



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX



STAFF REPORT ADDENDUM 2

SE 83-V-010

January 25, 1989

BACKGROUND

This is a request by Ford Leasing Development Company for approval of a special exception to expand an existing car dealership located at 6129 Richmond Highway, in the Mount Vernon District. The request is to expand the existing service building by eight (8) bays and to increase vehicle parking on site to a total of 383 spaces.

The Staff Report Addendum 1, dated October 5, 1988, recommended denial of SE 83-V-010 citing a number of unresolved Comprehensive Plan, environmental, transportation and Zoning Ordinance issues. The applicant has subsequently submitted a revised SE plat, dated December 6, 1988, and staff has prepared Proposed Development Conditions, dated January 25, 1989, both of which are enclosed with this report as Attachments 1 and 2.

DISCUSSION

The revised SE plat and Proposed Development Conditions address the issues identified in Staff Report Addendum 1 as follows:

Conflict with the Comprehensive Plan recommendation for the property

The existing automobile dealership is not in harmony with the Comprehensive Plan recommendation of residential use at 5-8 dwelling units per acre for the property. The proposed intensification of the auto oriented use is also contrary to an objective of the Plan to prevent commercial intrusion into areas planned for residential use. The Plan recommends that "new residential uses be provided along the Route 1 corridor as a major addition to the character of the primarily commercial corridor." Consequently, because the existing use precludes residential development any further intensification of this use is undesirable and is contrary to the Comprehensive Plan.

Conflict with the Comprehensive Plan text

The Comprehensive Plan text, as cited in the Staff Report Addendum 1, states that automobile dealerships located on Route 1 should exhibit quality design and compatibility with surrounding land uses through the provision of interior and peripheral landscaping exceeding minimum requirements of the Zoning Ordinance.

The revised SE plat and Proposed Development Conditions address the issue of landscaping on Route 1, Quander Road, within the parking lot, and along the eastern boundary adjacent to Windsor Road. According to the revised SE plat and Proposed Development Conditions, the applicant will provide: 1) a mixture of trees and shrubs along the site's Route 1 frontage; 2) a twenty-five (25) foot buffer containing evergreens, shrubs and a six foot high board-on-board wood fence along the site's Quander Road frontage; 3) interior parking lot landscaping in accordance with Section 13-106 of the Zoning Ordinance; and 4) a one hundred (100) foot wide permanent "Limited Scenic Easement" to include evergreen trees and an eight (8) foot high wood fence.

Further, the Comprehensive Plan text speaks to the issue of minimizing the adverse impacts of incompatible land uses in close proximity to one another and stabilizing the boundary of commercial activity. In staff's opinion, the provision of landscaping and fences, as discussed above, will help mitigate the impact of the commercial use on the surrounding residential neighborhoods located to the east across Windsor Road and to the west across Quander Road and will upgrade the appearance of the existing dealership facility.

Dedicate ninety-eight (98) feet of right-of-way from centerline along the site's Route 1 frontage

The revised SE plat indicates this requested ninety-eight (98) feet of right-of-way from centerline along the site's Route 1 frontage.

Construct a service drive with curb, gutter and sidewalk along Route 1

The revised SE plat indicates this requested service drive along Route 1.

Limit access on Quander Road to two (2) driveways

The applicant has eliminated the third curb cut originally proposed on Quander Road. The SE plat now meets the Fairfax County Public Facilities Manual criteria that limits direct driveway access to any collector street, for a single site, to two (2) curb cuts.

Relocate the southernmost curb cut on Quander Road to minimize conflicts with the service building

The applicant has relocated the southernmost curb cut on Quander Road further to the south to avoid any potential conflict with access to the service building.

Designate and reserve on-site parking spaces for employees, customers, and new vehicle storage

Proposed Development Condition #13 states that the applicant shall designate, either by signs or pavement markings, parking spaces for employees, customers and new vehicle storage.

In addition, Proposed Development Condition #12 limits the number of vehicles permitted to be parked on site to 383 and further states that no vehicles, associated with the Ford Dealership shall be parked on Route 1, Quander Road, or in any area not specifically designated for vehicle parking on the revised SE plat.

Address problem soils on the site

As discussed in the Staff Report Addendum 1, there are alluvial soils present on the application property. In addition, there may be marine clay deposits associated with the steep slope area. These soil conditions are to be addressed prior to construction on the site.

Proposed Development Condition #6 states that a Geotechnical Engineering Study will be conducted in accordance with Chapter 107 of the Fairfax County Code, for review by the Belle Haven Community Association. This study is to address construction on marine clay soils and outline appropriate mitigation measures. Further, Ford Leasing Development Company will be responsible for stabilizing and repairing any adjacent structures or properties that shift or are damaged as a result of grading or construction activities.

