



# FAIRFAX COUNTY

APPLICATION FILED: June 30, 2000  
PLANNING COMMISSION: November 15, 2000  
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

November 1, 2000

## STAFF REPORT

APPLICATION RZ 2000-MA-031 and SE 00-M-048  
(Concurrent with SEA 93-M-049)

### MASON DISTRICT

**APPLICANT:** Shirley Highway Distribution Partnership

**PRESENT ZONING:** I-5

**REQUESTED ZONING:** C-6

**PARCEL(S):** 81-1 ((9)) 7 pt.

**ACREAGE:** 4.68 acres

**FAR/DENSITY:** 0.48

**SE CATEGORY:** Category 6, Use 15; Increase in FAR.

**OPEN SPACE:** 15%

**PLAN MAP:** Industrial

**PROPOSAL:** Rezone 4.68 acres from the I-5 District to the C-6 District to permit a retail furniture store and private school of special education and special exception approval for an increase in FAR from 0.40 to 0.48.

### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-MA-031 subject to the execution of proffers consistent with those contained in Appendix 1 and the Board's approval of SE 00-M-048 and SEA 93-M-049.

Staff recommends approval of SE 00-M-048 subject to the Proposed Development Conditions contained in Appendix 2 and the Board's approval of RZ 2000-MA-031 and SEA 93-M-049.

Staff recommends approval of SEA 93-M-049 subject to the Proposed Development Conditions contained in Appendix 3 and the Board's approval of RZ 2000-MA-031 and SE 00-M-048.

Staff recommends approval of a waiver of the transitional screening requirement for the southern boundary of the I-5 District (northern portion of Tax Map 81-1 ((9)) 7) from the proposed C-6 District (RZ 2000-MA-031).

Staff recommends approval of a waiver of the barrier requirement for the southern boundary of the I-5 District (northern portion of Tax Map 81-1 ((9)) 7) from the proposed C-6 District (RZ 2000-MA-031).

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.



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



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## STAFF REPORT

APPLICATION SEA 93-M-049  
(Concurrent with RZ 2000-MA-031 and SE 00-M-048)

### MASON DISTRICT

**APPLICANT:** Shirley Highway Distribution Partnership

**ZONING:** I-5

**PARCEL(S):** 81-1 ((9)) 7 pt.

**ACREAGE:** 4.01 acres

**FAR:** 0.60

**OPEN SPACE:** 15%

**PLAN MAP:** Industrial

**SE CATEGORY:** Category 6, Use 15; Increase in FAR.

**PROPOSAL:** The applicant requests to amend SE 93-M-049 for a waiver of certain sign regulation, to allow an increase in land area for the special exception and increase the FAR from 0.50 to 0.60.

### STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 93-M-049 subject to the Proposed Development Conditions contained in Appendix 3.

Staff recommends approval of a waiver of the transitional screening requirement for the southern boundary of the I-5 District (northern portion of Tax Map 81-1 ((9)) 7) from the proposed C-6 District (RZ 2000-MA-031).

Staff recommends approval of a waiver of the barrier requirement for the southern boundary of the I-5 District (northern portion of Tax Map 81-1 ((9)) 7) from the proposed C-6 District (RZ 2000-MA-031).

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.

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# SPECIAL EXCEPTION APPLICATION

# REZONING APPLICATION

## SE 00-M-048

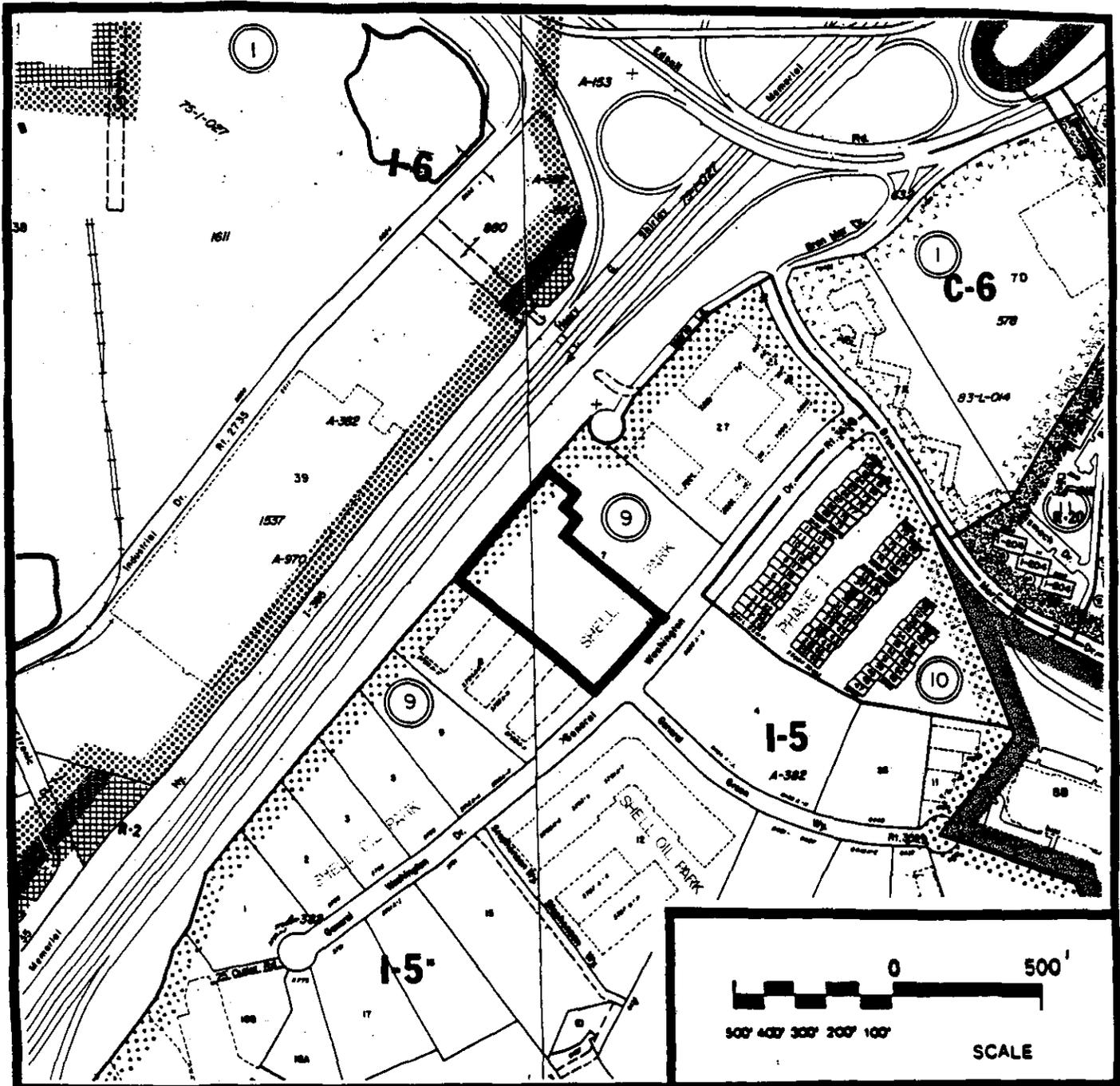
## RZ 2000-MA-031

SE 00-M-048  
FILED 09/29/00

SHIRLEY HIGHWAY DISTRIBUTION PARTNERSHIP  
INCREASE IN FAR  
ZONING DIST SECTION: 09-0618  
ART 9 CATEGORY/USE: 06-15  
4.68 ACRES OF LAND; DISTRICT - MASON  
LOCATED: 5650 GENERAL WASHINGTON DRIVE

ZONED C-6  
OVERLAY DISTRICT(S): PLAN AREA 1  
TAX MAP 081-1- /09/ /0007- P

FILED 06/30/00  
SHIRLEY HIGHWAY DISTRIBUTION PARTNERSHIP  
TO REZONE: 4.68 ACRES OF LAND; DISTRICT - MASON  
PROPOSED: REZONE FROM THE I-5 TO THE C-6 ZONING DISTRICT  
LOCATED: ON THE N.W. SIDE OF GENERAL WASHINGTON DR.  
APPROX. 900 FT. S. OF ITS INTERSECTION WITH  
BREN MAR DR.  
ZONING: I-5  
TO: C-6  
OVERLAY DISTRICT(S):  
MAP REF 081-1- /09/ /0007- P



