



**FAIRFAX  
COUNTY**

**APPLICATION FILED:** May 23, 2000  
**PLANNING COMMISSION:** November 8, 2000  
**BOARD OF SUPERVISORS:** November 20, 2000  
@ 4:30 pm

V I R G I N I A

October 25, 2000

**CRD**

**STAFF REPORT**

**APPLICATIONS RZ 2000-LE-022 / SE 00-L-025**

**LEE DISTRICT**

**APPLICANT:** 1998 Ltd.

**PARCEL(S):** 90-2 ((1)) 29, 30

**PRESENT ZONING:** Parcel 29: C-5, SC, HC, CRD  
Parcel 30: C-8, SC, HC, CRD

**ACREAGE:** C-5: 4.84 acres  
C-8: 1.99 acres  
Total: 6.82 acres

**REQUESTED ZONING:** C-6, SC, HC, CRD

**SE CATEGORY:** Category 5, Vehicle sales, rental, and ancillary service establishment

**FAR:** 0.18

**OPEN SPACE:** 23%

**PLAN:** Retail and other

**PROPOSAL:** Request rezoning to the C-6 District and approval of a Category 5 Special Exception to allow the development of a Volkswagen Dealership with ancillary service bays

**STAFF RECOMMENDATIONS:**

Staff recommends approval of RZ 2000-LE-022 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SE 00-L-025 subject to the development conditions found in Appendix 2.

Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirement along that portion of the western property boundary abutting residential property.

Staff does not support a waiver of the required bike trail along Backlick Road in favor of the proposed six foot sidewalk.

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

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

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.



# SPECIAL EXCEPTION APPLICATION

## SE 00-L-025

SE 00-L-025  
FILED 05/23/00

1998, LTD.  
VEHICLE SALES, RENTAL AND ANCILLARY SERVICE  
ESTABLISHMENT  
ZONING DIST SECTION: 04-0604  
ART 9 CATEGORY/USE: 05-25  
6.83 ACRES OF LAND; DISTRICT - LEE  
LOCATED: 6573-6641 BACKLICK ROAD

ZONED C-6  
OVERLAY DISTRICT(S): HC SC CRD  
PLAN AREA 4  
090-2- /01/ /0029- ,0030-

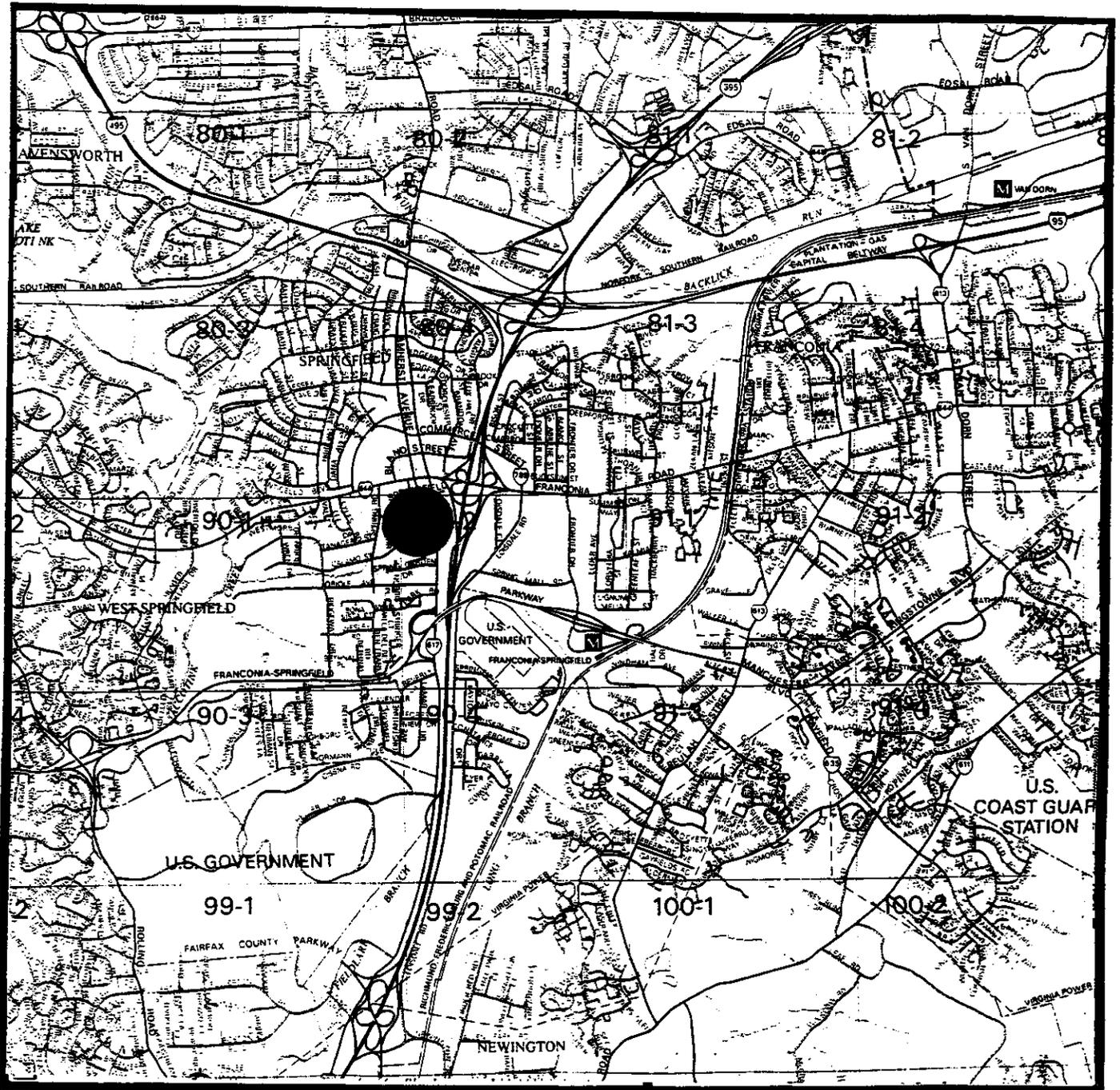
TAX MAP

# REZONING APPLICATION

## RZ 2000-LE-022

FILED 05/23/00

1998, LTD.  
TO REZONE: 6.83 ACRES OF LAND; DISTRICT - LEI  
PROPOSED: REZONE FROM THE C-5 AND C-8 DISTRICTS TO  
C-6  
LOCATED: EAST SIDE OF BACKLICK ROAD, 500 FT. SOUTH  
OF SPRINGFIELD BOULEVARD  
ZONING: C-5 C-8  
TO: C-6  
OVERLAY DISTRICT(S): HC SC CRD  
MAP REF 090-2- /01/ /0029- ,0030-



# SPECIAL EXCEPTION APPLICATION

## SE 00-L-025

# REZONING APPLICATION

## RZ 2000-LE-022

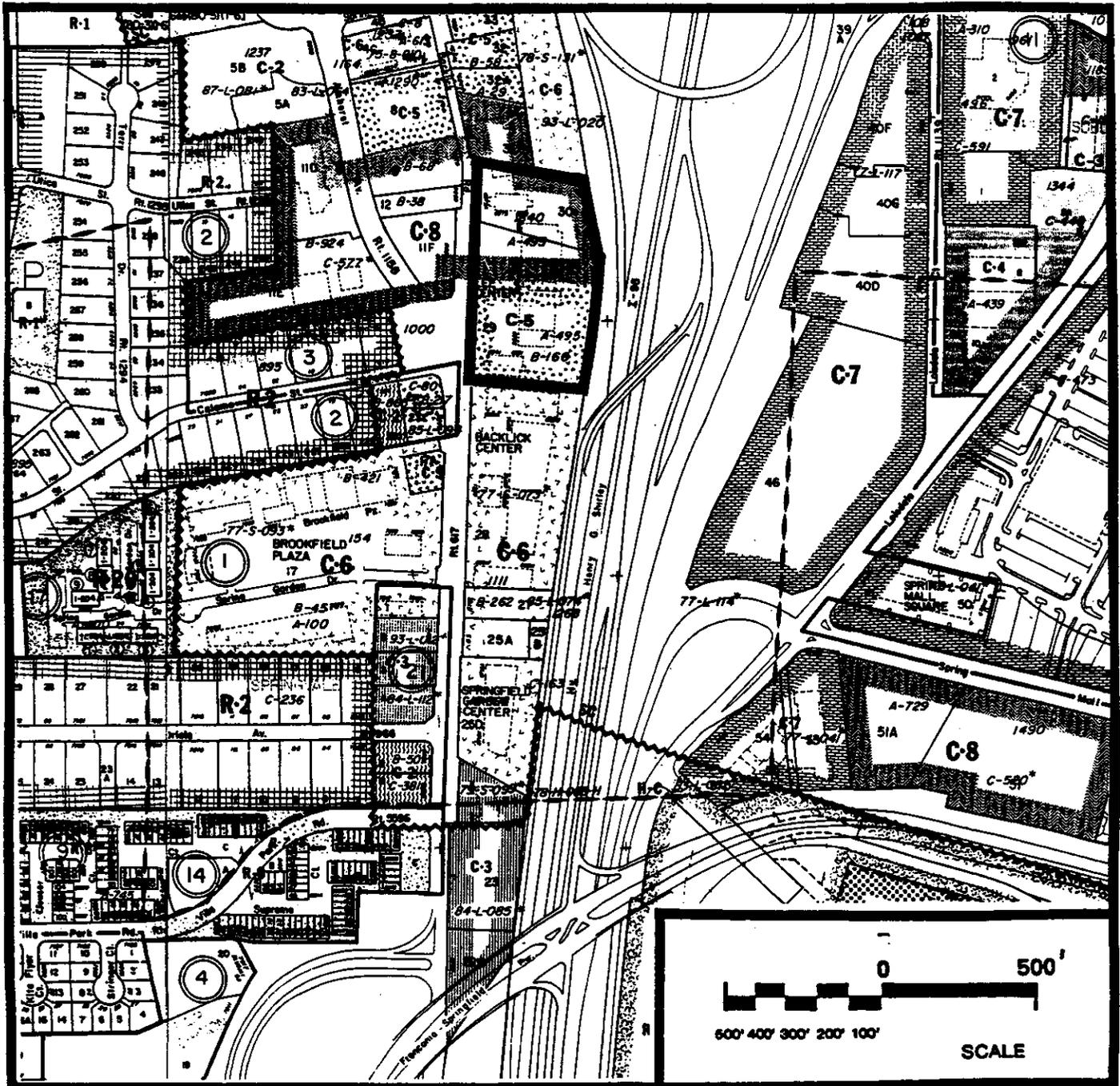
SE 00-L-025  
FILED 05/23/00

1998, LTD.  
VEHICLE SALES, RENTAL AND ANCILLARY SERVICE  
ESTABLISHMENT  
ZONING DIST SECTION: 04-0604  
ART 9 CATEGORY/USE: 05-25  
6.83 ACRES OF LAND; DISTRICT - LEE  
LOCATED: 6573-6641 BACKLICK ROAD

