p>	
<p>DATE: 05-27-2008</p> <p>BY: [Signature]</p>	<p>DESCRIPTION: 2008 STANDARD BUILDING</p> <p>3000-151-51-3R-WOOD/WOOD</p> <p>WOOD RAISING WALLS 1/4" BRICK EXTERIOR FINISH</p> <p>WOOD ROOF TRUSS PERMITS</p> <p>SEE 11/11/08 PERMITS</p> <p>045-0014 - EAST LITTLE RIVER TURNPIKE</p>
<p>DATE: 05-27-2008</p> <p>BY: [Signature]</p>	<p>DESCRIPTION: 2008 STANDARD BUILDING</p> <p>3000-151-51-3R-WOOD/WOOD</p> <p>WOOD RAISING WALLS 1/4" BRICK EXTERIOR FINISH</p> <p>WOOD ROOF TRUSS PERMITS</p> <p>SEE 11/11/08 PERMITS</p> <p>045-0014 - EAST LITTLE RIVER TURNPIKE</p>
<p>DATE: 05-27-2008</p> <p>BY: [Signature]</p>	<p>DESCRIPTION: 2008 STANDARD BUILDING</p> <p>3000-151-51-3R-WOOD/WOOD</p> <p>WOOD RAISING WALLS 1/4" BRICK EXTERIOR FINISH</p> <p>WOOD ROOF TRUSS PERMITS</p> <p>SEE 11/11/08 PERMITS</p> <p>045-0014 - EAST LITTLE RIVER TURNPIKE</p>
<p>DATE: 05-27-2008</p> <p>BY: [Signature]</p>	<p>DESCRIPTION: 2008 STANDARD BUILDING</p> <p>3000-151-51-3R-WOOD/WOOD</p> <p>WOOD RAISING WALLS 1/4" BRICK EXTERIOR FINISH</p> <p>WOOD ROOF TRUSS PERMITS</p> <p>SEE 11/11/08 PERMITS</p> <p>045-0014 - EAST LITTLE RIVER TURNPIKE</p>

**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 to rezone two parcels [Tax Map 72-2 ((1)) 44A, 72-4 ((1)) 6E] totaling 1.23 acres from C-4, C-8, and HC to C-8, HC. Additionally, the applicant 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 4,168 square foot fast food restaurant with drive-through, in order to construct a new 4,200 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 5:00 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 is zoned C-4, C-8, and HC, and totals 1.23 acres in area. The site is improved with a one-story McDonald's fast food restaurant with drive-through totaling 4,168 square feet. The site is located north of Little River Turnpike, approximately 200 feet west of the Little River Turnpike and Beauregard Street intersection. The site is bounded to the east and west by commercial and office uses, to the south (across Little River Turnpike) by multiple family dwellings, and along the northern boundary by single-family attached dwellings. The site has two access points along a service drive that runs adjacent to Little River Turnpike, and a pipestem access point on Beauregard Street.

	Existing Development	SEA 83-M-102-03	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	4,168 SF	4,200 SF	increase of 32 SF
FAR	0.08	0.08	No Change
Parking	58	44	reduction of 14 spaces
Stacking	18	11	reduction of 7 spaces
Open Space	25% (13,200 SF)	22% (11,538 SF)	Reduction of 3% (1,662 SF)

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single Family Attached Dwellings	PDH-12	12-16 DU/AC
South	Multiple Family Dwellings	R-20	16-20 DU/AC
East	Office/Commercial Uses	C-8	Retail and Other
West	Single Family Attached Dwellings/Commercial Uses	C-8, PDH-12	Retail and Other

BACKGROUND

Based on county records, McDonald's has been operating on the site since 1964; there are no proffers which govern the property. The following land use cases are applicable to the subject property:

RZ-C-470

Withdrawn application requesting for rezoning of Tax Map no. 72-2 ((1)) 44A, from C-OH to C-D.

SE 83-M-102

Approved by the Board of Supervisors on May 7, 1984, to permit a drive-through window for a fast food restaurant.

SEA 83-M-102-1

Approved by the Board of Supervisors on July 8, 1985, for the expansion of parking and landscaping area for the fast food restaurant with drive-through window.

SEA 83-M-102-2

Approved by the Board of Supervisors on December 8, 1986, for the modification of Condition 4, requiring right-of-way dedication including the service drive, along the site's Little River Turnpike frontage. Copies of approved SEA plat and development conditions included in Appendix 6.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area: Area I

Planning Sector: Pinecrest Community Planning Sector (LI 01)

Plan Map: Retail and Other; Office

No parcel specific text; relevant excerpts from the Plan may be found in Appendix 5.

ANALYSIS

General Development Plan/Special Exception Amendment Plat
(Copy at front of staff report)

Title of GDP/SEA Plat: McDonald’s General Development Plan and Special Exception Plat

Prepared By: Bohler Engineering

Original and Revision Dates: December 17, 2008, as revised through September 22, 2009

Description of the Combined GDP/SE Plat

GDP/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 Map
3 of 8	Generalized Development Plan (GDP)/ Special Exception Amendment (SEA) Plat
4 of 8	Landscape Plan
5 of 8	Existing Vegetation Map
6 of 8	Stormwater Management Plan
7 of 8	Elevations – front elevation (south), non drive-through elevation (east)
8 of 8	Elevations – Drive-through elevation (west), rear elevation (north)

The GDP/SEA Plat depicts the following features:

Building and Architecture: The applicant proposes to develop a one-story fast food restaurant with drive-through totaling 4,200 square feet. The proposed twenty-four foot tall building will replace an existing fast food restaurant with drive-through (4,168 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 southern and eastern sides of the building.

Site Access: Access to the site is provided by two entrances along the site's service drive frontage that abuts Little River Turnpike. Access to the site from the service drive is provided by both a two-way and one-way entrance. The site is also accessed by a two-way pipestem access point on Beauregard Street.

