



APPLICATIONS ACCEPTED: July 14, 2011
PLANNING COMMISSION: December 8, 2011
BOARD OF SUPERVISORS: not yet scheduled

County of Fairfax, Virginia

November 22, 2011

STAFF REPORT

REZONING APPLICATION RZ 2011-PR-021 SPECIAL EXCEPTION APPLICATION SE 2011-PR-007

PROVIDENCE DISTRICT

APPLICANT: Page Annandale Road Associates, LLC

EXISTING ZONING: C-5, C-8, HC

PROPOSED ZONING: C-8, HC

PARCEL(S): 50-4 ((12)) 1, 1A, 2 and 3
50-4((1)) 25, 26, 27 and 27A
(RZ is on parcel 25 only)

ACREAGE: 3.88 acres (total site area for SE)
23,523 sq. ft. (RZ only)

FAR: 0.35

OPEN SPACE: 19%

PLAN MAP: Retail and Other

SE CATEGORY/USE: Category 5: Vehicle sale, rental and ancillary service establishment

PROPOSAL: Request to rezone parcel 50-4 ((1)) 25 from C-5 to the C-8 District to permit a 58,985 square foot building for vehicle sales, rental, and ancillary service to be constructed on the property.

Suzie Zottl

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2011-PR-021, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2011-PR-007, subject to the development conditions contained in Appendix 2.

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

Staff recommends that the Board direct the Director of DPWES to waive the tree preservation target area requirement.

Staff recommends approval of the loading space modification to that shown on the GDP/SE Plat.

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

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

O:\sbatti\RZ\RZ 2011-PR-021 Page Annandale\Staff Report_ BP Toyota.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

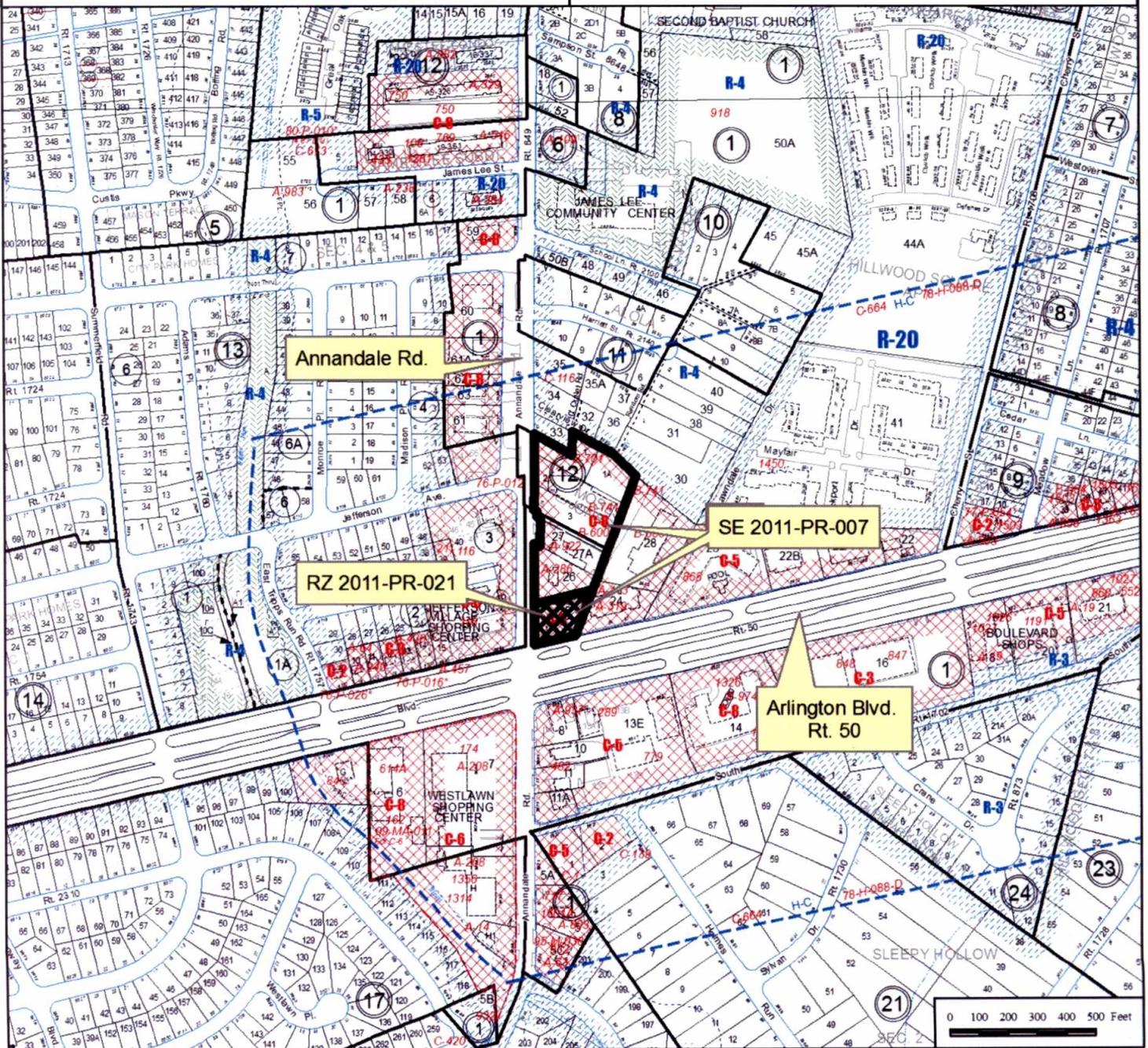
RZ 2011-PR-021

Special Exception

SE 2011-PR-007

Applicant: PAGE ANNANDALE ROAD ASSOCIATES, L.L.C.
Accepted: 07/14/2011
Proposed: COMMERCIAL
Area: 23,523 SF OF LAND;
DISTRICT - PROVIDENCE
Located: NORTHEAST QUADRANT OF THE INTERSECTION OF ANNANDALE ROAD AND ARLINGTON BOULEVARD
Zoning: FROM C- 5 TO C- 8
Overlay Dist: HC
Map Ref Num: 050-4- /01/ /0025

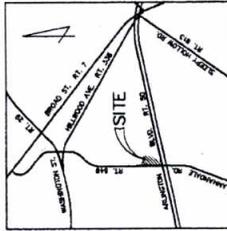
Applicant: PAGE ANNANDALE ROAD ASSOCIATES, L.L.C.
Accepted: 07/14/2011
Proposed: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
Area: 3.88 AC OF LAND;
DISTRICT - PROVIDENCE
Zoning Dist Sect: 04-0804, 07-0607
Art 9 Group and Use: 5-25 6-07
Located: 6627 CLEARVIEW DRIVE; 2919, 2923, 2927, 2931, 2935 ANNANDALE ROAD; 6660ARLINGTON BOULEVARD
Zoning: C- 8
Plan Area: 1 Overlay Dist: HC
Map Ref Num: 050-4- /01/ /0025 /01/ /0026 /01/ /0027 /01/ /0027A /12/ /0001 /12/ /0001A /12/ /0002 /12/ /0003



BILL PAGE TOYOTA - ANNANDALE ROAD

Providence District Fairfax County, Virginia

Generalized Development Plan / Special Exception Plat RZ 2011-PR-021 / SE 2001-PR-007



VICINITY MAP
 SCALE: 1" = 2,000'

Applicant:
 Bill Page Toyota
 2923 Annandale Road
 Falls Church, VA 22042

Sheet Index

1. COVER SHEET
2. CONDITIONS
3. GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
4. NOTES AND TABULATION
5. EXISTING UTILITIES
6. EXISTING VEGETATION
7. STORMWATER MANAGEMENT
8. STORMWATER MANAGEMENT
9. AUTODRAW ANALYSIS
10. ELEVATIONS
11. ELEVATIONS
12. SIGNAGE
13. PHOTOMETRIC ANALYSIS

Bill Page Toyota - Annandale Road
 Generalized Development Plan /
 Special Exception Plat

Revised November 18, 2011
 Revised October 26, 2011
 Revised September 30, 2011
 Revised June 30, 2011

June 3, 2011

M-10786



Dewberry & Davis LLC
 10000 Westpark Drive
 Suite 100
 Fairfax, VA 22031
 703.261.8800
 www.dewberry.com

BILL PAGE TOYOTA
 ANNANDALE ROAD
 GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAN /
 SPECIAL EXCEPTION PLAT
 PROPOSED DISTRICT
 FAIRFAX COUNTY, VIRGINIA



SHEET PLAN
 SCALE
 0' 30' 60'

NO.	DATE	BY	DESCRIPTION
1	08.20.11	JMC	PRELIMINARY
2	09.20.11	JMC	REVISED
3	10.26.11	JMC	REVISED
4	11.16.11	JMC	REVISED

OWNER BY: AEC
 APPROVED BY: PCT
 CHECKED BY: JMC
 DATE: JUNE 3, 2011
 TITLE: **Bill Page Toyota**
Annandale Road
 GENERALIZED DEVELOPMENT
 PLAN / SPECIAL EXCEPTION PLAT
 PROJECT NO.:
 SHEET NO.: **3**
 3 OF 13
 M-10786

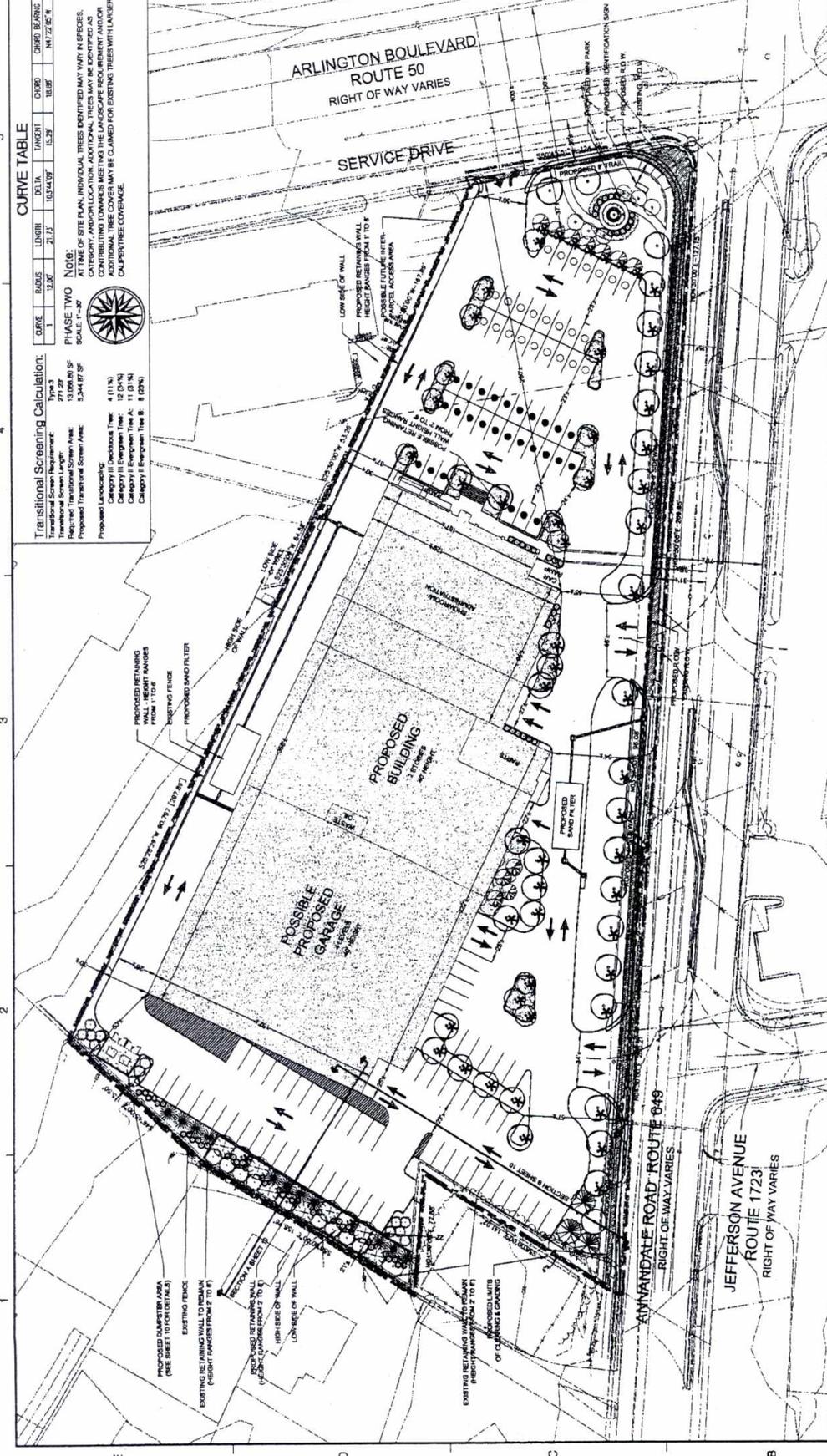
CURVE TABLE

CURVE	POINTS	LENGTH	DELTA	CHORD BEARING
1	13.97	71.71	103.4109°	18.95° N47.72.05° W

PHASE TWO
 AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY IN SPECIES, CATEGORY, AND/OR LOCATION. ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR CATEGORY REQUIREMENT. TREES IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE REQUIREMENT MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.

Transitional Screening Calculation:
 Type 3
 Transitional Screen Requirement: 271,228 SF
 Transitional Screen Length: 1,344.87 SF
 Proposed Transitional Screen Area: 3,344.87 SF

Proposed Landscaping:
 Category I Evergreen Tree: 4 (11%)
 Category II Evergreen Tree: 12 (31%)
 Category III Evergreen Tree A: 11 (31%)
 Category IV Evergreen Tree B: 8 (20%)



LEGEND

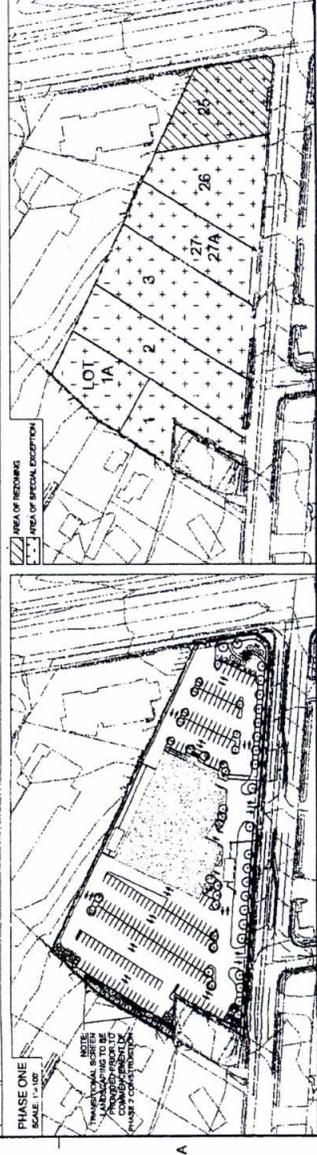
- PROPOSED CATEGORY I EVERGREEN TREE
- PROPOSED CATEGORY II EVERGREEN TREE
- PROPOSED CATEGORY III EVERGREEN TREE
- PROPOSED CATEGORY IV EVERGREEN TREE
- PROPOSED CATEGORY I DECIDUOUS TREE
- PROPOSED CATEGORY II DECIDUOUS TREE
- PROPOSED CATEGORY III DECIDUOUS TREE
- PROPOSED CATEGORY IV DECIDUOUS TREE
- PROPOSED BIRCH LAMB PRUNELLA
- TREE COATED TOWARD PARKING LOT LANDSCAPING REQUIREMENT
- AREA OF PROPOSED ROAD DEVIATION
- CUSTOMER PARKING SPACES
- DISPLAY PARKING SPACES

Preliminary Tree Cover Tabulation

GROSS SITE AREA: 1,344,872 SF
 NET SITE AREA: 1,344,872 SF
 TREE COVER REQUIRED (FOR COMMERCIAL): 1,344,872 SF
 PRELIMINARY AREA OF EXISTING TREES TO REMAIN: 1,344,872 SF
 34 PROPOSED TREES @ AVG. 200 SF EA = 6,800 SF
 34 PROPOSED TREES @ AVG. 150 SF EA = 5,100 SF
 12 PROPOSED TREES @ AVG. 100 SF EA = 1,200 SF
 8 PROPOSED TREES @ AVG. 175 SF EA = 1,400 SF
 TOTAL PRELIMINARY TREE COVER PROPOSED: (TOTAL 14,500 SF)

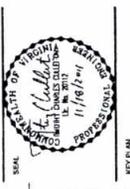
Preliminary Parking Lot Landscaping Tabulation

PRELIMINARY PARKING LOT AREA: 101,528 SF
 PRELIMINARY PARKING LOT LANDSCAPING REQUIRED (4%): 4,061 SF
 PRELIMINARY PARKING LOT LANDSCAPING PROPOSED (100%): 10,000 SF
 38 PROPOSED TREES @ AVG. 200 SF EA = 7,600 SF
 14 PROPOSED TREES @ AVG. 175 SF EA = 2,450 SF
 1 PROPOSED TREE @ AVG. 175 SF EA = 175 SF



Dewberry & Davis, LLC
 1000 N. 17th Street, Suite 200
 Fairfax, VA 22033
 Tel: 703.281.1000
 Fax: 703.281.1001
 www.dewberry.com

BILL PAGE TOYOTA
 ANNANDALE ROAD
 SPECIAL DEVELOPMENT PLAN /
 SPECIAL EXCEPTION PLAT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN
 SCALE
 0' 30' 60'

No.	DATE	BY	Description
1	09.20.11	ARC	REVISED
2	09.20.11	ARC	REVISED
3	10.26.11	ARC	REVISED
4	11.16.11	ARC	REVISED

DATE: June 3, 2011
 DRAWN BY: [Name]
 APPROVED BY: [Name]
 CHECKED BY: [Name]

TITLE: Bill Page Toyota
 Annandale Road
 EXISTING VEGETATION MAP
 PROJECT NO: [Number]
 SHEET NO: 5 of 13
 M-10786



PRELIMINARY TREE PRESERVATION TARGET CALCULATION

Item	Description	Value
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	0.10 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	2.8%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR NET SITE AREA =	10%
D	NET SITE AREA 3.88 AC x 0.096 AC = 3.78 AC	3.78 AC
E	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	2.8%
F	PRELIMINARY PERCENTAGE OF CANOPY REQUIREMENT THAT MAY BE MET THROUGH TREE PRESERVATION (SEE SHEET 2 FOR REFERENCE) 0 AC	0.07 AC
G	NET, THE TREE PRESERVATION TARGET MINIMUM BE MET?	NO

