



County of Fairfax, Virginia

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

January 13, 2010

David R. Gill
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

Re: Special Exception Application SE 2007-SP-001
(Concurrent with Proffered Condition Amendment Application PCA 87-S-023-03)

Dear Mr. Gill:

At a regular meeting of the Board of Supervisors held on January 12, 2010, the Board approved Special Exception Application SE 2007-SP-001 in the name of Costco Wholesale Corporation. The subject property is located at 4725 West Ox Road on approximately 16.05 acres of land zoned C-8 and WS in the Springfield District [Tax Map 56-1 ((1)) 5C]. The Board's action permits an expansion of a retail sales establishment – large pursuant to Sections 4-804 and 9-533 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. This Special Exception 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.

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

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

4. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Costco Special Exception and PCA Plan", prepared by Bohler Engineering dated September 25, 2006, as revised through October 7, 2009, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The final architectural design of the addition and existing retail warehouse shall be in substantial conformance with the general type, quality, and proportion of materials depicted in the illustrative perspectives, elevations, and sections shown on the approved SE/PCA Plan. The Applicant shall incorporate design elements to break up the facades of the building, and the exterior design, building materials and colors used shall be consistent on all four (4) sides of the building.
6. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met shall be submitted to DPWES prior to issuance of a Non-Residential Use Permit (Non-Rup).
7. All signs shall conform to Article 12 of the Zoning Ordinance.
8. The Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the County Department of Transportation and/or DPWES.
9. A concrete bus shelter pad, and any necessary concrete loading pad (between curb and sidewalk), as well as any pedestrian connection to the bus shelter pad from the existing sidewalk along the West Ox Road site frontage shall be installed. Final locations shall be determined in consultation with FCDOT and VDOT at the time of site plan review. This bus shelter pad shall be installed prior to issuance of a Non-RUP; provided, however, that the Zoning Administrator may approve a later date for completion of the improvement without requiring an SEA upon demonstration by the Applicant that despite diligent efforts and due to factors beyond the Applicant's control, the required improvements have been delayed.
10. Landscaping shall be consistent with that shown on the GDP/ SE Plat. A minimum caliper ranging from 3" – 3.5" shall be provided for all newly planted trees along the property's perimeter.

11. Any interior parking lot landscaping that is dead, dying, or otherwise in poor condition shall be replaced as determined by Urban Forest Management (UFM). The applicant shall work with Urban Forest Management in determining the most appropriate size and species in order to ensure survivability.
12. All landscaping shall be maintained in good condition and include regular maintenance. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt replacement to maintain the required landscaping of this Special Exception.
13. The retail warehouse shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to the following strategies: a) high-efficiency mechanical systems; b) use of materials with recycled content; c) a high performance and insulated building envelope; d) water efficient fixtures; e) CO2 sensors and air filters; f) low volatile organic compounds in paints, sealants and finish materials; g) construction waste management; h) recycling/reuse of materials; i) prohibition of smoking in the interior public areas of the building and provision of designated smoking areas away from entries and operable windows; and j) consultation with a LEED accredited professional in the design of the addition. The Applicant shall provide the Environmental Development Review Branch (EDRB) of the Department of Planning and Zoning with evidence of satisfaction of at least five (5) of the above strategies prior to issuance of building permits for the proposed addition to the retail warehouse.
14. If not already provided, a crosswalk and pedestrian directional signal shall be installed on existing poles for the crosswalk across Piney Branch Road at the intersection of Piney Branch Road and West Ox Road as may be approved by VDOT. These facilities shall be constructed prior to issuance of a Non-RUP; provided, however, that the Zoning Administrator may approve a later date for completion of the improvement without requiring an SEA upon demonstration by the Applicant that, despite diligent efforts and due to factors beyond the Applicant's control, the required improvements have been delayed. If it is determined that construction of these pedestrian improvements is beyond the Applicant's control, the applicant shall contribute the sum of \$15,000.00 to Fairfax County for future installation of these facilities by others. If a cash contribution is pursued, the amount of the cash contribution shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter based on the Consumer Price Index as published by the Bureau of Labor Statistics, U.S. Department of Labor, for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI").
15. No permanent storage of tractor trailers shall be allowed on the Costco site.