Signage: Sheets 3, 7 and 8 of the GDP/SEA plat depict the locations of proposed signage (building mounted signage and monument sign). Building mounted signs are proposed along the southern, eastern and western sides of the building. A monument sign is proposed along the site's service drive frontage that abuts Little River Turnpike. A development condition has been proposed requiring all signage to be in conformance with Article 12 of the Zoning Ordinance.

Sidewalks and Pedestrian Access: The site can be accessed by pedestrians from the service drive that abuts Little River Turnpike. An existing sidewalk is located along the south side of the service drive. A crosswalk is depicted on the GDP/SEA Plat from the accessible parking spaces to an entrance along the eastern side of the building.

Open Space and Landscaping: Approximately 22% of the site will consist of open space. Plantings are depicted along each of the site's boundaries consisting of evergreen shrubbery, evergreen trees and deciduous trees. Transitional screening is provided specifically along the northern, southern and western boundaries that abut residentially zoned property. Parking lot areas include both shrubbery and trees to meet interior parking lot landscaping requirements.

Land Use Analysis

The application property is located in the Pinecrest Community Planning Sector of the Lincolnia Planning District. Surrounding uses include residential, commercial and office uses. The Plan recommends limiting commercial

development on the north side of Little River Turnpike to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, pedestrian access to and from residential neighborhoods is also recommended by the Plan.

The applicant has proposed the redevelopment of the project site with a new 4,200 square foot fast food restaurant with drive-through. The project site has been in operation as a food food restaurant since 1964, with subsequent Special Exception approvals for the addition of a drive-through window, additional site area and site modifications. The project site as proposed is consistent with the Plan recommendation for pedestrian access to and from residential neighborhoods. The surrounding community is improved with a sidewalk system along North Chambliss Street, Beauregard Street and Little River Turnpike to ensure pedestrian access to this site and adjoining residential, commercial and office uses.

In addition to pedestrian access, the application property provides screening and barriers between adjoining properties, particularly along the northern boundary, which abuts single-family attached dwellings. Existing and proposed vegetation on the application property, along with an existing six foot high wood fence ensures adequate buffering is provided between adjoining parcels. A development condition has been proposed for a contribution in the amount of \$1500.00 to be made by the applicant prior to site plan approval for the purchase and installation of additional vegetation along the northern and western boundaries, pursuant to an agreement between the applicant and the adjoining HOA.

Additionally, 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 along Little River Turnpike. Stability within established adjoining residential neighborhoods would be maintained through the separation of residential uses 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. Based on a review of the architectural renderings and existing buildings within the general vicinity of the project site, the proposed 4,200 square foot building would be compatible with the scale and intensity of the surrounding community. 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. Staff has proposed development conditions requiring compliance with the outdoor lighting standards of the Zoning Ordinance and for restrictions on the outbound volume of the drive-through ordering station speaker.

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 with parking circulation. Specifically, the proposed development would provide approximately eleven stacking spaces for the drive-through lane to ensure that parking circulation is not diminished for traffic that is entering and exiting from the site. Pedestrian circulation would not be impacted by the design of the site.

All land use concerns have been resolved with proposed development conditions.

Transportation Analysis (See Appendix 7)**Issue: Interparcel Access (Beauregard Street)**

Interparcel access should be maintained between the two-way pipestem access point on Beauregard Street and the adjoining parcel to the south. An interparcel access easement should also be provided over the section of the two-way pipestem access point that adjoins the one-way driveway on the southern parcel.

Resolution:

The GDP/SEA plat has been updated to reflect interparcel access between the application property and adjoining parcel to the south along Beauregard Street. Staff has proposed a development condition requiring the applicant to provide a public access easement.

Issue: Bus Shelter Pad and Easement

Initial review of the application noted that it would be desirable for the applicant to install a bus shelter pad and to provide an easement for bus stop facilities along Little River Turnpike.

Resolution:

Upon further investigation of the existing shelter pad and easements, it was determined by staff that the application property cannot adequately accommodate these facilities, and that the existing pad and easements are deemed to be adequate at this time.

Environmental Analysis (See Appendix 8)**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 by 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 to be incorporated into the design of the proposed fast food restaurant.

Issue: Water Quality

The redevelopment of the subject property presents an opportunity to improve water quality and runoff. Improved landscaping and Low Impact Development (LID) measures are strongly encouraged.

Resolution:

Stormwater management and BMP requirements will be met via an underground structure which is to be installed as part of the proposed new development. Any final determination regarding any additional water quality measures will be subject to review and approval by staff in DPWES during site plan review.

Utilities Planning and Design Analysis (See Appendix 9)

Issue: Chesapeake Bay Preservation Ordinance

Water quality controls are required for this redevelopment. Such controls are mentioned, but are not located on the GDP/SEA Plat.

Resolution:

At the time of site plan review, storm filters shall be located on the site plan and will require pretreatment either as a model incorporating a pretreatment sump or to be located so the underground detention can act as pretreatment.

Sanitary Sewer Analysis (See Appendix 10)

The application property is located in the Cameron Run (I-3) watershed. It is sewerred into the Alexandria Sanitation Authority (ASA). Based upon current and committed flow, there is excess capacity in the ASA at this time.

Water Service Analysis (See Appendix 11)

The property is served by Fairfax Water, and adequate water service is available at this site from existing thirty-six inch and twenty inch water mains located at the

property. Depending upon the configuration of on-site water mains, additional water main extensions may be necessary to satisfy flow requirements and accommodate water quality concerns.

Fire and Rescue Analysis (See Appendix 12)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #426, Edsall Road. The Fire and Rescue Department considers that the subject rezoning application does not meet current fire protection guidelines without an additional facility. The property is 0.4 miles outside of the fire protection guidelines. No new facility is currently planned for this area.

Park Authority Analysis (See Appendix 14)

The Park Authority has determined that the application bears no adverse impact on County lands or resources.