EXISTING VEGETATION INVENTORY

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	ACREAGE	COMMENTS
A	DEVELOPED LAND	NA	NA	NA	16,807 SF 3.78 AC	AREA CONSISTS OF PRIMARILY BUILDINGS AND DRIVEWAYS
B	MAINTAINED GRASSLANDS	RED WINGED BLACKBERRY, WHITE PINE	SUB-CLIMAX	FAIR	4,028 SF 0.09 AC	AREA WITH MASSIVE EVERGREEN
C	TOTAL			TOTAL ACREAGE:	3.88 AC	

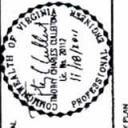
10-year Tree Canopy Calculation Worksheet

A. Tree Preservation Target and Statement	100,000 SF
B. Tree Canopy Requirement	100,000 SF
B1. Subtotal area dedicated to parks, open space, and	4,190 SF
B2. Subtotal area of wetlands	4,190 SF
B3. Subtotal area of water bodies	100,000 SF
B4. Subtotal area of wetlands, water bodies, and	100,000 SF
B5. Subtotal area of wetlands, water bodies, and	100,000 SF
B6. Subtotal area of wetlands, water bodies, and	100,000 SF
B7. Subtotal area of wetlands, water bodies, and	100,000 SF
B8. Subtotal area of wetlands, water bodies, and	100,000 SF
B9. Subtotal area of wetlands, water bodies, and	100,000 SF
B10. Subtotal area of wetlands, water bodies, and	100,000 SF
B11. Subtotal area of wetlands, water bodies, and	100,000 SF
B12. Subtotal area of wetlands, water bodies, and	100,000 SF
B13. Subtotal area of wetlands, water bodies, and	100,000 SF
B14. Subtotal area of wetlands, water bodies, and	100,000 SF
B15. Subtotal area of wetlands, water bodies, and	100,000 SF
B16. Subtotal area of wetlands, water bodies, and	100,000 SF
B17. Subtotal area of wetlands, water bodies, and	100,000 SF
B18. Subtotal area of wetlands, water bodies, and	100,000 SF
B19. Subtotal area of wetlands, water bodies, and	100,000 SF
B20. Subtotal area of wetlands, water bodies, and	100,000 SF
B21. Subtotal area of wetlands, water bodies, and	100,000 SF
B22. Subtotal area of wetlands, water bodies, and	100,000 SF
B23. Subtotal area of wetlands, water bodies, and	100,000 SF
B24. Subtotal area of wetlands, water bodies, and	100,000 SF
B25. Subtotal area of wetlands, water bodies, and	100,000 SF
B26. Subtotal area of wetlands, water bodies, and	100,000 SF
B27. Subtotal area of wetlands, water bodies, and	100,000 SF
B28. Subtotal area of wetlands, water bodies, and	100,000 SF
B29. Subtotal area of wetlands, water bodies, and	100,000 SF
B30. Subtotal area of wetlands, water bodies, and	100,000 SF
B31. Subtotal area of wetlands, water bodies, and	100,000 SF
B32. Subtotal area of wetlands, water bodies, and	100,000 SF
B33. Subtotal area of wetlands, water bodies, and	100,000 SF
B34. Subtotal area of wetlands, water bodies, and	100,000 SF
B35. Subtotal area of wetlands, water bodies, and	100,000 SF
B36. Subtotal area of wetlands, water bodies, and	100,000 SF
B37. Subtotal area of wetlands, water bodies, and	100,000 SF
B38. Subtotal area of wetlands, water bodies, and	100,000 SF
B39. Subtotal area of wetlands, water bodies, and	100,000 SF
B40. Subtotal area of wetlands, water bodies, and	100,000 SF
B41. Subtotal area of wetlands, water bodies, and	100,000 SF
B42. Subtotal area of wetlands, water bodies, and	100,000 SF
B43. Subtotal area of wetlands, water bodies, and	100,000 SF
B44. Subtotal area of wetlands, water bodies, and	100,000 SF
B45. Subtotal area of wetlands, water bodies, and	100,000 SF
B46. Subtotal area of wetlands, water bodies, and	100,000 SF
B47. Subtotal area of wetlands, water bodies, and	100,000 SF
B48. Subtotal area of wetlands, water bodies, and	100,000 SF
B49. Subtotal area of wetlands, water bodies, and	100,000 SF
B50. Subtotal area of wetlands, water bodies, and	100,000 SF
B51. Subtotal area of wetlands, water bodies, and	100,000 SF
B52. Subtotal area of wetlands, water bodies, and	100,000 SF
B53. Subtotal area of wetlands, water bodies, and	100,000 SF
B54. Subtotal area of wetlands, water bodies, and	100,000 SF
B55. Subtotal area of wetlands, water bodies, and	100,000 SF
B56. Subtotal area of wetlands, water bodies, and	100,000 SF
B57. Subtotal area of wetlands, water bodies, and	100,000 SF
B58. Subtotal area of wetlands, water bodies, and	100,000 SF
B59. Subtotal area of wetlands, water bodies, and	100,000 SF
B60. Subtotal area of wetlands, water bodies, and	100,000 SF
B61. Subtotal area of wetlands, water bodies, and	100,000 SF
B62. Subtotal area of wetlands, water bodies, and	100,000 SF
B63. Subtotal area of wetlands, water bodies, and	100,000 SF
B64. Subtotal area of wetlands, water bodies, and	100,000 SF
B65. Subtotal area of wetlands, water bodies, and	100,000 SF
B66. Subtotal area of wetlands, water bodies, and	100,000 SF
B67. Subtotal area of wetlands, water bodies, and	100,000 SF
B68. Subtotal area of wetlands, water bodies, and	100,000 SF
B69. Subtotal area of wetlands, water bodies, and	100,000 SF
B70. Subtotal area of wetlands, water bodies, and	100,000 SF
B71. Subtotal area of wetlands, water bodies, and	100,000 SF
B72. Subtotal area of wetlands, water bodies, and	100,000 SF
B73. Subtotal area of wetlands, water bodies, and	100,000 SF
B74. Subtotal area of wetlands, water bodies, and	100,000 SF
B75. Subtotal area of wetlands, water bodies, and	100,000 SF
B76. Subtotal area of wetlands, water bodies, and	100,000 SF
B77. Subtotal area of wetlands, water bodies, and	100,000 SF
B78. Subtotal area of wetlands, water bodies, and	100,000 SF
B79. Subtotal area of wetlands, water bodies, and	100,000 SF
B80. Subtotal area of wetlands, water bodies, and	100,000 SF
B81. Subtotal area of wetlands, water bodies, and	100,000 SF
B82. Subtotal area of wetlands, water bodies, and	100,000 SF
B83. Subtotal area of wetlands, water bodies, and	100,000 SF
B84. Subtotal area of wetlands, water bodies, and	100,000 SF
B85. Subtotal area of wetlands, water bodies, and	100,000 SF
B86. Subtotal area of wetlands, water bodies, and	100,000 SF
B87. Subtotal area of wetlands, water bodies, and	100,000 SF
B88. Subtotal area of wetlands, water bodies, and	100,000 SF
B89. Subtotal area of wetlands, water bodies, and	100,000 SF
B90. Subtotal area of wetlands, water bodies, and	100,000 SF
B91. Subtotal area of wetlands, water bodies, and	100,000 SF
B92. Subtotal area of wetlands, water bodies, and	100,000 SF
B93. Subtotal area of wetlands, water bodies, and	100,000 SF
B94. Subtotal area of wetlands, water bodies, and	100,000 SF
B95. Subtotal area of wetlands, water bodies, and	100,000 SF
B96. Subtotal area of wetlands, water bodies, and	100,000 SF
B97. Subtotal area of wetlands, water bodies, and	100,000 SF
B98. Subtotal area of wetlands, water bodies, and	100,000 SF
B99. Subtotal area of wetlands, water bodies, and	100,000 SF
B100. Subtotal area of wetlands, water bodies, and	100,000 SF

C. Tree Planting	16,807 SF
C1. Area of canopy to be lost through tree planting (P+T)	16,807 SF
C2. Area of canopy planned for all quality benefits	0
C3. Area of canopy planned for energy benefits	0
C4. Area of canopy planned for water quality benefits	0
C5. Area of canopy planned for wildlife habitat	0
C6. Area of canopy planned for aesthetic benefits	0
C7. Area of canopy planned for other benefits	0
C8. Area of canopy planned for other benefits	0
C9. Area of canopy planned for other benefits	0
C10. Area of canopy planned for other benefits	0
C11. Area of canopy planned for other benefits	0
C12. Area of canopy planned for other benefits	0
C13. Area of canopy planned for other benefits	0
C14. Area of canopy planned for other benefits	0
C15. Area of canopy planned for other benefits	0
C16. Area of canopy planned for other benefits	0
C17. Area of canopy planned for other benefits	0
C18. Area of canopy planned for other benefits	0
C19. Area of canopy planned for other benefits	0
C20. Area of canopy planned for other benefits	0
C21. Area of canopy planned for other benefits	0
C22. Area of canopy planned for other benefits	0
C23. Area of canopy planned for other benefits	0
C24. Area of canopy planned for other benefits	0
C25. Area of canopy planned for other benefits	0
C26. Area of canopy planned for other benefits	0
C27. Area of canopy planned for other benefits	0
C28. Area of canopy planned for other benefits	0
C29. Area of canopy planned for other benefits	0
C30. Area of canopy planned for other benefits	0
C31. Area of canopy planned for other benefits	0
C32. Area of canopy planned for other benefits	0
C33. Area of canopy planned for other benefits	0
C34. Area of canopy planned for other benefits	0
C35. Area of canopy planned for other benefits	0
C36. Area of canopy planned for other benefits	0
C37. Area of canopy planned for other benefits	0
C38. Area of canopy planned for other benefits	0
C39. Area of canopy planned for other benefits	0
C40. Area of canopy planned for other benefits	0
C41. Area of canopy planned for other benefits	0
C42. Area of canopy planned for other benefits	0
C43. Area of canopy planned for other benefits	0
C44. Area of canopy planned for other benefits	0
C45. Area of canopy planned for other benefits	0
C46. Area of canopy planned for other benefits	0
C47. Area of canopy planned for other benefits	0
C48. Area of canopy planned for other benefits	0
C49. Area of canopy planned for other benefits	0
C50. Area of canopy planned for other benefits	0
C51. Area of canopy planned for other benefits	0
C52. Area of canopy planned for other benefits	0
C53. Area of canopy planned for other benefits	0
C54. Area of canopy planned for other benefits	0
C55. Area of canopy planned for other benefits	0
C56. Area of canopy planned for other benefits	0
C57. Area of canopy planned for other benefits	0
C58. Area of canopy planned for other benefits	0
C59. Area of canopy planned for other benefits	0
C60. Area of canopy planned for other benefits	0
C61. Area of canopy planned for other benefits	0
C62. Area of canopy planned for other benefits	0
C63. Area of canopy planned for other benefits	0
C64. Area of canopy planned for other benefits	0
C65. Area of canopy planned for other benefits	0
C66. Area of canopy planned for other benefits	0
C67. Area of canopy planned for other benefits	0
C68. Area of canopy planned for other benefits	0
C69. Area of canopy planned for other benefits	0
C70. Area of canopy planned for other benefits	0
C71. Area of canopy planned for other benefits	0
C72. Area of canopy planned for other benefits	0
C73. Area of canopy planned for other benefits	0
C74. Area of canopy planned for other benefits	0
C75. Area of canopy planned for other benefits	0
C76. Area of canopy planned for other benefits	0
C77. Area of canopy planned for other benefits	0
C78. Area of canopy planned for other benefits	0
C79. Area of canopy planned for other benefits	0
C80. Area of canopy planned for other benefits	0
C81. Area of canopy planned for other benefits	0
C82. Area of canopy planned for other benefits	0
C83. Area of canopy planned for other benefits	0
C84. Area of canopy planned for other benefits	0
C85. Area of canopy planned for other benefits	0
C86. Area of canopy planned for other benefits	0
C87. Area of canopy planned for other benefits	0
C88. Area of canopy planned for other benefits	0
C89. Area of canopy planned for other benefits	0
C90. Area of canopy planned for other benefits	0
C91. Area of canopy planned for other benefits	0
C92. Area of canopy planned for other benefits	0
C93. Area of canopy planned for other benefits	0
C94. Area of canopy planned for other benefits	0
C95. Area of canopy planned for other benefits	0
C96. Area of canopy planned for other benefits	0
C97. Area of canopy planned for other benefits	0
C98. Area of canopy planned for other benefits	0
C99. Area of canopy planned for other benefits	0
C100. Area of canopy planned for other benefits	0

Dewberry
 1000 N. 17th Street, Suite 200
 Fairfax, VA 22033
 Tel: 703.281.1000
 Fax: 703.281.1001
 www.dewberry.com

This map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is based on the best available information at the time of preparation. Dewberry & Davis, LLC is not responsible for any errors or omissions on this map. The information on this map is not intended to be used as a legal document. The information on this map is based on the best available information at the time of preparation. Dewberry & Davis, LLC is not responsible for any errors or omissions on this map.



NO.	DATE	BY	DESCRIPTION
1	08.30.11	ARC	
2	09.30.11	ARC	
3	10.26.11	ARC	
4	11.03.11	ARC	

DRAWN BY: ARC
 APPROVED BY: PZY
 CHECKED BY: PZY
 DATE: June 3, 2011

TITLE: Bill Page Toyota
 Annandale Road

PROJECT NO: STORMWATER MANAGEMENT

SHEET NO: 7 of 13

7

M-10796

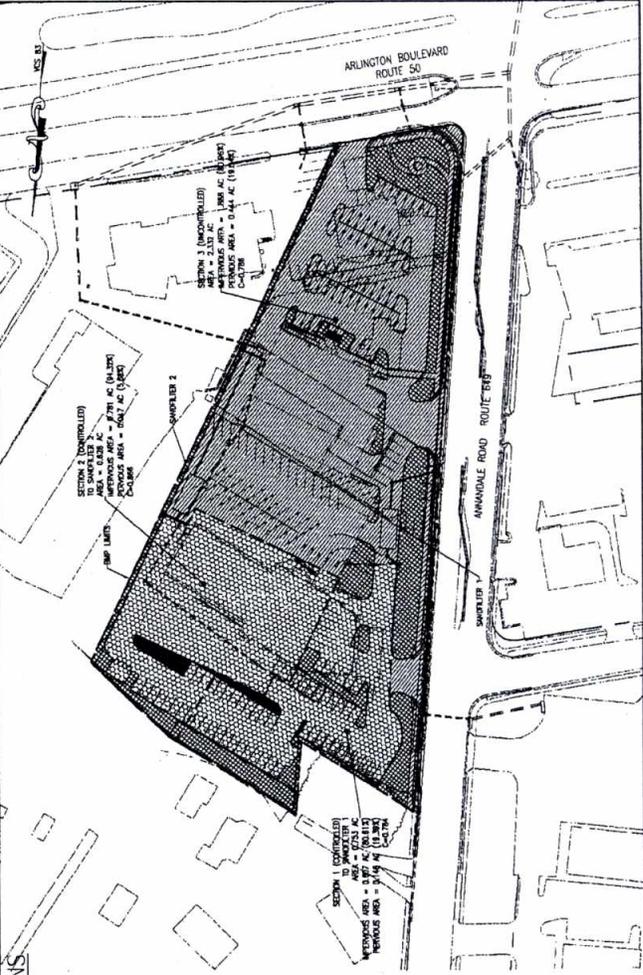
PRE-DEVELOPMENT CONDITIONS

- LEGEND:
- EXISTING IMPROVED AREA (CONTROLLED)
 - EXISTING OPEN AREA (PREVIOUS AREA)



POST-DEVELOPMENT CONDITIONS

- LEGEND:
- DOTS: IMPROVED AREA (PREVIOUS AREA)
 - DIAGONALS: IMPROVED BY DEVELOPMENT
 - GREEN AREA (PREVIOUS AREA)



PRELIMINARY PROPOSAL

THE FOLLOWING ANALYSIS AND CALCULATIONS ARE SUBMITTED FOR THE BILL PAGE TOYOTA PROJECT.
 PRELIMINARY PROPOSAL
 PRELIMINARY PROPOSAL
 PRELIMINARY PROPOSAL

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100

SECTION	AREA (AC)	PERCENT IMPERVIOUS	IMPERVIOUS AREA (AC)
SECTION 1	3.724	100%	3.724
SECTION 2	0.188	100%	0.188
SECTION 3	0.188	100%	0.188
TOTAL	4.100	100%	4.100



REF PLAN

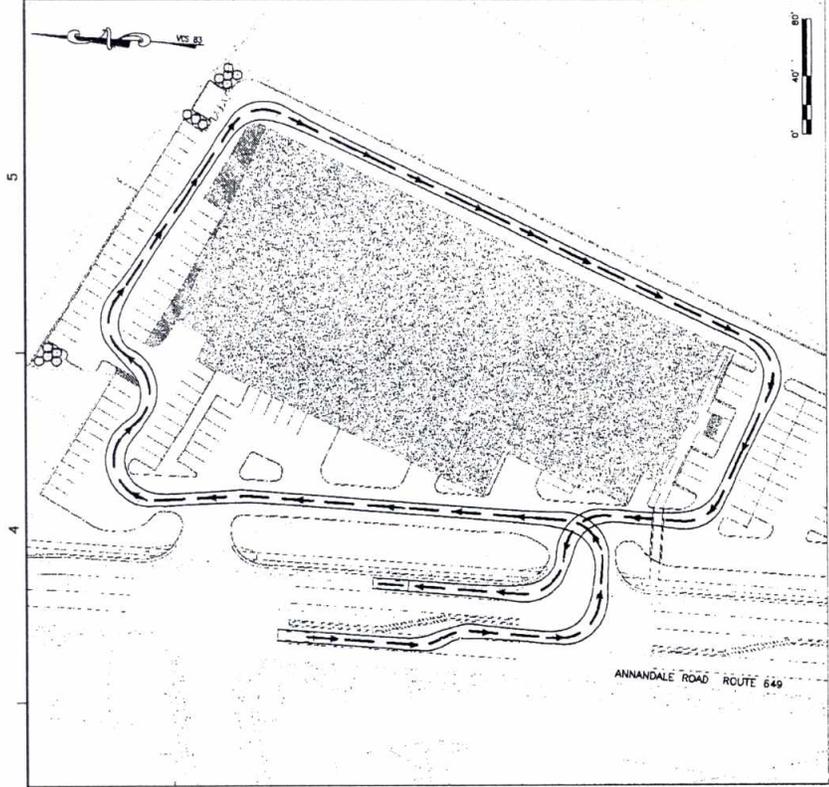
SCALE

NO.	DATE	BY	DESCRIPTION
1	09.20.11	ARC	REV SHEET
2	10.26.11	ARC	
3	11.18.11	ARC	

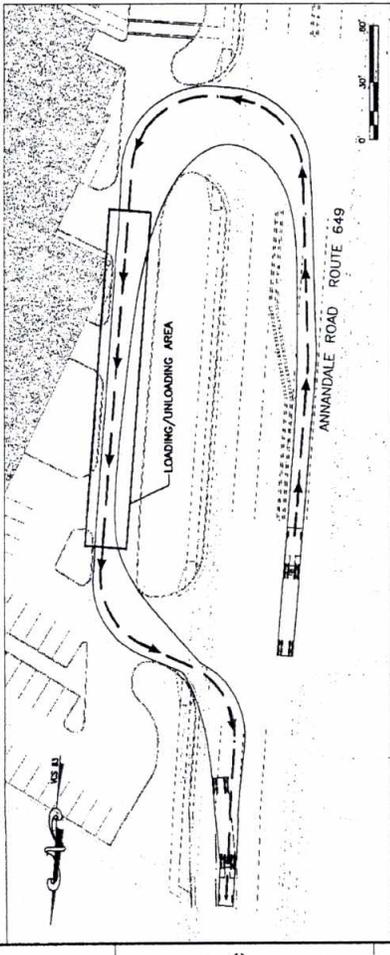
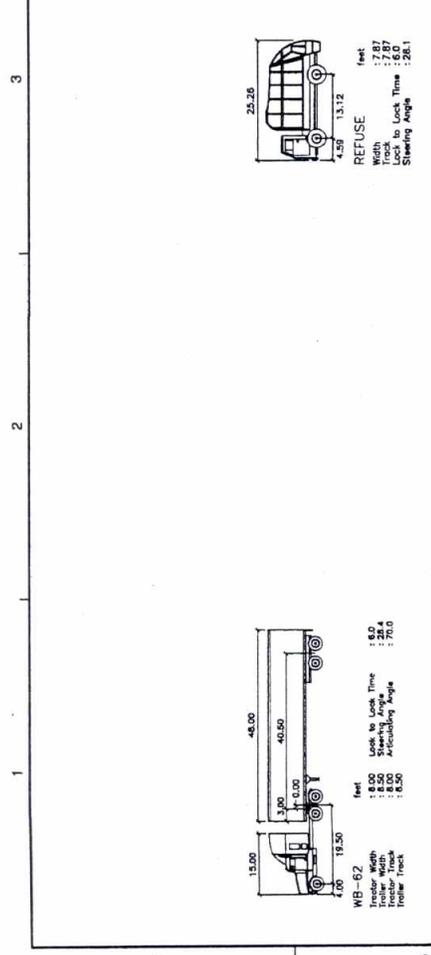
DESIGNED BY: ARC
 DRAWN BY: PCZ
 APPROVED BY: PCZ
 CHECKED BY: PCZ
 DATE: June 3, 2011
 TITLE:

Bill Page Toyota
 Annandale Road
 AUTOTURN ANALYSIS

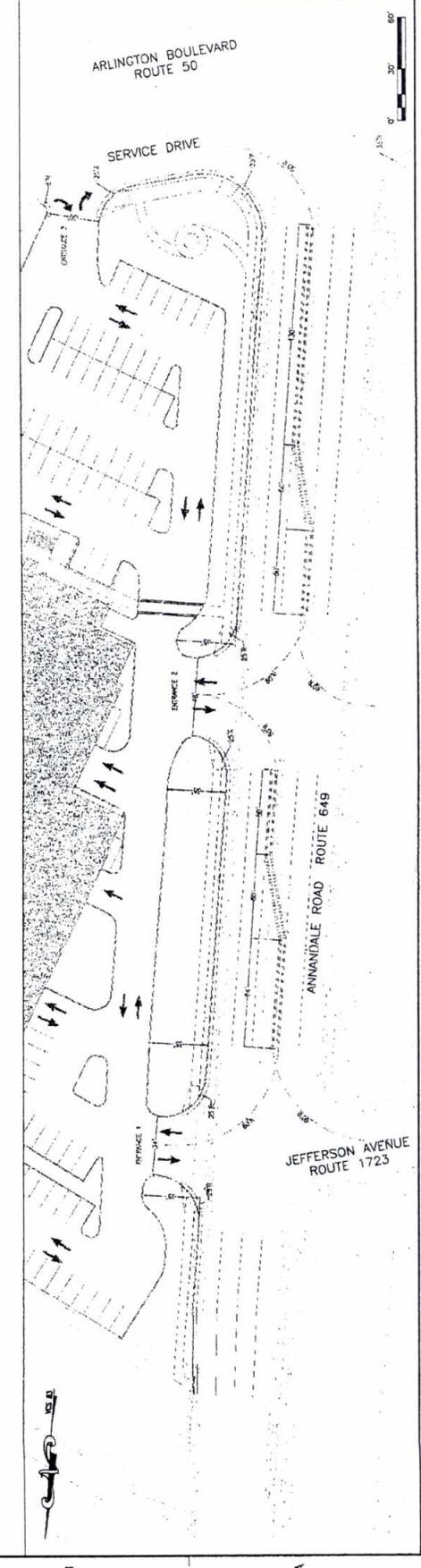
PROJECT NO.



REFUSE TRUCK AUTOTURN ANALYSIS



WB-62 AUTOTURN ANALYSIS



WB-62 AUTOTURN ANALYSIS



KEY PLAN

SCALE

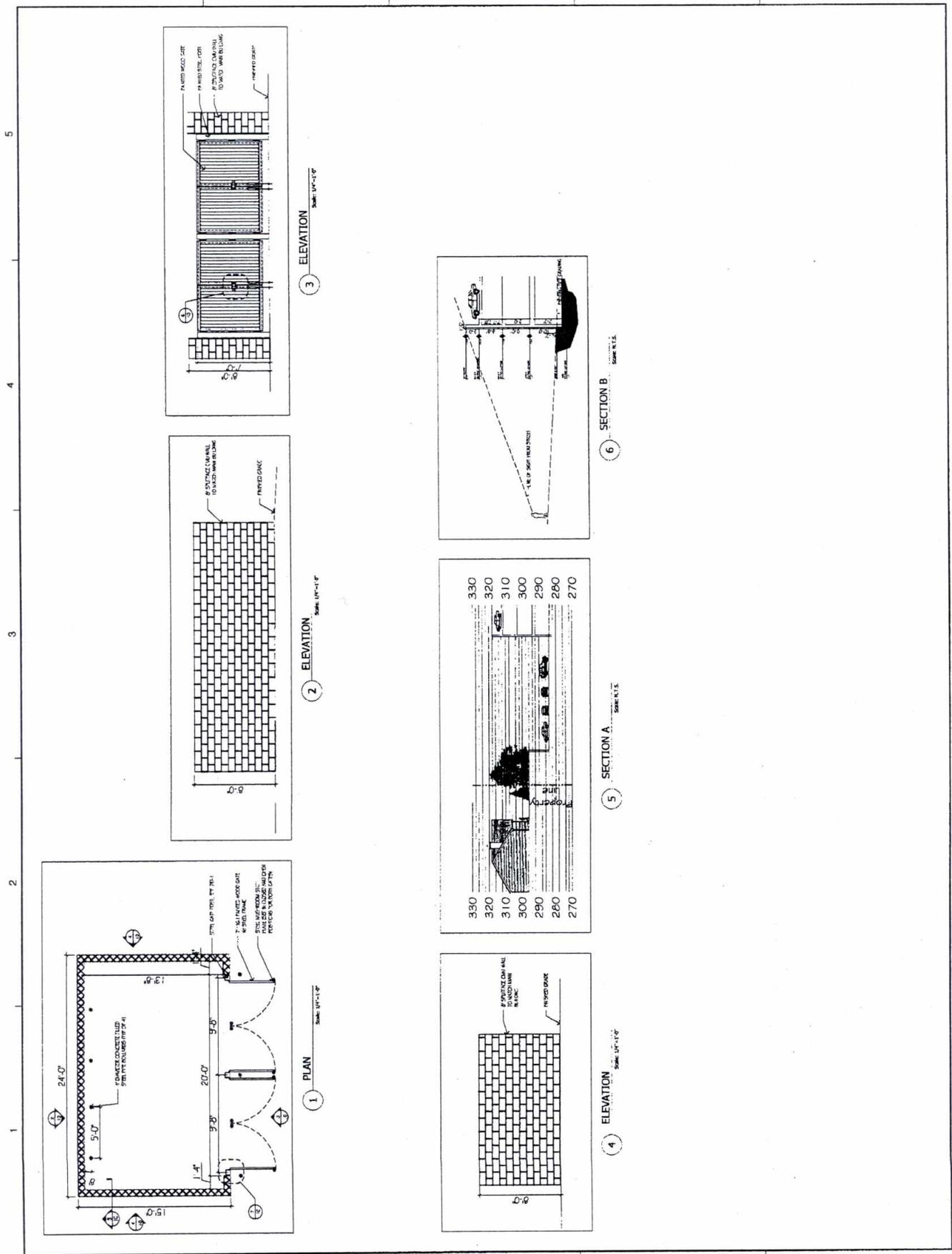
No.	DATE	BY	Description
1	10.26.11	ANC	NEW SHEET
2	11.16.11	ANC	

REVISIONS

UNWIT BY: _____ ANC
 APPROVED BY: _____ PCY
 CHECKED BY: _____ PCY
 DATE: June 3, 2011

TITLE
Bill Page Toyota
 Annandale Road

PROJECT NO. _____
 DETAILS



1 2 3 4 5

E D C B A

NO.	DATE	BY	DESCRIPTION
1	11/18/11	AKC	NEW SHEET

DESIGNED BY: AKC
 DRAWN BY: AKC
 APPROVED BY: PCT
 CHECKED BY: PCT
 DATE: June 1, 2011
 TITLE: Bill Page Toyota
 Annandale Road

ELEVATIONS

PROJECT NO:

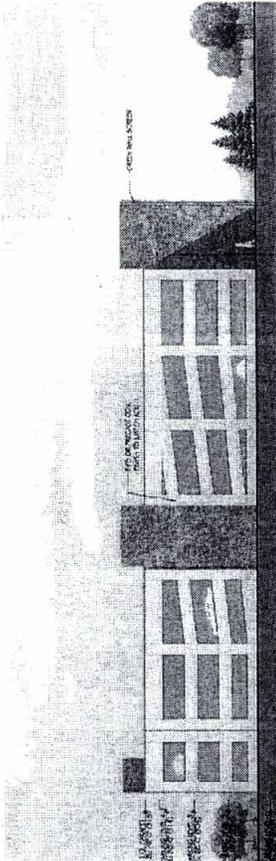
5

4

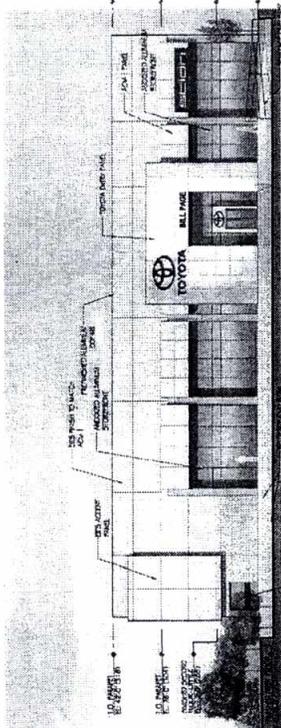
3

2

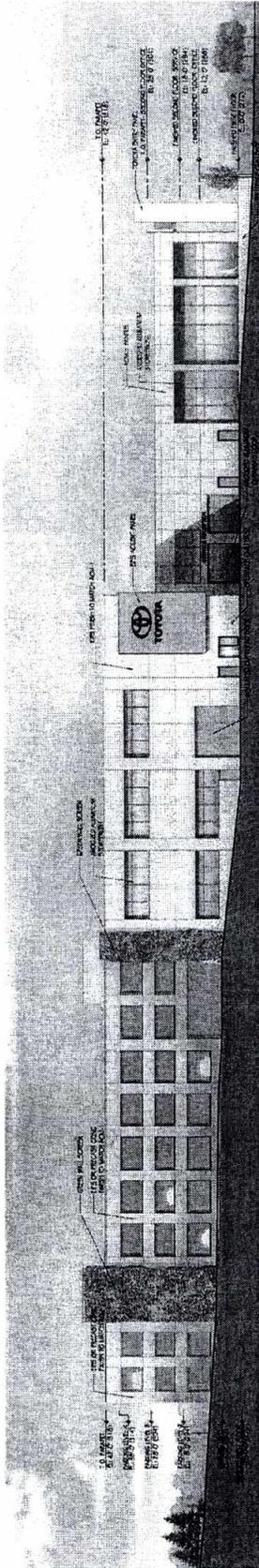
1



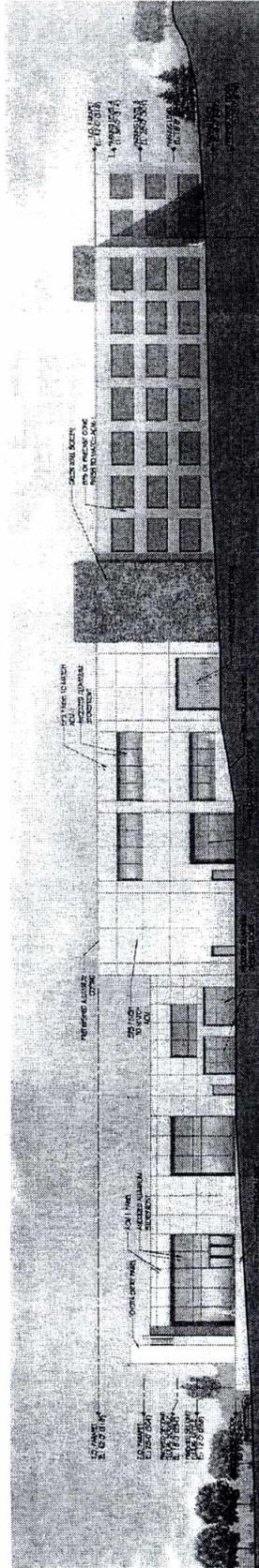
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

NOTE: THE ELEVATIONS PRESENTED ON THIS SHEET ARE ILLUSTRATIVE AND ARE SHOWN TO DEMONSTRATE THE GENERAL CHARACTER OF THE PROPOSED FACILITIES. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ARCHITECTURAL DESIGN.



NOT PLAN

SCALE

NO.	DATE	BY	DESCRIPTION
1	11.18.11	ARC	NEW SHEET

DESIGNED BY	ARC
CHECKED BY	FCY
DATE	March 3, 2011

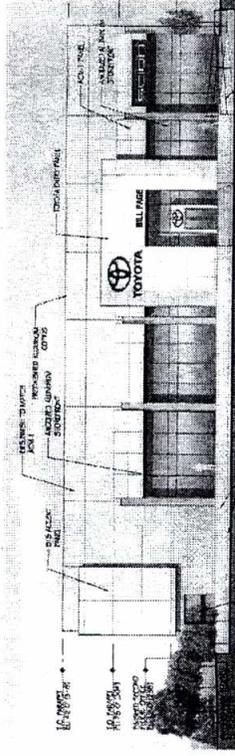
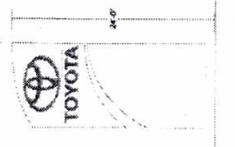
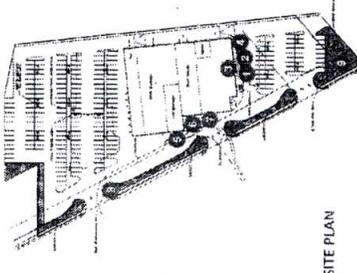
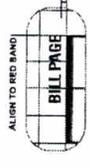
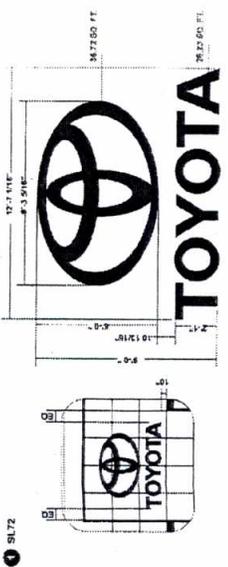
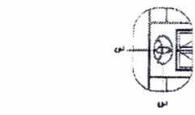
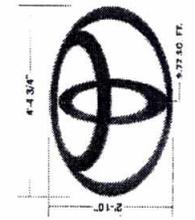
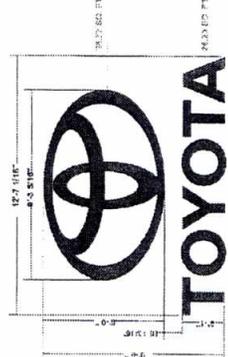
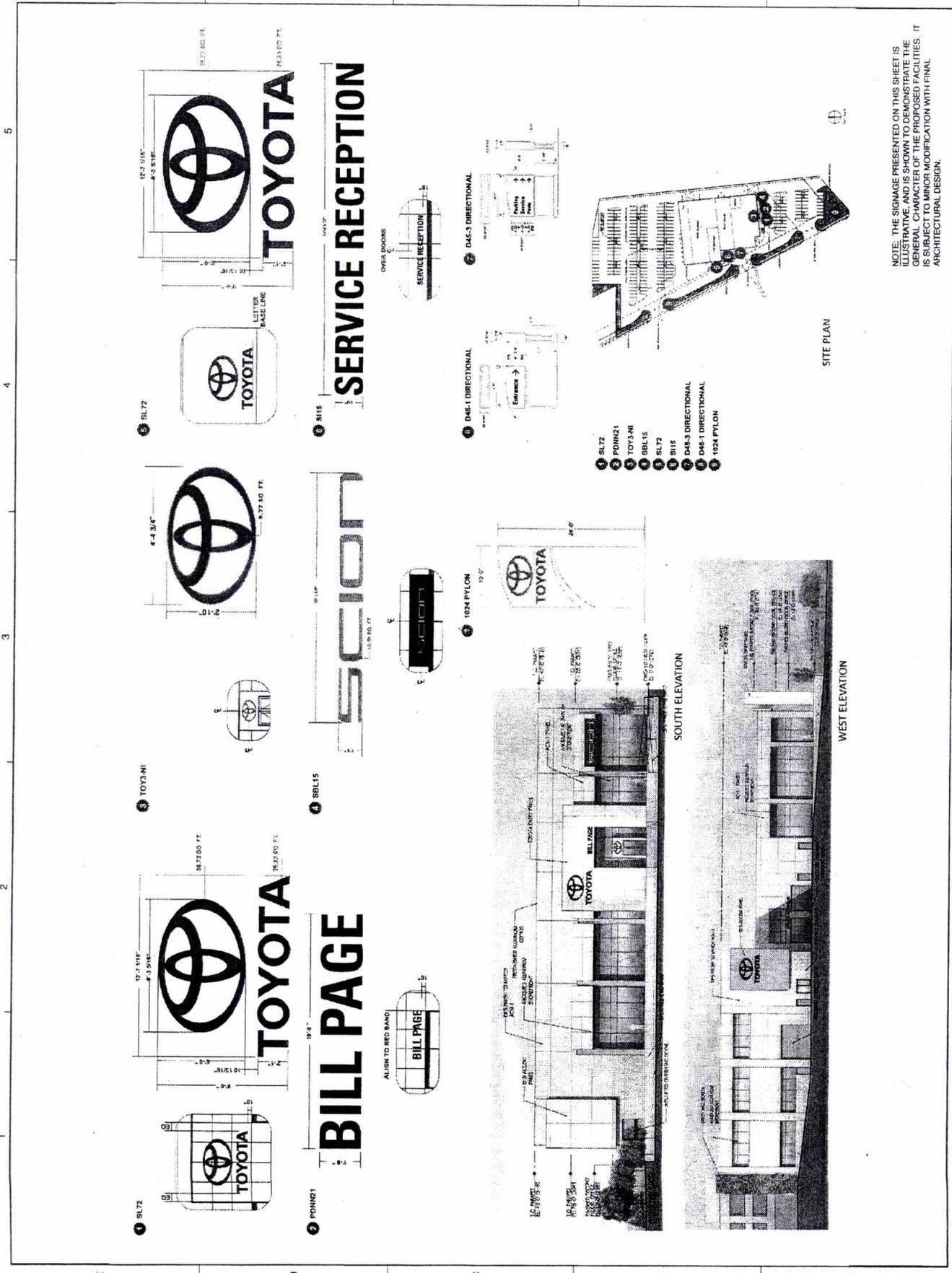
Bill Page Toyota
 Annandale Road

SIGNAGE

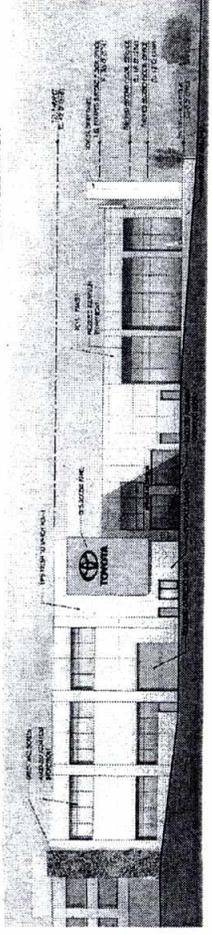
PROJECT NO.