ZONED C-6  
OVERLAY DISTRICT(S): HC SC CRD  
PLAN AREA 4  
TAX MAP 090-2- /01/ /0029- ,0030-

FILED 05/23/00

1998, LTD.  
TO REZONE: 6.83 ACRES OF LAND; DISTRICT - LE  
PROPOSED: REZONE FROM THE C-5 AND C-8 DISTRICTS TO  
C-6  
LOCATED: EAST SIDE OF BACKLICK ROAD, 500 FT. SOUT  
OF SPRINGFIELD BOULEVARD  
ZONING: C- 5 C- 8  
TO: C- 6  
OVERLAY DISTRICT(S): HC SC CRD  
MAP REF 090-2- /01/ /0029- ,0030-

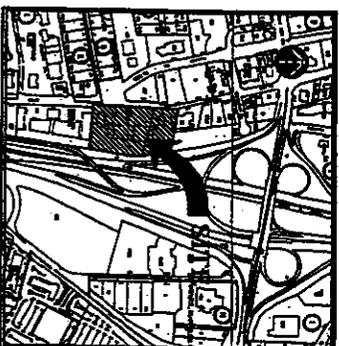


# GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION PLAT FOR SPRINGFIELD VW

PARCELS 90-2 ((1)) 29 & 30  
LBE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

## SHEET INDEX

1. COVER SHEET
  2. GENERALIZED DEVELOPMENT PLAN /  
SPECIAL EXCEPTION PLAT
  3. NOTIFICATIONS
  4. LANDSCAPE PLAN
  5. STREET REVISION
- REV. OCT. 24, 2000  
REV. SEPT. 18, 2000  
REV. JULY 28, 2000  
MAY 17, 2000



VICINITY MAP  
SCALE: 1"=500'

## APPLICANT

1594 LTR. CENTER  
TRAMMELL CROW AUTOMOTIVE REALTY SERVICES, INC.  
3800 HAVEMAN ROAD  
SUITE 100  
AUBURN HILL, ALABAMA 36826-3829  
(205)250-3500

## ARCHITECTS

JCA ARCHITECTS  
1451 DOULLEVY MADISON BOULEVARD  
SUITE 104  
MCLEAN, VIRGINIA 22101  
(703)271-4087

## ENGINEER

VICKI INC.  
8180 GREENBERG DRIVE  
SUITE 300  
MCLEAN, VIRGINIA 22102  
(703)442-7800

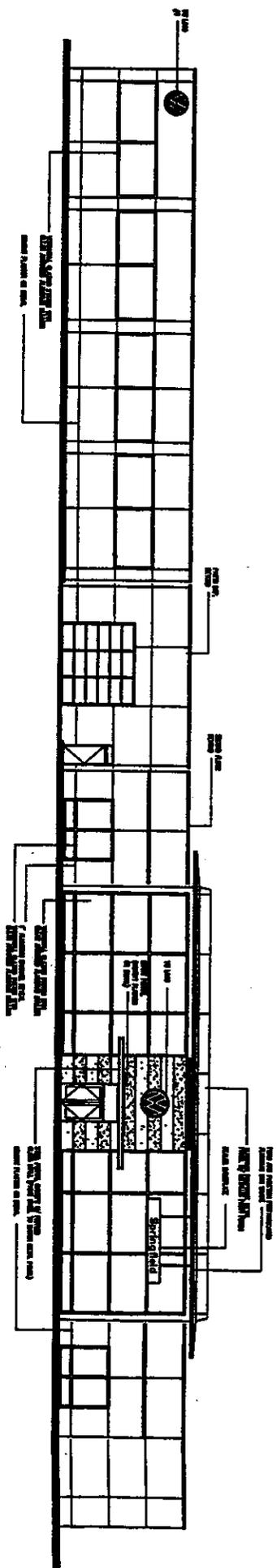






SPRINGFIELD VOLKSWAGEN  
SPRINGFIELD  
VIRGINIA

FRONT (WEST) ELEVATION FACING BACKLICK ROAD



JCA ARCHITECTS  
MCLEAN, VIRGINIA  
SEPTEMBER 18, 2000  
SHEET 5 OF 5



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

**DESCRIPTION OF THE APPLICATION**

**Proposal:** The applicant requests rezoning of two parcels from the C-5 and C-8 Zoning Districts to the C-6 District, and concurrent approval of a Category 5 Special Exception to allow the development of a vehicle sales, rental, and ancillary service establishment.

The proposed Volkswagen (VW) dealership will be adjacent to and eventually replace an existing VW dealership on an adjacent parcel to the north.

**Gross Floor Area:** 52,265 square feet  
*Note: The proposed new building has 47,618 square feet of gross floor area; the corner of the existing VW dealership on the adjacent parcel adds 4,467 square feet. The existing building is proposed to remain at this time; when it is removed that area will become open space and additional parking.*

**FAR:** 0.18

**Open space:** 23%

**Waivers & Modifications:** Modification of the transitional screening and waiver of the barrier requirement along that portion of the eastern property boundary abutting residential property

Waiver of the required bike trail along Backlick Road with the provision of the proposed six foot sidewalk

**LOCATION AND CHARACTER**

The subject property consists of two parcels located between Backlick Road and Interstate 95. The property measures 6.83 acres and is currently developed with a one and two-story retail shopping center with surface parking surrounding the buildings. The site is almost entirely impervious surface. Access is provided via three direct entrances onto Backlick Road, and interparcel connections to the north and south.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Retail (VW dealership)	C-8 / CRD	Retail and other, and Office
<b>South</b>	Retail (Backlick Center shopping center)	C-6 / CRD	Retail and other
<b>East</b>	I-95	--	--
<b>West</b>	Retail Residential	C-8 / CRD R-2	Retail and other Residential. 2-3 du/ac

### COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

**Plan Area:** Area IV; Springfield Planning District  
Springfield Community Business District,  
Land Unit F

**Plan Map:** Retail and other

**Plan Text:**

The following site specific text is found on Page 474 of the Area IV volume of the Comprehensive Plan, 1991, edition, as amended through June 26, 1995, Springfield Community Business Center, under the heading "Land Unit F":

...

"This land unit is located north of the Franconia-Springfield Parkway, between I-95 and the residential areas west of Backlick Road. With the exception of the Lee Center shopping center, this land unit is located south of the junction of Amherst Avenue with Backlick Road. Retail, low-rise office, and residential uses are planned for this land unit. Community-serving retail uses with intensities up to .35 FAR are planned in order to retain existing businesses and provide space for the start-up of new businesses. Office uses shown on the Plan map should be retained and existing office uses located along Backlick Road should be retained at existing FARs. However, commercial development along the Franconia-Springfield Parkway is discouraged."

See Appendix 5 for further details.

## ANALYSIS

### Generalized Development Plan/Special Exception Plat (Copy at front of staff report)

Title of GDP/SE Plat: "Springfield VW"  
Prepared By: Vika Inc. (Engineer: sheets 1 through 4)  
JCA Architects (Architect: sheet 5)  
Original and Revision Dates: May 17, 2000 as revised through  
October 24, 2000

The combined Generalized Development Plan/Special Exception Plat (GDP/SE Plat) for RZ 2000-L-022 and SE 00-L-025 consists of five sheets.

#### Sheet One:

Sheet one is the title page and includes an index and a vicinity map.

#### Sheet Two:

Sheet two depicts the proposed site layout and illustrates the following features:

- A building approximately 30 feet high, with a proposed show room oriented towards Backlick Road and a proposed service building located to the rear, which includes up to 32 service bays, a new car delivery area, and a parts delivery area.
- Parking located to the north, south, and east of the building (with a small customer parking area located on the west side of the service building, along Backlick Road) including 125 general spaces as required by the Zoning Ordinance and 269 spaces for auto storage. The auto storage spaces along the eastern boundary are designed as tandem spaces (where cars would be parked two deep).
- Three access points onto Backlick Road, one located on either side of the proposed dealership, and one located at the northern end of the property and serving both the proposed dealership and the existing dealership on the adjacent property.
- Interparcel access to the north (to the existing VW dealership).
- Right-of-way dedication along Backlick Road (*note: the current property boundary extends into the existing Backlick Road pavement, therefore the road is currently constructed on the subject property and not in VDOT owned right-of-way*).
- Approximately 75 feet of frontage along the western side of the property (I-95) to be reserved for future right-of-way acquisition.
- Potential future bus stop site at the southern end of the site on Backlick Road.
- Brick plaza area in front of the show room including benches, connected with a six foot wide sidewalk along the length of the subject property.

- An enlarged detail of the entrance plaza area showing landscaping beds, and benches oriented both towards the dealership and towards the street.
- A proposed free standing monument style sign on the Backlick Road frontage.
- Sidewalk and streetscape in accordance with the Springfield Streetscape Plan, and landscaped berm along the length of the Backlick Road frontage.
- Underground detention to serve as stormwater management.
- Enlarged detail of an alternate layout for that area where the existing VW dealership on the adjacent parcel protrudes onto the subject property. The alternate layout, which would be constructed if and when the existing building is removed, would add parking, landscaping, and frontage improvements equivalent to those provided on the rest of the subject property.

