



APPLICATION ACCEPTED: October 7, 2011
PLANNING COMMISSION: January, 18 2012
BOARD OF SUPERVISORS: January 24, 2012 @ 3:30pm

County of Fairfax, Virginia

January 4, 2012

CRD

STAFF REPORT

APPLICATION SEA 87-M-103

MASON DISTRICT

APPLICANT: Fairfax County Board of Supervisors (Baileys Crossroads Temporary Volunteer Fire Station)

ZONING: C-8, CRD, HC, SC

PARCEL(S): 61-2((19)) 5A

ACREAGE: 28,540 sf.

OPEN SPACE: 24.7%

FAR: 0.28

PLAN MAP: Office/Retail

SE CATEGORY: Category 6 – Modifications/ Waivers/ Increases and Uses in a Commercial Revitalization District

PROPOSAL: The applicant has filed for review by the Planning Commission to determine whether a proposed temporary fire station satisfies the criteria of location, character, and extent pursuant to Sect. 15.2-2232 of the Code of Virginia and requests to amend SE 87-M-103 previously approved for a waiver of minimum lot size and lot width to permit the construction of a temporary fire and rescue

Brent Krasner

station to house the Bailey's Crossroads Volunteer Fire Station #10 during the reconstruction of the permanent facility and associated modifications to development conditions.

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the facility proposed under 2232-M11-22 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SEA 87-M-103, subject to the proposed development conditions contained in Appendix 1.

Staff recommends a waiver of the service drive requirement along Columbia Pike in favor of the existing condition indicated on the SEA Plat.

Staff recommends a waiver of frontage requirements along Columbia Pike in favor of the existing conditions indicated on the SEA Plat.

Staff recommends a waiver of the trail requirements along Columbia Pike and Moncure Avenue in favor of the existing conditions depicted on the SEA Plat.

Staff recommends a waiver of the tree conservation target in favor of the proposed vegetation plan depicted on the SEA Plat.

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.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