12

SHEET NO. 12 OF 13
 M-10786



SOUTH ELEVATION



WEST ELEVATION

SITE PLAN

- 1 SL72
- 2 P0N021
- 3 TOY3-NH
- 4 SBL15
- 5 B115
- 6 1024 PYLON
- 7 D4E-1 DIRECTIONAL
- 8 D4E-5 DIRECTIONAL

NOTE: THE SIGNAGE PRESENTED ON THIS SHEET IS ILLUSTRATIVE, AND IS SHOWN TO DEMONSTRATE THE GENERAL CHARACTER OF THE PROPOSED FACILITIES. IT IS SUBJECT TO MINOR MODIFICATION WITH FINAL ARCHITECTURAL DESIGN.

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

DESCRIPTION OF THE APPLICATIONS

The applicant proposes to rezone parcel 50-4 ((1)) 25 from C-5 to the C-8 District, in order to develop that parcel as part of the overall SE. (The requested use is not an allowed use in the C-5 District.)

The applicant requests a Special Exception application for the entire subject property in order to develop it with a 58,985 square foot building with structured parking for vehicle sales, rental, and ancillary service. The operation will be a Toyota automobile dealership, including new and used vehicle storage, with associated repair and service facilities. While the applicant currently operates a dealership and service out of three separate buildings on the site, this application will consolidate the existing operation into one building.

Hours of operation:

Sales Department:	Monday-Friday	9:00 am to 9:00 pm
	Saturday	9:00 am to 8:00 pm
	Sunday	11:00 am to 6:00 pm

Service Department:

Monday-Friday	7:30 am to 8:00 pm
Saturday & Sunday	7:30 am to 6:00 pm

WAIVERS & MODIFICATIONS REQUESTED:

- Modification of the Transitional Screening 3 and Barrier requirements along the northern property line, required per Zoning Ordinance Section 13-305(3), in favor of that shown on the GDP/SE Plat.
- Waiver of the tree preservation target area requirement.
- Modification of the loading space requirement per Zoning Ordinance Section 11-202 in favor of the loading location shown on the GDP/SE Plat.

LOCATION AND CHARACTER

The subject property consists of a total of eight parcels located at the northeast quadrant of the intersection of Annandale Road and Arlington Boulevard (Route 50). A majority of the property is currently developed with an automobile dealership and service establishment that has been in this location since the 1960s. The parcel at the corner of Annandale Road and Arlington Boulevard is zoned C-5 (requesting rezoning to C-8) and was formerly operated as a service station (established in 1954). The service

station had a fire and was later demolished; the applicant has provided documentation that the property does not need environmental remediation.

The site currently contains three buildings used for the automobile dealership and service operation. There are seven existing access points along Annandale Road and one from the Arlington Boulevard service drive. There is significant grade separation between the three buildings/parcels, which creates circulation and traffic backup problems. Delivery trucks are often forced to unload from Annandale Road, and employees moving vehicles from one area of the site to another must drive onto Annandale Road, as there is no way to circulate on the site. With the applicant's proposal, the three separate buildings and associated parking would be demolished and a new, single building with an attached parking structure would be constructed. The new building and site layout will allow trucks to unload on the site and for vehicles to circulate without having to exit the site, which will reduce the congestion problems along this segment of Annandale Road.

There is an existing retaining wall along the northern property line, which is proposed to remain. The site is mostly paved; there is little to no existing vegetation, and nothing worthy of preservation efforts. The applicant's proposed landscaping plan provides a substantial increase in vegetation from that which currently exists on the site.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential; single family detached	R-4	Residential; 3-4 du/ac
Northwest	Substation	R-4	Retail and Other
South (across Rt. 50)	Retail	C-5	Retail and Other
East	Hotel	C-5	Retail and Other
West (across Annandale Rd.)	Shopping Center	C-5	Retail and Other

BACKGROUND

Three special exception applications were previously approved on the portion of the subject property identified as 50-4 ((12)) 1, 1A, 2 and 3. In 1978, the Board of Supervisors approved SE 78-P-203, which allowed a new paint and body shop in a separate building on the subject property. That building was not constructed; therefore, the SE expired.

On January 23, 1989, the Board approved SEA 78-P-203, which allowed additional building additions and site modifications, including a parking deck. Those modifications were not constructed, and the SEA expired.

Finally, on January 25, 1999, the Board approved SE 98-P-052 to permit the enclosure of an existing canopy at the front of one of the buildings, which would add 2,200 square feet of gross floor area to the building. County records indicate that an addition of only 498 square feet was constructed.

On September 13, 1976, the Board approved RZ 76-P-012 for Parcels 27 and 27A, which allowed commercial development.

On April 17, 1995, the Board approved SE 94-P-052, for Parcel 25, to allow the renovation of the existing service station and the addition of a quick service food store in a Highway Corridor Overlay District. That approval was never implemented; therefore, the SE expired. The service station was eventually torn down following a fire.

As the applicant is proposing to demolish the existing buildings on the property to construct a single building and is requesting a new Special Exception for the retail sales and service establishment; the previous approvals have not been included as appendices. Records can be found at the Department of Planning and Zoning, Zoning Evaluation Division.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area I
Planning District:	Jefferson Planning District
Planning Sector:	J1, Hillwood Community Planning Sector
Plan Map:	Retail and other uses
Plan Text:	

In the Area I Volume of the Comprehensive Plan, 2011 Edition, Jefferson Planning District, J1 Hillwood Community Planning Sector, as amended through March 9, 2010, Page 17, the Plan states:

The present boundary of the commercial area along Annandale Road (north of Route 50) and fronting on the north side of Route 50 should be maintained. This area is planned for community-serving retail uses up to .35 FAR. Substantial buffering should be provided between the residential and non-residential uses. Redevelopment/revitalization of these areas should provide substantial buffering to the adjacent residential neighborhoods. Infill development in the single-family detached residential area north of Parcel 50-4((1)) 28 is planned at 3-4 dwelling units per acre.

Additional relevant plan text can be found in Appendix 5.

ANALYSIS

Combined General Development Plan /Special Exception Plat

(Copy at front of staff report)

Title of GDP/SE Plat: Bill Page Toyota Annandale Road

Prepared By: Dewberry & Davis LLC

Original and Revision Dates: June 3, 2011, as revised through
November 18, 2011

An index is included on Sheet 1 of the GDP/SE Plat.

Site Layout:

- Building is located as centrally as possible to facilitate turning movements and circulation around the site, as well as provide ingress/egress into the building itself.
- Display parking spaces for the vehicle sales operation are located in the parking area closest to the intersection of Annandale Road and Arlington Boulevard.
- Customer parking spaces are located on the southwest side of the building.
- Vehicle access into the building is provided in three locations along the western elevation (Annandale Road) and in four locations along the eastern elevation (hotel site).
- A park feature is provided on the southwest corner of the site. It will contain landscape-hardscape features, a seating area, and a proposed Identification sign for the dealership.

Building and Structured Parking Details:

This project is proposed to be constructed in two phases. The vehicle sales and service portion of the building is proposed to be Phase I, while the parking structure will be completed in Phase II.

- Gross Floor Area (GFA): 58,985 square feet
- Total FAR = 0.35
- The proposed two story building contains customer service/reception area, administrative offices, parts department, sales area, and service department. Waste oil storage is also located inside the building.
- Customers access the service department through overhead doors along Annandale Road.
- Maximum of 40 feet height for the building and the structured parking
- Four level attached parking structure, located on northern side of the building.

- The parking structure is proposed to have green screen walls (vegetation along the face of the structured parking walls) along the northern, eastern, and western sides of the building. The green screen walls will soften the appearance of the façade and provide a visual break from the rest of the structure's finish.
- The top of the structure will have a five foot high parapet wall, concealing the vehicles and headlights from view.
- The building's materials will be primarily EFIS (Exterior Finish Insulation System), aluminum, and CMU (Concrete Masonry Unit). The parking structure will be EFIS or precast concrete. The building and parking structure will be primarily a light steel gray color.
- Light poles within the area of surface parking are proposed at an overall height of 24 feet and will have full cutoff fixtures to eliminate light pollution. Staff has included a development condition that limits the lighting on the top level of the structured parking and along the northern property line to bollards and sconces only. Although light poles are shown in the northern property line landscaping on the GDP/SE Plat, a development condition has been proposed to restrict the use of light poles in that location. The footings required for the poles would eliminate available space for planting, and light poles within the planting area would become ineffective as the vegetation matures.



West Elevation (from Annandale Road): Building and Attached Parking Structure

Access & Parking:

- Access to the site will be provided via two curb cuts on Annandale Road and one curb cut from the service drive on Arlington Boulevard. There are currently seven curb cuts on the site along Annandale Road; the applicant is proposing to close five of these in order to facilitate safer access and improve circulation.
- At final build out (the construction of the parking structure), a total of 416 spaces will be provided on the site (the requirement is 164 spaces); 295 of the spaces will be in the parking structure. Of those spaces, 174 will be for visitor and employee parking and 242 will be for vehicle storage.
- A 5 foot wide trail is provided along the Annandale Road frontage, and an eight foot wide trail is provided along the Arlington Boulevard frontage. The trails are outside of the right-of-way and will be maintained by the applicant.

Open Space & Landscaping:

- 19% open space is provided
- No tree save areas are proposed; however, there is a diminutive amount of existing tree cover on the site, and Urban Forest Management did not recommend any specific trees worthy of preservation.
- The applicant is proposing a 21 foot wide transitional screening buffer along the northern property line. The existing retaining wall between the residential units and the site will remain, and a second retaining wall will be constructed to create a planter box. This space is proposed to be heavily planted with a variety of evergreen trees and will screen the parking structure from the view of the residential units. The Zoning Ordinance requires a 50 foot wide transitional screening yard in this location, and the applicant has requested a modification of the requirement in favor of the design shown on the GDP/SE Plat. This is discussed in greater detail in the "Requested Waivers and Modifications Analysis" section of this report.
- Preliminary proposed tree cover calculations indicate 10% requirement for tree cover on the site will be met, primarily through parking lot landscaping, trees along Annandale Road, and the vegetated buffer along the residential properties to the north.
- Street trees are proposed along both the street frontages.

Stormwater Management:

- Stormwater management is proposed to be met through two underground sand filters located on the site. One is located along the eastern property line in the travel aisle, and the second is located under the travel aisle along the western side of the building. It should be noted that the applicant is proposing to reduce the amount of impervious area on the site from what currently exists.

Signage:

- Details of the proposed signage can be found on the GDP/SE Plat. A pylon sign, measuring 24 feet in height and 10 feet in width, is proposed to be located in the park feature at the corner of Arlington Boulevard and Annandale Road. Directional signs are proposed at the site entrances along Annandale Road, both measuring 5 feet in height and approximately 4 feet in width. A number of building mounted signs displaying the Toyota logo and dealership name are also proposed. A development condition has been included to ensure that the applicant's signage complies with the regulations set forth in Article 12 of the Zoning Ordinance, including sight distance regulations. Furthermore, although no signage is shown on the northern building elevation (facing the residential units), staff has included a development condition that states no illuminated signs shall be placed on that side of the building.

Land Use Analysis (Appendix 5)

Screening and Buffering

The Comprehensive Plan recognizes the long term use of the subject property for commercial uses; however, the Plan also notes that residential uses are expected to continue just north of the subject property. As a result, special attention must be paid to the need for adequate screening of these residential uses from the commercial uses. The applicant proposes to provide a 21 foot wide planted area and retaining walls along the northern property line, which will be densely planted with evergreen vegetation. The latest photometric study submitted by the applicant indicates that there remain several locations beyond the northern property boundary where lighting will exceed permitted levels. Regardless of that shown on the GDP/SE Plat, a development condition has been included which restricts the type of lighting used along the northern property line to sconces and bollards only; no light poles shall be placed in the landscaped area. The lighting on the top of the parking structure is also limited to bollards and sconces, and no illuminated signage shall be placed on the northern building elevation. Staff believes that the applicant's proposal, combined with the development conditions, provides an appropriate solution for screening the commercial use and lighting from the residential area.

Land Uses and Site Design

The applicant has made a number of modifications to the development proposal to address staff concerns regarding site design issues. These concerns included site access, internal circulation, landscaping and adequate turning space for trucks, which will be off-loading vehicles on-site. The circulation and safety for traffic on and around the site is greatly improved with this design and the applicant has demonstrated that both vehicle delivery trucks and refuse trucks can effectively circulate on the site. The development plan represents an increase in pervious area and a significant increase in landscaping from what currently exists on the site. The applicant's proposal to consolidate three existing buildings into one building under a unified site plan with consistent architecture and signage will greatly improve the streetscape.

Green Building

The applicant has been encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed commercial use.

To ensure that the site's energy performance will be optimized, it is recommended that the applicant improve the current proffers or development conditions and commit to providing appliances, fixtures, systems and building components that are ENERGY STAR qualified. These items are to include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and televisions and other home electronic equipment that may be part of the proposed development. Based on staff's past experience with another Toyota dealership located within Fairfax County,

staff understands that Toyota has a corporate standard for green building design and has encouraged the applicant to incorporate this standard into the development proposal.

The applicant has not proffered to green building practices; however, development conditions proposed by the applicant are included in Appendix 2. These conditions ensure that some green building measures are instituted as part of the proposed development; however, staff believes the conditions can be improved. Staff will continue to work with the applicant on this issue prior to the Planning Commission public hearing.

Transportation Analysis (Appendix 6)

The property is currently served by a total of seven curb cuts on Annandale Road. The applicant is proposing to reduce that number of access points by five, limiting access and creating a safer situation for ingress/egress to the site from Annandale Road. Throughout the development review process, a number of transportation issues were identified.

Issue: Right-of-Way Dedication and Proposed Trails

The applicant is dedicating a small amount of right-of way on the Annandale Road frontage and Arlington Boulevard frontages. The dedication does not include either the sidewalk or the trail and the required area needed for trail maintenance. The trail should be 10 feet wide.

Resolution: The proposed trails are shown on the applicant's property and will be privately maintained. A development condition has been included to ensure that a public access easement is recorded for the trails. Although staff would prefer the trail width to be 10 feet, the applicant is providing a 5 foot wide trail on Annandale Road and an 8 foot wide trail along Arlington Boulevard. Due to the shape and width the site and the need to provide adequate circulation and building clearance for delivery and refuse trucks, the site dimensions impede the applicant's ability to provide 10 foot wide trails. These trails are on the applicant's property, not within VDOT right-of-way; therefore, development conditions have been proposed by staff to ensure that the applicant maintains the trails and records public access easements. Staff believes that the applicant has made every effort to widen the trails to the extent feasible while meeting the access and circulation needs for the proposed development. With the imposition of the development conditions for public access and private maintenance, staff believes this issue is addressed.

Issue: Turn Lanes

Due to high traffic volumes on Annandale Road when the light is green for traffic on Arlington Boulevard, the applicant should determine the need for a right turn lane into the site entrances on Annandale Road.

Resolution: The applicant completed a turn lane analysis, and it indicated that a taper at most would be warranted for the proposed mid-block entrance on Annandale Road.

Given the physical constraints associated with Annandale Road and the site, as well as the lack of existing turn lanes along Annandale Road, the applicant plans to submit a right turn lane waiver with the site plan submission. A turn lane is not shown on the GDP/SE Plat. Staff agrees that the site is heavily constrained, but a detailed review of the turn lane analysis and warrant has not been completed at this time. Staff has included a development condition that requires the transportation improvements to be provided as shown on the plan; otherwise an SEA may be required. Staff believes this issue is resolved; however, VDOT will make the final determination on the need for a turn lane and will review any requested waivers prior to approval of the site plan.

Issue: Access points on Annandale Road and Access Management Requirements

The mid-block crossing will remain and is aligned with the access point on the property across Annandale Road. Both VDOT and DOT have stated that the mid-block entrance does not meet VDOT's access management standards.

Resolution: The applicant has provided documentation that this proposal would fall under VDOT's 24AC30-73-120 standards, which state that on older established business corridors within an urban area where existing entrances and intersections do not meet the spacing standards prior to October 14, 2009, spacing for new entrances and intersections may be allowed by VDOT consistent with the established spacing along the highway. The applicant does not believe an exception to the standards for the entrances along Annandale Road to be retained or relocated is necessary, and the applicant has provided documentation and justification to VDOT. That document is included in Appendix 6. However, should VDOT determine that an exception is needed; the applicant will submit the required documentation consistent with the process as outlined in the regulations. Access to the site shall be provided generally as shown on the GDP/SE Plat; if access cannot be provided in substantial conformance with that shown, an SEA may be required per staff's proposed development condition.