# SPECIAL EXCEPTION AMENDMENT APPLICATION

## SEA 93-M-049

SEA 93-M-049 FILED 06/30/00

SHIRLEY HIGHWAY DISTRIBUTION PARTNERSHIP  
AMEND SE 93-M-049 FOR WAIVER OF CERTAIN SIGN  
REGULATIONS TO PERMIT INCREASE IN FAR AND  
INCREASE IN LAND AREA

ZONING DIST SECTION: 09-0620 09-0618

ART 9 CATEGORY/USE: 06-17 06-15

4.01 ACRES OF LAND; DISTRICT - MASON

LOCATED:

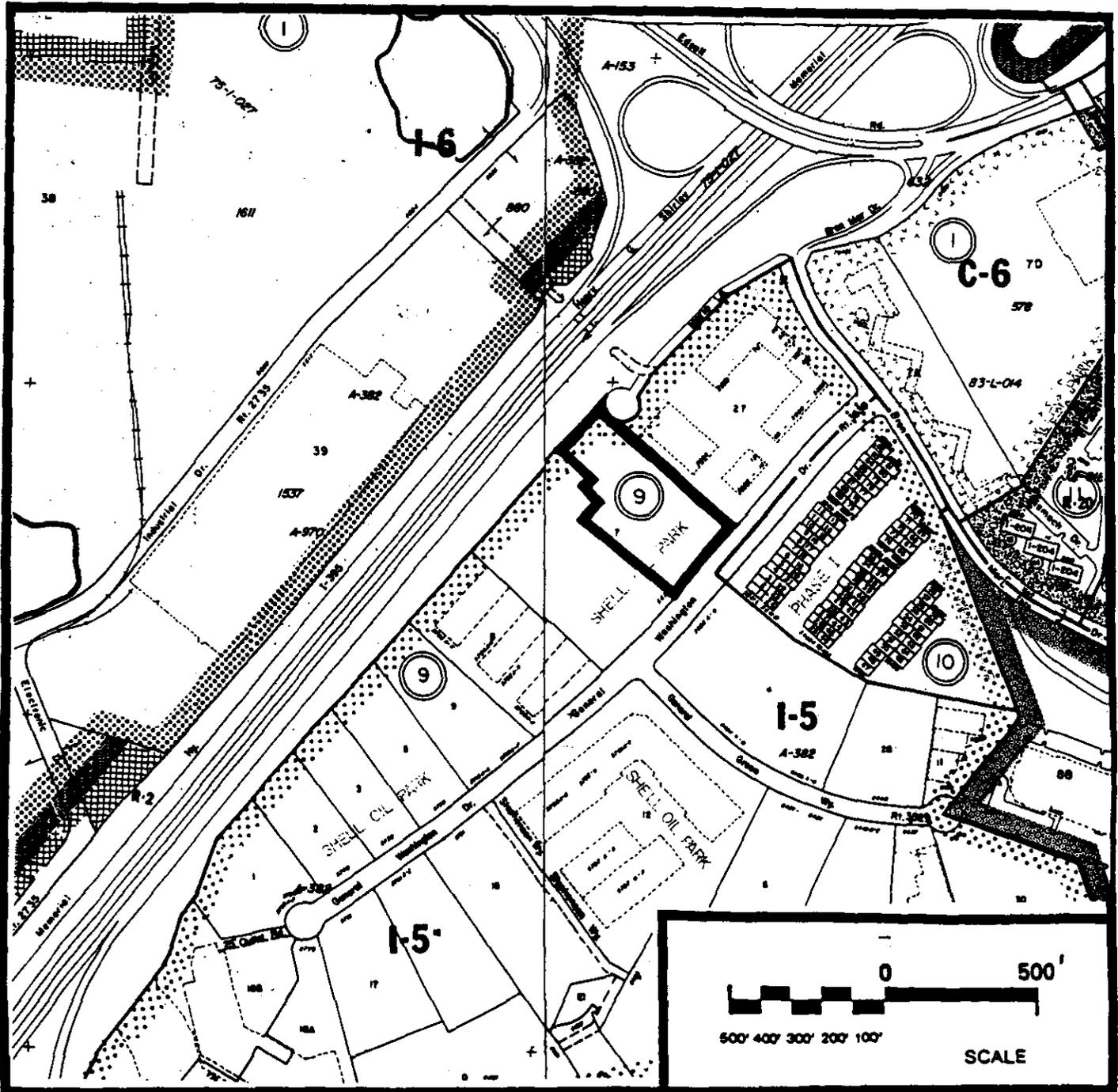
5650 GENERAL WASHINGTON DRIVE

ZONED I-5

PLAN AREA 1

OVERLAY DISTRICT(S):

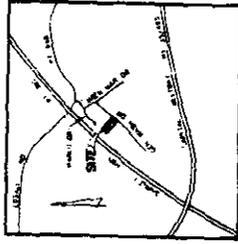
TAX MAP 081-1- /09/ /0007- P



# MARLO FURNITURE

MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN/  
SPECIAL EXCEPTION PLAN



VICINITY MAP  
SCALE: 1/4" = 200'

APPLICANT:

Shirley Highway Distribuon Partnership  
725 Rockville Pike  
Rockville, MD 20852

June 27, 2000

Revised September 21, 2000

Revised October 13, 2000

Revised October 25, 2000

Project 10-10-2000  
Party 10-31-2000

## SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. CONCEPTUAL / FINAL DEVELOPMENT PLAN



Marlo Furniture

MAJOR STREET  
FAIRFAX COUNTY, VIRGINIA  
GENERALIZED DEVELOPMENT PLAN/  
SPECIAL EXCEPTION PLAN

**Dowberry & Davis LLC**  
A Real Estate Company  
1000 N. Arlington Ave.  
Suite 100  
Arlington, VA 22201  
Tel: 703.833.9118  
Fax: 703.833.9118





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

**DESCRIPTION OF THE APPLICATION**

The subject site is located east of Shirley Highway (I-395) and west of General Washington Drive, in the Shell Oil Park. The 8.69 acre parcel is currently zoned I-5. The applicant, Shirley Highway Distribution Partnership, is requesting concurrent approval to rezone the southern 4.68 acre portion of the site from the I-5 District to the C-6 District; a special exception to increase the Floor Area Ratio (FAR) to 0.48 for the southern 4.68 acre portion of the site (proposed C-6 District); and a special exception to increase the FAR to 0.6 for the northern 4.01 acre portion of the site (I-5 District). An interior wall will be constructed, dividing the existing building (approximately 205,800 square feet) to reflect the proposed rezoning boundary. The I-5 portion of the site will remain an industrial use and the C-6 portion will be used for a retail furniture store and private school of special education. The building is proposed to remain with the exception of a small portion (approximately 2,000 square feet) of the entrance located on the proposed C-6 District that is proposed to be removed. Copies of the Draft Proffers, SE 00-M-048 Proposed Development Conditions, SEA 93-M-049 Proposed Development Conditions, Applicant's Affidavit and the Applicant's Statement of Justification can be found in Appendices 1-5, respectively.

**RZ 2000-MA-031:**

The applicant requests to rezone the southern 4.68 acres of Tax Map 81-1 ((9)) 7 from the I-5 District to the C-6 District to permit a retail furniture store (Marlo) and a private school of special education (Computer Learning Center) with 15% open space and a FAR of 0.48 pursuant to SE 00-M-048. Marlo business operations are being revised to respond to changes in the furniture industry. The applicant states that it is inefficient to maintain warehouse facilities at each retail facility and Marlo plans to utilize a centralized warehouse for the Metropolitan area. (Appendix 5) The Zoning Ordinance does not permit a retail use in the I-5 District unless it is associated with a warehouse facility and provides that 60% of the area must be devoted to warehouse space and not utilized as a display area. A retail establishment is permitted by special exception; however, the operation is limited to either weekend hours only or a maximum of 60% of the floor area as retail and display area and the remainder as warehouse. The proposed C-6 District would permit retail sales without a limitation on the area for retail and display area and the hours of operation.