**Sheet Three:**

Sheet three includes the notes, site tabulations, and bulk plane illustrations. This sheet also includes a detail of the proposed monument style sign.

**Sheet Four:**

Sheet four shows the landscape plan for the entire site, and streetscape sections for the site.

Streetscape Section A illustrates a cross-section of the frontage improvements at the south end of the property, where a landscape berm (2.5 feet high) is located approximately 20 feet back from the sidewalk to allow for the potential location of a bus stop. Streetscape Section B, which would be typical on the majority of the site, locates a landscaped berm approximately seven feet from the sidewalk. Both sections include a concrete sidewalk with brick pavers between the sidewalk and the road, and shade trees alternating between the berm and road sides of the sidewalk. Ornamental bushes will be planted on the berm itself. The berm does not cross the plaza at the front of the proposed building.

**Sheet Five:**

Sheet five shows the front (western) elevation of the proposed building. The building design and materials include:

- Visionwall glazing system (glass) for the front of the showroom,
- Cement plaster or similar material for entry portal to showroom,
- Steel portal canopy over main entrance,
- Cement plaster or similar material for service areas,
- Visionwall glazing system windows in the wall of the service areas which faces Backlick Road.

**Land Use Analysis (Appendix 5)**

The Comprehensive Plan recommends retail uses up to 0.35 FAR for this property. In addition, the Plan specifically encourages retaining existing businesses in this area. The application proposal would allow the expansion of an existing vehicle sales, rental, and ancillary service establishment, currently located on a parcel adjacent to the subject property. The existing facility appears cramped and over-crowded, and has no existing landscaping either along the Backlick Road frontage or within the parking lots. The proposal, which is in conformance with the retail use recommendation for this property, would allow the existing business to upgrade its appearance and increase public amenities in the Springfield CBC by adding landscaping and shade trees, underground utility lines, and safe, attractive pedestrian facilities along a significant portion of Backlick Road frontage.

Additional features proposed with the development to meet requirements found in the Comprehensive Plan include the architectural details found on Sheet 5 of the GDP/SE Plat, the pedestrian plaza at the front of the proposed building, benches in the proposed plaza area, proposed sidewalk connections and landscaping which complement the planned streetscape design, and signage as depicted on the GDP/SE Plat which will be entirely ground and building mounted (no pole signs) and simple in design. Proffer commitments further outline that the proposed entrance plaza will be paved with bricks or other similar paving materials, and will be landscaped and furnished with benches.

Comments on those guidelines which have not been fully met by the GDP/SE Plat and draft proffers are outlined below.

***Issue: Signage***

The Comprehensive Plan design guidelines state that:

- “Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged;”

***Resolution:***

The applicant has shown wall mounted signs on the proposed building, provided a detail of the proposed ground mounted, monument style sign, and indicated the location of that ground mounted sign within a landscaping bed. The applicant has proffered that the proposed ground mounted sign will be generally in conformance with the design shown on the GDP/SE Plat, and will meet all requirements of Article 12 of the Zoning Ordinance. Because the subject property is in the sign control district, a sign of not more than 20 feet in height and not more than 40 feet in area would be allowed. A proposed development condition has been included that prohibits pole signs.

***Issue: Underground Utilities***

The Comprehensive Plan design guidelines state that “[u]tilities should be placed underground within the Community Business Center.”

***Resolution:***

The applicant has proffered to either remove or underground the utilities along the Backlick Road frontage of the property. Staff considers this issue to be resolved.

***Issue: Lighting***

The Comprehensive Plan design guidelines state that an application proposal should provide “Lighting information that provides for pedestrian and street lighting, display and building security lighting and demonstrates a well-lit but not overly bright environment. Appropriate lighting levels should not create off-site glare. Lighting fixtures that feature full cut-off luminaires are strongly encouraged in order to focus light onto the site”

***Resolution:***

The applicant has proffered that all lighting on the site shall be a maximum of 25 feet in height and shall be fully shielded to direct light downward and to minimized spillage onto adjacent properties. In addition, the applicant has proffered that the intensity of the parking lot lights shall be reduced during non-operational hours. Although staff is aware of the security issues inherent with the operation of a car dealership, staff believes that the proffered commitments do not adequately address the issue of lighting on the property and of impacts to adjacent properties. Because the applicant has not provided a lighting study showing how these issues will be addressed, staff has proposed a fairly strict development condition limiting the lighting to be permitted on the site. Staff will continue to work with the applicant to reach a mutually acceptable resolution to this issue.

**Transportation Analysis (Appendix 6)**

All transportation issues other than those listed below have been addressed by revisions to the GDP/SE Plat.

***Issue: Interparcel Access***

The GDP/SE Plat shows existing interparcel connections to the north and south, and proposes to close the connection to the south. In general, staff would encourage the provision of interparcel access to allow site-to-site trips to occur without a vehicle having to exit onto the arterial road system.

***Resolution:***

The GDP/SE Plat shows the northern interparcel access to remain, but the southern connection to be closed. Although the proposed vehicle sales, rental, and ancillary service establishment is expected to generate primarily single-stop trips (patrons coming specifically to this site, then leaving), it would be desirable for the applicant to provide for interparcel access to the south. This issue is not resolved.

***Issue: Dedication for I-95 improvements***

The applicant has shown an area along the length of the eastern property boundary as future right-of-way to be acquired for the future construction of a single occupancy vehicle (SOV) ramp connection from the Franconia Springfield Parkway to Interstate 95. The applicant should proffer to dedicate that area upon request by Fairfax County or VDOT, and agree to provide ancillary easements upon demand.

***Resolution:***

The applicant has reserved the area in question for future right-of-way acquisition, but has not agreed to dedicate or to provide ancillary easements. The GDP/SE Plat shows no buildings within the area, only parking and landscaping. The Fairfax County Department of Transportation has indicated that although dedication would be preferable, reservation is acceptable at this time.

**Environmental Analysis (Appendix 7)*****Issue: Landscaping***

Based upon the original submission, the applicant was requested to provide additional open space and landscaping on the property, including increased parking lot landscaping, increased street frontage landscaping, and increased landscaping along the I-95 frontage of the site.

***Resolution:***

With further submissions, the applicant increased the open space from 15% to 23%, added additional landscaping along Backlick Road in conformance with the Springfield Streetscape Plan, added a landscaped berm along Backlick Road to further hide the parking areas, and added additional landscaping along the I-95 frontage. Although the proposal only includes the minimum required tree cover (10%) and interior parking lot landscaping (5%), this is a significant increase over the existing conditions on the site. It would be desirable for the applicant to provide additional parking lot landscaping outside of the car storage areas to provide a visual break in the expanse of parking.

**Public Facilities Analysis (Appendices 8 through 12)**

**Fairfax County Park Authority (Appendix 8)**

The proposed development will have no adverse impact on the land or resources of the Fairfax County Park Authority.

**Fire and Rescue (Appendix 9)**

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #22, Springfield. The subject property currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

**Sanitary Sewer Analysis (Appendix 10)**

The subject property is located within the Accotink Creek (M-4) watershed and would be sewered into the Lower Potomac Pollution Control Plant. An existing 8 inch line located in an easement and on the subject property is adequate for the proposed use.

**Fairfax County Water Authority (Appendix 11)**

The subject property is located within the Fairfax County Water Authority service area. Adequate domestic water service is available at the site from existing 8, 6 and 3 inch mains located at the property.

**Utilities Planning and Design, DPWES (Appendix 12)**

The analysis notes no issues raised by the proposed development.

**ZONING ORDINANCE PROVISIONS (Appendix 13)**

<b>BULK REGULATIONS (C-6 CRD)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	40,000 sq ft	297,612 sq ft
Lot Width	200 feet	670 feet
Building Height	50 feet	30 feet
Front Yard	20 feet	20 feet
Side Yard	NA	
Rear Yard	20 feet	140 feet
FAR	0.4	0.18
Open Space	15%	23%

<b>BULK REGULATIONS (C-6 CRD)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Parking Spaces	125 spaces <sup>1</sup>	394 spaces
<b>Transitional Screening and Barrier</b>		
East (R-2 portion)	50' and barrier E, F, G	minimum of 10', no barrier <sup>2</sup>

<sup>1</sup> Reflects the 20% parking reduction allowed by-right in the CRD

<sup>2</sup> The applicant is requesting a modification of transitional screening and a waiver of barrier requirements along that portion of the eastern property boundary adjacent to residential property

### **Waivers/Modifications**

**Waiver/Modification:** *Modification of transitional screening and waiver of barrier requirement along that portion of the eastern property boundary fronting residential property*

The applicant requests a modification of the transitional screening requirement and a waiver of the barrier requirement along that portion of the eastern boundary of the site pursuant to Par. 3 of Sect. 13-304, which states that transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The subject property has been designed to create an urban streetscape along Backlick Road. The proposed building has been set close to the street, and streetscape elements in accordance with the Springfield Streetscape Plan have been provided in addition to a landscaped berm shielding the parking areas on the site. The site and its frontage elements have been designed to reduce the impacts on adjacent residential properties. Therefore, staff supports the requested modification and waiver.

**Waiver/Modification:** *Waiver of the required bike trail along Backlick Road with the provision of a six foot wide sidewalk*

The applicant proposes to provide a six foot wide sidewalk in conformance with the Springfield Streetscape Plan and requests a waiver of the eight foot wide bike trail required by the Comprehensive Plan. The applicant's proposal does provide for safe pedestrian access along the entire frontage. However, at this time staff has not received input from the County Trails Committee, and therefore cannot recommend approval of the requested waiver. This issue will be addressed at the time of site plan approval.

**Other Zoning Ordinance Requirements:****Special Exception Requirements (Appendix 13)**

General Special Exception Standards (Sect. 9-006)

Category 5 Standards (Sect. 9-503)

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

*General Special Exception Standards (Sect. 9-006)*

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The use and development proposed in SE 00-L-025, as shown on the GDP/SE Plat, satisfies all of these standards.