Several additional transportation issues that were identified by staff have been addressed by the applicant:

- The entrance from the service drive on Arlington Boulevard was adjusted to meet commercial standards
- The applicant's initial proposal showed three entrances to remain on Annandale Road; this was further reduced to two in the current proposal
- The angle and width of the service drive entrance was adjusted
- The throat lengths for the entrances on Annandale Road were adjusted
- Truck-turning templates were provided which show that a delivery truck can enter and exit the site safely, eliminating loading/unloading on Annandale Road
- The dumpster location and waste oil storage are now identified on the GDP/SE Plat. The dumpsters are located on the northeast corner of the site, and the waste oil storage is located inside the building. The smaller types of refuse vehicles that will serve these uses have adequate circulation into/out of the building and around the site.

- The applicant has shown the location for a future interparcel connection to the east (the hotel property), and the applicant has provided a proffer stating that the connection will be provided when that property develops. Although staff requested two access points be provided, the grading and siting of the building preclude an additional access point to the east.

Urban Forest Management Analysis (Appendix 7)

The applicant has requested a tree preservation target area deviation and a modification of the Transitional Screening 3 and Barrier requirements for the northern property line.

Staff does not object to the tree preservation target area waiver. There are few existing trees on site and they are not worthy of preservation. Instead of preserving trees, the applicant plans to plant significant parking lot landscaping; provide plantings within the park at the corner of Annandale Road and Arlington Boulevard; and provide planting along the northern property line.

Staff does not object to the modification of the Transitional Screening 3 and Barrier requirement for the northern property line. Although the proposed width (21 feet) is reduced from what is required, this area will be planted more densely than is required by the PFM and will be planted almost exclusively with evergreen trees. The use of evergreens that are densely planted will serve the intent of the Transitional Screening 3 requirement.

All previously identified issues have been addressed.

Stormwater Management Analysis (Appendix 8)

It should be noted that the applicant's proposal will reduce the impervious area on the site from what currently exists. At the time of site plan, the applicant will need to submit detailed calculations of the existing and proposed impervious areas. As this is a redevelopment project that is reducing impervious area, the applicant may be allowed to utilize an abbreviated stormwater detention procedure in lieu of a formal waiver application. If the waiver is not approved by DPWES and stormwater controls cannot be provided in conformance with that shown on the GDP/SE Plat, a Special Exception Amendment or a Proffered Condition amendment may be needed.

The applicant proposes to meet water quality control by installing two sand filters on the property. As noted in the analysis from the Department of Public Works and Environmental Services (DPWES), these filters must be privately maintained, and a maintenance agreement will be required before a site plan is approved.

Parks and Public Facilities Analysis (Appendices 9 – 12)

No concerns related to parks or public facilities were raised with this application.

ZONING ORDINANCE PROVISIONS (Appendix 13)

Bulk Standards C-8 Zoning		
Standard	Required	Provided
Lot Size	40,000 sq. ft. min.	169,012 sq. ft. (3.88 acres)
Lot Width	200 feet min.	712.5' total for Annandale Road 124.34' total for Arlington Blvd.*
Building Height	40 feet max.	40 ft.
Front Yard (Annandale Rd.)	No less than 40 ft.	54 ft.
Front Yard (Arlington Blvd.)	No less than 40 ft.	210 ft.
Side Yard (to hotel)	No requirement	30 ft.
Rear Yard (to residential)	20 ft. min.	53 ft.
Open Space	15% (25,351 sq.ft.)	19% (31,500 sq.ft.)
Floor Area Ratio (FAR)	.50 maximum	0.35
Gross Floor Area	-----	58,985 sq. ft.
Parking Spaces	164 spaces	<u>Phase I, surface only</u> 208 spaces total: 174 Parking 34 Storage <u>Phase II, surface and structure</u> 416 spaces total: 174 Parking 242 Storage
Loading Spaces	3 required (per Standard A)	Request to allow a modification of the loading space requirement per Zoning Ordinance Section 11-202 in favor of the loading location shown on the GDP/SE Plat.
Transitional Screening & Barrier: None required on southern, eastern, or western boundary. Transitional Screening 3 (50') and a Barrier (Type E, F, or G) are required along the northern property line, adjacent to the residential development. The applicant has requested a modification of the required transitional screening and barrier, in favor of the configuration shown on the GDP/SE Plat.		

*Lot 25 is an existing lot of record that has 127.15 ft. of frontage on Annandale Road and 124.34 ft. of frontage on Arlington Boulevard. The lot will be part of a consolidated development plan for the adjacent lots. As the lot was legally created prior to the adoption of the current Zoning Ordinance and met the provisions of the Zoning Ordinance in effect at that time, a waiver is not required.

- Modification of the Transitional Screening 3 and Barrier requirements along the northern property line per Zoning Ordinance Section 13-305 (3), in favor of that shown on the GDP/SE Plat.

In lieu of providing the required 50 foot wide transitional screening yard and Type E, F or G barrier, the applicant proposes the alternative as shown on the GDP/SE Plat. (The applicant's justification can be found as part of Appendix 4.) In conjunction with the redevelopment of the property, the applicant will be constructing a parking structure and relocating the existing surface parking spaces further away from the northern property line. There is a fairly significant grade change between the subject property and the residential properties to the north, and the properties are separated by a 6 foot high retaining wall that will remain. The applicant will build a second retaining wall approximately 21 feet from the property line, and landscaping will be installed at the same grade as the residential dwellings. The landscaping will be dense, consisting of primarily Category II and III evergreen trees (trees ranging from 20-50' in height at maturity, with a spread equal to their height.) Staff believes that the applicant's proposal represents an improvement from the current situation. The grade separation and densely vegetated buffer (although less width than the requirement), will effectively screen the use from the view of the residential properties. The features of the garage will also help soften the view from the residential units. The green screen wall on the garage façade combined with the parapet wall and lighting restrictions on the top of the garage work to mitigate the negative impacts that the proposed parking structure may have on the residential units. With the proposed landscaping, parking structure features, and the development conditions for lighting, staff does not object to this modification.

- Waiver of the tree preservation target area

The applicant has requested a deviation under the conditions set forth in Section 12-0508.3A (1) of the Public Facilities Manual (PFM). In order to meet the tree preservation target area, the applicant would need to preserve all the existing trees on the site. The few existing trees on the site are in fair condition, are in the sub-climax state of succession, and are located primarily between Lots 25 and 26. The applicant proposes to meet the tree cover requirements through new planting and will be reducing the amount of impervious area on the site. As the existing trees on the site are not worthy of preservation, staff does not object to this waiver.

- Modification of the loading space requirement per Zoning Ordinance Section 11-202 in favor of the loading location shown on the GDP/SE Plat.

The Zoning Ordinance requires the applicant to provide three loading spaces on the site, outside of any travel aisles. Due to the configuration of the property and the need for delivery vehicles to enter/exit the site from Annandale Road, the applicant has shown the loading and unloading in front of the building within the travel aisle on the part of the site that faces Annandale Road. This location provides delivery vehicles with enough turning space and also allows them the most efficient and best access to

Annandale Road. The applicant has demonstrated that vehicle delivery trucks can safely enter and exit the site from Annandale Road and where loading and unloading will take place on the site. Staff does not object to this modification.

Special Exception Analysis (Appendix 8)

General Special Exception Standards (Sect. 9-006)

Standards for all Category 5 Uses (Sect. 9-503)

Additional standards for Vehicle Sale, Service, and Ancillary Service Establishments (Sect. 9-518)

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

General Special Exception Standards (Sect. 9-006)

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. The subject parcel is designated for community-serving retail uses up to .35 FAR. The project proposes an automotive dealership including new and used vehicle storage, with associated repair and service facilities, with a total FAR of 0.35. The Plan states that the present boundary of the commercial area along Annandale Road and fronting on the north side of Arlington Boulevard, which includes this site, should be maintained. The Plan also states that substantial buffering should be provided between the residential and non-residential uses, and redevelopment of these areas should provide substantial buffering to the adjacent residential neighborhoods. The Zoning Ordinance requirement for the northern property line is Transitional Screening 3 (50 feet wide). The applicant has proposed a 21 foot wide area that is heavily planted with a variety of evergreen trees. The topography is such that the existing residences sit higher than the subject site, and there is an existing retaining wall. The applicant also proposes a second retaining wall, ranging in height from 2-6 feet that creates a planter box for the proposed vegetation. The applicant is not proposing to remove the existing retaining wall due to impacts on the existing vegetation and engineering costs for removal. An elevation showing the proposed landscaping and the relationship between the existing homes and the proposed parking and structure can be found on Sheet 10 of the GDP/SE Plat.

Although the width of the buffer is less than half the Zoning Ordinance requirement, staff believes that the applicant has satisfied the intent of the transitional screening by providing retaining walls and a dense selection of evergreen plantings. The proposed surface parking will be approximately 6 feet below the existing residential units and the transitional screening. The proposed structured parking will be approximately 22 feet above the grade of the existing residences and will have a green screen wall on the façade, a parapet wall to screen cars from view, and lighting restrictions for the top of the structure. Therefore, staff is of the opinion that this project is in harmony with the Comprehensive Plan and that this standard has been met.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. The intent and purpose of the C-8 District is to provide locations on heavily traveled collector and arterial highways for those commercial and service uses that are oriented to the automobile and do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade. The applicant's proposal to redevelop this site with the same use-vehicle sales and service is consistent with the purpose and intent of the C-8 District. Staff is of the opinion that this standard has been met.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that 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. The properties adjacent to the subject parcel are zoned R-4 and C-5, with Plan designations of residential and retail and other, respectively. This proposal to redevelop the site with one single building for vehicle sales and service that creates a better circulation pattern and provides interparcel access to the commercial property to the east is compatible with the commercial uses. The proposal provides a 21 foot wide, heavily vegetated evergreen buffer with retaining walls along the northern property line. The proposed parking structure will contain green screens, or vegetation along the face of the structured parking walls, in order to soften the appearance of the structured parking from the residential units. The parking structure is 53 feet to the northern property line at its closest point. The proposed design represents an improvement from the existing site conditions and will provide significant visual screening for the residential units. Staff believes that this standard has been met.

Par. 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The proposed development plan provides a much improved traffic circulation situation from what currently exists. Five of the seven entrance points on Annandale Road will be removed, providing consolidated access and eliminating conflicts. Adequate ingress/egress for delivery vehicles and ample loading space is provided on the site, and vehicles will no longer have to exit one portion of the site to access another. Pedestrian improvements are also provided, including a 5 foot wide trail along Annandale Road and an 8 foot wide trail along Arlington Boulevard. A crosswalk is provided on the site to give patrons a safe way to access the park feature on the corner. Staff is of the opinion that this project will pose no conflicts to the existing neighborhood traffic; on the contrary, it will be a much improved situation from that which currently exists. Staff believes this standard has been met.

Par. 5 states that, in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. Transitional Screening 3 and a Barrier is required along the northern property line; the applicant has requested a modification of this standard. In lieu of the required 50 foot wide Transitional Screening with Barrier, the applicant has proposed a 21 foot wide transitional screening yard that contains a dense mixture of evergreen plantings of varying species and sizes. The plantings are proposed on the high side of an existing and proposed retaining wall, both 6 feet in height; these walls will function as a planter box. No transitional screening or barriers are required along the southern, eastern, or western lot lines. The applicant has proposed street trees along the road frontages and additional planting within the park feature.

Par. 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The open space requirement for this zone is 15%; 19% has been provided. Therefore, this standard has been met.

Par. 7 states that 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. Adequate public facilities are available to service this project, and stormwater management will be met through two sand filters located on the subject property. The required amount of parking for this project is 164 spaces. The GDP/SE Plat depicts that 174 parking and 34 vehicle storage spaces will be provided for Phase I (surface parking only). At Phase II (construction of the structured parking), 174 parking and 242 storage spaces will be provided. This standard has been met.

Par. 8 states that 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. This project has been conditioned to comply with Article 12 of the Zoning Ordinance. Staff has included an additional condition which restricts illuminated signage along the northern parking structure elevation. Therefore, as conditioned, staff is of the opinion that this standard has been met.

Standards for all Category 5 Uses (Sect. 9-503)

Standard 1 states that 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. The subject site was legally created prior to the adoption of the current Zoning Ordinance and met the provisions of the Zoning Ordinance in effect at that time. As noted in the previous Bulk Standards chart, the proposed development meets the setback, open space, and parking requirements and is below the maximum FAR and height for the C-8 zoning district; therefore, this requirement is met.

Standard 2 states that 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. Par. 1 of Sect. 14-903 of the Zoning Ordinance states that outdoor display area lighting used in conjunction with a vehicle sale, rental, and ancillary service establishment shall not exceed a maintained lighting level of 30 footcandles as measured horizontally at grade. However, a higher or lower maintained lighting level, not to exceed 50 footcandles, may be specifically approved by the Board in conjunction with the approval of a special exception, development plan, or proffered rezoning. Staff has included a number of development conditions to regulate the lighting on the property. All parking lot and exterior lighting shall be directed downward/inward and designed with shielded fixtures to minimize glare onto adjacent properties. In addition, the lighting on the top level of the structured parking shall be comprised entirely of bollards and sconces to reduce the impact on the adjacent residential properties. The outdoor display area for vehicles shall be limited to lighting levels of 30 footcandles. Finally, lighting on the northern property line shall be limited to bollards and sconces. With the proposed development conditions, staff believes this standard is addressed.

Standard 3 states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. As the applicant is proposing significant changes to the property from what currently exists, a site plan will be required. The standard development condition language requiring the use to be subject to the provisions of Article 17 has been included. This standard is addressed.

Additional standards for Vehicle Sale, Service, and Ancillary Service Establishments (Sect. 9-518)

Standard 1 states that Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides. The outdoor storage, parking, and displays areas are all on the subject property and are ancillary to the sales and service uses. The sales area and service facilities are located inside the proposed building. This standard is addressed.

Standard 2 states that the outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition. The applicant has designated all required spaces on the GDP/SE Plat, and spaces to be used specifically for vehicle sales display are identified. A development condition to address the outdoor storage restrictions on the property has been proposed. This standard is addressed.

Standard 3 states that, notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13. The proposed outdoor storage area for the dumpsters is located approximately five feet from the rear lot line and abuts the side of adjacent Lot 30, which is a heavily wooded lot. As the proposed outdoor storage area is not near any front lot lines, this standard is not applicable.

Standard 4 states that all such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual. The applicant is proposing to curb the travel aisles and entrances, and the entrance widths have been reviewed for VDOT and DOT compliance. Therefore, this standard is addressed.

Standard 5 states that all outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual. The applicant intends to utilize asphalt to construct the parking areas and aisles, and the proposed trails and driveway entrances will likely be concrete. These are approved surfaces per the Zoning Ordinance and PFM. This standard is addressed.

Standard 6 states that all lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14. As discussed with the standards for Category 5 uses, a number of development conditions have been proposed to address the lighting on the site and on the building. Staff believes this standard is addressed.

Standards 7 and 8 are for specific zoning districts, which do not apply to this application.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant's proposal to redevelop the site with a consolidated operation for vehicle sales and service is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance Provisions.

Recommendations

Staff recommends approval of RZ 2011-PR-021, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2011-PR-007, subject to the development conditions contained in Appendix 2.

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

Staff recommends that the Board direct the Director of DPWES to waive the tree preservation target area requirement.

Staff recommends approval of the loading space modification to that shown on the GDP/SE Plat.

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

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavits
4. Statement of Justification, additional information submitted by the applicant
5. Land Use and Environmental Analysis
6. Transportation Analysis
7. Urban Forest Management Analysis
8. Stormwater Management Analysis
9. Park Authority Analysis
10. Water Authority Analysis
11. Sanitary Sewer Analysis
12. Fire and Rescue
13. Zoning Ordinance Provisions
14. Glossary of Terms

DRAFT PROFFERS**PAGE ANNANDALE ROAD ASSOCIATES, L.L.C.****RZ 2011-PR-021****November 18, 2011**

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, and subject to the Board of Supervisors approving a rezoning of the property identified as Tax Map 50-4 ((1)) 25, hereinafter referred to as the ("Application Property"), from the C-5 District to the C-8 District, Page Annandale Road Associates, L.L.C., hereinafter referred to as the ("Applicant") for itself, the owner, and successors and assigns, hereby proffers to the following conditions. If accepted, these proffers shall replace and supersede any previous proffers approved on the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan/special exception plat ("GDP/SE Plat") consisting of thirteen (13) sheets, prepared by Dewberry & Davis dated June 3, 2011 and revised through November 18, 2011.
- b. Minor modifications to the GDP/SE Plat may be permitted as determined by the Zoning Administrator in accordance with the provisions of Section 18-204 of the Zoning Ordinance. The Applicant reserves the right to modify the layout shown on the GDP/SE Plat at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping, or distances to peripheral lot lines as shown on the GDP.

2. TRANSPORTATION

- a. As shown on the GDP/SE Plat, the Applicant shall provide interparcel access to the adjacent property identified among the tax map records as 50-4 ((1)) 24 (Parcel 24) at no cost. The final location of the interparcel access shall be determined upon request by the owner of Parcel 24 and shall be within that area identified on the GDP/SE Plat. The Applicant shall grant an ingress-egress easement with the interparcel access, but shall have no obligation to construct any improvements.
- b. Density credit is reserved consistent with Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax

County or the Virginia Department of Transportation (VDOT) pursuant to the Public Facilities Manual (PFM), at or prior to time of site plan approval.

3. LANDSCAPING AND OPEN SPACE

- a. The Applicant shall submit a landscape plan in conjunction with the site plan submitted on the Application Property. Plantings shall be installed in general conformance to the GDP/SE Plat and native species shall be incorporated to the extent feasible.
- b. A park-like feature shall be provided at the intersection of Arlington Boulevard and Annandale Road in a location as generally shown on the GDP/SE Plat. At time of site plan approval, the Applicant shall record a public access easement to this landscaped area. Said easement shall be in a form acceptable to the Fairfax County Attorney's Office and recorded among the land records.

4. SIGN

The Applicant shall install a freestanding sign at the intersection of Arlington Boulevard and Annandale Road in a location as generally shown on the GDP/SE Plat. The sign shall be in accordance with the requirements of Article 12 of the Zoning Ordinance.

5. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and its successors and assigns.

6. 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 but one in the same instrument.

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 50-4 ((1)) 25

PAGE ANNANDALE ROAD ASSOCIATES, L.L.C.