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

Special Exception Amendment

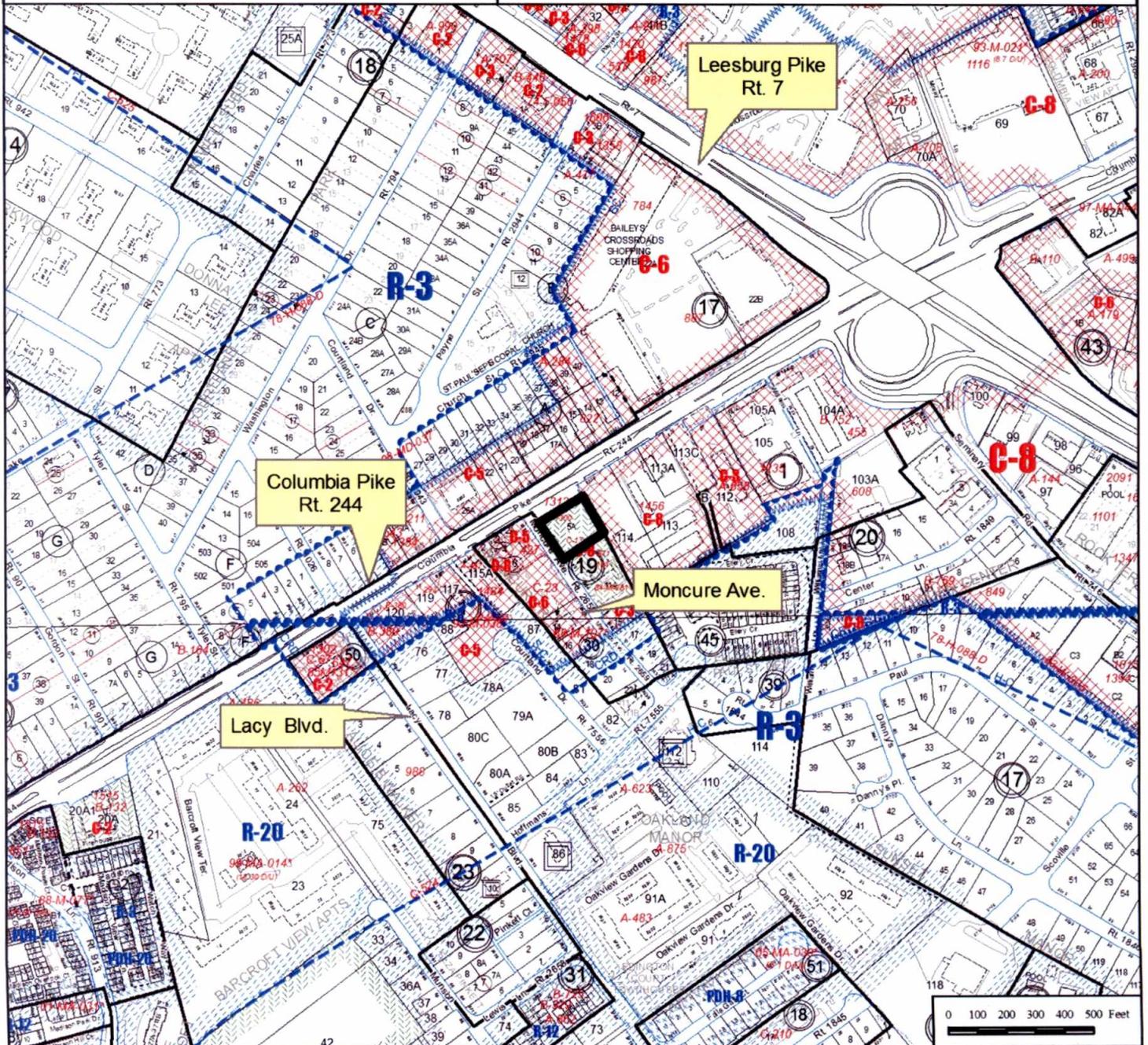
SEA 87-M-103



Applicant:
Accepted:
Proposed:

FAIRFAX COUNTY BOARD OF SUPERVISORS
10/07/2011
TO AMEND SE 87-M-103 PREVIOUSLY
APPROVED FOR A WAIVER OF MINIMUM LOT
SIZE AND LOT WIDTH REQUIREMENTS TO
PERMIT TEMPORARY FIRE AND RESCUE
STATION AND MODIFICATIONS/WAIVERS IN
THE COMMERCIAL REVITALIZATION DISTRICT

Area: 28540 SF OF LAND; DISTRICT - MASON
Zoning Dist Sect: 09-0610 09-0622
Art 9 Group and Use: 6-06 6-19
Located: 3521 MONCURE AVENUE
FALLS CHURCH, VA 22041
Zoning: C-8
Plan Area: 1
Overlay Dist: CRD, SC, HC
Map Ref Num: 061-2- /19/ /0005A



BAILEYS CROSSROADS TEMPORARY VOLUNTEER FIRE STATION SPECIAL EXCEPTION AMENDMENT PLAT

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SEPTEMBER 15, 2011
REVISED NOVEMBER 21, 2011. REVISED DECEMBER 12, 2011



VICINITY MAP
SCALE: 1" = 2,000'

APPLICANT

FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
12000 Government Center Parkway
Suite 449
Fairfax, VA 22035

OWNER

FAIRFAX COUNTY BOARD OF SUPERVISORS
12000 Government Center Parkway
Suite 533
Fairfax, VA 22035

SHEET INDEX

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3	GENERAL NOTES AND COMMENTS	
4	PHOTO EXHIBIT	
5	EXTENT OF REVIEW & ADEQUATE OUTFALL ANALYSIS	
6	ELEVATIONS	

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, VA 22033
Telephone 703.449.8100
Fax 703.449.8108

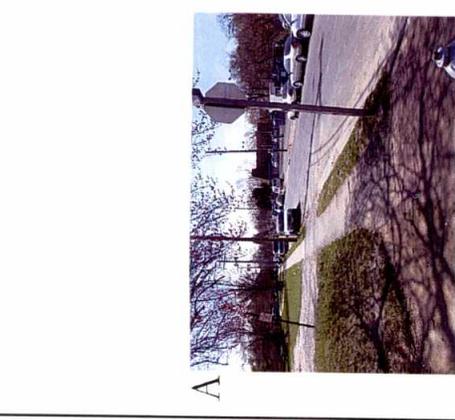
ARCHITECT

THE LUKMIRE PARTNERSHIP
2700 South Quincey Street
Suite 300
Arlington, VA 22206-2226
Telephone 703.998.0101
Fax 703.998.7798



BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703) 449-8100 (Phone) (703) 449-8108 (Fax)
www.bcconsultants.com