ZONING ORDINANCE PROVISIONS

BULK STANDARDS (C-8)		
Standard	Required	Provided
Lot Size	40,000 SF	53,403 SF
Lot Width	200 feet	203 feet
Building Height	40 feet	24 feet
Front Yard	40 feet	44 feet
Side Yard	No Requirement	55 feet, 44 feet
Rear Yard	20 feet	115 feet
FAR	0.50	0.08
Open Space	15%	22% (11,538 SF)

Waivers/Modifications

- Modification of the transitional screening requirement

A modification of the transitional screening requirement has been requested along the northern, western and southern boundaries to allow existing and proposed supplemental vegetation as depicted on the GDP/SEA plat to be

utilized for screening purposes. Only portions of the northern and western boundaries are subject to this modification, however; the entire southern boundary is subject to the modification requested. The application property abuts single-family attached dwellings zoned PDH-12 District along the northern and western boundaries. The southern boundary is located across Little River Turnpike and a service drive from multiple family dwellings zoned R-20 District. The Zoning Ordinance, pursuant to Section 13-302, requires transitional screening #3 to be provided along each of these boundaries.

Transitional Screening #3 requires an unbroken strip of open space totaling a minimum of fifty feet in width, with a mixture of large and medium sized evergreen trees and large deciduous trees, along with a mixture of medium evergreen shrubs. The GDP/SEA plat delineates a mixture of mature trees, as well as supplemental plantings to be located along the northern, western and southern boundaries.

The GDP/SEA plat delineates existing and proposed landscaping in a thirty-six foot wide landscape strip along a portion of the northern boundary and in a seventeen foot wide landscape strip along a portion of the western boundary. The adjoining parcel along the northern and western boundaries is also improved with mature landscaping as depicted on the GDP/SEA plat, along with six foot high fencing. The southern boundary is depicted on the GDP/SEA plat with a ten foot wide landscape strip improved with shrubbery plantings.

Staff does not object to the proposed modification of the transitional screening requirement along the northern, western and southern boundaries based upon the proposed landscape plan depicting adequate landscaping and off-site barriers.

- Waiver of the transitional screening and barrier requirement

A waiver of the transitional screening requirement has been requested along a portion of the northern boundary. The Zoning Ordinance, pursuant to Section 13-302, requires transitional screening #3 to buffer adjacent single-family attached dwellings.

Transitional Screening #3 requires an unbroken strip of open space totaling a minimum of fifty feet in width with a mixture of large and medium sized evergreen trees and large deciduous trees, along with a mixture of medium evergreen shrubs. The GDP/SEA plat delineates a pipestem access point on Beauregard Street, providing two-way access for the site.

The waiver of the transitional screening requirement is requested along a portion of the northern boundary (170.5 feet), as depicted on the GDP/SEA plat. No trees or shrubs are proposed along this portion of the northern boundary as a result of a limited two foot wide area for plantings and the presence of an existing two-way driveway access point serving vehicular circulation on Beauregard Street. Irrespective of the two-way access point, this portion of the site would be further restricted to minimal tree plantings as a result of an existing fifteen foot wide Fairfax County Water Authority easement located along the entire northern boundary of the application area. Despite the lack of landscaping proposed along this portion of the northern boundary, it should be noted that the adjacent property contains mature landscaping and is further buffered by a six foot high wood fence to mitigate the effects of the proposed redevelopment. Staff does not object to the waiver of the transitional screening requirement along a portion of the northern boundary. A development condition has been proposed for a contribution in the amount of \$1500.00 to be made by the applicant prior to site plan approval for the purchase and installation of additional vegetation along the northern and western boundaries, subject to an agreement with the adjacent HOA.

The waiver of the barrier requirement is requested along the entire northern boundary (339.5 feet), and along a portion of the western boundary (163.5 feet). The Zoning Ordinance, pursuant to Section 13-304, requires Type E, F or G barriers. These barrier types require six foot high fences or walls of varying materials. A six foot high wood fence is located along the northern boundary of the adjoining parcel, and a six foot high chain link fence is located along a portion of the western boundary of the adjoining parcel to the east. The GDP/SEA plat depicts existing and proposed landscape plantings along each boundary. Such plantings and existing offsite barriers serve to mitigate the effects of the proposed redevelopment. Based on proposed and existing features along each of these boundaries, staff does not object to the waiver requests.

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 impact 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 GDP/SEA 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 south side of the service drive that abuts the application area. The site is designed to provide vehicular access along the existing service drive abutting Littler River Turnpike, and along Beauregard Street. The site also provides on-site parking lot circulation through the use of travel aisles to minimize vehicular conflicts. Staff believes this standard is 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 GDP/SEA plat depicts access points along the site's service drive frontage and along Beauregard Street. 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 Proffers contained in Appendix 1 and the proposed development conditions contained in Appendix 2 of this Staff Report.

Staff Recommendations

Staff recommends approval of RZ 2009-MA-013, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SEA 83-M-102-03, subject to the imposition of development conditions consistent with those contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening requirement along a portion of the northern and western boundaries, and along the southern boundary in favor of that shown on the GDP/SEA plat.

Staff recommends approval of a waiver of the transitional screening requirement along a portion of the northern boundary in favor of that shown on the GDP/SEA plat.

Staff recommends approval of a waiver of the barrier requirement along a portion of the northern and western boundaries, and along the southern boundary in favor of that shown on the GDP/SEA 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.

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

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavits
4. Statement of Justification
5. Plan Citations
6. Approved Conditions & Plat (SEA 83-M-102-02)
7. Transportation Analysis
8. Environmental Analysis
9. Urban Forestry Analysis
10. Utilities Planning and Design Analysis

APPENDICES (Cont.)