*Category 5 Standards (Sect. 9-503)*

The Category 5 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets these standards.

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

The additional standards include requirements limiting outdoor storage, parking and display to those specific areas designated on the GDP/SE Plat. Those areas may not be on a separate lot, and may not be closer than 10 feet to the property boundary. The standards also require safe, curbed access to streets and certain performance standards including lighting restrictions and appropriate surfaces for all drive aisles and parking lots. Staff believes that the proposed use meets these standards.

**Overlay District Requirements**

Sign Control (SC) (Sect. 7-500)

Highway Corridor (HC) (Sect. 7-600)

*Sign Control Overlay District (Sect. 7-500)*

The use limitations in the Sign Control Overlay District (Sect. 7-508) are "as qualified for signs by the provisions of Sect. 12-204."

The applicant has indicated their intention to comply with the sign regulations in Article 12.

*Highway Corridor Overlay District (Sect. 7-600)*

The Highway Corridor Overlay District applies additional regulation to drive-in banks, fast food restaurants, quick-service food stores, service stations, and service station/mini-marts. The proposed use on the subject property is vehicle sales, rental, and ancillary service establishment; therefore, the provisions of the Highway Corridor Overlay District do not apply.

**Summary of Zoning Ordinance Provisions**

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

**CONCLUSIONS AND RECOMMENDATIONS****Staff Conclusions**

Staff finds that the proposal for vehicle sales, rental, and ancillary service establishment is in harmony with the Comprehensive Plan, and in conformance with all applicable Zoning Ordinance provisions.

**Recommendation**

Staff recommends approval of RZ 2000-LE-022 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SE 00-L-025 subject to the development conditions found in Appendix 2.

Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirement along that portion of the western property boundary abutting residential property.

Staff does not support a waiver of the required bike trail along Backlick Road in favor of the proposed six foot sidewalk.

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

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

**APPENDICES**

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavits
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Fairfax County Park Authority
9. Fire and Rescue
10. Sanitary Sewer Analysis
11. Fairfax County Water Authority
12. Utilities Planning and Design, DPWES
13. Applicable Zoning Ordinance Provisions
14. Glossary

1998, LTD.

**PROFFERS  
RZ 2000-LE-022**

**October 24, 2000**

Pursuant to Section 15.1-2303(A), *Code of Virginia*, as amended, 1998, Ltd., the Applicant in RZ 2000-LE-022 affecting property identified as Tax Map 90-2 ((1)) 29 and 30 (hereinafter referred to as the "Subject Property"), proffers for themselves, their successors and assigns, that the development of the Subject Property will be in accordance with the following terms and conditions, provided that the Board of Supervisors (hereinafter referred to as the "Board") approves this Rezoning. In the event the Rezoning is denied, these proffers shall be null and void and of no further force and effect.

**DESIGN**

1. Subject to the provisions of Section 18-204 of the Zoning Ordinance, development of the Subject Property shall be in substantial conformance with the Generalized Development Plan and Special Exception Plat ("GDP/SE Plat") prepared by VIKA, Incorporated dated May 17, 2000 as revised through October 24, 2000.
2. Pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP/SE Plat may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on Sheet 2 of the GDP/SE Plat without requiring approval of an amended GDP/SE Plat provided such changes are in substantial conformance with the GDP/SE Plat as determined by the Department of Planning and Zoning ("DPZ") and do not increase the approved FAR, decrease the building setback from Backlick Road or decrease the amount of open space.
3. The Subject Property shall be developed with a vehicle sales, rental and ancillary service establishment with a maximum gross square footage of 47,168. This establishment shall primarily be used for new vehicle sales and ancillary service, but used vehicle sales and ancillary service may be a secondary use. The existing building in the northern portion of the Subject Property, which also extends on the adjacent Tax Map Parcel 90-2 ((1)) 31 contains approximately 4,647 square feet on the Subject Property. This building may remain and may be used as a vehicle sales, rental and ancillary service establishment or other use permitted in the C-6 District. The Applicant shall notify in writing any future leasee or purchaser of the existing building that only C-6 uses are permitted in that portion of the building located on the Subject Property. Should this building be removed in the future, the area where the building is currently located shall be developed as shown on Sheet 2 in the inset titled "Alternate Parking Layout"; or left in landscaped open space.
4. Landscaping shall be provided in general as shown on Sheet 4 of the GDP/SE Plat. A landscape plan with the exact number, size, and spacing of trees and other plant material

shall be submitted at the time of final site plan submission and shall be subject to the review and approval of the Urban Forester. Trees located within VDOT rights-of-way are subject to VDOT approval.

5. The proposed establishment shall generally be in conformance with the architectural elevation shown on Sheet 5. The Applicant reserves the right to make modifications based on final architectural design.

## **TRANSPORTATION**

6. At the time of site plan approval or upon demand by VDOT, whichever occurs first, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way along the Subject Property's Backlick Road frontage measuring 40 feet from the existing centerline as shown on the GDP/SE Plat.
7. An area for potential future right-of-way acquisition along the Subject Property's Interstate 95 frontage is shown on the GDP/SE Plat. The Applicant reserves the right to provide interim parking in this area until such time as the land is acquired for right-of-way.
8. All land area dedicated for public roads in conjunction with these proffers or required at the time of site plan, and all densities related to the land area of these dedications are hereby reserved for the development of the Subject Property.

## **STREETSCAPE/SIDEWALKS**

9. The streetscape and sidewalk along the Subject Property's Backlick Road frontage shall be provided as shown on Sheet 4 of the GDP/SE Plat. Plant species, paving materials and patterns shall be in general conformance with the Springfield Streetscape Plan.
10. A berm approximately 2.5 feet in height shall be constructed in the area between the street trees and the proposed parking areas, as shown on the GDP/SE Plat. The berm shall be planted with shrubs as shown on the GDP/SE Plat to create a landscape screen of the parking area.
11. The plaza area in front of the proposed showroom entrance shall be paved with bricks or other similar paving materials and shall be landscaped and furnished with benches as shown on the GDP/SE Plat

## **MISCELLANEOUS**

12. The Applicant shall remove the existing overhead utility lines running parallel to the Subject Property's Backlick Road frontage, or place them underground. However, the existing overhead lines extending from Backlick Road into the Subject Property along its northern

Proffers

RZ 2000-LE-022

Page 3

and southern boundaries may remain at the Applicant's option.

13. All lighting shall be a maximum of 25 feet in height and shall be fully shielded to direct light downward and minimize spillage on adjacent properties. The intensity of the parking lot lights shall be reduced during non-operational hours.
14. Should, in the future, the Subject Property be redeveloped with neighborhood or community retail uses, consideration shall be given to providing an interparcel connection with the adjacent property to the south identified as Tax Map 90-2 ((1)) 28.
15. The Applicant agrees not to utilize trailers or modular buildings as vehicle sales office on the Subject Property, except as may be necessary on a temporary basis during construction or remodeling.
16. The freestanding sign to be erected on the Subject Property shall be in general conformance with that shown on the GDP/SE Plat. All signs on the Subject Property shall comply with Article 12 of the Zoning Ordinance.

[SIGNATURES BEGIN ON NEXT PAGE]

Proffers  
RZ 2000-LE-022

APPLICANT/TITLE OWNER

1998, LTD

By: Volkswagen of America, Inc., its  
sole shareholder

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Michael R. Carroll  
Attorney-in-Fact for Volkswagen of America, Inc.

**PROPOSED DEVELOPMENT CONDITIONS**

SE 00-L-025

October 25, 2000

If it is the intent of the Board of Supervisors to approve SE 00-L-025 located at 6573-6641 Backlick Road, Tax Map 90-2 ((1)) 29 and 30, for a vehicle sales, rental, and ancillary service establishment pursuant to Sect. 4-604 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "SpringfieldVW," prepared by Vika, Inc., and JCA Architects, and dated May 17, 2000 as revised through October 24, 2000, 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. All signage on the subject property shall conform with the provisions of Article 12 of the Zoning Ordinance. No pole signs shall be allowed on the property.
5. No bunting, flags, balloons, or other types of decorative materials used for promotional purposes shall be located in such a manner as to be visible from off-site, including but not limited to Backlick Road and Interstate 95, except as otherwise allowed by the provisions of Article 12 of the Zoning Ordinance.
6. All loading and unloading of vehicles shall occur on the subject property.
7. Lighting for the site shall not exceed an average horizontal illumination level of 3 footcandles (fc) on the site, and shall meet the Zoning Ordinance standard that glare shall not cause illumination in R districts in excess of .5 fc. All lighting shall feature full cut-off fixtures, including security, pedestrian and/or other incidental lighting.

During non-operating hours, lights in the parking lot areas shall either be reduced in intensity by 50 percent (to no more than 1.5 fc), or 50 percent of those lights shall be turned off.

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

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

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

REZONING AFFIDAVIT

DATE: January 28, 2000  
 (enter date affidavit is notarized)

I, Elizabeth D. Baker, 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 1000-83

in Application No(s): R2 2000-LE-022  
 (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 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
1998, Ltd.	3800 Hamlin Road Auburn Hills, MI 48326	<b>Applicant/Title Owner</b>
-Michael R. Carroll		<b>Agent</b>
Trammell Crow Automotive Realty Services Inc.	3800 Hamlin Road Suite 100 Auburn Hills, MI 48326	<b>Applicant's Agent/Real Estate Advisor</b>
-Michael R. Carroll		<b>Agent</b>
-William H. Devine		<b>Agent</b>
-Alphonse J. Murawski		<b>Agent</b>

(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.

\* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

DATE: January 28, 2000  
(enter date affidavit is notarized)

2000-83

for Application No(s): 22000-LE-022  
(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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
VIKA, Incorporated -John F. Amatetti -John R. Lutostanski	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	Engineers/Agent Agent Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent  Agent Agent Agent Agent Agent Agent 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: January 28, 2000  
(enter date affidavit is notarized)

for Application No(s): R2 2000-LE-022 2000 83  
(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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
1998, Ltd., c/o Trammell Crow Company  
3800 Hamlin Road  
Auburn Hills, MI 48326

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 & last name)  
Volkswagen of America, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
Frank Maguire (nmi), President and Director  
Gerhard P. Riechel, Secretary  
Kevin V. Kelly, Director  
David A. Wicks, Director

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

\*\* All listings which include partnerships or corporations 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 the stock. 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.

DATE: January 28, 2000  
(enter date affidavit is notarized)

2000-83

for Application No(s): R2 2000-LE-022  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Volkswagen of America, Inc.  
3800 Hamlin Road  
Auburn Hills, MI 48326

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 & last name)

Volkswagen AG  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Gerd Klaus (nmi), President  
Joseph S. Folz, Assistant Secretary  
Gerhard P. Riechel, Secretary  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Volkswagen AG  
Berliner Ring 2  
38436 Wolfsburg Germany

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 & last name)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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.

DATE: January 28, 2000  
(enter date affidavit is notarized)

2000-83

for Application No(s): RZ 2000-LE-022  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Trammell Crow Automotive Realty Services, Inc.  
3800 Hamlin Road, Suite 100  
Auburn Hills, MI 48326

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 & last name)

-Trammell Crow Company \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

John T. Seiz, President & Director	-Michael R. Carroll, SVP	_____
Asuka Nakahara (nmi), EVP & Director	-William H. Devine, SVP	_____
George L. Lippel, EVP & Director	-Rebecca M. Savino, Secretary	_____
William F. Concannon, CEO & Director	-William P. Ryan, Treasurer	_____
Alphonse J. Murawski, SVP		_____

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Trammell Crow Company  
3800 Hamlin Road, Suite 100  
Auburn Hills, MI 48326

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 & last name)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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.

January 28, 2000

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

for Application No(s): 02 2000-LE-012 2000-83  
(enter County-assigned application number(s))

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

VIKA, Incorporated  
8180 Greensboro Drive, Suite 200  
McLean, VA 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 & last name)

Charles Irish, Jr. (nmi) \_\_\_\_\_  
 John F. Amatetti \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC  
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 & last name)

Martin D. Walsh — Michael D. Lubeley \_\_\_\_\_  
 Thomas J. Colucci — Nan E. Terpak \_\_\_\_\_  
 Peter K. Stackhouse \_\_\_\_\_  
 Jerry K. Emrich \_\_\_\_\_

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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: January 28, 2000  
(enter date affidavit is notarized)

2000.83

for Application No(s): R2 2000-LE-022  
(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 & zip code)  
n/a

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

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

[Empty lines for listing partners]

(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 or corporations 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 the stock. 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.

DATE: January 28, 2000  
(enter date affidavit is notarized)

for Application No(s): R2 2000-LE-022 2000-83  
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

(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 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:

Elizabeth D. Baker  
(check one) [ ] Applicant [x] Applicant's Authorized Agent  
Elizabeth D. Baker, agent  
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 28 day of January, 2000 in the state of Virginia.

My commission expires: 11/30/2003  
Kimberly A. Klumpp  
Notary Public

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 28, 2000  
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one) [ ] applicant  
                  [x] applicant's authorized agent listed in Par. 1(a) below 2000-84

in Application No(s): SE 00-L-025  
(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 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
1998, Ltd.	3800 Hamlin Road Auburn Hills, MI 48326	<b>Applicant/Title Owner</b>
-Michael R. Carroll		<b>Agent</b>
Trammell Crow Automotive Realty Services Inc.	3800 Hamlin Road Suite 100 Auburn Hills, MI 48326	<b>Applicant's Agent/Real Estate Advisor</b>
-Michael R. Carroll		<b>Agent</b>
-William H. Devine		<b>Agent</b>
-Alphonse J. Murawski		<b>Agent</b>

(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.

\* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

DATE: January 28, 2000  
(enter date affidavit is notarized)

2000.84

for Application No(s): SE 00-L-015  
(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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
VIKA, Incorporated	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	Engineers/Agent
-John F. Amatetti		Agent
-John R. Lutostanski		Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
-Martin D. Walsh		Agent
-Keith C. Martin		Agent
-M. Catharine Puskar		Agent
-Lynne J. Strobel		Agent
-Timothy S. Sampson		Agent
-Elizabeth D. Baker		Agent
-Susan K. Yantis		Agent
-Inda E. Stagg		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: January 28, 2000  
(enter date affidavit is notarized)

2000.84

for Application No(s): SE 00-L-025  
(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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
1998, Ltd., c/o Trammell Crow Company  
3800 Hamlin Road  
Auburn Hills, MI 48326

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, last name & title)  
Volkswagen of America, Inc.

(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 or corporations 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 the stock. 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.

DATE: January 28, 2000  
(enter date affidavit is notarized)

2000-84

for Application No(s): SE 00-L-025  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Volkswagen of America, Inc.  
3800 Hamlin Road  
Auburn Hills, MI 48326

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 & last name)

Volkswagen AG \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Volkswagen AG  
Berliner Ring 2  
38436 Wolfsburg Germany

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 & 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.

DATE: January 28, 2000  
(enter date affidavit is notarized)

2000-84

for Application No(s): SE 00-1-025  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Trammell Crow Automotive Realty Services, Inc. \_\_\_\_\_  
3800 Hamlin Road, Suite 100 \_\_\_\_\_  
Auburn Hills, MI 48326 \_\_\_\_\_

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 & last name)

Trammell Crow Company \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Trammell Crow Company \_\_\_\_\_  
3800 Hamlin Road, Suite 100 \_\_\_\_\_  
Auburn Hills, MI 48326 \_\_\_\_\_

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 & 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.

DATE: January 28, 2000  
(enter date affidavit is notarized)

2600.84

for Application No(s): 8E 00-L-025  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
VIKA, Incorporated  
8180 Greensboro Drive, Suite 200  
McLean, VA 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 & last name)  
Charles Irish, Jr. (nmi)  
John F. Amatetti

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC  
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 & last name)  
Martin D. Walsh — Michael D. Lubeley  
Thomas J. Colucci — Nan E. Terpak  
Peter K. Stackhouse  
Jerry K. Emrich

(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: January 28, 2000  
(enter date affidavit is notarized)

2000-84

for Application No(s): SE 00-L-025  
(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 & zip code)  
n/a

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

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

Multiple horizontal lines for listing partner names and titles.

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

\*\* All listings which include partnerships or corporations 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 the stock. 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.

DATE: January 28, 2000  
(enter date affidavit is notarized)

2000-84

for Application No(s): 8E 00-L-025  
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

(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 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:

Elizabeth D. Baker  
(check one) [ ] Applicant [x] Applicant's Authorized Agent  
Elizabeth D. Baker, agent  
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 28 day of January, ~~19~~ 2000, in the state of Virginia.

My commission expires: 11/30/2003

Kenneth A. Klemm  
Notary Public

**WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA, THIRTEENTH FLOOR  
 2200 CLARENDON BOULEVARD  
 ARLINGTON, VIRGINIA 22201-3359  
 (703) 528-4700  
 FACSIMILE (703) 525-3197  
 WEBSITE <http://www.wcsl.com>

Elizabeth D. Baker  
 Land Use Coordinator  
 (703) 528-4700 x14

PRINCE WILLIAM OFFICE  
 VILLAGE SQUARE  
 13863 OFFICE PLACE, SUITE 201  
 WOODBRIDGE, VIRGINIA 22182-4216  
 (703) 680-4864  
 METRO (703) 690-4847  
 FACSIMILE (703) 690-2412

MANASSAS OFFICE  
 9324 WEST STREET, SUITE 300  
 MANASSAS, VIRGINIA 20110-5198  
 (703) 330-7400  
 METRO (703) 803-7474  
 FACSIMILE (703) 330-7430

LOUDOUN OFFICE  
 1 E. MARKET STREET, THIRD FLOOR  
 LEESBURG, VIRGINIA 20176-3014  
 (703) 737-3633  
 FACSIMILE (703) 737-3632

February 11, 2000

Ms. Barbara A. Byron, Director  
 Zoning Evaluation Division  
 Fairfax County Department of Planning and Zoning  
 12055 Government Center Pkwy, Suite 801  
 Fairfax, Virginia 22035-5505

Re: Rezoning and Special Exception Applications  
 1998, Ltd. (the "Applicant")  
 Tax Map 90-2 ((1)) 29 and 30

Dear Ms. Byron:

Please accept this statement of justification for the above-referenced applications. The property subject to these applications is identified as Tax Map 90-2 ((1)) 29 and 30 (the "Subject Property") and is presently zoned C-5 and C-8. Located on the east side of Backlick Road, approximately 500 feet south of Springfield Boulevard, the site is 6.8 acres in size. The Applicant, 1998, Ltd., is the owner of the Subject Property.

Parcels 29 and 30 are developed with several retail buildings jointly known as the Lee Center. An existing Volkswagen dealership is located on adjacent Parcel 31. A section of the dealership structure is located on the northern portion of Parcel 30, and the structure will remain on the Subject Property. The Applicant seeks to rezone the Subject Property to the C-6 District and to obtain approval of a special exception to permit the development of a vehicle sales, rental and ancillary service establishment. The Applicant proposes to develop a new, modern Volkswagen dealership to replace the existing dealership on Parcel 31.

As can be seen on the accompanying GDP/SE plat, the property is accessed via Backlick Road. The proposed structure includes a showroom located close to Backlick Road with an attached shop building toward the rear of the property. The shop includes 32 service bays. Outside vehicle display areas are located north of the structure. The new building would have a maximum gross floor area of 46,618 square feet. Adding this to the 4,647 square foot portion of the existing building on the northern property line brings the total square footage on the site to 52,265 square feet and a resultant Floor Area Ratio (FAR) of .18. Parking for this facility is provided in two lots, one north and one south of the structure.