SHEET 1 OF 6
PROJECT # 10927.01
DATE: OCTOBER 3, 2011
REVISED NOVEMBER 21, 2011
REVISED DECEMBER 12, 2011



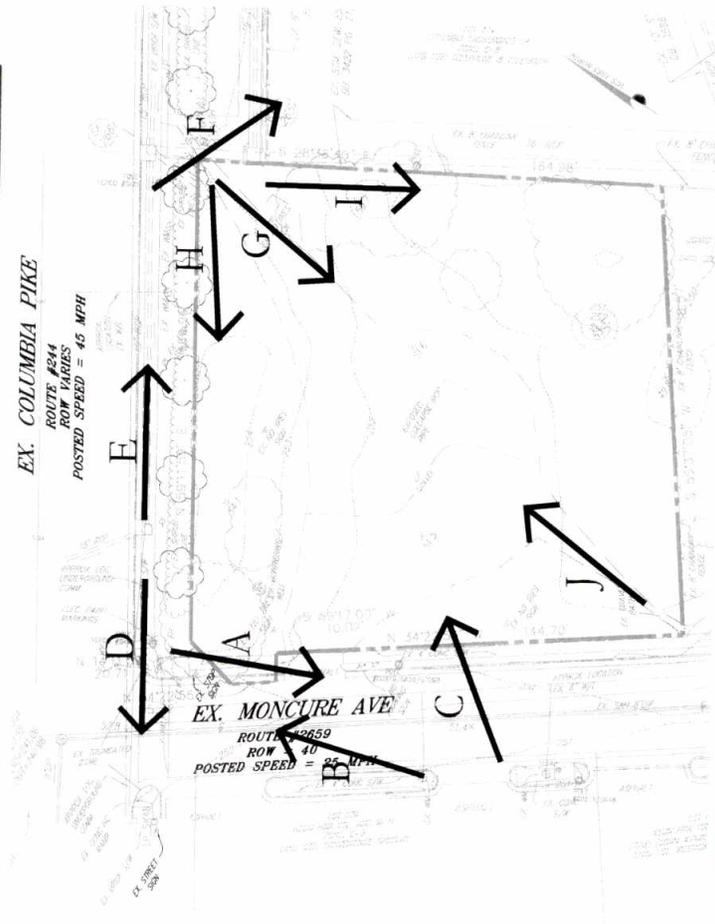
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PHOTO EXHIBIT
**BAILEYS CROSSROADS
 TEMPORARY VOLUNTEER FIRE STATION**

FAIRFAX COUNTY, VIRGINIA
 MASON DISTRICT



BC Consultants
 Planners - Engineers - Surveyors - Landscape Architects
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 (703)449-8100 (703)449-8108 (fax)
 www.bccon.com

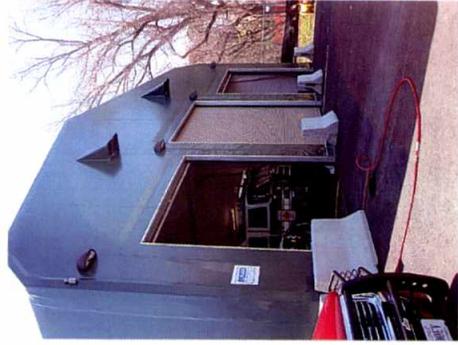
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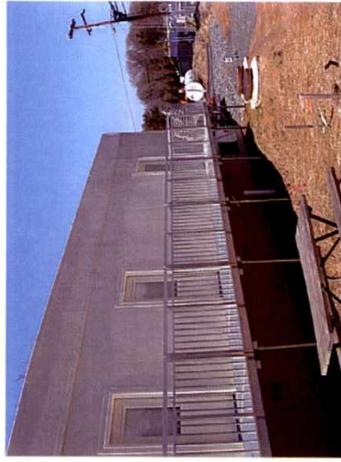


SPECIAL EXCEPTION AMENDMENT PLAT
ELEVATIONS
BAILEYS CROSSROADS
TEMPORARY VOLUNTEER FIRE STATION
 MAJON DISTRICT
 PARKVA COUNTY, VIRGINIA

DESIGNED BY: JGP	DATE: OCTOBER 3, 2011	
SCALE: N/A	SCALE: N/A	
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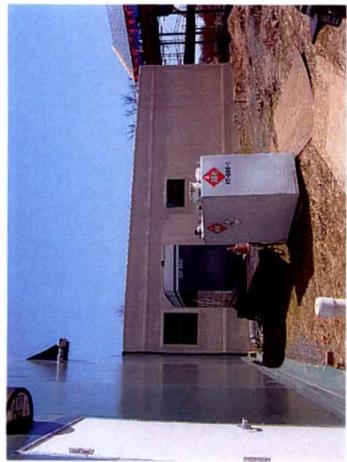
2 FRONT ELEVATION - APPARATUS BAY
 (PROPOSED TEMPORARY BUILDING)
 NO SCALE