**SE 00-M-048:**

The applicant requests a special exception for an increase in FAR from 0.4 to 0.48 for the southern 4.68 acres of Tax Map 81-1 ((9)) 7 that is proposed to be

rezoned to the C-6 District pursuant to RZ 2000-MA-031. The applicant is not proposing to increase the size of the existing building; in fact, they are proposing to remove an approximately 2,000 square foot portion that is utilized as an entrance. The proposed rezoning will divide the building and site and result in a 98,752 square foot building on the 4.68 acre site (0.48 FAR). The C-6 District permits a FAR of 0.4 by right and up to 0.5 by special exception. Thus, the applicant is requesting a special exception to increase the FAR to 0.48.

**SEA 93-M-049:**

The applicant requests to amend SE 93-M-049, which was previously approved for a waiver of certain sign regulations, to allow an increase in the land area for the special exception (SE 93-M-049 was approved for the 238 square foot location of the sign) and an increase in FAR from 0.5 to 0.6 for the northern 4.01 acres of Tax Map 81-1 ((9)) 7. If the rezoning is approved, the remaining 4.01 acre I-5 portion will have a 105,005 square foot portion of the building and a FAR of 0.60. The I-5 District permits a FAR of 0.5 by right and up to 0.60 by special exception. Thus, the applicant is requesting a special exception to increase the FAR to 0.60.

**Modifications and Waivers:**

Waiver of the transitional screening requirement along the southern boundary of the I-5 District adjacent to the proposed C-6 District (RZ 2000-MA-031).

Waiver of the barrier requirement along the southern boundary of the I-5 District adjacent to the proposed C-6 District (RZ 2000-MA-031).

**LOCATION AND CHARACTER**

**Site Description:**

The 8.69 acre parcel is zoned I-5 and located east of Shirley Highway (I-395) and west of General Washington Drive, in the Shell Oil Park. The subject site is developed with the Marlo furniture store and a private school of special education (Computer Learning Center). The existing building is approximately 205,800 square feet and the site contains 15% open space and 327 parking spaces.

**Surrounding Area Description:**

Direction	Use	Zoning	Plan
North	I-395 and industrial park	I-5	Industrial
South	Fuel storage center	I-5	Industrial
East	Retail and industrial uses	I-5	Industrial
West	I-395 and fuel storage center	I-5	Industrial

**BACKGROUND****Site History:**

Application	Date	Description
SE 93-M-049*	March 7, 1994	Waiver of Certain Sign Regulations <sup>1</sup>
Amendment No 95-54	June 5, 2000	Comprehensive Plan Amendment <sup>2</sup>

\* Approved with Development Conditions.

1. On March 7, 1994, the Board of Supervisors approved SE 93-M-049 for a waiver of certain sign regulations to permit a freestanding sign with a maximum sign area of 140 square feet, 30 feet in height. (Appendix 6)
2. On June 5, 2000, the Board of Supervisors adopted the Comprehensive Plan Amendment No. 95-54 for Parcels 80-2 ((9)) all; 81-1 ((1)) 8A, 8B, 9A; ((9)) all; and ((10)) all. The Comprehensive Plan was amended to allow retail uses compatible with the area's industrial character, such as large furniture stores. The complete amended text is provided below.

**COMPREHENSIVE PLAN PROVISIONS (See Appendix 7)**

<b>Plan Area:</b>	I
<b>Planning District:</b>	Lincolnia Planning District
<b>Planning Sector:</b>	Bren Mar Community Planning Sector Beltway South Industrial Area; Land Unit E
<b>Plan Map:</b>	Industrial

**Plan Text:**

In Plan Amendment No. 95-54, adopted by the Board of Supervisors on June 5, 2000, under the heading, "Recommendations, Land Use," the Plan States:

"The southwestern part of the Bren Mar Park is developed as the Shell Oil Park and is planned primarily for industrial uses which minimize transportation impacts on Edsall Road. The Shell Oil Park comprises Land Unit E of the Beltway South Industrial Area. Present uses within this land unit include light industrial, office and retail uses. Industrial uses and retail uses, which are compatible with the area's character, such as large furniture stores, are planned for intensities up to 0.50 FAR. Additional office use should be limited within the area due to the area's single point of access to Edsall Road. Any future development or use of existing buildings should: 1) retain the industrial scale and character, 2) have relatively low trip generation characteristics, 3) maintain adequate vehicular access and safety within this area; and 4) future development should be designed in a manner that inhibits cut-through traffic in the adjacent residential community. If future development is located adjacent to residential areas, substantial screening and buffering should be provided to minimize any visual impacts. As an option, higher intensities up to 0.6 FAR may be appropriate for consideration if the development improves or maintains adequate vehicular access, circulation and safety within the area, and provides adequate parking on-site."

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

Title of GDP/SE                      "Marlo Furniture"  
Prepared By:                          Dewberry & Davis LLC

Original and Revision Dates: June 27, 2000, as revised through  
October 25, 2000

The combined Generalized Development Plan/Special Exception Plat for all three applications is composed of two sheets. Sheet 1 is the cover sheet and Sheet 2 is the Generalized Development Plan/Special Exception Plat.

- The 8.69 acre property located west of General Washington Drive is currently zoned I-5. The applicant request the northern 4.01 acres of Tax Map 81-1 ((9)) 7 to remain I-5 and the southern 4.68 acres be rezoned to the C-6 District. There is an existing building consisting of approximately 205,800 square feet located on the site which is currently utilized for the Marlo's furniture store and a private school of special education (Computer Learning Center).
- The 4.01 acre northern portion of the site (to remain I-5) will contain a 105,005 square foot (0.60 FAR) portion of the building and 15% open space. The applicant is requesting a special exception amendment to permit an increase in the FAR from 0.50 to 0.60. The site will have access from General Washington Drive to the east and Marlo Drive to the northwest. The site will provide 108 parking spaces (105 required) and the five required loading spaces. The parking calculations were based upon a warehouse use, although no specific I-5 use was identified.
- The 4.68 southern portion of the site that is proposed to rezoned to the C-6 District is located south of the I-5 portion and contains approximately 100,752 square feet of the existing building. Approximately 2,000 square feet of the existing entrance is proposed to be removed, leaving a 98,752 square foot building (0.48 FAR). The site will have access from General Washington Drive to the east and Marlo Drive through the I-5 portion of the site to the northwest. The site will have 15% open space and 208 parking spaces (207 required) and the seven required loading spaces. Approximately 91,452 square feet of the building will be utilized for the retail furniture store and 7,300 square feet for the private school of special education (located in the southeast portion of the building).

### **Transportation Analysis (See Appendix 8)**

All transportation issues have been resolved with the adoption of the draft proffers and proposed development conditions.

### **Issue: Traffic Generation**

The trip generation for the proposed applications (1,044 trips per day) will be slightly higher than the existing uses (1,014 trips per day). The trip generation existing conditions assumed the existing building was utilized at 60% warehouse and 40% retail and the proposed use to be warehouse on the I-5 portion and a furniture store and private school of special education for the C-6 portion of the site. The increase in vehicle trips for the proposed uses are not expected to substantially impact the surrounding public street system or hamper the effectiveness of the existing on-site vehicular accesses, circulation or parking. The applicant should proffer the uses in the C-6 District be limited to the furniture store and school of special education.

**Resolution:**

The applicant has proffered the C-6 portion to be developed with a maximum gross square footage of 98,752 square feet and that the primary use shall be a furniture store. The 7,300 square foot portion of the building utilized for the private school of special education may remain or be replaced by another by-right C-6 use, excluding health clubs, theaters, indoor miniature golf courses and retail use other than the expansion of the furniture store, provided that the use can be adequately parked on-site. Other special exception or special permit uses may be provided within the 7,300 square foot area without a PCA, if a special exception is approved by the Board of Supervisors or the special permit is approved by the Board of Zoning Appeals, provided that the parking requirements can be met. In addition, staff has proposed a development condition for SEA 93-M-049 (Appendix 3) that the I-5 portion of the site shall not exceed 105,005 square feet.