16. Existing lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting may remain. All new and replacement outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
17. An exclusive right turn lane with a taper shall be constructed on westbound Costco Plaza Drive (formerly Price Club Plaza Drive) at the intersection with West Ox Road (which results in three separate lanes: an exclusive right turn lane, a shared left/ through lane and a left turn lane) prior to the issuance of a Non-Rup. The exact design and location of the right turn lane shall be determined based upon final design and engineering, subject to approval Fairfax County Department of Transportation (FCDOT) and the Department of Public Works and Environmental Services (DPWES). This road improvement shall also be aligned with Alliance Drive to the extent possible and include related traffic signal modifications subject to approval by VDOT and FCDOT. The Zoning Administrator may approve a later date for the completion of the road improvement without requiring an SEA application upon demonstration by the Applicant that, despite diligent efforts and due to factors beyond the Applicant's control, the required road improvements have been delayed.
18. Adequate sight distance from the Piney Branch Road access point shall be demonstrated as determined by VDOT prior to the issuance of a Non-Rup. Any landscaping located near this access point shall be provided as approved by UFM in consultation with VDOT in order to avoid any interference with adequate sight distance. Any tree or shrub determined to impact the sight distance shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFM.
19. Two "inverted U style" bicycle racks (or the equivalent, as determined by FCDOT) shall be installed in a location and manner to be coordinated with and approved by FCDOT at the time of site plan review.
20. In order to minimize the loss and damage of existing vegetation along the eastern boundary line, the design of the pedestrian connection located to the north of the intersection of Piney Branch Road and Price Club Plaza shall be reviewed and approved by UFM.
21. The stormwater management system shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the proposed buildings. 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.

The Board also:

- Modified the transitional screening requirement to the east in favor of the existing vegetation as shown on the Generalized Development Plan/Special Exception (GDP/SE) Plat.
- Waived the barrier requirements to the east in favor of the landscape berm shown on the GDP/SE Plat.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

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

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 11-24-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
LANDSCAPE MAINTENANCE	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$	01-01-0001
LIGHTING/GLARE	01-01-0001	0	N/A	\$	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	\$	01-01-0001
PARKING LOT LANDSCAPING	01-01-0001	0	N/A	\$	01-01-0001
PARKING TABULATION REQUIRED	01-01-0001	0	NON-RUP	\$	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSW	01-01-0001	0	NON-RUP	\$	01-01-0001
ROAD FUNDS	01-01-0001	0	NON-RUP	\$	01-01-0001
SIGHT DISTANCE	01-01-0001	0	N/A	\$	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION	01-01-0001	0	N/A	\$	01-01-0001
SWM / BEST MANAGEMENT PRACTICES	01-01-0001	0	SITE PLAN	\$	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND D	01-01-0001	0	NON-RUP	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
APPROVED FOR LOCATION/STRUCTURE	01-01-0001	0	N/A	\$	01-01-0001

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

MODIFY BARRIER REQUIREMENT

MODIFY TRANSITIONAL SCREENING REQUIREMENT

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED

amended to add use



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

APPLICATION No: SE2007-SP-001

Concurrent
(Staff will assign)
RECEIVED-023-3
Department of Planning & Zoning

FEB 18 2009
Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	Costco Wholesale Corporation	
	MAILING ADDRESS	999 Lake Drive Issaquah, WA 98027	
	PHONE HOME ()	N/A	WORK ()
	PHONE MOBILE ()	N/A	
PROPERTY INFORMATION	PROPERTY ADDRESS	4725 West Ox Road Fairfax, Virginia	
	TAX MAP NO.	56-1-((1))-5C	SIZE (ACRES/SQ FT) 16.05 ac/699,345 sf
	ZONING DISTRICT	C-8, WS	MAGISTERIAL DISTRICT Springfield
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	N/A	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION	Category 5 Special Exception 4-804(4)(R) & 9-505 4-804(4)(O) & 9-533	
	PROPOSED USE	Service Station Retail Sales Establishment - Large	
AGENT/CONTACT INFORMATION	NAME	David R. Gill, Esq. Sheri L. Hoy, Land Use Planner	
	MAILING ADDRESS	McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	
	PHONE DRG HOME (703) XXXX	712-5039	SLH WORK (703) 712-5483 XXXXX
	PHONE MOBILE ()		
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact		

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

David R. Gill, Esquire

TYPE/PRINT NAME OF APPLICANT/AGENT

SIGNATURE OF APPLICANT/AGENT

SE2008-0241

DO NOT WRITE IN THIS SPACE

Date Application accepted: 4-27-09

Application Fee Paid: \$ 529.50