By: _____
Name: W. Raymond Page
Title: Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 50-4 ((1)) 25

PAGE 6600 ARLINGTON BLVD, LLC

By: _____
Name: _____
Title: _____

[SIGNATURES END]

PROPOSED DEVELOPMENT CONDITIONS

SE 2011-PR-007

November 22, 2011

If it is the intent of the Board of Supervisors to approve SE 2011-PR-007 located at Tax Maps 50-4 ((12)) 1, 1A, 2, 3 and 50-4 ((1)) 25, 26, 27, and 27A for a vehicle sales, rental, and ancillary service establishment pursuant to Sect. 9-518 of the Fairfax County Zoning Ordinance, 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, 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 Plat entitled "Bill Page Annandale Road," prepared by Dewberry & Davis LLC, dated June 3, 2011 as revised through November 18, 2011, consisting of 13 sheets, 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. A copy of this Special Exception and the Non-Residential Use Permit 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.
5. If stormwater management/BMP waiver(s) are not granted by DPWES, the applicant shall provide stormwater management/BMP controls to the satisfaction of DPWES. If stormwater management/BMP facilities are not in substantial conformance with the GDP/SE Plat, the applicant may be required to submit a Special Exception Amendment.
6. All sidewalks and/or trails shown on the GDP/SE Plat that are outside of the public right-of-way shall be maintained by the applicant.
7. At the time of site plan approval, a public access easement shall be provided in a form approved by the County Attorney, for the purpose of providing access to the sidewalks along the Annandale Road and Arlington Boulevard frontages, in the approximate location shown on the GDP/SE Plat.

APPENDIX 2

8. Hours of operation shall be limited to the following:
For Sales Department: Monday-Friday: 9:00 am to 9:00 pm, Saturday: 9:00 am to 8:00 pm, and Sunday: 11:00 am to 6:00 pm.
For Service Department: Monday-Friday: 7:30 am to 8:00 pm, Saturday and Sunday: 7:30 am to 6:00 pm.
9. All unloading of vehicles shall take place on the site. There shall be no unloading of vehicles from Annandale Road.
10. To the extent possible, the applicant shall incorporate native species into the landscape plan that is submitted in conjunction with the Site Plan, subject to review and approval by Urban Forest Management Division, Department of Public Works and Environmental Services.
11. Should loudspeakers be installed, their use shall be limited to the hours of 10:00 am to 6:00 pm.
12. The applicant shall provide site access and transportation improvements as shown on the GDP/SE Plat. If access and improvements are not in substantial conformance with the GDP/SE Plat, the applicant may be required to submit a Special Exception Amendment.
13. Outdoor Storage. There shall be no outdoor storage or sales of materials on the Property, with the exception of vehicles for sale (which may only be parked in the Parking Structure or in the areas designated on the GDP/SE as "Display Parking Spaces"). There shall be no outdoor storage overnight of wrecked or inoperable vehicles on the property. Wrecked or inoperable vehicles left on the Property after hours by customers or towing services shall be moved indoors when the Car Dealership reopens for business.
14. All signage on the property shall conform to Article 12 of the Zoning Ordinance. In addition, pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles, or driveways. With the exception of any required regulatory signage, no illuminated signs shall be placed on the northern-facing elevation of the parking structure.
15. Lighting. Parking lot and exterior lighting located on the Property shall be directed inward and/or downward and designed with shielded fixtures in order to minimize glare onto adjacent properties and in accordance with Article 14 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.
 - A. Structured Parking Lighting. Lighting on the top level of the structured parking shall be comprised entirely of bollards and sconces.

- B. Outdoor Display Area Lighting. The outdoor display area of the car dealership shall not exceed a maintained lighting level of thirty (30) footcandles, as measured horizontally at grade.
 - C. Northern Property Line Lighting. Lighting along the northern property line shall be comprised entirely of bollards and sconces. Regardless of that shown on the GDP/SE Plat, no light poles shall be placed in the landscape area along the northern property line.
16. Green Building Practices. The applicant shall utilize green building practices for the development, including but not limited to the following features:
- A. Green Building Professional. The development shall be designed by a design firm with at least one professional accredited by LEED (or equivalent program) on the team. Prior to building permit issuance, the accredited professional shall provide documentation to the Department of Public Works and Environmental Services demonstrating compliance with development condition #16.
 - B. Sustainable sites. The applicant shall install bike racks for employees and customers, provide incentives for employees who walk or bike to work, provide preferred parking for carpools and low emission vehicles, provide showering and changing facilities for those employees who bike, walk, or jog to work, implement a light pollution reduction strategy utilizing motion sensors and photocell/time clock, and install a "white" roofing membrane to increase reflectiveness.
 - C. Water efficiency. The applicant shall install motion sensor faucets and flush valves and install ultra-low-flow plumbing fixtures.
 - D. Energy and atmosphere. The applicant shall provide occupancy sensors in applicable areas, turn-off all computers & peripherals when not in use, install daylight sensors (automatic light controls tied into skylights), provide LED or fluorescent lamps in building light fixtures, provide Energy Star equipment and appliances, install large fans to facilitate air movement and cut down on use of air conditioning systems, recycle all waste oil, utilize vegetable oil (instead of caustic hydraulic fluid) for service lifts, increase roof and wall insulation to increase R-value of the building envelope and cut down on heat loss/gain, install high-speed doors at service areas to cut down on heat loss/ gain, and provide airlock at entry areas with walk-off mats.
 - E. Materials and resources. The applicant shall provide for the separation, collection and storage of recyclables for glass, paper, metal, plastic and cardboard waste, implement a battery/ light bulb recycling program, recycle all computer equipment (printers, cartridges, etc.), and use rapidly renewable, certified and recycled content products when available.

F. Indoor environmental quality. The applicant shall use only "green" cleaning products for janitorial services, install carbon dioxide monitors with demand control ventilation, prohibit smoking from inside the building and designate tobacco use areas 25' away from building entrances and air intakes, install of walk-off mats to reduce the pollutants coming into the building, utilize HVAC unit filters that are a minimum Merv 8, use products and paints with low or no VOC's, provide appropriate exhaust for areas where hazardous materials or services are provided, use low-emitting materials for adhesives, sealants, carpet, paints and coatings, specify non ozone-depleting refrigerants in HVAC systems, provide additional outside air ventilation opportunities to improve indoor air quality, prohibit the use of any materials which contain urea formaldehyde resins , and provide individual and multi-occupancy thermal comfort controls.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 18, 2011
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/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 112787

in Application No.(s): SE 2011-PR-007
 (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)
Page Annandale Road Associates, L.L.C. Agents: W. Raymond Page Kathleen J. Page Yun Mi Arbuckle a/k/a China Arbuckle	2923 Annandale Road Falls Church, VA 22042	Applicant/Title Owner of Tax Map 50-4 ((1)) 27, 27A; 50-4 ((12)) 1, 1A, 2, 3
Page 6660 Arlington Blvd, LLC Agents: W. Raymond Page Lawrence J. Page Michael A. Page Yun Mi Arbuckle a/k/a China Arbuckle	2923 Annandale Road Falls Church, VA 22042	Title Owner of Tax Map 50-4 ((1)) 25

(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: October 18, 2011
(enter date affidavit is notarized)

112787

for Application No. (s): SE 2011-PR-007
(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)
2935 Annandale Road, LLC Agents: W. Raymond Page William J. Page John E. Taylor, Jr. Yun Mi Arbuckle a/k/a China Arbuckle	6715 Arlington Boulevard Falls Church, VA 22042	Title Owner of Tax Map 50-4 ((1)) 26
Dewberry & Davis LLC Agents: Philip G. Yates Andrea R. Crossett	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent
Penney Design Group, LLC Agent: Jonathan J. Penney	8120 Woodmont Avenue, Suite 450 Bethesda, Maryland 20814	Architect/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Lester E. Adkins	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
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 Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/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: October 18, 2011
(enter date affidavit is notarized)

112787

for Application No. (s): SE 2011-PR-007
(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)
Page Annandale Road Associates, L.L.C.
2923 Annandale Road
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Managers/Members:
W. Raymond Page, Kathleen J. Page
Member:
W. Raymond Page 2007 Family Trust No.
3 f/b/o Michael A. Page, Caitlin N. Page,
Brendan A. Page

(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: October 18, 2011
(enter date affidavit is notarized)

112787

for Application No. (s): SE 2011-PR-007
(enter County-assigned application number (s))

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

Page 6660 Arlington Blvd, LLC
2923 Annandale Road
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Managers:	Member: W. Raymond Page 2007 Family
Lawrence J. Page, Michael A. Page	Trust No. 3 f/b/o Michael A. Page, Caitlin
	N. Page, Brendan A. Page

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

2935 Annandale Road, LLC
6715 Arlington Boulevard
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Managers:
William J. Page, John E. Taylor, Jr.
Members:
Page Family 2935 Annandale Road, LLC
Taylor Holdings II, LLC

(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: October 18, 2011
(enter date affidavit is notarized)

112787

for Application No. (s): SE 2011-PR-007
(enter County-assigned application number (s))

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

Page Family 2935 Annandale Road, LLC
2923 Annandale Road
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Managers:	Members:	Trust f/b/o Susan M. Page; Sheila M. Page
William J. Page, W. Raymond Page	William J. Page; W. Raymond Page;	Trust f/b/o Sheila M. Page; Caitlin N. Page
	Michael A. Page; William J. Page, Jr.;	Irrevocable OBRA Trust f/b/o Caitlin N.
	Kathleen J. Page; Christine Noel Page Trust	Page; Brendan A. Page Irrevocable OBRA
	f/b/o Christine Noel Page; Susan M. Page	Trust f/b/o Brenda A. Page

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

Taylor Holdings II, LLC
3750 Jefferson Davis Highway
Alexandria, VA 22305

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John E. Taylor, Jr.

(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: October 18, 2011
(enter date affidavit is notarized)

112787

for Application No. (s): SE 2011-PR-007
(enter County-assigned application number (s))

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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)

The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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)

Members: Sidney O. Dewberry, Barry K.
Dewberry, Karen S. Grand Pre, Thomas L.
Dewberry, Michael S. Dewberry Credit
Shelter Trust u/a/d 11/23/05 (f/b/o Michael
S. Dewberry II and 3 other minor children of Michael S. Dewberry)

(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: October 18, 2011
(enter date affidavit is notarized)

112787

for Application No. (s): SE 2011-PR-007
(enter County-assigned application number (s))

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

Penney Design Group, LLC
8120 Woodmont Avenue, Suite 450
Bethesda, Maryland 20814

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)

Jonathan J. Penney

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: October 18, 2011
(enter date affidavit is notarized)

112787

for Application No. (s): SE 2011-PR-007
(enter County-assigned application number (s))

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

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: October 18, 2011
(enter date affidavit is notarized)

112787

for Application No. (s): SE 2011-PR-007
(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: October 18, 2011
(enter date affidavit is notarized)

112787

for Application No. (s): SE 2011-PR-007
(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: October 18, 2011
(enter date affidavit is notarized)

112787

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:

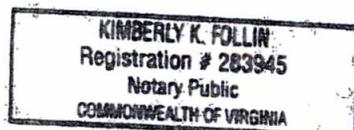
(check one) Lynne J. Strobel
[] Applicant [x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18 day of October 2011, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011



REZONING AFFIDAVIT

DATE: October 18, 2011
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/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 112786

in Application No.(s): RZ 2011-PR-021
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Page Annandale Road Associates, L.L.C. and Page 6660 Arlington Blvd, LLC.

(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: October 18, 2011
 (enter date affidavit is notarized)

112786

for Application No. (s): RZ 2011-PR-021
 (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)
Dewberry & Davis LLC Agents: Philip G. Yates Andrea R. Crossett	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent
Penney Design Group, LLC Agents: Jonathan J. Penney	8120 Woodmont Avenue, Suite 450 Bethesda, Maryland 20814	Architect/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Lester E. Adkins	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
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 Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/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: October 18, 2011
(enter date affidavit is notarized)

112786

for Application No. (s): RZ 2011-PR-021
(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)
Page Annandale Road Associates, L.L.C.
2923 Annandale Road
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Managers/Members: W. Raymond Page, Kathleen J. Page
Member: W. Raymond Page 2007 Family Trust No. 3 f/b/o Michael A. Page, Caitlin N. Page, Brendan A. Page

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

(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: October 18, 2011
(enter date affidavit is notarized)

112786

for Application No. (s): RZ 2011-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Page 6660 Arlington Blvd, LLC
2923 Annandale Road
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Managers: Lawrence J. Page, Michael A. Page
Member: W. Raymond Page 2007 Family Trust No. 3 f/b/o Michael A. Page, Caitlin N. Page, Brendan A. Page

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

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

Lawrence J. Page, General Manager

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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)

The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

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: October 18, 2011
(enter date affidavit is notarized)

112786

for Application No. (s): RZ 2011-PR-021
(enter County-assigned application number (s))

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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)

Members: Sidney O. Dewberry, Barry K. Dewberry, Karen S. Grand Pre, Thomas L. Dewberry, Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o Michael S. Dewberry II and 3 other minor children of Michael S. Dewberry)

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)

Penney Design Group, LLC
8120 Woodmont Avenue, Suite 450
Bethesda, Maryland 20814

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)

Jonathan J. Penney

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: October 18, 2011
(enter date affidavit is notarized)

112786

for Application No. (s): RZ 2011-PR-021
(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)

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 AFFIDAVIT

DATE: October 18, 2011
(enter date affidavit is notarized)

112786

for Application No. (s): RZ 2011-PR-021
(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: October 18, 2011
(enter date affidavit is notarized)

112786

for Application No. (s): RZ 2011-PR-021
(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: October 18, 2011
(enter date affidavit is notarized)

112786

for Application No. (s): RZ 2011-PR-021
(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

[x] Applicant's Authorized Agent

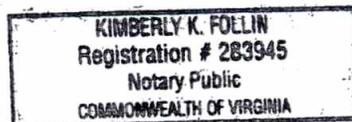
Lynne J. Strobel, attorney/agent

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

Subscribed and sworn to before me this 18 day of October 2011, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011





Lynne J. Strobel
 (703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

Revised

June 30, 2011

Via Hand Delivery

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

Re: Proposed Rezoning and Special Exception Applications
 Fairfax County Tax Map Reference: 50-4 ((1)) 25, 26, 27 and 27A;
 50-4 ((12)) 1, 1A, 2 and 3
 Applicant: Page Annandale Road Associates, LLC

Dear Ms. Berlin:

Please accept the following as a statement of justification for rezoning and special exception applications filed on property identified among the Fairfax County tax map records as 50-4 ((1)) 25, 26, 27 and 27A; and 50-4 ((12)) 1, 1A, 2 and 3 (the "Subject Property").

The Applicant and its affiliates are the owners of the Subject Property that consists of approximately 3.88 acres located in the northeast quadrant of the intersection of Annandale Road and Arlington Boulevard. The Subject Property is currently zoned to the C-8 and C-5 Districts. A majority of the Subject Property is zoned to the C-8 District and developed as an automobile dealership and service establishment that has been in this location since the 1960's. Approximately 23,523 square feet of the Subject Property located at the corner of Annandale Road and Arlington Boulevard is zoned to the C-5 District and was formerly operated as a service station that was established in 1954. The improvements associated with the service station have been removed. The Applicant proposes to rezone the former service station parcel, identified among the Fairfax County tax map records as 50-4 ((1)) 25 (Parcel 25), from the C-5 District to the C-8 District. In addition, the Applicant proposes a special exception application on the entirety of the Subject Property to allow for the improvement and continued use of the existing automobile dealership and service establishment.

The Subject Property is located within the J1 Hillwood Community Planning Sector of the Jefferson Planning District in the Area I Comprehensive Plan (the "Plan"). Specifically, the Subject Property is addressed within Land Use Recommendation 3 of this Planning Sector. Land Use Recommendation 3 states that the present boundary of the commercial area along Annandale Road (north of Route 50) and fronting on the north side of Route 50 should be maintained. The area is planned for community-serving retail uses up to a .35 FAR. The Applicant's proposal is for a community-serving retail use with improvements consisting of 58,985 gross square feet. The resulting .35 FAR on the Subject Property is in harmony with the recommendations of the Plan.

The Applicant's proposal is illustrated on the enclosed generalized development plan/special exception plat ("GDP/SE Plat") prepared by Dewberry & Davis LLC. Existing conditions on the Subject Property consist of three (3) buildings constructed at various times during the 1960's. As the buildings were constructed at different times, there is no unified theme to their appearance and the current automobile dealership does not operate efficiently. In addition, the piecemeal nature of the development resulted in multiple access points to Annandale Road.

Three (3) special exception applications were previously approved on that portion of the Subject Property identified as 50-4 ((12)) 1, 1A, 2 and 3. In 1978, the Board of Supervisors (the "Board") approved SE 78-P-023 that allowed a new paint and body shop in a separate building on the Subject Property. The building was not constructed and the approval expired. In 1989, the Board approved SEA 78-P-203 that allowed building additions and site modifications including a parking deck. These modifications were not constructed and the approval also expired. Lastly, in January of 1999, the Board approved SE 98-P-052 to permit the enclosure of an existing canopy at the front of one building that would add 2,200 square feet of gross floor area to the building. According to Fairfax County records, an addition of only 498 square feet was constructed that was occupied in early 2001.

As shown on the GDP/SE Plat, the Applicant proposes to remove all three (3) existing buildings to construct a new building that will include a showroom, administrative offices, a reception area and multiple automobile services bays. These uses will be served by a parking garage that will also provide new and used vehicle storage. The proposed improvements will potentially be constructed in two (2) phases. The first phase of development allows for surface parking that will ultimately be replaced by the parking garage. If development is phased, the construction of the first phase will be accomplished with a relocation of the used car operation to the existing new car showroom and administrative offices will be temporarily relocated off-site. The new building will be constructed and, upon completion, the existing building will be removed. The vehicle sale, rental and ancillary service establishment will continue to operate during the construction of subsequent phases. All minimum Fairfax County Zoning Ordinance (the "Zoning Ordinance") requirements will be satisfied with each phase of development.

The Applicant's consolidation of Parcel 25 and total renovation of the Subject Property will yield a number of benefits to customers, the business operation, and the community. These

benefits will include a more customer-friendly environment, a more efficient operation for the sale and service of vehicles, and a more aesthetically pleasing appearance. Improvements to the Subject Property include the following:

- The consolidation of operations into a single building that will facilitate the use of the Subject Property.
- The consolidation of access points that will improve vehicular circulation on-site and reduce the number of curb cuts to Annandale Road and the service drive parallel to Route 50.
- The construction of frontage improvements that include a sidewalk along Annandale Road, a trail along the service drive, and the installation of streetscape trees. These improvements will include the dedication of approximately 4,190 square feet of right-of-way.
- A reduction in the amount of impervious surface.
- An increase in landscaping and open space both interior to the site and along the Subject Property's frontages.
- The installation of a landscaped park feature at the corner of Arlington Boulevard and Annandale Road to create a visual and usable focal point for the area. This park feature will be a new on-site amenity.
- Installation of stormwater management facilities on a property developed prior to the requirements for detention of stormwater run-off.
- The construction of a state-of-the-art automobile dealership and service establishment to serve the surrounding community.

The Applicant has designed its new automobile dealership and service department in a manner that will significantly improve the visual appearance of the Subject Property from two (2) major area roadways. The Subject Property is currently characterized by a functionally obsolete automobile dealership and repair facility that is served by a large expanse of impervious parking. The Applicant's proposal will revitalize the Subject Property while continuing to provide a needed community use. The Applicant's proposal includes a high-quality building that is anticipated to include sustainable design elements.