The applicant is not requesting to modify the access points or the circulation pattern for the site. With the adoption of the draft proffers, the C-6 portion of the site will be predominately a retail furniture store. The trip generation calculations for the proposed uses compared to the existing uses demonstrate that the application will not create a significant increase in traffic and will not adversely affect the safety within the area. With the adoption of the draft proffers and proposed development conditions this issue has been resolved.

**Environmental Analysis (See Appendix 9)**

The footprint of the existing structure will be slightly altered to remove a small portion of the building. No additional impervious surface is proposed. There are no environmental issues associated with this request.

**Sanitary Sewer Analysis (See Appendix 10)**

The property is located in the Cameron Run Watershed and would be sewered into the Alexandria Sanitation Authority Treatment Plant. The Office of Waste Management states that based upon current and committed flow, there is excess capacity in the Alexandria Sanitation Authority Treatment Plant and the existing 8 inch pipe is adequate for the proposed use at the present time. There are no sanitary sewer issues associated with this request.

**Water Service Analysis** (See Appendix 11)

The Fairfax County Water Authority states that the property is located within the franchise area of the Fairfax County Water Authority and there is adequate domestic water service available from existing 8 and 16 inch mains located at the property. There are no water service issues associated with this request.

**Fire and Rescue Analysis** (See Appendix 12)

The property is serviced by the Fairfax County Fire and Rescue Department Station #26, Edsall Road. The Department of Fire and Rescue states that the site currently meets fire protection guidelines. There are no fire and rescue issues associated with this request.

**Stormwater Analysis** (see Appendix 13)

The Stormwater Planning Division of the Department of Public Works and Environmental Services states that there are no downfield complaints on file relevant to this proposed development and there are no stormwater issues associated with this request.

**Park Authority Analysis** (See Appendix 14)

The Fairfax County Park Authority has determined that the application bears no adverse impact on land or resources of the Authority and there are no issues associated with this request.

**Land Use Analysis** (See Appendix 7)

The proposed use and intensity are in conformance with the Comprehensive Plan recommendations for this site. There are no significant design or compatibility issues posed by the development plan.

**Issue: Comprehensive Plan**

The Comprehensive Plan states that industrial and retail uses, which are compatible with the area's character (such as large furniture stores), are planned for intensities up to 0.50 FAR, and that the development of existing buildings should retain the industrial scale and character, have relatively low trip generation characteristics and maintain adequate vehicular access and safety within this area. The Plan allows higher intensities up to 0.6 FAR if the development improves or maintains adequate vehicular access, circulation and safety within the area, and provides adequate parking on-site.

**Resolution:**

The applicant is not requesting to modify the access points or the circulation pattern for the site. The trip generation calculations (Appendix 7) for the proposed applications (1,044 trips per day) will be slightly higher than the existing uses (1,014 trips per day). The increase in vehicle trips for the proposed uses are not expected to substantially impact the surrounding public street system or hamper the effectiveness of the existing on-site vehicular accesses, circulation or parking. The applicant has proffered the C-6 portion to be developed with a maximum gross square footage of 98,752 square feet and that the primary use to be a furniture store. The 7,300 square foot portion of the building utilized for the private school of special education may remain or be replaced by another by-right C-6 use, excluding health clubs, theaters, indoor miniature golf courses and retail use(s) other than the expansion of the furniture store, provided that the use(s) can be adequately parked on-site. Other special exception or special permit uses may be provided within the 7,300 square foot area without a PCA, if a special exception is approved by the Board of Supervisors or special permit is approved by the Board of Zoning Appeals, provided that the parking requirement can be met on site. In addition, staff has proposed a development condition for SEA 93-M-049 (Appendix 3) that the building on the I-5 portion of the site shall not exceed 105,005 square feet. With the adoption of the draft proffers and proposed development conditions the existing building will retain the industrial scale and character, have relatively low trip generation characteristics and maintain adequate vehicular access and safety within the area.

**ZONING ORDINANCE PROVISIONS**

<b>Bulk Standards (C-6)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	40,000 square feet	4.68 acres
Lot Width	200 feet	295 feet
Front Yard	45° Angle Bulk Plan, but not less than 40 feet	61 feet
Side Yard	No Requirement	69 feet
Rear Yard	75 feet <sup>1</sup>	135 feet
FAR	0.5 by Special Exception	0.48
Open Space	15%	15%
Parking Spaces	206 parking spaces <sup>2</sup>	207 parking spaces
Loading Spaces	7 loading spaces <sup>3</sup>	7 loading spaces

1. In accordance with Section 2-414 of the Zoning Ordinance all commercial buildings must be a minimum of 75 feet from a principal arterial highway (I-395).
2. The furniture store shall provide one space per 500 square feet of net floor area (147 spaces for 73,161 net square feet), plus one space per each employee (20 spaces). The private school of special education shall provide two spaces per each three employees, plus a sufficient number of spaces to accommodate all persons who may be at the establishment at any one time under normal operating conditions.
3. The furniture store (Standard B) shall provide: One space for the first 5,000 square feet of gross floor area, plus one space for each additional 30,000 square feet or major fraction thereof. (6 loading spaces). The school of special education (Standard F) shall provide one space for the first 10,000 square feet of gross floor area, plus one space for each additional 100,000 square feet or major fraction thereof. (1 loading space).

<b>Bulk Standards (I-5)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	20,000 square feet	4.01 acres
Lot Width	100 feet	335 feet
Front Yard	45° Angle Bulk Plan, but not less than 40 feet	52 feet
Side Yard	No Requirement	71 feet
Rear Yard	75 feet <sup>1</sup>	135 feet
FAR	1.0 by Special Exception	0.60
Open Space	15%	15%
Parking Spaces	105 parking spaces <sup>2</sup>	108 parking spaces
Loading Spaces	5 loading spaces <sup>3</sup>	5 loading spaces

1. In accordance with Section 2-414 of the Zoning Ordinance all commercial buildings must be a minimum of 75 feet from a principal arterial highway.
2. One space per 1.5 employees on major shift, plus one space per company vehicle, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time, but with a minimum of one space per 1,000 square feet of gross floor area.
1. Standard A (Warehousing Establishment): One space for the first 5,000 square feet of gross floor area, plus one space for each additional 30,000 square feet or major fraction thereof.

The applicant requests to rezone the southern 4.68 acres of Tax Map 81-1 ((9)) 7 to the C-6 District. There are no transitional screening and barrier requirements for the C-6 portion of the site to the surrounding industrial uses (I-5). The I-5 District transitional screening and barrier requirements are detailed below.

<b>Transitional Screening and Barrier Requirements</b>		
<b>Direction</b>	<b>Required</b>	<b>Provided</b>
North	No requirement	10 foot landscaped buffer
West	No requirement	10 foot landscaped buffer
East	No requirement	52 foot open space buffer
South	Type 1 <sup>1</sup> Barrier A, B or C <sup>2</sup>	None <sup>3</sup>

1. Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of 25 feet wide and planted with: (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet OR (2) with approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.

2. Barrier A shall consist of a 42-48 inch tall wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. Barrier B shall consist of a 42-48 inch tall solid wood or otherwise architecturally solid fence. Barrier C shall consist of an evergreen hedge with an ultimate height of at least 42-48 inches and planted size of 36 inches tall.
3. The applicant is requesting a waiver of the transitional screening and barrier requirements in accordance with Section 13-304 of the Zoning Ordinance.

### **Modifications and Waivers:**

#### **Transitional Screening and Barrier Requirements (SEA 93-M-049)**

In accordance with Section 13-304 of the Zoning Ordinance, the transitional screening (25 feet in width) and barrier requirements (42-48 inch tall wall, fence or evergreen hedge) may be waived when an application is under a common development plan. The rezoning and special exception applications are under the common development plan for the 8.69 acre site. The rezoning application will create a C-6 District for a portion of the existing building. The waiver of the transitional screening and barrier requirement will allow the building to remain. Staff recommends approval of the waiver of the transitional screening and barrier requirements in accordance with Section 13-304 of the Zoning Ordinance.