Proposed Development Condition #7 states that Ford Leasing Development Company is responsible for engaging the services of a geotechnical engineer for the purposes of assuring compliance with the geotechnical study and preparing written inspection reports to the Department of Environmental Management (DEM). A copy of these reports is to be provided, within five (5) days, to a representative of the Belle Haven Community Association (BHCA). Upon request, the BHCA representative may inspect the property in the company of the geotechnical engineer.

Correct stormdrainage problems that exist on the site

Drainage problems are currently experienced on the site. These problems are a result of an inadequate culvert located on the property that is not containing and transmitting water downstream as originally designed.

Proposed Development Condition #5 states that the Ford Leasing Development Company will repair the existing erosion damage in the vicinity of the outfall of the storm drainage culvert both on the application property and the adjacent Board of Supervisor's property prior to any construction activities on site.

Address General Standards for Special Exception Uses, Section 9-006 of the Zoning Ordinance

The revised SE plat and Proposed Development Conditions address the eight (8) General Standards applicable to this application as follows:

- #1. As previously discussed in this report, this application to expand the existing automobile dealership is not in harmony with the Comprehensive Plan recommendation of residential use at 5-8 dwelling units per acre for the property. In staff's opinion, the application does address the Comprehensive Plan text regarding compatibility with the surrounding neighborhood and quality design along the Route 1 corridor, with implementation of the Proposed Development Conditions.

- #2. The revised application satisfies the purpose and intent of the C-8 Zoning Ordinance which is to accommodate commercial uses "in a manner that will minimize interference with through traffic movements and insure a high standard in site layout, design and landscaping.

- #3. Intensification of the automobile dealership impedes implementation of the Comprehensive Plan on the property.
- #4. The applicant has addressed the transportation issues dealing with the number of curb cuts on Quander Road, dedication of right-of-way and construction of a service drive on Route 1 and internal circulation on site.
- #5. The applicant is requesting a modification of the transitional screening requirement along the site's Quander road frontage adjacent to single family developed property. According to Section 13-109 Transitional Screening #3, a fifty (50) foot wide unbroken strip of landscaped open space is required. Proposed Development Condition #10 states that a twenty-five (25) foot wide strip to include two (2) rows of evergreen trees 6-8 feet in height, planted ten (10) feet apart with interspersed shrubs shall be provided. In addition, to meet the barrier requirement, Section 13-110, a six (6) foot high board-on-board wood fence is also to be provided.

According to Section 13-111, Par. 3, the transitional screening requirement can be modified where the impacts on adjacent properties have been minimized through a combination of architectural and landscaping techniques. It is staff's opinion that the transitional screening and barrier proposed in Proposed Development Condition #10 meets the intent of Par. 3.

- #6. The application has met the open space requirement specified in the C-8 Zoning District.
- #7. Through the implementation of Proposed Development Conditions #5, #7 and #8 the applicant has satisfied staff's concerns regarding soils and storm drainage.
- #8. Any sign(s) on the property will be required to comply with the Fairfax Sign Ordinance.

According to staff's analysis, this application has not satisfied General Standards #1 and #3.

CONCLUSIONS AND RECOMMENDATIONS

This application is for a special exception to permit the expansion of an existing vehicle sales and service establishment to increase total parking on the site to 383 spaces and to add eight (8) service bays to the sales/serve building.

With the applicant's revised SE plat and the Proposed Development Conditions, the application has addressed the transportation and environmental issues identified in Staff Report Addendum 1.

This application, however, is not in harmony with the Comprehensive Plan recommendation of residential development at 5-8 dwelling units per acre. The proposed intensification of the existing automobile dealership impedes implementation of the Plan. Further, the application does not, in staff's analysis, satisfy General Standards 1 and 3.

Recommendation

Staff recommends that SE 83-V-010 be denied. However, if the Board of Supervisors approves SE 83-V-010, staff recommends approval subject to the Proposed Development Conditions contained in Attachment 1.