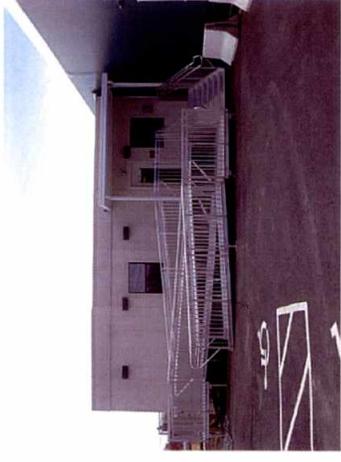
3 SIDE ELEVATION - TRAILER SECTION
 (PROPOSED TEMPORARY BUILDING)
 NO SCALE



5 INTERIOR ELEVATION - APPARATUS BAY
 (PROPOSED TEMPORARY BUILDING)
 NO SCALE



6 REAR ELEVATION - APPARATUS BAY (TRAILER SECTION BEYOND)
 (PROPOSED TEMPORARY BUILDING)
 NO SCALE



1 FRONT ELEVATION - TRAILER SECTION
 (PROPOSED TEMPORARY BUILDING)
 NO SCALE



4 SIDE ELEVATION - APPARATUS BAY
 (PROPOSED TEMPORARY BUILDING)
 NO SCALE

NOTE:
 THE IMAGES SHOWN ON THIS SHEET ARE FOR INFORMATIONAL
 PURPOSES TO SHOW THE ARCHITECTURAL STYLE OF A BUILDING
 PREVIOUSLY USED FOR THE TEMPORARY FACILITY. THE FINAL
 BUILDING PROVIDED MAY CHANGE BUT SHALL BE IN SUBSTANTIAL
 CONFORMANCE WITH THAT SHOWN HEREON.

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

DESCRIPTION OF THE APPLICATIONS

2232-M11-22

The applicant, the Fairfax County Board of Supervisors, has filed a proposal for review by the Planning Commission to determine whether the construction of a temporary fire station to house the Baileys Crossroads Volunteer Fire Station satisfies the criteria of location, character, and extent pursuant to Sect. 15.2-2232 of the Code of Virginia, and therefore may be determined to be in substantial conformance with the Comprehensive Plan.

SEA 87-M-103

The applicant seeks a Special Exception Amendment to SE 87-M-103, previously approved in 1988 for a waiver of minimum lot size and lot width (Category 6 special exception), to allow for the construction of a temporary fire and rescue station. The Bailey's Crossroads Volunteer Fire Station #10, located at 3201 Firehouse Lane was heavily damaged and suffered a partial roof collapse during the record snowstorm of February 2010. In November of 2010, the County acquired ownership of the land and existing station and initiated plans to demolish the damaged building and reconstruct a new fire station. However, owing to the limited size of the property at 3201 Firehouse Lane, an off-site location is required to temporarily house the station during reconstruction. The subject property at the corner of Columbia Pike and Moncure Avenue was selected for this purpose because it is in close proximity to the existing station, is large enough to accommodate the proposed temporary use, and was already under County ownership.

Accordingly, Fairfax County is proposing to erect a 7,920 sf. structure that will house the Bailey's Crossroads Volunteer Fire Station. The temporary station will include three truck bays in a steel frame and fabric skinned building that will be connected to 3,672 sf. of modular office space and living quarters. The fire department expects to utilize the station for approximately 18 to 24 months until construction of the permanent station is completed. After this, the entire temporary facility, including the paved parking area, will be removed from the site. A reduced copy of the Special Exception Amendment plat is included at the front of this report. The proposed development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2 and 3, respectively.

Waivers and Modifications:

- Waiver of the service drive requirement along Columbia Pike in favor of the existing conditions indicated on the SEA Plat.
- Waiver of frontage requirements along Columbia Pike in favor of the existing conditions indicated on the SEA Plat.
- Waiver of the trail requirements along Columbia Pike and Moncure Avenue in favor of the existing conditions depicted on the SEA Plat.
- Waiver of the tree conservation target in favor of the proposed vegetation plan depicted on the SEA Plat.

LOCATION AND CHARACTER

Location:

The 28,540 sf. property is located on the southeast corner of Columbia Pike and Moncure Avenue. Access to the site will be provided from Moncure Avenue.

Site Description:

Lot 5A is currently vacant. Most of the site is covered by a dirt and thin grass surface. The County has occasionally used the property to store vehicles on an informal basis. Several mature trees are located along the eastern property line.

Surrounding Area Description:

Lot 5A is surrounded by commercial, industrial, and community uses. An auto repair facility is located to the east along Columbia Pike. A fast-food restaurant, bank, and gas station are located across Columbia Pike to the north and a convenience store is located immediately to the west across Moncure Avenue. The Bailey's Crossroads Community homeless shelter abuts the site to the south. A summary of the surrounding uses, zoning, and comprehensive plan recommendations are provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Retail Commercial (Gas Station/Bank/Restaurant)	C-5 (CRD)	Community-Serving Retail/Office
South	Homeless Shelter	C-8 (CRD)	Office up to 0.35 FAR
East	Auto Repair	C-8 (CRD)	Community-Serving Retail/Office up 0.35 FAR
West	Convenience Store	C-5 (CRD)	Mixed-Use Office/Retail/Housing

BACKGROUND

The site has remained vacant for at least the last 25 years. The property was originally part of a larger land parcel that has been subject to the following zoning applications:

- February 1985 – The Board approved RZ 84-M-081 and SE 84-M-097 to rezone the property from C-3 to C-8 to permit the development of a vehicle sales, rental, and ancillary service use. The vehicle sales use was never established.
- September 1986 - The Board approved a PCA to remove the proffers associated with the C-8 rezoning of the property so a community shelter could be built on the site.
- January 1988 – The Board approved SE 87-M-103 (concurrent with SE 87-M-104) that waived the minimum lot area and lot width requirement of the C-8 district in order to allow for the subdivision of the larger property that contained the Community Shelter into two parcels- former lots 1, 3, 5, and part of 7 were consolidated and renumbered to Lot 5A (the subject property) and former lots 9,11, 13 and part of 7 were consolidated and renumbered as Lot 11A (the community shelter). As part of the 1988 special exception and subdivision 12,221sf. of land adjacent to Columbia Pike was dedicated for road widening, leaving 28,540 sf. for Lot 5A. Development Condition 2 from SE 87-M-103 required that any proposed development on Lot 5A be required to obtain special exception amendment approval. (The development conditions are attached to this report as Appendix 4).