The following data more specifically describes the use:

- Type of operation - A vehicle sales, rental and ancillary service establishment.
- Hours of operation - 7:00 a.m. to 9:00 p.m., Monday through Saturday, with reduced hours on Sunday.
- Estimated number of patrons - It is estimated that sales patrons would average 50 per day and service patrons would average 70 per day.
- Proposed number of employees - There will be a maximum of thirty (30) employees at the peak shift.
- Estimate of traffic impact of the proposed use - Traffic impact from the proposed use is estimated to be minor because this development is replacing an existing retail center. Traffic is estimated to be similar to or less than existing traffic generated from the site.
- General area to be served - The Greater Annandale, Springfield and Southern Fairfax County areas.
- Description of building - The building will be contemporary (hi-tech) in architecture and will be constructed with a combination of glass, metal and synthetic stucco (E.F.I.S.) materials. An elevation of the proposed buildings will be provided at a later date.
- To the best of our knowledge, there are no hazardous or toxic substances proposed to be generated or disposed of on the site. Due to the automotive nature of the proposed business, some petroleum products will be utilized on the site but they will be handled, stored and disposed of in conformance with all applicable regulations.

The Subject Property is located in the Springfield Community Business Center portion of the Area IV Comprehensive Plan. Parcels 29 and 30 are within Land Unit F. Land Unit F is planned for community serving retail uses with intensities up to .35 FAR. The Plan map shows the property planned for retail and other commercial uses. The property is also located within the Springfield Commercial Revitalization District. As the property is in a Commercial Revitalization District (CRD), a special study of the Springfield CRD is currently underway. The proposed development is in conformance with the Plan recommendations. The proposed dealership is also harmonious with the existing land use patterns. Properties to the north, west, and south are planned and developed with retail uses. Interstate 95 is located directly east of the property. A small residential area is located across Backlick Road and Amherst Avenue, a considerable distance from the Subject Property.

February 11, 2000

Page 3

The proposed use conforms with the provisions of all applicable ordinances, regulations and adopted standards with the following exceptions:

- a. The Applicant hereby requests a modification of the 75-foot yard requirement adjacent to Interstate 95 pursuant to Section 2-414 of the Zoning Ordinance.
- b. The Applicant requests a waiver of transitional screening, yard and barrier requirements along the portion of Backlick Road adjacent to the existing R-2 zoning.
- c. The Applicant requests a waiver of the requirement to provide a bike trail along Backlick Road in favor of a six (6) foot wide pedestrian walk.

The proposed development will create a state-of-the-art Volkswagen dealership. This will replace the existing dealership and provide a better, more efficient facility for customers purchasing and maintaining their automobiles. The site will be redeveloped under a unified design that will be a benefit both functionally and aesthetically to the Springfield business district.

If you have any questions or need further information in order to accept this application, please do not hesitate to contact me.

Very truly yours,

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



Elizabeth D. Baker  
Land Use Coordinator

EDB:kak

J:\TRAMMELL\96.3\JUSTIF.LTR

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment & Development Review Branch, DPZ

**SUBJECT:** LAND USE ANALYSIS: RZ 2000-LE-022 and SE 00-L-025  
1998, Ltd.

**DATE:** 18 September 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject rezoning application and the Generalized Development Plan (GDP) and Special Exception (SE) plat dated May 17, 2000 as revised through July 28, 2000. The extent to which the proposed use, intensity, and development plan are consistent with the guidance contained in the Comprehensive Plan is noted.

**DESCRIPTION OF THE APPLICATION**

The applicant seeks to rezone a 6.83 acre site from C-5 and C-8 to the C-6 District. The application requests approval of a special exception for a vehicle sales, rental and ancillary service establishment to permit the development of a relocated Volkswagen auto dealership, replacing the Volkswagen dealership on the adjacent property, Parcel 31, to the immediate north. The existing shopping center and retail buildings, known as the Lee Center, are proposed to be razed. The proposed new construction would include an auto showroom, customer parking along Backlick Road, 32 service bays on the north side of the building and a parking lot area south of the building. A portion of an existing structure located on Parcel 31 encroaches onto the site and is shown to remain. The combined gross floor area of the new structure and the portion of the existing building to the north is 52,265 square feet for an overall floor area ratio (FAR) of .18. A total of 344 parking spaces is proposed (125 required) and 23% of the site will be placed in open space. The tabulations indicate that the minimum requirements for tree cover and interior parking lot landscaping will be provided. The applicant also seeks a waiver of the screening and barrier requirements along that portion of the site frontage that is across from the R-2 zoned properties on the west side of Backlick Road.

**LOCATION AND CHARACTER OF THE AREA**

The site is within the Springfield Community Business Center and the Springfield Commercial Revitalization District. It is characterized by a wide of variety of established service and retail businesses and shopping centers as well as various residential areas west of Backlick Road. The

site is located opposite the intersection of Amherst Avenue, Calamo Street and Backlick Road. Commercial retail and office uses abut the site north and south and the VDOT right-of-way for Shirley Highway/I-95 is immediately adjacent to eastern edge of the site.

	<b>Existing Use</b>	<b>Zoning</b>	<b>Plan Recommendation</b>
<b>North</b>	Auto Dealership	C-8	Retail and Other and Office
<b>South</b>	Backlick Center Retail Shopping Center	C-6	Retail and Other
<b>West</b>	Retail and Residential	C-8 and R-2	Retail and Other & Residential at 2-3 du/ac
<b>East</b>	Interstate I-95 Shirley Highway		

#### COMPREHENSIVE PLAN CITATIONS

**Plan Area:** IV    **Planning Sector:** Springfield Community Business Center  
Land Unit F  
Franconia Springfield Area

The following site specific text is found on Page 474 of the Area IV volume of the Comprehensive Plan, 1991, edition, as amended through June 26, 1995, Springfield Community Business Center, under the heading "Land Unit F":

...  
"This land unit is located north of the Franconia-Springfield Parkway, between I-95 and the residential areas west of Backlick Road. With the exception of the Lee Center shopping center, this land unit is located south of the junction of Amherst Avenue with Backlick Road. Retail, low-rise office, and residential uses are planned for this land unit. Community-serving retail uses with intensities up to .35 FAR are planned in order to retain existing businesses and provide space for the start-up of new businesses. Office uses shown on the Plan map should be retained and existing office uses located along Backlick Road should be retained at existing FARs. However, commercial development along the Franconia-Springfield Parkway is discouraged."

The following Comprehensive Plan text is also applicable to the review of the proposed redevelopment of the subject site beginning on Page 455 though Page 469 of the Plan:

...  
"MAJOR OBJECTIVES

Planning objectives for the Springfield Community Business Center are the following:

- Revitalize the CBC by enhancing the economic competitiveness of local businesses; addressing inefficient land use patterns; improving traffic circulation; promoting the use of transit; and enhancing the image and visual appearance of both public and private space and buildings;
- Establish a Springfield CBC identity and image as a community/town center and meeting place;
- Create a more pedestrian-friendly environment;
- Plan, develop and maintain an integrated multi-modal transportation system that moves people efficiently and safely;
- Promote a mixture of land uses to facilitate transit usage;
- Establish transition areas and prevent commercial encroachment to protect residential areas;
- Identify appropriate locations for affordable multi-family residential development within or adjacent to the CBC;
- Complement efforts made by the local community to revitalize central Springfield; and
- Provide appropriate transitions between varying land uses to mitigate adverse impacts.

## RECOMMENDATIONS

### Land Use

#### **Urban Design Guidelines**

Some of the planning objectives for the Springfield CBC relate to improving the image, appearance, and functioning of the CBC through urban design. ... These guidelines apply to all land units and are intended to be used in the development review process:

- Buildings should be located close to streets, with transit stops or internal transit facilities provided to the extent possible;
- Buildings should be clustered around central pedestrian spaces or plazas to encourage pedestrian access, shorten walking distance and promote walking, rather than driving between buildings;

- Elements that should be incorporated in new development, as appropriate, are: landscaping to shade sidewalks and parking lots, identify seating areas, and add seasonal color; distinctive paving materials or patterns to indicate focal points or building entrances; coordinated light fixtures; and coordinated signage;
- Public spaces and amenities should be directly accessible to mass transit and the pedestrian network. Pedestrian connections to adjacent blocks are encouraged;
- Building facades should establish a pedestrian-scale relationship to the street;
- Curb cuts should be minimized through consolidation of street access and provision of interparcel access;
- Surface parking or structured parking should be attractively integrated with major pedestrian networks and accessible from side streets or exterior passageways between buildings;
- The Springfield Streetscape Conceptual Design should be incorporated into parking lots, plazas, streetside areas and private property, as may be adopted by the Board of Supervisors;
- Architectural design features such as variations of window or building details, texture, pattern, and color of materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged;
- Utilities should be placed underground within the Community Business Center; and
- Lots located adjacent to residential development should be effectively screened and buffered.

Streetscape improvements, in and adjacent to public rights-of-way, should be in accordance with the Springfield Streetscape Conceptual Design, as may be adopted by the Board of Supervisors. The purpose of the streetscape program is to promote a more pleasing and conducive physical environment for commercial revitalization in the Springfield CBC.

The Streetscape Conceptual Design has the following goals:

- Expand pedestrian amenities and special locations;

- Accommodate all users with better signage;
- Focus good views; screen bad ones;
- Coordinate lighting, planting, and street furnishings to create a pleasing image;
- Create a recognizable and memorable sense of place with plantings and other streetscape materials and provide key gathering points and spaces;
- Minimize pedestrian/automobile conflicts - treat auto-oriented boulevards and pedestrian shopping streets differently; and
- Assist motorists and pedestrians in finding businesses and services.

The Streetscape Conceptual Design contains recommendations for the provision of plantings and landscaping to differentiate boulevards from shopping streets, and specific streetscape elements such as pedestrian bollard lighting and highway luminaires, information kiosks with maps, bus shelters, information and service club logo signs and accented street pavement.