11. Sanitary Sewer Analysis
12. Water Service Analysis
13. Fire and Rescue Analysis
14. Park Authority Analysis
15. Applicable Zoning Ordinance Provisions Checklist
16. Glossary of Terms

PROFFERS
RZ 2009-MA-013
McDonald's Corporation
February 22, 2010

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of Fairfax County, 1978, as amended, McDonald's Corporation, (the "Applicant") for the owners, themselves, their successors and assigns in RZ 2009-MA-013 (the "Application"), filed for property identified as Fairfax County Tax Map 72-4 ((1)) 6E and 72-4 ((1)) 44A (the "Application Property") hereby agrees to the following proffers, provided that the Board of Supervisors approves the Application.

1. Generalized Development Plan ("GDP"). Development of the Application Property shall be in substantial conformance with the Generalized Development Plan entitled "McDonald's General Development Plan [and] Special Exception Plat [for] 6302 Little River Turnpike" prepared by Bohler Engineering, dated December 17, 2008, as revised through September 22, 2009, and consisting of eight (8) sheets (the "GDP"). Sheets 7 (A2.0) and 8 (A2.1) shall be subject to Special Exception approval only, and amendments shall be permitted pursuant to interpretation or Special Exception Amendment approval without a requirement for proffered condition amendment approval.
2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP and these proffers may be permitted as determined by the Zoning Administrator, provided that such modifications are in substantial conformance with the GDP and continue to meet all provisions of the C-8 District.
3. Proposed Development/Uses. Development on the Application Property shall not exceed a maximum of 0.08 FAR.
4. Site Access. The Applicant shall construct vehicular access to the Application Property as shown on the GDP. Construction shall include the removal of pavement in the "stub" that is located on the northern side of and adjacent to the Beauregard Street ingress/egress point, and the installation of curb and gutters along the stub area. Interparcel access shall be provided to Parcel 72-2 ((1)) 7 as shown on Sheet 3 of the GDP, and an ingress/egress easement shall be established prior to issuance of a NonRUP for the restaurant associated with SEA 83-M-102-03.
5. Transitional Screening/Barriers. Transitional Screening/Barriers shall be provided as shown on the GDP. Species shall be determined at the time of Site Plan submission in coordination with and as approved by Urban Forest Management Division.

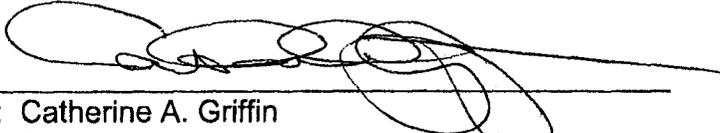
6. Walkway Contribution. A one-time contribution of \$2,000.00 shall be made to the Mason District Walkway Contingency Fund by the Applicant prior to site plan approval. The contribution shall escalate on a yearly basis from the date of Board of Supervisors approval, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U").
7. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered, shall be deemed an original document, and all of which taken together shall constitute one and the same instrument.

[SIGNATURE PAGE TO FOLLOW]

Signature Page for RZ 2009-MA-013
McDonald's Corporation

**Applicant/Title Owner of Tax Map 72-2 ((1)) 44A and
72-4 ((1)) 6E**

McDonald's Corporation 



By: Catherine A. Griffin
Its: Corporate Vice President - Deputy General Counsel and
Assistant Secretary

[SIGNATURE ENDS]

PROPOSED DEVELOPMENT CONDITIONS**SEA 83-M-102-03****February 25, 2010**

If it is the intent of the Board of Supervisors to approve SEA 86-M-102-03 located at Tax Map 72-2 ((1)) 44A and 72-4 ((1)) 6E to amend SE 83-M-102, previously approved for a fast food restaurant with drive-through, 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; these development conditions supersede previous development conditions. Conditions which are substantively the same and which have been carried forward from the previous application are indicated with an asterisk*.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment 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 General Development Plan/Special Exception Amendment (GDP/SEA) plat entitled "McDonald's General Development Plan and Special Exception Plat," consisting of eight sheets, prepared by Bohler Engineering and dated December 17, 2008 and revised through September 22, 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 88.
5. The fast food restaurant interior operations shall be limited to the hours of 5:00 a.m. to 1:00 a.m. Sunday through Saturday. The drive-through window shall be allowed to operate 24 hours a day.
6. At a minimum, parking shall be provided as required by Article 11; however, a maximum of forty-four (44) spaces, eleven (11) stacking spaces, and one (1) loading space shall be provided, as shown on the GDP/SEA plat.
7. Architectural elevations, including materials, shall be in substantial conformance with those shown on the GDP/SEA plat.

8. Irrespective of what may be shown on the GDP/SEA 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 radio volumes be turned down while in line, for consideration of neighbors.
11. Landscaping and tree plantings shall be provided consistent with the Landscape Plan submitted with the GDP/SEA plat, as determined by Urban Forestry Management (UFM). Existing trees located within the Fairfax County Water Authority (FCWA) easement shall be removed and replaced with appropriate tree plantings outside of the easement, as approved by UFM. All trees located in landscape strips less than eight feet in width need to be planted in conformance with the recommendations of UFM. Any off-site trees to be removed/replaced along the western boundary of the site shall require permission from the Landmark Homeowner's Association (Stonegate) and as determined by UFM.
12. The existing speed hump located along the east side of the service drive shall be removed prior to site plan approval.
13. A public access easement shall be provided and recorded in a form approved by the County Attorney over the entrance of the two-way pipestem access point on Beauregard Street to allow for continued interparcel access with the adjoining parcel to the south.
14. Prior to demolition of any structure or grading/removal of asphalt or concrete on the application property, evidence shall be provided in the form of a written statement to DPWES in consultation with the Division of Environmental Health - Community Health and Safety Section, that a certified Virginia pesticide applicator has treated and exterminated the structure/application area and surrounding properties for vermin.
15. A contribution in the amount of \$1,500.00 shall be made by the applicant to the Landmark Homeowner's Association (Stonegate) prior to site plan approval for the purchase and installation of vegetation on the adjoining property along the northern and western boundaries of the project site.
16. Security cameras shall be utilized by the applicant to monitor activity on the application property.