In accordance with the requirements of Section 9-011 of the Zoning Ordinance, please accept the following information with regard to the proposed special exception application:

- The type of operation will be an automobile dealership, including new and used vehicle storage, with associated repair and service facilities.
- The hours of operation will be as follows:

Sales Department – Monday through Friday – 9:00 a.m. to 9:00 p.m.
Saturday – 9:00 a.m. to 8:00 p.m.
Sunday – 11:00 a.m. to 6:00 p.m.

Service Department – Monday through Friday – 7:30 a.m. to 8:00 p.m.
Saturday and Sunday – 7:30 a.m. to 6:00 p.m.

- The estimated number of patrons for the Sales Department is approximately 12 per day during the week and 24 per day on the weekends. The estimated number of patrons for the Service Department is approximately 60 per day during the week and 70 per day on the weekend.
- The number of employees at the Subject Property is a total of approximately 100 persons. Employees work on shifts that vary during the week and on weekends. The maximum number of employees on site at any one time is approximately 60.
- The traffic impacts associated with the proposed use varies by day and time of day. A majority of the patrons will arrive at the Subject Property by private vehicle. The peak hour of trip generation during the week is in the morning between 7:30 a.m. and 8:30 a.m. when customers are dropping off their cars for service, and in the afternoon between 5:30 p.m. and 6:30 p.m. when customers are picking up their cars. During the a.m. peak hour approximately 132 week day trips are expected, and during the p.m. peak hour approximately 158 trips are expected. These numbers will be reduced as the Applicant operates a shuttle bus service to and from the East Falls Church Metro Station for the convenience of its customers. A comparison of the existing use to the proposed use under applicable regulations concludes that the redevelopment plan is not considered to substantially affect the transportation network and is exempt from VDOT Chapter 527 compliance.
- An automobile dealership and service establishment has operated on the Subject Property for over 40 years and many clients return to this location from all of Fairfax County to purchase and service their vehicles. The majority of clients coming to the Subject Property are from within a five (5) to ten (10) mile radius.
- The proposed building will include a two (2) story showroom with a customer service/reception area and administrative offices. The Service Department will include two (2) levels and is stacked with ramp access to the second level. The

Service Department will include multiple service bays for maintenance of vehicles. Phase Two of the proposed improvements will consist of three (3) elevated levels of parking structure with the top level continuing over the service department roof. The exterior of the proposed showroom will include metal panels, clear storefront glass, and a white back-lit glass entry portal. The service department and elevated parking levels will be blended in seamlessly to the showroom with either pre-cast or stucco panels with coordinated horizontal and vertical reveals. The parking garage openings, service department and second floor administrative offices will have a combination of punch openings and windows to create a horizontal rhythm along the façade facing Annandale Road.

- The operation of an automobile dealership and service and repair facility requires the utilization and storage of certain hazardous materials. All of these materials are utilized, stored, treated and disposed of in accordance with all local and state regulations.
- The proposed use conforms to all provisions of applicable ordinances, regulations and adopted standards except as may be noted on the GDP/SE Plat and as follows:
 - A modification of minimum lot area and lot width requirements on Parcel 25. Parcel 25 is a lot that existed prior to adoption of current Zoning Ordinance requirements and is not proposed to be further reduced in size. Further, Parcel 25 will be incorporated into the plans for development of the remainder of the Subject Property, thereby ensuring that it is part of a larger land area that meets Zoning Ordinance requirements.
 - A modification of transitional screening and barrier requirements along the northern property line in favor of that shown on the GDP/SE Plat. Such a modification is consistent with existing conditions and prior approvals. The landscaping and barrier shown on the GDP/SE Plat will provide adequate screening to meet the intent of the Zoning Ordinance.
 - A modification of the loading space requirement that is justified by the type of operation proposed on the Subject Property. As noted on the GDP/SE Plat, only receiving facilities in accordance with Paragraph 14 of Section 11-202 of the Zoning Ordinance are necessary.

I would appreciate the acceptance of these applications and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. The Applicant's proposal will revitalize an aging automobile dealership in a manner that will enhance the appearance of the area. In addition, the Applicant will continue to provide an important community service through the operation of its business in a more efficient and environmentally sensitive manner.

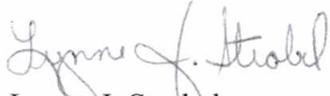
June 30, 2011

Page 6

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call.

Very truly yours,

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



Lynne J. Strobel

LJS/kae

cc: Raymond Page
China Arbuckle
Phil Yates
Andrea Crossett
Jon Penney
Robin Antonucci
Les Atkins
Martin D. Walsh

{A0225750.DOC / 1 Revised Statement of Justification 007173 000002}



Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Revised
October 28, 2011

Via E-mail and U.S. Mail

Suzianne Zottl
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: RZ 2011-PR-021 concurrent with SE 2011-PR-007
Tax Map Reference: 50-4 ((1)) 25, 26, 27 and 27A;
50-4 ((12)) 1, 1A, 2 and 3 (the "Subject Property")
Applicant: Page Annandale Road Associates, LLC

Dear Ms. Zottl:

Please accept this letter as a request for a modification of transitional screening and barrier requirements along the northern property line of the Subject Property.

The Subject Property is currently developed with an automobile dealership that has been in this location since the 1960's. The area of the dealership is proposed to be expanded to include a small parcel of property located in proximity to Route 50 that was formerly developed as a service station. The Applicant is consolidating approximately four (4) acres, and proposes to remove all existing buildings to construct a new state of the art automobile dealership. In order to accomplish this objective, the Applicant has filed the referenced applications.

In conjunction with the redevelopment of the Subject Property, the Applicant will be constructing a parking garage and relocating existing surface parking spaces. Presently, a surface parking lot is located adjacent to the northern property line. In addition, there is a fairly significant grade difference between the Subject Property and the residentially developed property to the north, and the properties are separated by a retaining wall. With the pending applications, the Applicant proposes to retain the existing retaining wall and build a second retaining wall approximately 21 feet from the property line. The Applicant will install landscaping at approximately the same grade as the adjacent residential dwellings thereby providing the most effective screening buffer possible. The landscaping will consist primarily of category 2 and 3 evergreen trees. The proposed retaining walls and plantings are shown on the generalized development plan/special exception plat (GDP/SE Plat) prepared by Dewberry & Davis and submitted in conjunction with the applications. A section included with the GDP/SE Plat illustrates the effectiveness of the proposed screening.

As described above, I hereby request consideration of a modification of transitional screening and barrier requirements in conjunction with the pending applications. The Applicant proposes a combination of barriers and landscaping, as shown on the GDP/SE Plat. The width of the transitional screening will be approximately 21 feet and within that 21 feet will be two (2) retaining walls and landscaping. As illustrated on the GDP/SE Plat, the Applicant's proposal meets the intent of transitional screening as it provides an effective buffer in the limited area available. Further, an automobile dealership has been in existence on the Subject Property for many years and the Applicant is improving an existing condition. Lastly, the grade differential between the residential and commercial properties makes the provision of transitional screening difficult. The Applicant has provided the most effective screening possible in consideration of physical constraints and existing conditions.

Should you have any questions regarding this request, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Lynne-J. Strobel

LJS/kae

Attachment

cc: Raymond Page
China Arbuckle
Andrea Crossett
Jon Penney
Robin Antonucci
Les Adkins
Martin D. Walsh

RECEIVED
Department of Planning & Zoning

OCT 03 2011

Zoning Evaluation Division

**WELLS + ASSOCIATES****MEMORANDUM**

TO: Kevin Nelson
Land Development Section
Virginia Department of Transportation

FROM: Robin L. Antonucci
Lester Adkins, III

RE: RZ 2011-PR-021 SE 2011-PR-007; Page Annandale Associates, L.L.C.
Tax Map # 50-4 ((12)) 1, 1A, 2, 3 and 50-4 ((1)) 25, 26, 27, 27A

SUBJECT: Access Management

DATE: September 30, 2011

Introduction

As requested at a recent meeting with you and representatives from the Fairfax County Departments of Planning & Zoning and Transportation, this memorandum summarizes a discussion of the site access associated with an existing vehicle sales and service establishment (Bill Page Toyota) in Fairfax County. Specifically, this memorandum will address VDOT and County comments regarding the ingress/egress, both existing and proposed, intended to serve the above-referenced properties. The subject properties are located on the east side of Annandale Road (Route 649), north of Route 50 and predominantly south of Jefferson Street (Route 1723) as shown on Figure 1.

With the exception of tax map 50-4 ((1)) 25, all of the properties are zoned C-8 and developed with a vehicle sales and service establishment, which has been in this location since the 1960's. Tax map 50-4 ((1)) 25 is zoned C-5 and was formerly developed with a gasoline service station established in 1954. The Applicant has filed an application to rezone the C-5 property to the C-8 zoning district and has submitted a special exception application to allow for the improvement and continued use of the existing vehicle sales and service establishment.

Site Access

The referenced properties are currently served by a total of seven (7) curb cuts on Annandale Road, as shown on Figure 2 and in Attachment I. With the exception of two, all of the remaining five curb cuts are currently limited to right-in/right-out movements only. The average spacing between the right-in/right-out curb cuts on the east side of Annandale Road between Route 50 and Jefferson Street is

approximately 77 feet. The average spacing between full movement curb cuts/intersections is approximately 396 feet.

Annandale Road is classified by both VDOT and Fairfax County as an *urban minor arterial*. The primary function of arterial roadways is through traffic mobility. As reflected on the GDP (Generalized Development Plan)/SE plat, the Applicant had initially proposed to close four (4) of the existing seven (7) entrances on Annandale Road in order to reduce vehicle conflicts and maintain the operational integrity of that facility. The northernmost ingress/egress was relocated to the south opposite Jefferson Street. Subsequent to the initial submission and at the request of VDOT, the Applicant agreed to close the curb cut closest to Route 50. This closure will be reflected on the next plan submission.

With the closure of the southernmost curb cut, ingress/egress to the site would be provided via two full movement curb cuts on Annandale Road. One is located at an existing median break approximately 424 feet north of Route 50, as measured centerline to centerline. The second is the relocated northernmost curb cut opposite Jefferson Street. The distance between the two full movement entrances is approximately 265 feet, as measured centerline to centerline.

Access Management Standards

In 2007, the Virginia General Assembly unanimously approved legislation to direct the VDOT commissioner to develop and implement access management regulations and standards. Implementation was phased by roadway functional classification. The standards were imposed on principal arterials statewide, effective July 1, 2008. Implementation with regards to minor arterials (such as Annandale Road), collectors, and local streets became effective on October 14, 2009 and has been incorporated as Appendix F of the VDOT Road Design Manual. Based on correspondence from VDOT staff on January 21, 2010, existing and planned signalized or STOP controlled intersection locations, which do not meet the standards set forth in Appendix F must complete an Exception Request Form (24 VAC 30-72 and/or 24 VAC 30-73).

The spacing of the driveways on Annandale Road, as proposed by the Applicant and reflected on both the originally submitted GDP/SE Plat as well as the revised GDP/SE Plat, do not meet the spacing standards outlined in the Access Management regulations. However, according 24VAC30-73-120, on older established business corridors within an urban area where existing entrances and intersections do not meet the spacing standards prior to October 14, 2009, spacing for new entrances and intersections may be allowed by VDOT consistent with the established spacing along the highway provided the Applicant submits evidence that "...reasonable efforts were made to comply with the other access management requirements of this section." Those other requirements include the following:

1. Restricting entrances within the functional areas of intersections
2. Sharing entrances with and providing vehicular and pedestrian connections between adjoining properties, and
3. Physically restricting entrances to right-in or right-out or both movements

The access scheme proposed by the Applicant meets all of the above requirements. With the revision to the GDP/SE Plat, the applicant has consolidated seven curb cuts into two. Both of these ingress/egress

points are located at established median breaks. The northernmost curb cut was located opposite Jefferson Street. The Applicant has committed to provide a northbound left turn bay at this location in conjunction with that entrance relocation. Additionally with the plan/plat revision, throat lengths at both entrances were modified to meet VDOT's 35 foot requirement.

Further, the Applicant has agreed to provide an area designated on the plan for interparcel/shared access with the adjacent hotel property to the east at such time as it redevelops. Pedestrian connections are provided to the north to tie into existing sidewalks.

In light of all of the above, the Applicant does not believe an exception to the standards for those entrance/exits retained/relocated is necessary and asks VDOT's concurrence in this request. If you have any questions, please do not hesitate to call or email me at RLAntonucci@mjwells.com.

Attachments: A/S

cc: Angela K. Rodeheaver, Fairfax County Department of Transportation
Suzianne Zottl, Fairfax County Department of Planning & Zoning
Raymond Page, Page Annandale Associates, LLC
China Arbuckle, Page Annandale Associates, LLC
Lynne J. Strobel, Walsh Colucci Lubeley Emrich & Walsh
Andrea Crossett, Dewberry

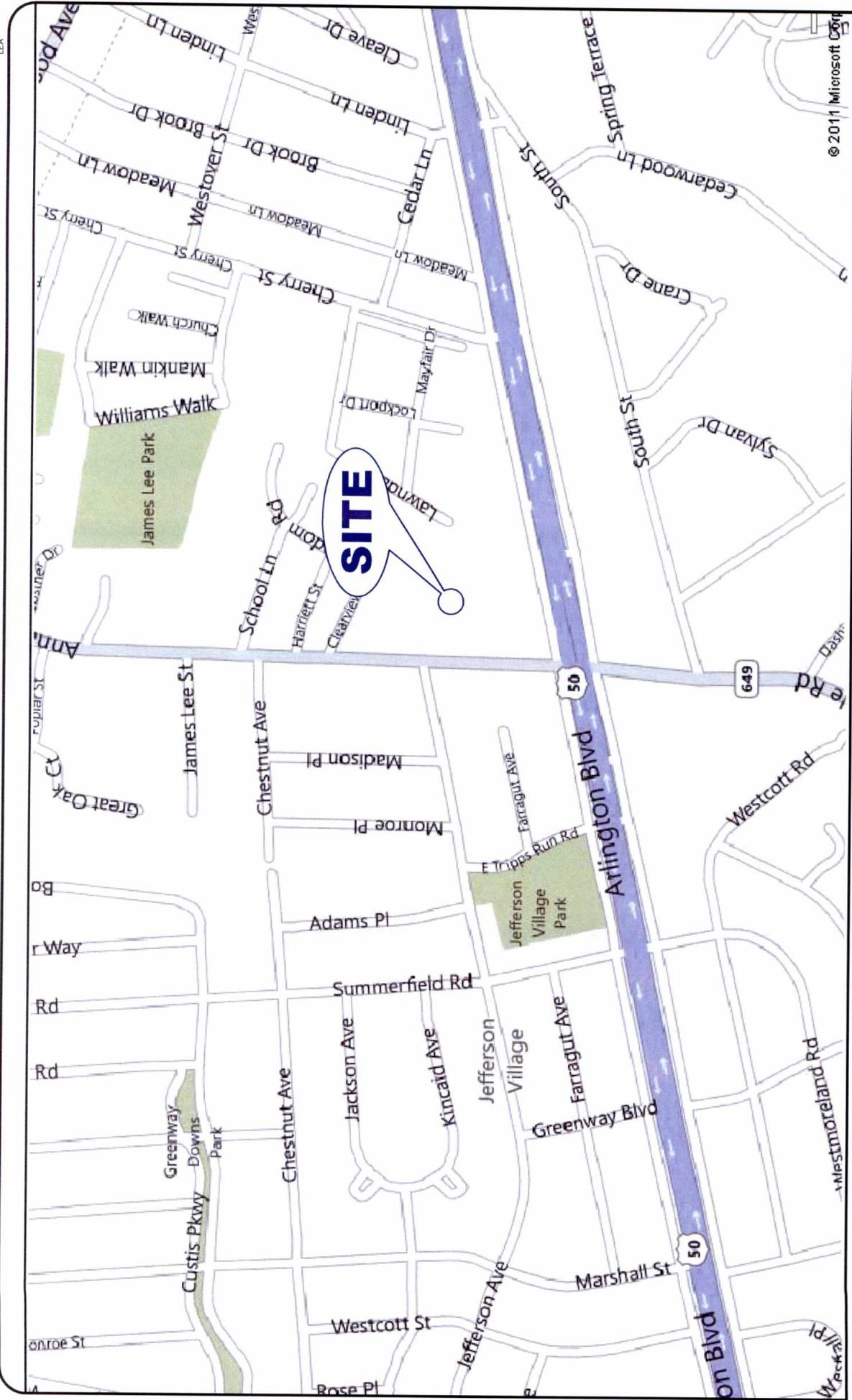


Figure 1
Site Location

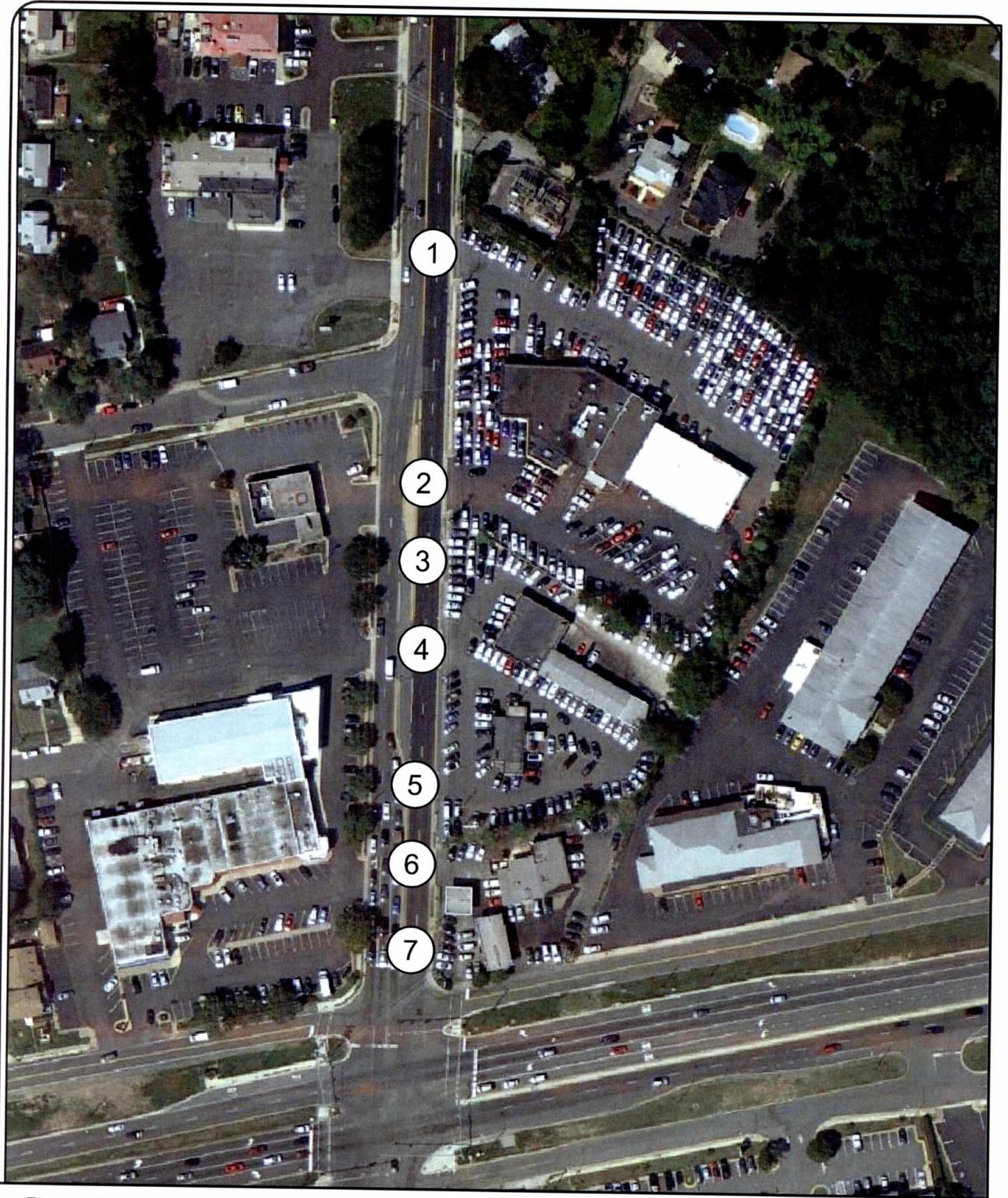


Figure 2
Curb Cuts on Annandale Road





County of Fairfax, Virginia

MEMORANDUM

DATE: October 28, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: RZ 2011-PR-021
SE 2011-PR-007
Bill Page Toyota