### **Other Zoning Ordinance Requirements:**

#### **Special Exception Requirements (Appendix 15)**

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

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted comprehensive plan. As stated in the Land Use Analysis the proposed uses and intensity are in conformance with the Comprehensive Plan recommendations for this site. This standard has been met.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The proposed site meets or exceeds the required bulk standards of the Zoning Ordinance and in staff's opinion this standard has been met.

General Standard 3 requires that the proposed use be harmonious with and 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. The applicant does not propose to modify the building with the exception of the removal of an existing entrance. The FAR for the site is currently 0.55 and no additional square footage is proposed; in fact, approximately 2,000 square feet of the building is proposed to be removed. If the applications are approved the resulting FAR for the C-6 portion will be 0.48 and the I-5 portion will be 0.6.

Since the applications are not proposing to increase the size of the building it is staff's opinion that the increase in FAR will be harmonious and not adversely affect the adjacent properties. This standard has been met.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The applicant is not requesting to modify the access points or the circulation pattern for the site. With the adoption of the draft proffers the C-6 portion of the site will be predominately a retail furniture store. The trip generation calculations (Appendix 7) for the proposed uses compared to the existing uses demonstrate that the application will not create a significant increase in traffic and will not adversely affect the safety within the area. This standard has been met.

General Standards 5, 6 and 7 require landscaping, screening, open space, adequate utility, drainage, parking and loading to be regulated in accordance with the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. The applicant has met or exceeded the requirements of the Zoning Ordinance and in staff's opinion these standards have been met.

#### Category 6 Standards (Sect. 9-602)

##### Increase in FAR (Sect. 9-618)

The Board may approve a special exception to allow an increase in the maximum permitted FAR for all uses in the C-6 and I-5 Districts, in accordance the maximum FAR set forth in the respective zoning districts. The applicant is not proposing to increase the size of the existing building; in fact, they are proposing to remove an approximately 2,000 square foot portion of the building that is utilized as an entrance. The proposed rezoning to the C-6 District will divide the building and site and result in a 98,752 square foot building (0.48 FAR) on the southern 4.68 acre C-6 portion. The C-6 District permits a FAR of 0.4 by right and up to 0.5 by special exception. Thus, the applicant is requesting a special exception to increase the FAR to 0.48. If the rezoning is approved the remaining 4.01 acre I-5 portion will have a 105,005 square foot portion of the building and a FAR of 0.60. The I-5 District permits a FAR of 0.5 by right and up to 0.60 by special exception. Thus, the applicant is requesting a special exception to increase the FAR to 0.60.

#### **Summary of Zoning Ordinance Provisions**

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

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the subject applications are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the execution of draft Proffers consistent with those contained in Appendix 1 and the imposition of the development conditions contained in Appendixes 2 and 3, of the Staff Report.

### **Staff Recommendations**

Staff recommends approval of RZ 2000-MA-031 subject to the execution of proffers consistent with those contained in Appendix 1 and the Board's approval of SE 00-M-048 and SEA 93-M-049.

Staff recommends the approval of SE 00-M-048 subject to the Proposed Development Conditions contained in Appendix 2 and the Board's approval of RZ 2000-MA-031 and SEA 93-M-049.

Staff recommends the approval of SEA 93-M-049 subject to the Proposed Development Conditions contained in Appendix 3 and the Board's approval of RZ 2000-MA-031 and SE 00-M-048.

Staff recommends approval of a waiver of the transitional screening requirement for the southern boundary of the I-5 District (northern portion of Tax Map 81-1 ((9)) 7) from the proposed C-6 District (RZ 2000-MA-031).

Staff recommends approval of a waiver of the barrier requirement for the southern boundary of the I-5 District (northern portion of Tax Map 81-1 ((9)) 7) from the proposed C-6 District (RZ 2000-MA-031).

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. SE 00-M-048 Proposed Development Conditions
3. SEA 93-M-049 Proposed Development Conditions
4. Affidavit
5. Statement of Justification
6. SE 93-M-049 Development Conditions and Plat
7. Plan Citations and Land Use Analysis
8. Transportation Analysis
9. Environmental Analysis
10. Sanitary Sewer Analysis
11. Water Service Analysis
12. Fire and Rescue Analysis
13. Stormwater Analysis
14. Park Authority Analysis
15. Applicable Zoning Ordinance Provisions
16. Glossary of Terms



## APPENDIX 1

## SHIRLEY HIGHWAY DISTRIBUTION PARTNERSHIP

PROFFERS  
RZ 2000-M-031

October 26, 2000

Pursuant to Section 15.1-2303(A), *Code of Virginia*, as amended, Shirley Highway Distribution Partnership, the Applicant in RZ 2000-M-031 affecting property identified as Tax Map 81-1 ((9)) pt. 7 (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 "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.

1. Subject to the provisions of Section 18-204 of the Zoning Ordinance, development of the Subject Property shall be in general conformance with the Generalized Development Plan and Special Exception Plat ("GDP/SE Plat") prepared by Dewberry & Davis dated June 27, 2000 as revised through October 25, 2000.
2. Pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP 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 without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by the Fairfax County Zoning Administration Division and do not increase the approved gross floor area or decrease the amount of open space.
3. The Subject Property shall be developed with a maximum gross square footage of 98,752. The primary use of the Subject Property shall be a furniture store. A private school of general education, 7300 square feet in size, currently occupies a portion of the structure. This use may remain or may be replaced with another by-right use in the C-6 District excluding, however, health clubs, theaters, indoor miniature golf courses and retail uses other than expansion of the furniture store use, and provided said use does not exceed 7300 square feet and can meet County parking requirements. In addition, other special exception and special permit uses may be provided within the 7300 square foot area without a PCA, if a special exception is approved by the Board of Supervisors or a special permit is approved by the Board of Zoning Appeals and parking requirements can be met.
4. Landscaping shall be provided in general as shown on Sheet 2 of the GDP/SE Plat. The exact number, size and spacing of trees and other plant material shall be submitted at the time of final site plan review and shall be subject to the review and approval of the Urban Forester.

PROFFERS  
RZ 2000-M-031  
Page 2

5. These proffers will bind and inure to the benefit of the Applicant and their successors and assigns.
6. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document all of which taken together shall constitute but one in same instrument.

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[SIGNATURES BEGIN ON NEXT PAGE]

PROFFERS  
RZ 2000-M-031

APPLICANT/GROUND LESSEE OF  
TAX MAP 81-1 ((9)) PT. 7

SHIRLEY HIGHWAY DISTRIBUTION  
PARTNERSHIP

By: \_\_\_\_\_  
Its: \_\_\_\_\_

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS  
RZ 2000-M-031

FAIRFAX COUNTY ECONOMIC  
DEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Its: \_\_\_\_\_

[SIGNATURES END]

**PROPOSED DEVELOPMENT CONDITIONS****SE 00-M-048****November 1, 2000**

If it is the intent of the Board of Supervisors to approve SE 00-M-048 located at 5650 General Washington Drive (Tax Map 81-1 ((9)) 7 pt.) for an increase in FAR pursuant to Sect. 9-618 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. Other by-right, special exception or special permit uses may be permitted on the lot without a special exception or special permit amendment, if such uses do not affect this special exception.
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 Generalized Development/Special Exception Plat entitled "Marlo Furniture", prepared by Dewberry & Davis dated June 27, 2000, as revised through October 25, 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. A copy of this Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
5. There shall be no freestanding signs on-site.

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.

**PROPOSED DEVELOPMENT CONDITIONS****SEA 93-M-049****November 1, 2000**

If it is the intent of the Board of Supervisors to approve SEA 93-M-049 located at 5650 General Washington Drive (Tax Map 81-1 ((9)) 7 pt.) to amend SE 93-M-049, previously approved for waiver of certain sign regulations for an increase in land area and increase in FAR pursuant to Sect. 9-620 and 9-618 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercede all previous development conditions. Those conditions carried forward from the previously approved special permit are marked with an asterisk.

- \*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. Other by-right, special exception or special permit uses may be permitted on the lot without a special exception or special permit amendment, if such uses do not affect this special exception.
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 Generalized Development/Special Exception Plat entitled "Marlo Furniture", prepared by Dewberry & Davis dated June 27, 2000, as revised through October 25, 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. The Gross Floor Area shall not exceed 105,005 square feet (0.60 FAR).
5. A copy of this Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
- \*6. There shall be a maximum of one (1) freestanding sign on the site. The freestanding sign shall measure a maximum of 140 square feet in area and a maximum of 30 feet in height, calculated in accordance with Section 12-105 of the Zoning Ordinance.