17. 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.

18. 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.

REZONING AFFIDAVIT

DATE: September 14, 2009
 (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 1047506

in Application No.(s): RZ 2009-MA-013
 (enter County-assigned application number(s), e.g. RZ 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 must 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/Title Owner of Tax Map 72-4 ((1)) 6E and 72-2 ((1)) 44A
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 "Rezoning 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).

Rezoning Attachment to Par. 1(a)

DATE: September 14, 2009
 (enter date affidavit is notarized)

1047506

for Application No. (s): RZ 2009-MA-013
 (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 "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: September 14, 2009
(enter date affidavit is notarized)

1047506

for Application No. (s): RZ 2009-MA-013
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

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.
- 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.

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

John A. Eidberger, Area Construction Manager
Catherine A. Griffin, Corporate Vice President – Deputy General Counsel and Assistant Secretary
Padraic G. Molloy - Corporate Assistant Secretary & Senior Counsel

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 14, 2009
(enter date affidavit is notarized)

for Application No. (s): RZ 2009-MA-013
(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 SHAREHOLDER: (enter first name, middle initial, and last name)

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

=====

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

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
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, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 14, 2009
(enter date affidavit is notarized)

for Application No. (s): RZ 2009-MA-013
(enter County-assigned application number (s))

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 SHAREHOLDER: (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.

=====

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

=====

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

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

REZONING AFFIDAVIT

DATE: September 14, 2009
(enter date affidavit is notarized)

for Application No. (s): RZ 2009-MA-013
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

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

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

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

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

REZONING AFFIDAVIT

DATE: September 14, 2009
(enter date affidavit is notarized)

for Application No. (s): RZ 2009-MA-013
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: September 14, 2009
(enter date affidavit is notarized)

for Application No. (s): RZ 2009-MA-013
(enter County-assigned application number(s))

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

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

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 "Rezoning Attachment to Par. 3" form.

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

WITNESS the following signature:

(check one)

[] Applicant

Inda E. Stagg

[x] Applicant's Authorized Agent

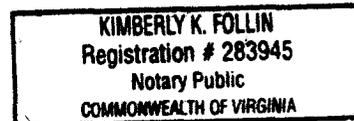
Inda E. Stagg, agent

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

Subscribed and sworn to before me this 14 day of September, 2009, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011



SPECIAL EXCEPTION AFFIDAVIT

DATE: September 14, 2009
(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

1047486

in Application No.(s): SEA 83-M-102-03
(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/Title Owner of Tax Map 72-4 ((1)) 6E and 72-2 ((1)) 44A
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: September 14, 2009
(enter date affidavit is notarized)

1049405

for Application No. (s): SEA 83-M-102-03
(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: September 14, 2009
(enter date affidavit is notarized)

104748 v

for Application No. (s): SEA 83-M-102-03
(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.
- 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) 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: September 14, 2009
(enter date affidavit is notarized)

1047488

for Application No. (s): SEA 83-M-102-03
(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: September 14, 2009
(enter date affidavit is notarized)

1047486

for Application No. (s): SEA 83-M-102-03
(enter County-assigned application number (s))

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.

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 14, 2009
(enter date affidavit is notarized)

104748 v

for Application No. (s): SEA 83-M-102-03
(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)
None

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 14, 2009
(enter date affidavit is notarized)

1047486

for Application No. (s): SEA 83-M-102-03
(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: September 14, 2009
(enter date affidavit is notarized)

1047484

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.)

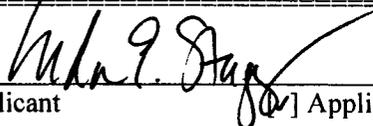
(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

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

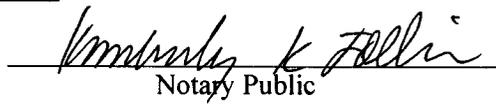


[] Applicant's Authorized Agent

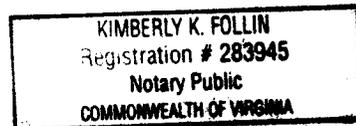
Inda E. Stagg, agent

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

Subscribed and sworn to before me this 14 day of September 20 09, in the State/Comm. of Virginia, County/City of Arlington.


Notary Public

My commission expires: 11/30/2011



Property Description

The Property is located on the north side of Little River Turnpike, just west of its intersection with Beauregard Street in the Mason Magisterial District.

According to the Fairfax County Tax Assessor, the Property contains approximately 53,395 square feet (1.23 acres) of land area and that the restaurant currently has a gross floor area of 4,168 square feet; however, a survey by the engineer has determined that the Property contains 53,403 square feet (1.23 acres). The Property is zoned C-8 (Highway Commercial District) at the front of the Property and C-4 (High Intensity Office District) at the rear of the Property, and is entirely within the Highway Control Overlay District (HCOD).

History

According to documents obtained in the Fairfax County Street Files, McDonald's began construction in 1964 and obtained approval of its original As-Built Site Plan #483 for a "Drive-In Building" on July 28, 1965 on a .67 acre parcel of land located along Little River Turnpike designated as TM 72-4 ((1)) 6B.

On May 7, 1984, the Board of Supervisors approved Special Exception Application SE 83-M-102 in the name of McDonald's Corporation for use as a drive-through window for a fast food restaurant.

On December 28, 1984, through private agreement, the boundary lines for the property were adjusted so that McDonald's gained additional land area to the north (a newly created parcel 6D, for a total of 1.21 acres), and the parcels were combined and re-designated as TM 72-4 ((1)) 6E. Simultaneously, a perpetual easement for the purpose of vehicular and pedestrian ingress and egress to and from McDonald's property was granted across the parcel that was originally designated on the Tax Records as an "outlet road", but which sometime between January 1, 1985 and January 1, 1986 would become TM 72-2 ((1)) 44A.