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ) and Special Exception (SE) application dated June 3, 2011 as revised through September 30, 2011. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The applicant, Page Annandale Road Associates, LLC, proposes a vehicle sale, rental and ancillary service establishment on approximately 3.88 acres of land. The applicant also proposes to rezone a portion of the property from the C-5 to the C-8 zoning district. The subject property is located at the northeast corner of Annandale Road and Route 50 (Arlington Boulevard). The proposed uses would result in an overall floor area ratio (FAR) of 0.35. The maximum building height proposed would be 40 feet. The resulting use is based on proposed expansion and reconfiguration of an existing auto dealership to include additional land area, which was not previously part of this use at this location. Construction will take place in two phases with the first phase resulting in a total of 208 parking spaces for employees, customers and display where the zoning ordinance would require 174 total spaces. The second phase of the proposed development would result in a total of 416 parking spaces to meet all of the aforementioned needs. The applicant is proposing three points of vehicle access to the site. Two access points will come from Annandale Road, while a third will provide access from Route 50.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in the northeast quadrant of the intersection of Arlington Boulevard (Route 50) and Annandale Road. The site is located in a commercial corridor along Arlington Boulevard with existing residential development composed of single family

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/



detached homes to the north. A variety of commercial uses are located west, east and south of the subject property with older, R-4 zoned residential development located immediately north of the subject property.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District, J1 Hillwood Community Planning Sector, as amended through March 9, 2010, on page 17, the Plan states:

- “3. The present boundary of the commercial area along Annandale Road (north of Route 50) and fronting on the north side of Route 50 should be maintained. This area is planned for community-serving retail uses up to .35 FAR. Substantial buffering should be provided between the residential and non-residential uses. Redevelopment/revitalization of these areas should provide substantial buffering to the adjacent residential neighborhoods. Infill development in the single-family detached residential area north of Parcel 50-4((1))28 is planned at 3-4 dwelling units per acre.”

Environment

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 7 to 18, the Plan states:

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

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

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

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

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

Objective 5: Minimize light emissions to those necessary and consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions. . . .

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

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

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

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 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

Screening and Buffering The Comprehensive Plan recognizes the long term use of the subject property for commercial uses. However, the Plan also notes that residential uses are expected to continue just north of the subject property. As a result attention must be paid to the need for adequate screening of these residential uses from the commercial uses. While the Comprehensive Plan provides no specific guidance for screening and buffering of commercial uses in this area from the adjacent residential development conventional wisdom would clearly dictate that the commercial use and lighting be adequately screened from the residential area. The latest photometric study submitted by the applicant indicates that there remain several locations beyond the northern property boundary where lighting will exceed permitted levels. The applicant will be required to correct this prior to site plan approval in order to ensure that lighting for this portion of the property does not adversely impact adjacent residential properties.

Land Uses and Site Design The applicant has made a number of modifications to address staff concerns regarding site design issues. Many of these staff concerns related to site access, internal circulation, landscaping and adequate turning space for trucks which will be off-loading vehicles on-site. While staff feels that the majority of these concerns have been adequately addressed, it should also be noted that the Fairfax County Department of Transportation may have additional comments regarding transportation related issues. Any final determination regarding transportation related issues should be made by staff in that office. If the applicant is able to satisfy any remaining transportation issues and correct the lighting issues along the northern property boundary, then staff could find this application to be both in harmony and in conformance with the land use recommendations of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

Green Building The applicant has been encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed commercial uses. The applicant has not proffered to green building practices, but several development conditions have been provided which will ensure that some green building measures are instituted as part of the proposed development.

To ensure that the site's energy performance will be optimized, it is recommended that the applicant improve the current proffer and commit to providing appliances, fixtures, systems and building components that are ENERGY STAR qualified. These items are to include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and televisions and other home electronic equipment that may be part of the proposed development. Based on staff's past experience with another Toyota dealership located within Fairfax County it is our understanding that Toyota has a corporate standard for green building design. At a minimum, we would encourage the applicant to incorporate this standard into the proposed development.

Vegetation The existing site is fully developed and contains minimal vegetation. The applicant has proposed streetscaping, buffering and parking lot landscaping, and to supplement the northern boundary adjacent to existing residential development. The applicant should ensure that proposed plantings are consistent with the recommendations from Urban Forestry Management (UFM) staff.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a minimum 8 foot wide asphalt major paved trails along the site's two frontages on Arlington Boulevard (Route 50) and Annandale Road. On the

Barbara Berlin
RZ 2011-PR-021 w/SE 2011-PR-007
Page 6

Generalized Development Plan (GDP)/SEA Plat, the applicant has shown a 10 foot wide asphalt trail along Arlington Boulevard and a 10 foot wide trail along Annandale Road.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: September 28, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

FILE: 3-4 (RZ 2011-PR-021)
3-5 (SE 2011-PR-007)

SUBJECT: Transportation Impact

REFERENCE: RZ 2011-PR-021
SE 2011-PR-007
Page Annandale Road Associates, L.L.C.
Traffic Zone: 1438
Land Identification Map: 50-4 ((1)) 25, 26-27, 27A; 50-4 ((12)) 1-3, 1A

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 June 3, 2011, and revised through June 30, 2011. The applicant wishes to rezone Parcel 25 from C-5 to C-8 to incorporate this parcel into the consolidated development plan. The proposed special exception on the entire property is for the improvement and continued use of the existing automobile dealership and service establishment.

- The middle entrance to the site from Annandale road does not meet VDOT's Access management requirements. FDOT does not support this access, however, the applicant can submit a waiver. This waiver will need to be applied for and the outcome determined before the application moves forward.
- The applicant is dedicating a small amount of right-of way on the Annandale Road frontage from 31' to 35' from centerline and on the Route 50 frontage from 100' to 103' from centerline. However, the dedication does not include either the sidewalk or the trail and the required area "behind" the sidewalk /trail for maintenance.
- The trail should be 10' wide.
- The applicant should determine the need for a right turn lanes at the site entrances and, if warranted, provide them.

- The entrances along Annandale Road do not meet VDOT's Access Management requirements (the southernmost entrance is too close to Route 50, the entrance throat lengths need to be increased, etc...). If waivers are applied for, in lieu of redesigning the entrances to meet standards, their outcome must be determined before the application moves forward.
- The entrance to the service drive does not meet commercial standards (the width, the angle, etc...).
- The applicant must provide on-site unloading of vehicles. This is not shown.
- The truck -vehicle carriers and trash truck-movements onto and off of the site should be shown.
- The dumpster site and waste oil storage site should be shown or indicated.
- The applicant should provide interparcels (2) to the adjacent motel site.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
August 9, 2011

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: RZ 2011-PR-021 SE 2011-PR-007 Page Annandale Associates, L.L.C.
Tax Map # 50-4((12))0001, 1A, 2, 3 & 50-4((01))0025, 26, 27, 27A

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on June 6, 2011, and received August 3, 2011. The following comments are offered:

1. The entrance closest to Rt. 50 shall be moved to meet the Access Management offset requirements. The current location is unacceptable.
2. The width of the entrance on the service drive is unacceptable.
3. The angle of the entrance on the service drive is unacceptable.
4. The service drive entrance should be combined with the entrance for the adjacent property to provide a better offset from the Rt. 649 intersection.
5. A template for delivery vehicles needs to be provided. Delivery trucks shall not unload in the public street.
6. The entrance throat lengths need to be increased to provide better separation and meet the Access Management requirements.
7. It is recommended the mid-block crossover be closed so the left turn lane to Jefferson Avenue can be extended.
8. The mid-block crossover does not meet the Access Management requirements. An Access Management Waiver will be required if the applicant wishes to request this remain open. It is not supported by this office for the reasons in the above comment.
9. The sidewalk on the northwest side of the site should reconnect to the existing sidewalk.
10. The three parking spaces at the northwest corner of the building are not usable. They should probably be rotated 90° and at least two spaces would be usable.

11. The need for right turn lanes into the site entrances on Rt. 649 should be evaluated due to the high traffic volumes on this street when the light is green for traffic coming from Rt. 50.
12. No proffers were provided for review.
13. We did not receive adequate time for review of this application before staffing was scheduled.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning2011-PR-021rz1PageAnnandaleRdAssocLLC8-9-11BB



County of Fairfax, Virginia

MEMORANDUM

August 29, 2011

TO: Miriam H. Bader, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Bill Page Toyota, Annandale Road; RZ 2011-PR-021

RE: Request for assistance dated August 5, 2011

This review is based upon Generalized Development Plan (GDP) RZ 2011-PR-021 and Special Exception Plat (SE) 2011-PR-007 stamped "Received, Department of Planning and Zoning, July 1, 2011."

- 1. Comment:** It does not appear the tree preservation target minimum will be met for this site and it appears the 10-year tree canopy requirement is being met entirely through landscaping, as shown on sheet 3 of the GDP/SE. In addition, the 'unlikely' comment on line F of the Preliminary Tree Preservation Target Calculation table is unclear and is not consistent with the 0% of canopy requirement that will be met through tree preservation, as indicated in line E of the Preliminary Tree Preservation Target Calculation table.

Recommendation: A revised "Preliminary Tree Preservation Target Calculation" table should be provided that clearly indicates if the tree preservation target will or will not be met. If the proposed percentage of 10-year tree canopy can not be met through preservation, as indicated in line E of the Preliminary Tree Preservation Target Calculation table, a deviation from the tree preservation target should be provided as part of the GDP/SE that states one or more of the justifications listed in PFM 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target can not be met.

In addition, language containing a directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director of DPWES to permit a deviation from the tree preservation target percentage should be provided.

- 2. Comment:** Preliminary tree cover calculations have been provided however, they do not appear to be in conformance with the new Zoning Ordinance and PFM requirements, and it is unclear how the 10-year canopy requirements for this site will be met.



Recommendation: Information included in the EVM should be utilized to provide a Tree Preservation Target level in accordance with PFM 12-0508. Tree Preservation Target Calculations and Statement should be provided as shown in PFM Table 12.3. In addition, preliminary 10-year tree canopy calculations in accordance with PFM 12-0511 and PFM Table 12.10, should be provided on the CDP/FDP demonstrating how Article 13, 10-year tree canopy requirements will be met.

- 3. Comment:** Preliminary peripheral parking lot landscaping calculations have not been provided and it is unclear how the peripheral parking lot landscaping requirement will be met.

Recommendation: Preliminary peripheral parking lot landscaping calculations in accordance with ZO 13-203 should be provided as part of the GDP/SE.

- 4. Comment:** Transitional screening type 3 and associated barrier, required along the northern property line where the site is adjacent to single family detached dwellings, are not shown or identified and it appears the Applicant is requesting a modification of the transitional screening and barrier requirements along the northern property line. A modification request with a justification in accordance with ZO 13-305 does not appear to be included with this application. In addition, the proposed landscaping does not appear to meet the intent of the transitional screening and barrier requirements.

Recommendation: Transitional screening type 3 and associated barrier in accordance with ZO 13-203.3C should be provided against the northern property line and transitional screening calculations demonstrating how the transitional screening requirements of ZO 13-303.3C are being met should also be provided as part of the GDP/SE. If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements, a modification request with a detailed justification in conformance with ZO 13-305 should be provided as part of the GDP/SE.

- 5. Comment:** The symbols used to identify the various categories of trees are unclear as several symbols are used to identify two different categories of trees. Due to the unclear tree types and size specifications, UFMD is unable to accurately determine if adequate planting space for the proposed landscaping is being provided.

Recommendation: All existing trees and all trees proposed to be planted should be identified as Category I, II, III, or IV deciduous trees and/or Category I, II, III, or IV evergreen trees. Individual symbols for each category type should be provided in the legend. In addition, minimum planting areas for proposed trees should be provided in accordance with PFM section 12-0601.1B.

- 6. Comment:** It does not appear the proposed landscape trees are drawn to scale to accurately reflect their 10-year tree canopies.

Recommendation: Proposed landscape trees should be drawn to scale to accurately reflect their 10-year tree canopies.

7. **Comment:** It does not appear easements for all proposed and existing public utilities have been identified.

Recommendation: Easements for all proposed and existing public utilities should be shown and identified on the GDP/SE.

8. **Comment:** It is not clear how the Applicant proposes to landscape the site.

Recommendation: A landscape plan should be submitted that shows a variety of native and desirable tree species, of various sizes, planted throughout the site as part of the GDP/SE. Landscape trees that are well suited for this location include red maple, red oak, American holly, American beech, willow oak, eastern redcedar and many others.

Opportunities to receive additional tree canopy credits in exchange for the planting of trees in a manner that will provide specific environmental and ecological benefits, or for the use of species that are native to Fairfax County, or for the use of species that are resistant to diseases, pests, decay and the negative impacts imposed by harsh conditions should be considered. See PFM sections 12-0510.4B thru 12-0510.4B(6) for opportunities for additional 10-year tree canopy credits.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMID #: 163281

cc: RA File
DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: September 06, 2011

TO: Suzianne Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Elfatih Salim, Senior Engineer III
Stormwater and Geotechnical Section
Site Development and Inspection Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ 2011-PR-021 concurrent with Special Exception Application #SE 2011-PR-007; Bill Page Toyota – Annandale Road; Generalized Development Plan and Special Exception Plat revised June 3, 2011; Cameron Run Watershed; LDS Project #025528-ZONA-001-1; Tax Map #050-4-01-00-0025, 0026, 0027, 0027-A, 050-4-12-00-00-0001, 0001-A, 0002 and 0003; Providence 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 the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Quantity Control

Applicant proposes a reduction in impervious area ratio from 0.952 to 0.837. A detailed calculation of existing and proposed impervious areas is required. At the construction plan phase, the procedure outlined in Letter to Industry #21-88 allows an abbreviated stormwater detention waiver procedure to be utilized on the plan in lieu of a formal stormwater detention waiver application.

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



Suzianne Zottl, Staff Coordinator
Rezoning Application #RZ 2011-PR-021 concurrent with Special Exception Application #SE
2011-PR-007; Bill Page Toyota – Annandale Road
Page 2 of 2

Water Quality Control

Applicant proposes using two sand filters to comply with PFM water quality control requirements. Sand filters must be privately maintained and a private maintained agreement will be required before construction plan is approved.

Downstream Drainage System

Sheet #8 of the GDP/SEP shows an outfall map and an outfall narrative following the PFM requirements. However, the Zoning Ordinance has different submission requirements that must be included. For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least one square mile, whichever comes first. {ZO § 16-501-2-K (6) (b) (iii) and (iv)}

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

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater and Geotechnical Section, SDID, DPWES
Hani Fawaz, Chief Site Review Engineer, SDID, DPWES



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

DATE: October 4, 2011

SUBJECT: RZ 2011-PR-021 w/ SE 2011-PR-007, Bill Page Toyota-Annandale Road
Tax Map Number(s): 50-4((1)) 25, 26, 27, 27A, 50-4((12)) 1, 1A, 2, & 3.

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 the land or resources of the Park Authority.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Miriam Bader

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



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

August 10, 2011

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

Re: RZ 2011-PR-021
SE 2011-PR-007
Bill Page Toyota – Annandale Road
Tax Map: 50-4

Dear Ms. Berlin:

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

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

Sincerely,

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

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

Enclosure

cc: Lynne Strobel, Walsh Colucci Lubeley Emrich & Walsh



County of Fairfax, Virginia

MEMORANDUM

DATE: August 19, 2011

TO: Miriam Bader
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. RZ2011-PR-021/SE2011-PR-007
Tax Map No. 050-4- /01/0025 & 0026, 0027, 0027A, /12/0001, 0001A, 0002, 0003

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

- The application property is located in the Cameron Run (I-1) watershed. It would be sewered into the Alexandria Sanitation Authority (ASA).
- Based upon current and committed flow, there is excess capacity in the (ASA). 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 in 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.

Sewer Network	Existing Use +Application		Existing Use + Application Previous Rezonings		Existing Use + Application + Comp Plan	
	<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





County of Fairfax, Virginia

MEMORANDUM

DATE: August 2, 2011

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning
Application RZ 2011-PR-021 concurrent with Special Exception
Application SE 2011-PR-007

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

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



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.

9-518 Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides.
2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.

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

All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.

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

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

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

7. In the C-3, C-4, I-3, I-4, I-5, PDC, PRC and PRM Districts, only vehicle rental establishments may be allowed and such use shall be subject to Paragraphs 1 through 6 above and the following:

A. Vehicle rental establishments shall be limited to the rental of automobiles and passenger vans and the rental of trucks or other vehicles shall not be permitted.

B. There may be a maximum of twenty-five (25) rental vehicles stored on site and such vehicles shall be stored in a portion of the parking lot designated on the special exception plat for the storage of rental vehicles.

C. There shall be no maintenance or refueling of the rental vehicles on-site.

8. In the PTC District, vehicle sale, rental and ancillary service establishments may only be permitted in accordance with the provisions of Sect. 6-505.

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.

2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:

A. Service stations shall not include any uses such as vehicle or tool rental.

B. Service stations shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.

3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.

4. Where the underlying district is C-7, C-8, C-9, I-3 or I-4, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than four (4) such vehicles on site at any one time.

5. Where the underlying district is I-5 or I-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs.

APPENDIX 14

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		