- \*7. Changes to the sign face from that depicted on the SE plat shall require approval of a sign permit in accordance with Article 12, but shall not require a special exception amendment. Increases in the sign area and/or height of the sign shall require approval of a special exception amendment.

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

APPENDIX 4

DATE: October 18, 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 200-124a

in Application No(s): RZ 2000-MA-031  
(enter County-assigned application number(s), e.g. RZ 38-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 BOLD above)
Shirley Highway Distribution Partnership <sup>✓</sup>	725 Rockville Pike Rockville, Maryland 20852	Applicant/Ground Lessee of Tax Map 81-1 ((9)) pt. 7
Stuart Liss (nmi)		Agent
Adam S. Glickfield		Agent
Neil J. Glickfield		Agent
Fairfax County Economic Development Authority	c/o Marlo Furniture 725 Rockville Pike Rockville, Maryland 20852	Title Owner of Tax Map 81-1 ((9)) 7
Gregory W. Berry		Agent

Note: Title to the application property was transferred to the Fairfax County Economic Development Authority in connection with the issuance of certain industrial revenue bonds.

(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: October 18, 2000  
 (enter date affidavit is notarized)

2000-124a

for Application No(s): RZ 2000-MA-031  
 (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 SOLO in Part 1(a))
Dewberry & Davis LLC	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Agent for the Applicant/Ground Lessee
Philip G. Yates Lawrence McDermott		Agent Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.	2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent for the Applicant/Ground Lessee
Lynne J. Strobel Martin D. Walsh Keith C. Martin Timothy S. Sampson M. Catharine Puskar Rachel Howell (nmi) Elizabeth D. Baker Susan K. Yantis Inda E. Stagg William J. Keefe		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable) [ ] There are more relationships to be listed and Part 1(a) is continued further on a "Rezoning Attachment to Part 1(a)" form.

DATE: October 18, 2000  
(enter date affidavit is notarized)

2000-124a

For Application No(s): RZ 2000-MA-031  
(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)  
Dewberry & Davis LLC  
8401 Arlington Boulevard  
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
The Dewberry Companies LC, Member  
Larry J. Keller, Member  
Dennis M. Couture, Member  
Steven A. Curtis, Member

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 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: October 18, 2000  
(enter date affidavit is notarized)

2000-124a

for Application No(s): RZ 2000-MA-031  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
The Dewberry Companies LC  
8401 Arlington Boulevard  
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
Sidney O. Dewberry, Member  
Barry K. Dewberry, Member  
KMT Limited Partnership, Member  
Karen S. Grand Pre, Member  
Michael S. Dewberry, Member  
Thomas L. Dewberry, Member

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, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
Martin D. Walsh  
Thomas J. Colucci  
Peter K. Stackhouse  
Jerry K. Emrich  
Michael D. Lubeley  
Nan E. Terpak

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: October 18, 2000  
(enter date affidavit is notarized)

2000-124e

for Application No(s): RZ 2000-MA-031  
(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)  
Shirley Highway Distribution Partnership  
725 Rockville Pike  
Rockville, Maryland 20852

(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)

Louis L. Glickfield, General Partner  
Marilyn F. Glickfield, General Partner  
IRR Trust FBO Marilyn Glickfield and Descendants, General Partner  
Rosemary G. Dean, Trustee  
Sydney J. Silver, Trustee

(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: October 18, 2000

(enter date affidavit is notarized)

2000-124a

For Application No(s): RZ 2000-MA-031  
(enter County-assigned application number(s))

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

KMT Limited Partnership, c/o Michael S. Dewberry, General Partner  
8401 Arlington Boulevard  
Fairfax, VA 22031

(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)

- Michael S. Dewberry, General Partner
- Michael S. Dewberry, Limited Partner
- Thomas L. Dewberry, Limited Partner
- Karen S. Grand Pre, Limited Partner

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

DATE: October 18, 2000  
(enter date affidavit is notarized)

2000-124a

for Application No(s): RZ 2000-MA-031  
(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:

(check one) Elizabeth D. Baker  
[ ] 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 18 day of October, ~~19~~ 2000, in the state of Virginia.

My commission expires: 11/30/2003.

Kimberly A. Lemon  
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  
 13663 OFFICE PLACE, SUITE 201  
 WOODBRIDGE, VIRGINIA 22192-4216  
 (703) 680-4664  
 METRO (703) 690-4847  
 FACSIMILE (703) 680-2412

**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

September 29, 2000

**RECEIVED**  
 DEPARTMENT OF PLANNING AND ZONING

SEP 29 2000

ZONING EVALUATION DIVISION

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

Re: Rezoning, Special Exception Amendment, and Special Exception Applications  
 Shirley Highway Distribution Partnership (the "Applicant")  
 Tax Map 81-1 ((9)) 7

Dear Ms. Byron:

Please accept this amended statement of justification for the above-referenced applications. The property subject to these applications is identified as Tax Map 81-1 ((9)) 7 (the "Subject Property") and is zoned I-5, General Industrial District. The Subject Property is located between Shirley Highway (I-395) and General Washington Drive in the Shell Oil Park and is 9.78 acres in size. The Applicant, Shirley Highway Distribution Partnership, is the ground lessee of the Subject Property.

The Subject Property is developed with a Marlo furniture store and warehouse. Marlo operations are being revised to respond to changes in the furniture retailing industry. It has become inefficient to maintain warehouse facilities at each retail facility and Marlo plans to utilize one centralized warehouse for the metropolitan area. Thus, it proposes to maintain a retail store at this successful location and lease the unneeded warehouse to another user. Shirley Highway Distribution Partnership seeks to rezone the western portion of the site (4.68 ac.) from I-5 to C-6, and to gain special exception approval of an increase in FAR from .40 to .48 in order to allow continuation of the Marlo facility as a retail use. On the remaining I-5 zoned property (4.01 acres), the Applicant seeks a special exception amendment in order to permit an increase in the permitted FAR from .50 to .60.

As can be seen on the accompanying GDP/SE Plat, the property is accessed via two points on General Washington Drive and one point on Marlo Lane. The building and its main entrance face I-395. No exterior construction is proposed other than relocating the furniture store entrance. In fact,

a small portion of the building is being removed. The portion of the building in the proposed C-6 District is 98,752 square feet resulting in a FAR of .48. A total of 105,000 square feet will remain in the eastern I-5 portion of the Subject Property., resulting in a FAR of .60. The special exceptions are needed for increase in FAR in both the I-5 and C-6 Districts. Please note that the existing development on the Subject Property exceeds the Zoning Ordinance limitation of .50 FAR, as it was constructed approximately in 1980 when the Zoning Ordinance allowed up to a 1.0 FAR in the I-5 District. Please note that the proposed C-6 portion of the Subject Property also houses a 7,000 square foot school of special education. This school currently is a computer learning center, with classes held on weekdays.

The following data more specifically describe the special exception uses:

- Type of operation - Industrial/Warehouse in the I-5 District, furniture retail sales establishment in C-6 District.
- Hours of operation - Normal business hours (retail store: 10:00 a.m.-10:00 p.m.; warehouse 6:00 a.m. - 10:00 p.m.).
- Proposed number of employees - There will be a maximum of 15 employees in the Industrial District, and 20 employees in the Commercial District at any one time.
- Proposed number of patrons - Not applicable in the Industrial District; variable in the Commercial District with the peak occurring on week nights and on weekends.
- Estimate of traffic impact on the proposed use - Traffic impact from the proposed uses are estimated to be negligible because this site will be used for retail and warehouse, similar to its current uses.
- General area to be served - Fairfax County
- Description of building - The existing building is contemporary architecture and is constructed primarily of masonry and E.F.I.S. materials.
- To the best of our knowledge, there are no hazardous or toxic substances proposed to be generated, utilized, handled, stored or disposed of on the site.