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: I

Planning District: Bailey's Crossroads Community Business Center, Town Center District, Sub-Unit B-2

Plan Map: Baileys Village Center (Mixed Use)

Plan Text:

Recommendations for the subject property and surrounding areas are found in the discussion of Sub-Unit B-2 of the Baileys Crossroads Community Business Center plan. The plan states that the site is envisioned for office use up to 0.35 FAR or, as a second choice, retail use up to 0.35 FAR. Ideally, the subject site would be consolidated with adjacent parcels as part of a larger redevelopment of the area. The Comprehensive Plan also recommends transportation improvements to Moncure Avenue including a new street that would connect Moncure Avenue with a realigned Seminary Road or Williams Lane. Improved pedestrian connections are recommended for existing and new development. The full plan text can be found in Appendix 5.

SEA PLAT ANALYSIS

Special Exception Amendment Plat (SEA Plat) (Copy at front of report)

Title of SEA Plat: "Baileys Crossroads Temporary Volunteer Fire Station Special Exception Amendment Plat"

Prepared By: David Logan, RLA of BC Consultants

Original and Revision Dates: October 3, 2011, revised through December 12, 2011

Number of Sheets: 6

Description of SEA Plat:

Proposed Layout

The applicant's Special Exception Amendment Plat shows a total of 7,920 sf. of modular and steel framed structures containing office and living space plus three apparatus bays, resulting in a total FAR 0.28. The building will be located toward the northeast corner of the lot, with a small employee and visitor parking area located along the Columbia Pike side of the building.

1988 special exception approval. As this land is still under BOS ownership, the applicant has received permission from the Facilities Management Division to use it for parking while the temporary fire station is in place.

Landscaping and Open Space

The Zoning Ordinance requires a minimum of 15% open space for the 28,540 sf. site. The proposed plan shows 24.7% would be provided. There is little existing vegetation on site, except for several trees along the eastern property line. Although these trees are to be removed, the applicant has agreed to a development condition that requires their replacement when the fire department vacates the site. The location of the replanted trees will be coordinated with any future redevelopment of the site. The applicant is proposing to install a single row of deciduous and evergreen shrubs adjacent to the parking area along the site's Columbia Pike frontage. Five street trees are also proposed. A development condition has been proposed that will require these plantings be retained when the fire department vacates the site.

Stormwater Management:

The site falls within the Holmes Run Watershed. The stormwater management (SWM) narrative on Sheet 5 of the SEA Plat indicates that stormwater for the site will be accommodated by existing storm inlets located along Columbia Pike and Moncure Avenue to south and east of the site.

The applicant states that the existing infrastructure is sufficient to handle the increased runoff from the station. Owing to the temporary nature of the fire station, the applicant is requesting a waiver from stormwater detention and BMP requirements. Final approval of these waivers would be made by DPWES at the time of site plan review.

STAFF ANALYSIS

Land Use/2232 Analysis (Appendix 6)

Conformance with the Comprehensive Plan

The applicant proposes to locate 7,920 square feet of modular and steel framed structures to serve as a temporary fire station during the renovation and expansion of the Baileys Crossroads Fire Station (located at 3601 Firehouse Lane). See Figure 2 below for a map showing the distance between the existing fire station and the proposed location for the temporary fire station.

Section 15.2-2232 of the Code of Virginia, as amended, charges the Planning Commission with determining whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