On July 8, 1985, the Board of Supervisors approved Special Exception Amendment Application, SEA 83-M-102-1 in the name of McDonald's Corporation for use as a drive-thru window for a fast food restaurant. The application form shows the lot area as 60,897 square feet, and the specific request was to permit additional land area, addition to buildings, additional parking, additional landscaping and relocation of the proposed drive-thru booth and stacking lane. (The additional land area included that land gained through the lot line adjustment and the ingress/egress easement area.)

On April 28th, 1987, McDonald's purchased Parcel 44A.

A "Plat Showing Street Dedication of the Land of McDonald's Corporation", dated September 26, 1986, indicates that the site area was 52,580 square feet (1.2071 acres) prior to dedication of right-of-way along Little River Turnpike, and was 46,889 square feet (1.0765 acres) after dedication.

On December 8, 1986, the Board of Supervisors approved Special Exception Amendment, SEA 83-M-102-2. The application form shows the lot area as 60,897 square feet, and that the request was to remove previous development condition #4, which required right of way dedication.

Comprehensive Plan

The Application Property is located in the Lincolnia Planning District (Area I); Pine Crest Community Planning Sector (L1). Paragraph 4 applies to the Application Property. This paragraph states,

"Limit commercial development on the north side of Route 236 to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods."

The Application Property contains an existing commercial development (an existing McDonald's restaurant), in the vicinity of Beauregard Street, as recommended in the Comprehensive Plan. Pedestrian access will be provided as recommended, and as desired by the community.

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 described in the "Comprehensive Plan" section above.
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 rezoning and

special exception applications are 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 1964, and has had a drive-through since 1984, which was prior to the development of the adjacent and nearby properties with residential townhomes. The Applications 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 1964 with access to Little River Turnpike, and has operated since 1984 with access to/from Beauregard Street. 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 11,538 square feet (22%), exceeds the C-8 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 GDP/SEA 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. There are no revisions to the access points to/from the Application Property to Beauregard Street or from the service drive onto Little River Turnpike. Much of the development in the vicinity was done after the beginning of operation of this McDonald's, and circulation was coordinated with the McDonald's circulation when they were constructed. However, McDonald's is proposing some modifications to the ingress/egress point on Beauregard Street to alleviate confusion created by an old service drive stub, and to alleviate confusion created by an additional access point to an abutting office building.
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:
 - (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or
 - a. Access to the site is via Beauregard Street and Little River Turnpike's service drive.
 - (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

a. N/A

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

a. Yes. Access from Little River Turnpike is via an existing service drive.

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 April 22, 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:

- Waiver of minimum lot width on Beauregard Street (200 feet required and 64.99 feet provided) may be required, and is requested. Please see "History" section above for further information regarding Parcel 44A.

- Modification of the transitional screening requirements adjacent to Little River Turnpike is requested (the Southern boundary) due to the location of entrances and a service drive that, due to site distance concerns, cannot be provided as specified, and due to the width of Little River Turnpike and the service roads, that would make any barrier or screening in this area ineffective.
- Modification of the transitional screening and waiver of barrier requirements along the northern and western property lines is requested to permit the transitional screening yard to be reduced to that vegetation shown on the GDP/SEA plat in accordance with Par. 3 of Sect 13-305. The vegetation proposed has been specifically designed to meet the needs of the adjoining property owners, who have requested a combination of existing vegetation and other "deterrent" vegetation. McDonald's has agreed to provide a contribution in the amount of \$1,500.00 to the Landmark Homeowner's Association (the adjoining property owners) for the establishment of deterrent vegetation on their property. In addition, the abutting property owner has located a very nice wooden fence on the Application Property's northern property line and a high chain link fence on the western property line. It would be redundant to provide additional barriers and, in order to preserve visibility, it would be unadvisable to provide additional opaque barriers on the western property line.
- Modification of the peripheral parking lot landscaping requirements along the southern property line is requested in order to permit a sidewalk to be located within the buffer due to the location of a service drive that is associated with Little River Turnpike pursuant to Par. 3, of Sect. 13-203.

Summary

The new façade and realignment of the restaurant on the Application Property will be an exciting upgrade to the Application Property. The Applicant believes that this renovated site will be an asset to the community and 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 applications.

Statement of Justification
6302 Little River Turnpike
February 19, 2010
Page 9 of 9

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
Aaron Bodenschatz; Bohler Engineering P.C.
Dave Logan; Bohler Engineering P.C.
Robin Antonucci; Wells + Associates, Inc.
Priyatham Konda; Wells + Associates, Inc.
Penelope Gross; Supervisor, Mason District
Janet Hall; Planning Commissioner, Mason District
M. Catharine Puskar; Walsh Colucci Lubeley Emrich and Walsh PC
Martin D. Walsh

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, Lincolnia Planning District, as amended through 1-26-2009, pages 15-16, the Plan states:

L1 PINECREST COMMUNITY PLANNING SECTOR

CHARACTER

The Pinecrest Community Planning Sector is characterized by older, stable neighborhoods of low density, single-family detached houses. The more recent residential development includes single-family detached units -- Mt. Pleasant and Autumn Cove, townhouses -- Linmar, Autumn Glen and Barcroft Square, and the Orleans Village complex of garden apartments and townhouses. The Pinecrest, a large planned residential development, includes single-family detached dwellings, townhouses and garden apartments. Higher density residential areas tend to be located along the major thoroughfares.

A variety of commercial retail uses are located along Route 236 near the sector's boundary with the City of Alexandria. Other commercial uses are situated on the north side of Route 236, east of Braddock Road.