The Subject Property is located within the Beltway South Industrial Area of the Bren Mar Community Planning Sector in Planning Area I. The Plan recommends industrial use up to .50 FAR. Out-of-turn Plan Amendment S99-I-A1, amended the Plan text to allow optional retail use, if

September 29, 2000

Page 3

compatible with the area's industrial character and to permit increases in intensities up to .60. The proposed rezoning and special exception are in harmony with the Plan recommendation and are compatible and harmonious with surrounding uses.

The proposed use conforms with the provisions of all applicable ordinances, regulations and adopted standards with one exception. The applicant seeks a waiver of stormwater management/best management procedures. This waiver is requested in that no exterior construction is proposed.

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:\MARLO\7791\JUSTF.2



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

March 15, 1994

Robert A. Lawrence, Esquire  
Hazel and Thomas, P.C.  
3119 Fairview Park Drive - Suite 1400  
Falls Church, Virginia 22042-4505

RE: Special Exception  
Number SE 93-M-049

Dear Mr. Lawrence:

At a regular meeting of the Board of Supervisors held on March 7, 1994, the Board approved Special Exception Number SE 93-M-049, in the name of Marlo Furniture, Incorporated, located at Tax Map 81-1 ((9)) Pt. 7, (limited to the freestanding sign on the parcel) for a waiver of certain sign regulations pursuant to Section 9-620 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the freestanding sign indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. There shall be one (1) freestanding sign on the site. The freestanding sign shall measure a maximum of 140 square feet in area and a maximum of 30 feet in height, calculated in accordance with Section 12-105 of the Zoning Ordinance. The sign shall be located as shown on the Special Exception Plat entitled "Sign Location Plan - Marlo Furniture" prepared by Greenhorne & O'Mara, Inc, dated July 27, 1993.

March 15, 1994

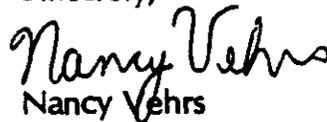
2.

4. Changes to the sign face shall require approval of a sign permit in accordance with Article 12, but shall not require a special exception amendment. Increases in the sign area and/or height of the sign shall require approval of a special exception amendment.
5. An application for a sign permit for the existing sign shall be submitted for approval within 30 days of approval of this application.

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 Sign Permit, and other associated permits as may be required, through established procedures, and this Special Exception shall not be valid until this has been accomplished.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM  
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP  
Robert Moore, Tmsprt'n. Planning Dvs., Office of Transportation  
Paul Eno, Project Planning Section, Office of Transportation  
Department of Environmental Management  
Y. Ho Chang, Resident Engineer, VDOT  
Land Acq. & Planning Dvs., Park Authority



## COUNTY OF FAIRFAX, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** Planning Analysis for: RZ 2000-MA-031 concurrent with SEA 93-M-049 and SE 00-M-048; Shirley Distribution Partnership

**DATE:** 17 October 2000

This memorandum includes citations from the Comprehensive Plan that list and explain land use and design policies for this property and the application dated June 27, 2000. The application requests a rezoning of part of a parcel from I-5 to C-6, an amendment to SE 93-M-049 for a waiver of certain sign regulations and an increase in land area and a special exception to increase the FAR for the proposed C-6 portion of the site. Approval of this application would result in a floor area ratio (FAR) of .60 (I-5) and .48 (C-6).

**CHARACTER OF THE SURROUNDING AREA:**

<u>Direction</u>	<u>Use</u>	<u>Plan</u>	<u>Zoning</u>
North	I-395 and industrial park	Industrial	I-6
South	fuel storage center	Industrial	I-5
East	retail and industrial uses	Industrial	I-5
West	I-395 and fuel storage center	Industrial	I-5

**COMPREHENSIVE PLAN CITATIONS:**

The 8.69-acre property is located in Land Unit E of the Beltway South Industrial Area of the Lincolnia Planning District in Area I. An assessment of the proposal for conformance with the land use recommendations of the Comprehensive Plan should be guided by the following citations from the Comprehensive Plan:

In Plan Amendment No. 95-54, adopted by the Board of Supervisors on June 5, 2000, under the heading, "Recommendations, Land Use," the Plan states:

- I. "The southwestern part of Bren Mar Park is developed as the Shell Oil Park and is planned primarily for industrial uses which minimize transportation impacts on Edsall Road. The Shell Oil Park comprises Land Unit E of the Beltway South Industrial Area. Present uses within this land unit include light industrial, office and retail uses. Industrial uses and retail uses, which are compatible with the area's industrial character, such as large furniture stores, are planned for intensities up to 0.50 FAR. Additional office use should be limited within the area due to the area's single point of access to Edsall Road. Any future development or use of existing buildings should: 1) retain an industrial scale and character, 2) have relatively low trip generation characteristics, 3) maintain adequate vehicular access and safety within this area; and 4) future development should be designed in a manner that inhibits cut-through traffic in the adjacent residential community. If future development is located adjacent to residential areas, substantial screening and buffering should be provided to minimize any visual impacts. As an option, higher intensities up to 0.60 FAR may be appropriate for consideration if the development improves or maintains adequate vehicular access, circulation and safety within the area, and provides adequate parking on-site."

The Comprehensive Plan map shows that the property is planned for industrial use.

#### **PLANNING ANALYSIS:**

The application and development plan have been evaluated according to the Comprehensive Plan guidance cited above. The proposed use and intensity are in conformance with the Comprehensive Plan recommendations for this site. There are no significant design or compatibility issues posed by the development plan.

BGD:ALC

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division,  
Department of Comprehensive Planning

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

**FILE:** 3- 4 (RZ 2000-MA-031)  
3-5 (SE 93-M-049)

**SUBJECT:** Transportation Impact

**REFERENCE:** RZ 2000-MA-031, SE 93-M-049; Shirley Highway Partnership  
Traffic Zone: 1404  
Land Identification Map: 81-1 ((9)) 7

**DATE:** October 17, 2000

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the updated plans dated October 13, 2000.

The subject property current use is a furniture store and warehouse. The proposal entails maintaining a retail store and to lease the warehouse portion to another user, while providing a 7,000 square foot area for a private school of education. The applicant seeks to rezone the southern portion of the site from I-5 to C-6 to allow continuation of the retail use.

The trip generation for the proposed rezoning use will be slightly greater than then current zoning as demonstrated below. The increase in vehicle trips for the proposed use is not expected to substantially impact the surrounding public street system, nor hamper the effectiveness of the existing on site vehicular access's, circulation and parking.

	TRIPS PER1			
	<u>SAT PEAK HR</u>	<u>SUN PEAK HOUR</u>	<u>PM PEAK HR</u>	<u>DAY</u>
<u>Existing Use:</u>				
Warehouse (122,000 GFA).....	14.....	8.....	62.....	604
Furniture Store (81,000 GFA ).....	63.....	74.....	36.....	410
-----	---	---	---	---
Total Existing Use.....	77.....	82.....	98.....	1014

Barbara A. Byron  
 October 17, 2000  
 Page two

TRIPS PER  
SAT PEAK HR SUN PEAK HOUR PM PEAK HR DAY

Proposed Use:

Warehouse (104,300 GFA) .....	12.....	7.....	53.....	520
Furniture Store (91,700 GFA).....	71.....	89.....	41.....	464
Private School ( 7,000 GFA).....	0.....	0.....	25.....	60
-----	---	---	---	---
Total Proposed Use.....	83.....	96.....	119.....	1044

1 These trip generation rates are based on data from Trip Generation, Sixth Edition; Institute of Transportation Engineers, 1997.

The department has reviewed the subject application and offers the following comment.

- The applicant should proffer that the retail use in the C-6 zoning should be limited to the furniture store use and school of general education.

AKR/AK:ak

c:\mword\rz-cases\rz00ma31\sea 93m49

cc: Michele Brickner, Director, Office of Site Review, DPW & ES

FAIRFAX COUNTY, VIRGINIA

REC APPENDIX 9  
DEPARTMENT OF PLANNING AND ZONING

MEMORANDUM

OCT 18 2000

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

ZONING EVALUATION DIVISION

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2000-MA-031  
Shirley Distribution Partnership SEA 93-M-049

DATE: 17 October 2000

Mary Ann Welton of the Environment and Development Review Branch has reviewed this application to rezone a portion of a property to continue a retail operation and to amend the special exception to permit an increase in floor area ratio and an increase in land area. The footprint of the existing structure will be slightly altered to remove a small portion of the building. No additional impervious surface is proposed. This proposal is not anticipated to have a significant environmental impact.