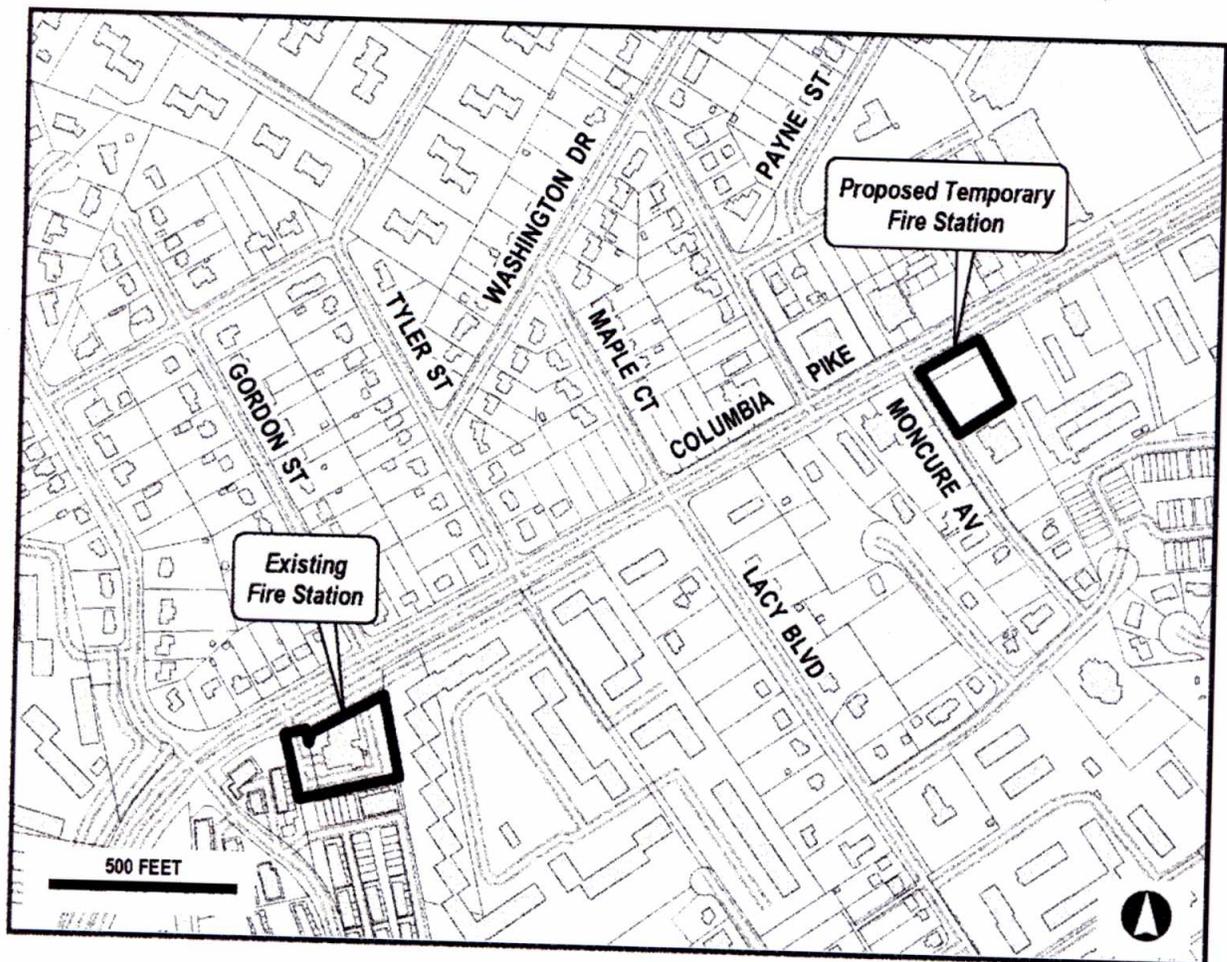


Figure 2. Location of Permanent and Temporary facilities

Location:

A temporary facility is proposed to house fire station operations while the new Baileys Crossroads Fire and Rescue Station facility is being constructed. As proposed, the applicant will construct 7,920 sq. ft. of modular and steel framed structures containing office and living space plus three apparatus bays to be used as a temporary fire station on a vacant site. The site is located within a ½ mile of the existing fire station, on County-owned property and property designated as public right-of-way in the ownership of Fairfax County Board of Supervisors. Location and service area are of primary importance to County fire and rescue services and it is critical that the temporary location be in close proximity to the existing station in order to continue to serve the assigned geographic area efficiently. The proposed temporary fire station will be located in the existing service area and the proposal conforms with Plan guidelines to site facilities appropriately to the area they are intended to serve.

Character:

The character of the temporary fire station will be compatible with the existing surrounding industrial, commercial and retail uses. The taller portion of the proposed facility is located adjacent to the Fairfax County Homeless Shelter, while the shorter one-story portion of the building is situated closer to the parking area adjacent to Columbia Pike. Landscaping provided to buffer the view of the fire station parking area from Columbia Pike will remain in place once the temporary site is vacated by the Fire Department. No site disturbances, clearing, additional pavement or permanent lighting is planned to remain on the lot. The proposal is consistent with Plan guidance to ensure the compatible design of fire station facilities with the character of surrounding areas

While the fire station use is not specifically identified in the plan, its temporally limited nature obviates the need for any further concerns about plan consistency. Development conditions that will require the complete removal of the station at the conclusion of its use will ensure future plans for mixed-use development that would include the subject property will not be affected. As such, and, additionally, because public uses are permitted by-right in the C-8/CRD zoning district, it is staff's opinion that the proposed use is generally consistent with the comprehensive plan.