RECOMMENDATIONS

Land Use

The Pinecrest sector is largely developed as stable residential neighborhoods. Infill development within this sector needs to be for a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

4. Limit commercial development on the north side of Route 236 to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition, POLICY PLAN - Land Use, page 19, the Plan states:

APPENDIX 5 GUIDELINES FOR DRIVE-THRU WINDOWS AND OTHER DRIVE-THRU FACILITIES

Drive-thru 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.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition, POLICY PLAN - Land Use, pages 5-6, the Plan states:

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.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition, POLICY PLAN - Land Use, pages 9-10, the Plan states:

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 I:

Regulate the amount of noise and light produced by non residential land uses to minimize impacts on nearby residential properties.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
 FAIRFAX, VIRGINIA 22030



December 12, 1986

William H. Hansbarger, Esquire
 Hansbarger and Testerman
 10523 Main Street
 Fairfax, Virginia 22030

Re: Special Exception Amendment
 Number SEA 83-M-102-2

Dear Mr. Hansbarger:

At a regular meeting of the Board of Supervisors held on December 8, 1986, the Board approved Special Exception Amendment Number SEA 83-M-102-2, in the name of McDonald's Corporation, located at Tax Map 72-4 ((1)) 6E for use as drive-thru window for fast food restaurant pursuant to Sections 4-803, 9-601 and 7-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment 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. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat and these conditions.



-2-

4. At such time as the Virginia Department of Highways and Transportation (VDH&T) expresses a willingness to accept the upgraded service drive, McDonalds will upgrade the service drive to state standards and dedicate the right-of-way up to the back of the curb of the existing service drive. Until such time the applicant shall maintain the service drive in a condition that would qualify it for acceptance by VDH&T. The Building Permit shall not be held up pending this dedication.
5. ~~Entrance to the site from Beauregard Street shall be~~
~~at the entrance, for right turn movements only.~~
This entrance is to be located as far north of the proposed entrance as possible. Subject to VDH&T approval, ~~this entrance~~
~~shall be designed as a slip ramp.~~ This entrance shall be closed at such time as an alternative access point from Beauregard Street is available north of this subject.
6. Landscaping of the site shall be provided with the materials set forth therein and as generally shown in the Preliminary Site Plan. Mixture of the bradford pears, king maple, sugar maple and white pine type of trees, shall be provided along the periphery of the site and within the parking lot. Underneath and between the trees around the proposed building and in the parking lot landscaping materials shall include Japanese holly, juniper, rhododendron and Chinese holly.

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 Amendment shall not be valid until this has been accomplished.

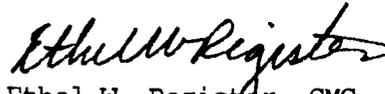
Under Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception Amendment unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception Amendment. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

December 12, 1986

-3-

If you have any questions concerning this Special Exception Amendment, please give me a call.

Very truly yours,



Ethel W. Register, CMC, Agency Director
Office of The Clerk to the Board

EWR/ns

cc: Lurty C. Houff, Jr.
Real Estate Division
Gilbert R. Knowlton, Deputy
Zoning Administrator
✓ Donald D. Smith
Permit, Plan Review Branch
Seldon H. Garnett, Chief
Inspection Services Division
Building Plan Review Branch
Barbara A. Byron, Director
Zoning Evaluation Division



County of Fairfax, Virginia

MEMORANDUM

DATE: September 17, 2009

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

FROM: Angela Kadar Rodeheaver: *AKR*
Site Analysis Section *by CAA*
Department of Transportation

FILE: 3-4 (RZ 2009-MA-013)
3-5 (SE 83-M-102)

SUBJECT: Transportation Impact

REFERENCE: RZ 2009-MA-013
SEA 83-M-102-3
6302 Little River Turnpike & 4800 N Chambliss Street
Traffic Zone: 1410
Land Identification Map: 72-2 ((1)) 44A, 72-4 ((1)) 6E

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated December 12, 2008, and revised through August 26, 2009. The applicant wishes to rezone the subject parcels from C-4, C-8, HC to C-8, HC and to amend the previously approved Special Exception in order to demolish the existing fast food restaurant with drive-thru and construct a new fast food restaurant with drive-thru on the site.

- On the ingress/egress drive connecting to Beauregard Street, the applicant should remove the section of proposed curb and gutter on the south side that blocks off the existing interparcel access to the parcel to the south and provide an interparcel access easement.
- There should be pedestrian access from the service drive into the site.
- The applicant should commit to modifying the site as needed and providing interparcel access to the east and to the west at such time as the third westbound lane is to be added to Route 236 - Little River Turnpike per the Comprehensive Plan.
- It would be desirable to install a bus shelter pad and provide easements for bus stop facilities on the Route 236 - Little River Turnpike frontage.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

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

September 16, 2009

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

Re: RZ 2009-MA-013 conc. w/ SEA 83-M-102-03, McDonald's
Tax Map No.: 072- /01/ /0044A 072-4 /01/ /0006E

Dear Ms. Coyle,

This office has reviewed the special exception plat relative to the above mentioned applications and offers the following comments.

The entrances should be designed and constructed in accordance with VDOT's *Minimum Standards of Entrances to State Highways*. Minimum width 30'. The radii of the curb returns should be increased to a minimum of 25'.

CG-12 ramps should be installed at all relevant locations.

The speed hump along the service drive should be removed.

For additional information please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Noreen H. Maloney".

Noreen H. Maloney
Transportation Engineer

cc: Ms. A. Rodeheaver



County of Fairfax, Virginia

MEMORANDUM

DATE: February 2, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Revised Land Use Analysis & Environmental Assessment:**
RZ 2009-MA-013 / SEA 83-M-102-03
McDonald's – Little River Turnpike

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the general development plan and special exception amendment (SEA) plat dated December 17, 2008 revised through September 23, 2009. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, McDonald's Corporation, is requesting a rezoning and special exception amendment approval for an existing restaurant currently zoned C-8 and C-4 zoning districts to the C-8 and Highway Corridor Overlay (HC) districts to permit the redevelopment of a fast food restaurant with drive-through on the subject property. The subject property contains approximately 1.23 acres. The proposed development would consist of the demolition of the existing fast food restaurant and the construction of a new building immediately north and west of the existing location. The proposed new restaurant would have an FAR of 0.08, which is well below 0.50 FAR permitted by C-8 Zoning District. The applicant is proposing to provide 46 parking spaces.