To implement the Streetscape Design elements, a number of steps are required:

- Utilize fully all areas of available right-of-way for streetscape improvements;
- Encourage redesign and consolidation of private parking lots to create additional parking space;
- Limit the size and number of curb cuts;
- Provide space for trees in parking lots;
- Locate directional signage within rights-of-way or private lands; and
- Encourage the implementation of Streetscape Design by private landowners.

### **General Recommendations**

... Throughout the Community Business Center, provision of space for small businesses, particularly in the ground floor of multi-family residential or office buildings is encouraged. Small businesses should be oriented to any future transit stations or stops. Existing housing should be retained and new locations for housing have been identified within the Community Business Center to ensure a mixed-use character. Housing within the CBC should be used to provide appealing transitions to nearby established single-family neighborhoods. A common design theme or image should be established to enhance land uses planned for retention such as

existing retail facilities. The creation of a visually coherent, attractive streetscape and the provision of improved pedestrian and vehicular traffic circulation is encouraged. Revitalization efforts should continue as a way to enhance the entire CBC.

As implementation of the Streetscape Design, development or redevelopment allow, provision should be made for additional sidewalks, pedestrian linkages, transit facilities and bike lanes. Community-serving facilities, such as recreational facilities, assembly halls with meeting rooms, auditoriums for the performing arts, and cultural exhibits, should be incorporated into combination public/private space, when possible. Coordinated signage, landmarks, shaded open space, appropriate lighting, plantings, and street furniture should be added to enhance the identity, appeal, and functioning of the Springfield Community Business Center.

...

#### Land Unit Recommendations

The following apply to all land units:

- Parcel consolidation is encouraged to provide for well-designed, efficient projects;
- Active recreational facilities, such as parks, tot lots and playgrounds should be provided with new residential development, to the extent possible, to serve employment and residential populations;
- Interparcel access, pedestrian connection, and visual and physical linkage to adjacent properties is desirable;
- Utilities should be placed underground along major thoroughfares; and
- Gateways indicate entrances to an area and convey the first visual messages to visitors. Development in gateway locations should be particularly sensitive to this effect and should provide suitable landscaping, signage, and pedestrian orientation. In particular, drive-through uses and other uses that are primarily automobile-oriented are discouraged in these locations."

...

#### **PLAN MAP: Retail and Other**

#### **ANALYSIS**

The Plan specifically recommends community serving retail use up to .35 FAR. The proposal to rezone the assembled parcels to the C-6 District, and to relocate, redevelop, and expand an existing auto dealership to the subject site, and to construct an updated and modernized dealership is consistent with the use and intensity guidance contained in the Plan for Land Unit

F. However, the application has not addressed the applicable Major Objectives for the Springfield CBC nor demonstrated compliance with many of the applicable Urban Design Guidelines and general Land Unit Recommendations applicable to all of the land units in the CBC.

The revised submission has shifted the building so that the façade is closer to the street, reduced curb cuts on Backlick Road, reduced some of the excess parking and depicted street trees to be planted along a brick paver sidewalk. Although these modifications begin to address some of the recommendations, the application remains deficient. The following additional information and design features should also be incorporated into the application to address the Urban Design Guidelines and Land Unit recommendations:

- Building elevations which include information on architecture, building material and color;
- Pedestrian oriented amenities such as bench seating areas, trash receptacles, landscaped focal points or site entrances, pedestrian walkways into and through the site;
- Sign information demonstrating a coordinated and comprehensive sign system that establishes a distinctive theme and eliminates visual clutter; building and ground-mounted signs are encouraged; pole mounted signs are discouraged;
- Increased parking lot landscaping and tree cover above the minimum to enhance views into the site and soften the visual impact of the expanse of pavement for parking areas and the major highway to the rear of the site;
- Lighting information that provides for pedestrian and street lighting, display and building security lighting and demonstrates a well-lit but not overly bright environment. Appropriate lighting levels should not create off-site glare. Lighting fixtures that feature full cut-off luminaires are strongly encouraged in order to focus light onto the site;
- Provision of underground the utilities should also be considered.

**Summary:** The current submission is deficient in that much of the design information and site features necessary to address the Urban Design Guidelines and Land Unit recommendations have not been provided. Therefore, the proposed RZ and SE applications are not in conformance and harmony with the Comprehensive Plan.

BGD:DMJ

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment & Development Review Branch, DPZ

**SUBJECT:** Land Use Analysis Addendum: RZ 2000-LE-022 & SE 00-L-025  
1998, Ltd - Volkswagon Dealership

**DATE:** 19 October 2000

The Land Use Analysis dated September 18, 2000, indicated that the proposed redevelopment of the existing retail use, an auto dealership, is in harmony with the use and intensity guidance recommendations for the site. The proposal is consistent with the Policy Plan Goals to preserve areas of the County, which provide necessary commercial and professional services to the community. This Addendum to the Land Use Analysis is based on the Special Permit plat revision dated May 17, 2000, as revised through September 18, 2000. The revised plan and draft proffers have largely addressed the previously identified issues as follows:

- The development plan now includes a building elevation depicting a flat-roofed, rectangular building to be constructed primarily of cement plaster, metal panels, glass and steel. Information on color has not been included.
- A brick plaza area is shown on the development plan with 2 benches and a monument sign. Additional design details regarding planters, lighting, and landscaping around the sign would be desirable.
- The proffers indicate that utilities along Backlick Road will be placed underground.

It is noted that the recommendation to increase parking lot landscaping and tree cover over the minimum requirements has not been addressed. It would be desirable for the applicant to stipulate that all lighting for the site, including building security lighting, parking lot and vehicle display lighting have full cut-off fixtures. Up-lighting for landscaping, signs or architectural illumination is strongly discouraged. In order to avoid an overly bright nighttime environment, it is further recommended that the lighting for the site not exceed an average horizontal illumination level of 3.0 footcandles (FC) on the site and meet the Zoning Ordinance standard that glare not exceed illuminating the adjacent R district in excess of .5 fc. In the absence of the requested lighting information for the auto dealership, staff believes this recommendation would

Barbara A. Byron  
SP 00-H-026  
Page 2

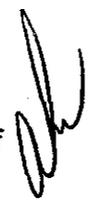
provide lighting levels consistent with parking lot lighting for other retail uses in an urban environment. Lighting specifically designed for vehicle display and/or marketing should be turned off after business hours.

BGD:DMJ

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT 

FILE: 3-4 (RZ 2000-LE-022)

SUBJECT: RZ 2000-LE-022; 1998, Ltd.  
Traffic Zone:  
Land Identification Map: 90-2 ((1)) 29, 30

DATE: July 17, 2000

Comments by the Department of Transportation (FxDOT) regarding the subject application are noted below. These comments are based upon a generalized development plan (GDP) dated May 17, 2000, made available to this department.

- This department has provided a sketch to the applicant depicting right-of-way needed for the construction of a single occupancy vehicle (SOV) ramp connection from I-95 to the Franconia-Springfield Parkway. The applicant should dedicate right-of-way in conformance with that sketch. In addition, the applicant should provide wall maintenance easements in conformance with location shown on the sketch.
- The applicant has indicated a willingness to dedicate a uniform right-of-way along the frontage of Backlick Road to place previously constructed roadway within right-of-way. The area of proposed dedication on the GDP is acceptable. It is also recommended that the applicant dedicate right-of-way on the frontage of the current sales location to bring that street frontage into the right-of-way as well.
- It is recommended that two entrances to the site be closed. Please refer to the attached sketch for a depiction of the entrances recommended for closure.
- Interparcel connections to the north and south currently exist. The GDP appears to delete these connections. It is advised that the applicant provide access either to the front or rear of the adjoining parcels.
- The applicant should ensure that vehicle deliveries by truck take place within the site. Clearances at the site's access points should accommodate large vehicles and site circulation should be conducive to allowing large vehicles to move through the site without obstructions. See note on the attached sketch regarding truck access.

AKR/MAD

Attachment

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

## COUNTY OF FAIRFAX, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** *Bruce G. Douglas*  
Bruce G. Douglas, Chief  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: RZ 2000-LE-022  
1998 LTD

**DATE:** 18 September 2000

**BACKGROUND:**

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated July 28, 2000. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

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

1. **Chesapeake Bay Ordinance** (Objective 3, p. 87, The Policy Plan)

**“Protect the Potomac Estuary and the Chesapeake Bay from avoidable impacts of land use activities in Fairfax County.**

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

2. **Water Quality** (Objective 2, p. 86, The Policy Plan)

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources.**

Policy c. Minimize the amount of impervious surface created as a result of development consistent with planned land uses...

Policy k. Regulate land use activities to protect surface and groundwater resources.

3. **Tree Preservation** (Objective 10, p. 93, The Policy Plan)

**"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. . ."

**ENVIRONMENTAL ANALYSIS:**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. **Chesapeake Bay Ordinance**

***Issue:*** Development of this site is subject to the RMA standards of the Chesapeake Bay Ordinance. The intent of the ordinance is to limit water quality degradation. The Chesapeake Bay Ordinance requires redevelopment (such as is proposed here) to implement SWM BMPs. The Development Plan shows two proposed "Water Quality Vaults" as well as a potential underground detention area.

The Development Plan shows that the site will be largely covered with impervious surface. Impervious surface prevents groundwater infiltration and contributes to degraded water quality.

***Suggested Solution:*** Staff recommends that the applicant begin discussions with DPWES regarding the proposed stormwater management plan.

Impervious surface areas should be limited to only what is needed. The applicant should consider revising the Development Plan to limit the amount of impervious surface and maximize the amount of vegetated green space including providing larger parking lot islands that are designed for bio-retention.

2. **Water Quality**

***Issue:*** The Development Plan shows a site that is proposed to be entirely impervious surface (except for the parking lot islands). There is a direct correlation between the amount of impervious surface and degraded water quality.