Extent:

The total floor area of the temporary building is 7,920 square feet resulting in a 0.28 FAR. The site is planned for up to 0.35 FAR. The temporary fire station will remain in place during the renovation of the new Baileys Crossroads Fire and Rescue Station, scheduled to begin in December 2012. The temporary fire station structures will be removed after the new station is completed and the site restored to a condition similar to what existed prior to construction. The proposal is consistent with Plan guidelines to follow adopted public facility standards to identify facility requirements associated with level of need and by providing adequate maintenance of existing facilities.

2232 Recommendation

Department of Planning and Zoning staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services to construct a temporary fire station at 3521 Moncure Avenue satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Staff therefore recommends that the Planning Commission find the subject Application 2232-M11-22 substantially in accord with provisions of the adopted Comprehensive Plan.

Environmental Analysis (Appendix 6)

The applicant was encouraged to consider utilizing a pervious surface for the parking and loading areas of the site. The applicant considered this alternative but had concerns about dust and ADA compliance with a gravel surface. No other environmental-related issues were raised.

Urban Forest Management (Appendix 7)

The Urban Forest Management Branch of DPWES reviewed the application and had several comments related to the replanting of trees, planting details, and the status of new vegetation once the temporary use ceases. In response, the applicant has revised the plans to show that they will replant trees around the periphery of the site. In addition, the planting list has been revised to include the proposed evergreen and deciduous shrubs along Columbia Pike. A development condition has been proposed that will require the tree and shrub plantings along Columbia Pike to remain after the fire department vacates the site. These revisions, in conjunction with the proposed development conditions, satisfy staff's concerns.

Transportation Analysis (Appendix 8)

Fairfax County DOT and VDOT staff has reviewed the proposal. Neither has any outstanding transportation related concerns.

Office of Community Revitalization and Reinvestment (OCRR) (Appendix 9)

As the site is located within the Baileys Crossroads Commercial Revitalization District, staff from the Office of Revitalization and Reinvestment has reviewed the proposal for consistency with the comprehensive plan for the area. OCRR staff did not identify any issues with the proposal. The temporary nature of the use will not affect future development plans for the property.

Stormwater Management (Appendix 10)

Given the limited and temporary nature of the increased runoff from the proposed development, the applicant has requested waivers from providing stormwater detention or Best Management Practices (BMP). While formal decisions on granting these waivers will be made by DPWES at the time of site plan review, staff has indicated they are likely to be conditionally approved.

Park Authority (Appendix 11)

The Park Authority reviewed the application and has no issues with the proposal.

Sanitary Sewer (Appendix 12)

The property is located within the Cameron Run Watershed, and would be served by the Alexandria Sanitation Authority (ASA) Treatment Plant. There is an existing 8-inch line located along Columbia Pike which is deemed adequate for the proposed use at this time.

ZONING ORDINANCE PROVISIONS (Appendix 13)

The chart below compares the required bulk standards of the C-8/CRD zoning district with the proposed improvements:

Bulk Standards (C-8/CRD)		
Standard	Required	Provided
Lot Size	40,000 square feet	28,540 square feet ¹
Lot Width	200 feet	172 feet ¹
Building Height	50 feet (per CRD)	<40 feet
Front Yard ¹	20ft (per CRD)	40 feet
Rear Yard	20 feet	20 feet
FAR	0.50	0.28
Open Space	15%	24.7%
Parking Spaces	Based on similar public facilities with approval of director	19 spaces

¹. Special Exception approval for waiver of minimum lot size and lot width received on January 11, 1988 (SE 87-M-103)

². ABP = Angle of Bulk Plan

As shown in the chart above, the proposal conforms to all of the minimum bulk regulations for the C-8 District, with the exception of the previously approved waivers for minimum lot size and width.

Waivers/Modifications:

Waiver of the Service Drive Requirement along Columbia Pike

Owing to the temporary nature of the use and the existing streetscape improvements present along this portion of Columbia Pike, staff supports the requested waiver of the service drive requirement. (In addition, the long range plan for Columbia Pike no longer includes a service drive.)

Waiver of Frontage Improvements for Columbia Pike.

Owing to the temporary nature of the use and the existing and proposed streetscape improvements along this portion of Columbia Pike, staff supports the requested waiver of the road widening requirement. It should be noted that as part of the 1988 SE approval, a portion of the lot was dedicated to Fairfax County as right-of-way for road widening.

Modification/Waiver of the trail requirements along Columbia Pike and Moncure Avenue in lieu of the existing sidewalks.

A five foot wide brick sidewalk currently exists along Columbia Pike and four-wide concrete trail is present along Moncure Avenue. Due to the temporary nature of the proposed use, staff supports the requested waiver to utilize these improvements in lieu of the guidelines in the comprehensive plan which calls for an eight foot wide trail along Columbia Pike and a six foot wide sidewalk along Moncure Avenue.