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

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

ATTACHMENTS

1. Proposed Development Conditions, January 25, 1989
2. Revised SE plat, December 6, 1988

SE 83-V-010

January 25, 1989

## PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SE 83-V-010 located at Tax Map 83-3 ((1)) 52 for an automobile dealership pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat and these conditions.
4. Ninety-eight (98) feet of right-of-way from the centerline of Route 1 (Richmond Highway), along the site's frontage, shall be dedicated and conveyed to the Board of Supervisors in fee simple. A service drive, as depicted on the SE plat, to include curb, gutter and sidewalk, shall be constructed.
5. The existing erosion damage in the vicinity of the outfall of the storm drainage culvert both on the subject property and the adjacent Board of Supervisor's property shall be repaired at Ford Leasing Development's Company's cost and expense. In addition, a stormwater drainage system shall be installed at Ford Leasing Development Company's cost and expense as directed by the Department of Environmental Management (DEM) and Department of Public Works (DPW). Review of the stormwater drainage system by DEM and DPW shall occur with the consultation of the Belle Haven Civic Association (BHCA). Determination of the appropriate stormwater drainage system shall be at the sole discretion of DEM and DPW. Repair of the erosion damage and installation of the stormwater drainage system shall occur prior to any other construction activities on site.

6. A geotechnical study, conducted in accordance with Chapter 107 of the Fairfax County Code, shall be conducted, by Ford Leasing Development Company, for review by the Belle Haven Community Association and adjoining property owners, at the time of site plan review. The geotechnical study shall determine whether construction proposed as part of this Special Exception will contribute to the shrinkage or swelling of marine clay soils or slope movement on adjacent properties. If DEM determines that the proposed construction will have an adverse impact on the stability of soils on adjacent properties, Ford Leasing Development Company shall design and construct appropriate mitigation measures to prevent such adverse impact, as determined by DEM. Further, any structures or properties that shift or are damaged as a result of Ford Leasing Development Company's grading or construction shall be stabilized and repaired by Ford Leasing Development Company at its' expense.
7. During construction, the services of a geotechnical engineer shall be engaged to assure compliance on site with the recommendations of the geotechnical report as approved by DEM and to prepare and submit written inspection reports to DEM on a monthly basis. The cost of these services shall be born exclusively by the Ford Leasing Development Company. A copy of each written inspection report shall be provided within five (5) business days of preparation to a designated representative of the Belle Haven Community Association (BHCA). The BHCA representative may, upon request, inspect the property in the company of the geotechnical engineer.
8. A one hundred (100) foot wide permanent "Limited Scenic Easement", as depicted on the SE plat, shall be dedicated and recorded in the Fairfax County Land Records and be reviewed and approved by the Fairfax County Attorney. The construction of any structures, with the exception of those for stormwater management and as qualified by Development Condition #9 below, and parking shall be prohibited within the "Limited Scenic Easement".
9. Within the above referenced "Limited Scenic Easement," and as depicted on the Special Exception plat, an eight (8) foot high board-on-board wood fence and landscaping to include two (2) rows, placed ten (10) feet apart, of evergreen trees six (6) to eight (8) feet in height shall be provided. No landscape planting will be permitted within utility easements. Maintenance of the fence and landscape materials shall be the responsibility of Ford Leasing Development Company.

10. A landscape plan, to include landscaping plantings along the site's Route 1 frontage and plantings and a barrier along the site's Quander Road frontage, shall be coordinated and approved by the County Arborist. The intent of the landscape plan, along Route 1, is to provide a mixture of trees and shrubs to screen the view of parked cars from the roadway. Along Quander Route a twenty-five (25) foot buffer, landscaped with two (2) rows of evergreen trees 6-8 feet in height, planted ten (10) feet apart with interspersed shrubs, and a six (6) foot high board-on-board wood fence shall be provided to screen the view of parked cars from adjacent residences.
11. Interior parking lot landscaping shall be provided in accordance with Section 13-106 of the Zoning Ordinance.
12. The number of vehicles permitted to be parked on site shall be limited to 383. No vehicles, associated with the Ford Leasing Development Company, shall be parked on Route 1 or Quander Road or in any area not specifically designated for vehicle parking on the SE plat.
13. Vehicle parking areas, on site, shall be designated, either by signs or pavement markings, for customers, employees and new vehicle storage.
14. Outdoor lighting, if installed, shall be in the nature of security lighting in accordance with the following:
  - The lights shall be of a low intensity in accordance with Section 14-904 of the Zoning Ordinance and focused towards the interior of the site.
  - The lights shall be non-glare type shielded to prevent light from being directed off the site.
  - No lights shall be installed higher than ten (10) feet above grade.
15. Hours of operation shall be limited to 7:30 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturdays. The total number of employees shall be limited to a total of 120 with not more than forty-two (42) at any one (1) shift.

16. Expansion of the dealership building shall be limited to the configuration depicted on the SE plat and identified as "8 stall service addition", and there shall be no additional vehicular ingress or egress from the back or southeast side of the building. The addition shall be constructed of masonry block painted to match the existing structure.
17. The area designated "undeveloped" on the SE plat shall not be used for any Ford Leasing Development Company purposes and shall remain in its natural and undisturbed state.

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.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception 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. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.