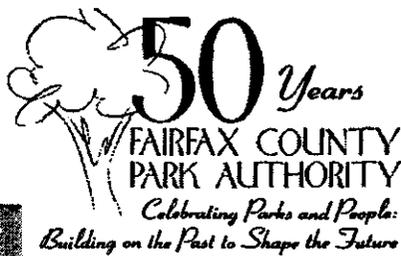
***Suggested Solution:*** Staff recommends that the applicant implement measures to retain and filter runoff onsite. Measures that should be considered include increasing the amount of open space on site, increasing the size of the parking lot islands, and designing the parking lot islands for bio-retention.

3. **Tree Preservation**

***Issue:*** With the exception of three American Holly Trees located in tree wells, the site is treeless. The Landscape Plan shows proposed trees to be planted along the perimeter of the site and within parking lot islands.

***Suggested Solution:*** Staff recommends that the plan be modified to include additional tree and shrub plantings particularly along the eastern property line (adjacent to Shirley Highway).

BGD:JPG



1950

2000

12055 Government Center Parkway ❖ Suite 927

Fairfax, Virginia 22035-1118 ❖ 703/324-8701

**MEMORANDUM**

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

**DATE:** June 30, 2000

**FROM:** Lynn Tadlock, Director  
 Planning and Development Division

**SUBJECT:** SE 00-L-025  
 RZ 2000-LE-022  
 Loc: 90-2((1))29,30

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application. Based upon that review, staff has determined that this application bears no adverse impact on land or resources of the Fairfax County Park Authority.

cc: Karen Lanham, Supervisor, Planning and Development Division, FCPA  
 Dorothea L. Stefen, Plan Review Case Manager, FCPA  
 Gail Croke, Plan Review Team, FCPA  
 File Copy



## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

June 8, 2000

**RECEIVED**

DEPARTMENT OF PLANNING AND ZONING

JUN 9 2000

ZONING EVALUATION DIVISION

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

**FROM:** Ralph Dulaney (246-3868)  
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ  
2000-LE-022, Special Exception Application SE 00-L-025

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

9. The application property is serviced by the Fairfax County Fire and Rescue Department Station #22, Springfield.
10. After construction programmed for FY 19\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_ area.
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 \_\_/10 outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator  
Zoning Evaluation Division, OCP

DATE: July 5, 2000

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gok*  
System Engineering & Monitoring Division  
Office of Waste Management, DPW&ES

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2000-LE-022/SE 00-L-025  
Tax Map No. 090-2- ((01)) 0029, 0030

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

1. The application property is located in the ACCOTINK CREEK (M4) watershed. It would be sewered into the Noman M. Cole, Jr. Pollution Control Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in AN EASEMENT and ON the property is adequate for the proposed use at this time.
4. 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	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	<u>X</u>	_____	<u>X</u>	_____	<u>X</u>	_____
Submain	<u>X</u>	_____	<u>X</u>	_____	<u>X</u>	_____
Main/Trunk	<u>X</u>	_____	<u>X</u>	_____	<u>X</u>	_____
Interceptor	_____	_____	_____	_____	_____	_____
Outfall	_____	_____	_____	_____	_____	_____

5. Other pertinent information or comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FAIRFAX COUNTY WATER AUTHORITY**  
8570 Executive Park Avenue- P. O. Box 1500  
Merrifield, Virginia 22116-0815  
(703) 289-6000

June 8, 2000

**MEMORANDUM**

**TO:** Staff Coordinator (Tel. 324-1250)  
Zoning Evaluation Division-Suite 800  
12055 Government Center Parkway  
Fairfax, Virginia 22035

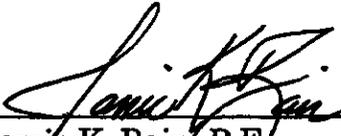
**FROM:** Planning Branch (Tel. 289-6363)  
Planning and Engineering Division

**SUBJECT:** Water Service Analysis, Rezoning Application SE 00-L-025  
RZ 00-LE-022

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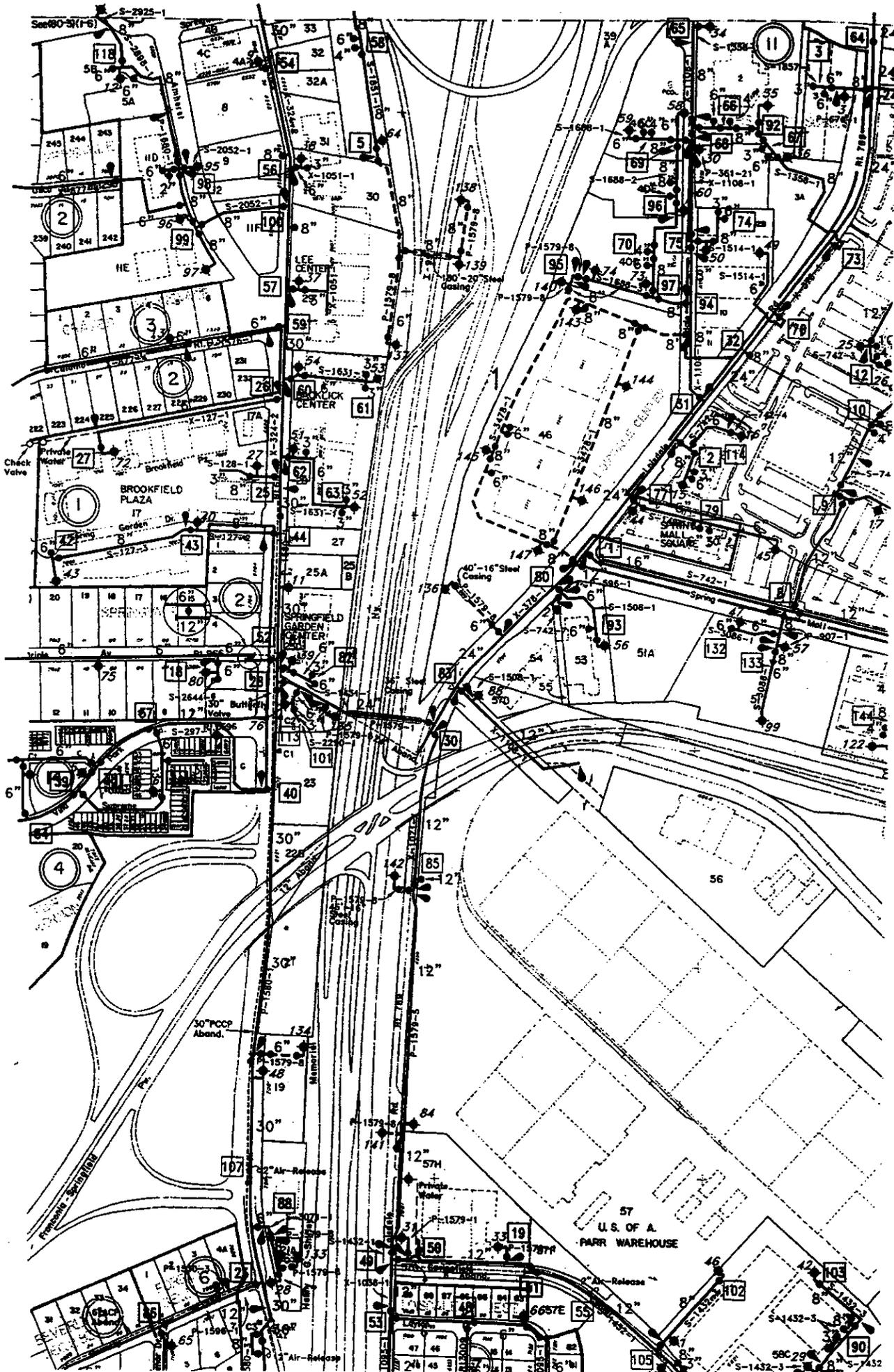
The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 8, 6 & 3 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

  
Jamie K. Bain, P.E.  
Manager, Planning Department

Attachment

90-1



## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

DATE: October 16, 2000

FROM: Scott St. Clair, Director  
Stormwater Planning Division  
Department of Public Works & Environmental Services

*SRS*

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Vehicle Sales, Rental and Ancillary Service Establishment

Application Number: RZ2000-LE-022  
SE 00-L-025

Information Provided: Application - Yes  
Development Plan - Yes  
Other - Statement of Justification

Date Received in SWPD: 6/5/00

Date Due Back to DPZ: 6/30/00

Site Information: Location - 090-2-01-00-0029, -0030  
Area of Site - 6.83 acres  
Rezone from - C-5, C-8 to C-6  
Watershed/Segment - Accotink Creek / Hooes

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints:

There are no downstream complaints on file with PSB, relevant to this proposed development.

Yes  No Any downstream drainage complaints on file pertaining to the outfall for this property?

- Master Drainage Plan, proposed projects, (SWPD): Channel restoration and stabilization projects AC232 and AC222 are located approximately 3000 feet and 9000 feet downstream of site respectively.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

II. Trails (PDD):

Yes  No Any funded Trail projects affected by this application?

If yes, describe:

Yes  No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program (PDD):

Yes  No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes  No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program (PDD):

Yes  No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes  No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other Projects or Programs (PDD):

Yes  No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes  No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes  No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information (PDD): None.

RE: Rezoning Application Review

Application Name/Number: Vehicle Sales, Rental and Ancillary Service Establishment / RZ2000-LE-022

\*\*\*\*\* SWPD AND PDD, DPWES, RECOMMENDATIONS\*\*\*\*\*

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.

Yes  NOT REQUIRED Extend sanitary sewer lines to the development boundaries on the \_\_\_\_\_ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:  
Planning Support Branch (Ahmed Rayyan) kcm  
Utilities Design Branch (Walt Wozniak) ww  
Transportation Design Branch (Larry Ichter) nc  
Stormwater Management Branch (Fred Rose) FR  
RS M

SRS/rz2000le022

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch

Bruce Douglas, Chief, Environment and Development Review Branch

**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.
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 designed to comply with the performance standards as to glare of the zoning district in which such facility is located.

Such facilities shall not be lighted at any time other than during the same hours that the facility is open for business, except for necessary security lighting.

NA

7. In the C-3, C-4, I-3, I-4 and I-5 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.

**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 in the zoning district if the site were developed as a conventional subdivision. See 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		