LOCATION AND CHARACTER OF THE AREA

The property is located on the north side of Little River Turnpike just west of its intersection with I-395. Properties located immediately east of the subject property are zoned C-8, to the north PDH-12 townhomes, to the west R-20 multi-family apartments and C-5 and to the south R-20 multifamily apartments and C-6 commercial development.

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/



COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2007 Edition, Area I, Lincolnia Planning District, L-1 Pinecrest Community Planning Sector, as amended through January 26, 2009, page 16:

“4. Limit commercial development on the north side of Route 236 to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods.”

Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 7 through 9, the Plan states:

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

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

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

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 17-19:

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

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

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

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED[®]) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR[®] rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building

accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

COMPREHENSIVE PLAN MAP: Retail and Other

LAND USE ANALYSIS

The applicant's request to redevelop the site with a new fast food restaurant with drive through is generally consistent with the basic land use and intensity recommendations of the Comprehensive Plan. However, landscaping and screening related to the proposed redevelopment of this use should be addressed in order to soften the visual impact of this redevelopment and to be more compatible with the surrounding uses. Tree cover and other vegetation along the site's eastern boundary is limited and soil conditions, limited planting areas, and site conditions may limit what can be planted in this area. The northern boundary area of the site contains a water line easement which is already compromised by a number of trees. Providing adequate screening and barrier in this area should be consistent with the standards for very limited to no planting within such easements. The western boundary of the site contains some existing vegetation and plans show a substantial landscaping plan for this area of the site. However, the type of vegetation, location and density of plantings in this area may need to be modified based upon recommendations from staff within the Urban Forestry Management (UFM) Branch.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Water Quality

Issue:

The redevelopment of the subject property presents an opportunity to improve water quality and runoff. Improved landscaping and Low Impact Development (LID) measures are strongly encouraged.

Resolution:

Stormwater management and BMP requirements will be met via an underground structure which is to be installed as part of the proposed new development. Any final determination regarding any additional water quality measures will be subject to review and approval by staff in the Department of Public Works and Environmental Services during site plan review.

Green Building

Issue:

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.

Resolution:

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.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

September 18, 2009

TO: Chris Demanche, Staff Coordinator
Department of Planning and Zoning, ZED

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

SUBJECT: McDonald's 6302 Little River Turnpike, RZ 2009-MA-013, SEA 83-M-102-03,
006301-ZONA-001-1

Urban Forest Management Division staff has reviewed the above referenced rezoning request, stamped as "Received by the Department of Planning and Zoning, Zoning Evaluation Division on August 27, 2009". All of UFMD's previous comments and recommendations have been addressed in this submission.

UFMD staff does not have any further comments.

Please call if you have any questions.

AID/
UFMID #: 146360

cc: RA File
DPZ File

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





County of Fairfax, Virginia

MEMORANDUM

DATE: January 27, 2010

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

FROM: Beth Forbes, Stormwater Engineer *34*
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ 2009-MA-013 concurrent with SEA 83-M-102-08, McDonald's Little River Turnpike, General Development Plan dated August 26, 2009, LDS Project #6301-ZONAV-001-B-1, Tax Map #72-2-01-044A and 72-4-01-0006E, Mason District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this redevelopment (PFM 6-0401.2B). Controls are mentioned, but not located, on the plan. In the site plan submission, Stormfilters will require pretreatment either with a model incorporating a pretreatment sump or be located so the underground detention can act as pretreatment.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Approximate drainage divides are to be shown on this plat (ZO 9-011.2J(1)(b)).

Stormwater detention is required; an underground facility is shown on the plan. Before site plan approval, a PFM modification will be required for an underground detention facility less than 72 inches high (PFM 6-1306.3H). The profile view of the detention facility shows the height to be 2.5 feet. Facilities less than 5 feet in height will be required to be a arch-type

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



Chris Demanche, Staff Coordinator
Rezoning Application #RZ 2009-MA-013, McDonald's Little River Turnpike
January 27, 2010
Page 2 of 2

facility and not constructed with circular pipe as shown on the cross-section diagram. If the pond on the adjacent parcel is to be used as part of the detention requirements a PFM modification will be required (PFM 6-0301.3).

Site Outfall

An outfall narrative has been provided.

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

BF/

cc: Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: July 17, 2009

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

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ2009-MA-013

Tax Map No. 072-2-/01/ /0044A, 072-4-/01/ /0006E

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

- The application property is located in the Cameron Run (I-3) watershed. It would be sewerred into the Alexandria Sanitation Authority (ASA).
- Based upon current and committed flow, there is excess capacity in the ASA at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8" inch line located along the street is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent information or comments:

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





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

**PLANNING & ENGINEERING
DIVISION**

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

June 16, 2008

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

Re: RZ 2009-MA-013
SEA 83-M-102-03

Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 36-inch and 20-inch water mains located at the property. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,

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

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

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: June 16, 2009

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2009-MA-013 concurrent with Special Exception Amendment Application SEA 83-M-102-03

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #426, Edsall Road
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - ___ a. currently meets fire protection guidelines.
 - ___ b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - ___ c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - X d. does not meet current fire protection guidelines without an additional facility. The application property is 0.4 of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

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





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, Manager,
Park Planning Branch, PDD

A handwritten signature in black ink, appearing to be "SS".

DATE: July 8, 2009

SUBJECT: RZ 2009-MA-013 conc w/ SEA 83-M-102-03, McDonald's Corporation
Tax Map Numbers: 72-2 ((1)) 44A, 72-4 ((1)) 6E

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: Andi Dorlester
DPZ Coordinator: Chris Demanche

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy

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.

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

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		