BGD:MAW

MEMORANDUM

TO: Staff Coordinator  
Zoning Evaluation Division, OCP

DATE: September 8, 2000

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2000-MA-031 CONC.W/SEA 93-M-049  
Tax Map No. 081-1- /09/ /0007- P

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

- The application property is located in the CAMERON RUN (13 ) Watershed. It would be sewered into the Alexandria Sanitation Authority Treatment Plant.
- Based upon current and committed flow, there is excess capacity available in the Alexandria Authority Treatment 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.
- An Existing 8 inch line pipe located in AN EASEMENT and ON the property is adequate for the proposed use at the present this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

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

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

July 20, 2000

**MEMORANDUM**

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

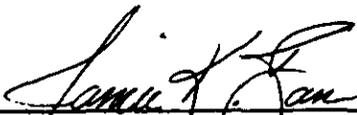
**FROM:** Planning Branch (Tel. 289-6363)  
Planning and Engineering Division

**SUBJECT:** Water Service Analysis, Rezoning Application RZ 00-MA-031  
SEA 93-M-049

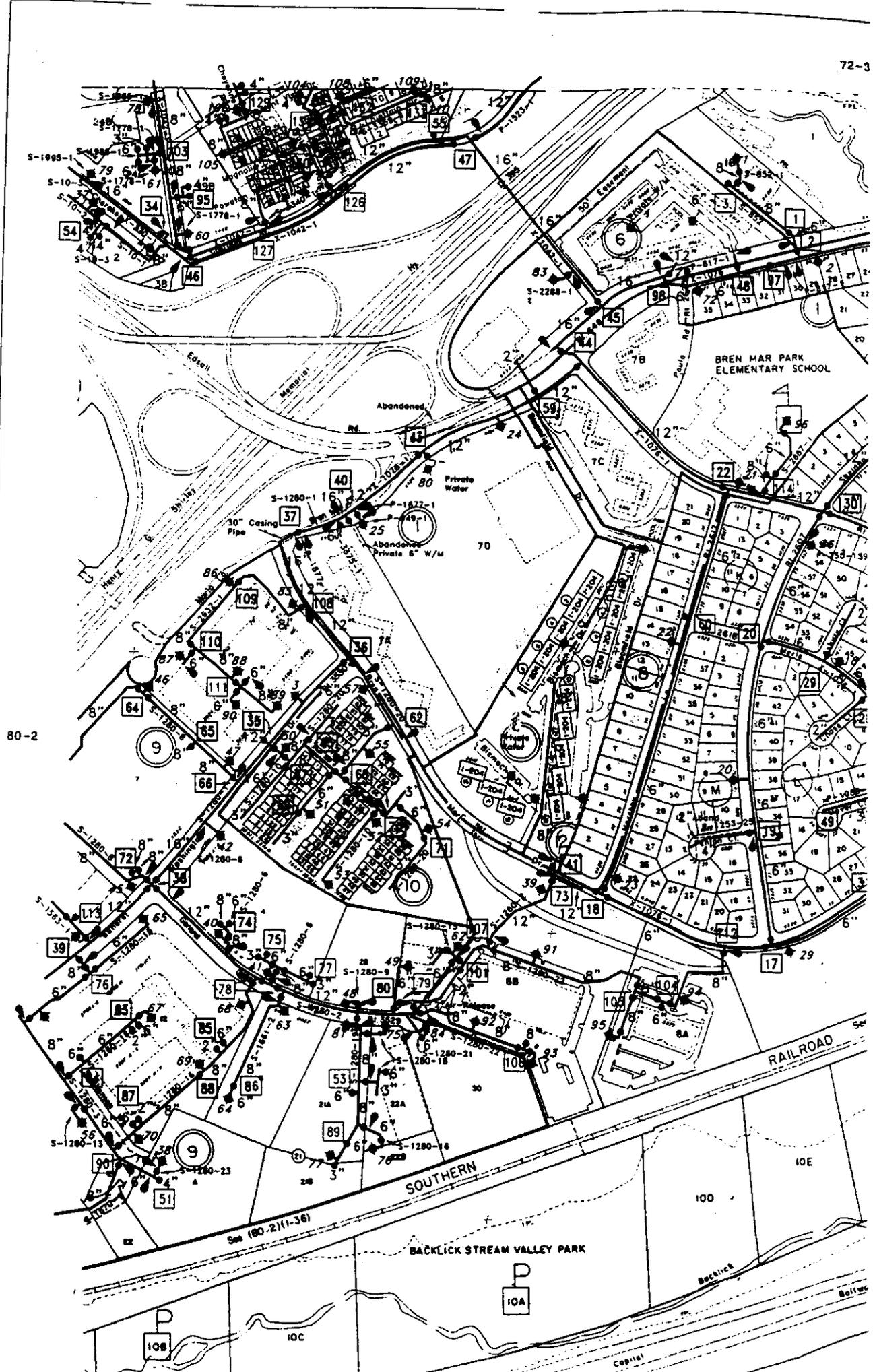
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The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

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 & 16 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



80-2

See (80-2)(1-36)

SOUTHERN

RAILROAD

BACKLICK STREAM VALLEY PARK

100

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## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

July 18, 2000

**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-MA-031 and Special Exception Amendment Application SEA 93-M-049.

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #26, Edsall Road.
2. 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: Barbara Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

DATE: October 12, 2000

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Shirley Highway Distribution Partnership

Application Number: RZ2000-MA-031  
SEA93-M-049

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

Date Received in SWPD: 7/17/00

Date Due Back to DPZ: 8/11/00

Site Information: Location - 081-1-09-00-0007p  
Area of Site - 4.01 acres  
Rezone from - I-5 to C-6  
Watershed/Segment - Cameron Run / Backlick

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.
- Master Drainage Plan, proposed projects, (SWPD): Channel restoration and stabilization projects CA661 and CA251 are located approximately 4000 feet and 6000 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: Shirley Highway Distribution Partnership / RZ2000MA031

**\*\*\*\*\* 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.

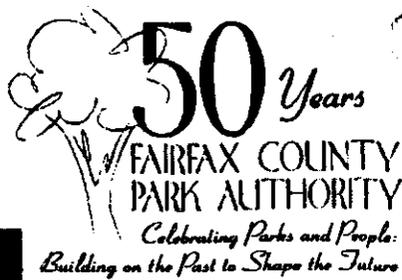
SWPD and PDD Internal sign-off by:  
Planning Support Branch (Ahmed Rayyan) kcm  
Utilities Design Branch (Walt Wozniak) ww  
Transportation Design Branch (Larry Ichter) nc  
Stormwater Management Branch (Fred Rose) FR  
RS IM

SRS/rz2000ma031

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



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

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

**SUBJECT:** RZ 2000-MA-031/SEA 93-M-049  
Marlo Furniture  
Loc: 81-1((9))7 pt.

August 24, 2000

The Fairfax County Park Authority 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: Kirk Holley, Manager, Planning and Land Management Branch  
Karen Lanham, Supervisor, Planning and Land Management Branch  
Dorothea L. Stefen, Plan Review Case Manager, Planning and Land Management Branch  
Gail Croke, Plan Review Team, Planning and Land Management Branch  
File Copy



**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.

**9-602 Additional Submission Requirements**

In addition to the submission requirements set forth in Sect. 011 above, all applications for a Category 6 special exception shall be accompanied by such submission items as may be required by the provisions of this Ordinance or as may be required by the Board for a particular special exception.

**9-618 Increase in FAR**

The Board may approve a special exception to allow an increase in the maximum permitted FAR for all uses in the C-6, C-7, C-8, I-3, I-4, I-5 and I-6 Districts, in accordance with the maximum FAR set forth in the respective zoning district.

**9-620 Waiver of Certain Sign Regulations**

The purpose of this special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of certain unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.
2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.
3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.
4. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

### 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		