Waiver of the Tree Conservation Targets in lieu of the proposed vegetation plan on the SEA Plat.

The site contains only a few existing trees, none of which are in good condition. Giving the limited land available the applicant is removing all existing trees to accommodate the fire station. The applicant has agreed to replant all trees once the temporary station is removed, with the precise location and species subject to the review of the urban forester. Accordingly, staff supports the requested waiver.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standard 1 states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.* As stated in the Land Use Analysis, staff believes that the proposal for the temporary fire station is in harmony with the Plan.

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.* The proposed fire station is consistent with the general purpose and intent of the C-8 District. This standard is satisfied.

General Standard 3 requires that 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. As the proposed use is temporary in nature it would not hinder future development of adjacent parcels or impair the value of existing uses. This standard is satisfied

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.* Access to the site will be from Moncure Avenue, just south of Columbia Pike. Although the intersection on Columbia Pike and Moncure Avenue is unsignalized, emergency vehicles will utilize their lights and sirens when leaving on emergency calls to access Columbia Pike. Outside of emergency traffic, other vehicle trips to and from the station will be light and will not affect traffic flow in the neighborhood. Staff believes this standard has been satisfied

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13.* The proposed landscape plan is in conformance with Article 13 with respect to tree cover and peripheral and interior lot landscaping. Transitional screening is not required per Article 13 of the Zoning Ordinance. Staff feels that this standard has been addressed.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* The site is within the C-8 Zoning District, which requires 15% open space. The applicant proposes 24.7% open space. Thus, this standard has been satisfied.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.* Parking requirements are proposed to be in accordance with the provisions of Article 11. The applicant has requested several waivers from the stormwater management requirements. Although DPWES will not formally review these requests until site plan review, they have indicated that due to the temporary nature of the use, they are likely to be conditionally approved.

General Standard 8 requires that *signs 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.* No formal signage is shown on the SEA plat, however a development condition has been proposed that any identification signage that is ultimately displayed will conform to Article 12.

Additional Standards for Modifications/Waivers/Increases and Uses in a Commercial Revitalization District (Sect. 9-622)

Owing to the temporary nature of the use, the applicant is requesting several waivers from the zoning ordinance requirements including trail requirements, road widening, and services drives. Sect. 9-622 allows the Board, by special exception,

to waive any provision of the underlying zoning district and the commercial revitalization district subject to following applicable provision:

3. *The approval of a requested modification/waiver/increase or use shall be in accordance with and shall further the implementation of the adopted comprehensive plan for the commercial revitalization area.* The plan for the Bailey's Crossroads Community Business Center (last amended July 27, 2010) calls for the subject property to be developed for retail or office use. As the proposed use is temporary in nature and will be completely removed within 24 months, it is staff's opinion that it is in accordance with the comprehensive plan and will not hinder its implementation. Given the poor condition of the few existing trees on-site and the limited space available, staff supports the waiver of the tree conservation plan in lieu of the proposed vegetation plan which shows that the applicant will replace all of the removed trees when they vacate the site. Thus, this standard is satisfied.

Overlay District Requirements

Baileys Crossroads/Seven Corners Community Revitalization District (CRD) (Part 2 Sect. A7-200)

The zoning provisions for the Baileys Crossroads/Seven Corners CRD do not directly affect the proposal for the temporary fire station except that they allow, by special exception, a waiver or modification of any other zoning ordinance requirement. The applicant is requesting several waivers/modifications under this provision that are discussed more fully above.

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

Public uses are not subject to the additional regulations within a Sign Control Overlay district. As such, this section is not applicable to the subject application.
Highway Corridor Overlay District (HC) (Sect. 7-600)

Public uses are not subject to the additional regulations on auto-oriented, fast service, or quick-turn over uses within a Highway Corridor Overlay district. As such, this section is not applicable to the subject application.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application seeks an amendment to the previously approved special exception from 1988 to allow for a temporary fire and rescue station that will be in use for 18 to 24 months. The proposed structure will include a total of 7,240 sf. of modular and emergency vehicle garage space. The proposal conforms to the FAR, open space, and bulk requirements of the C-8 district.

It is the opinion of Staff that, with the adoption of development conditions, the proposed amendment to the Special Exception to allow a temporary fire station is in harmony with the comprehensive Plan and zoning ordinance.

Staff Recommendations

Staff recommends that the Planning Commission find that the facility proposed under 2232-M11-22 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SEA 87-M-103, subject to the proposed development conditions contained in Appendix 1.

Staff recommends a waiver of the service drive requirement along Columbia Pike in favor of the existing condition indicated on the SEA Plat.

Staff recommends a waiver of the frontage improvements along Columbia Pike in favor of the existing conditions indicated on the SEA Plat.

Staff recommends a waiver of the trail requirements along Columbia Pike and Moncure Avenue in favor of the existing conditions depicted on the SEA Plat.

Waiver of the tree conservation target in favor of the proposed vegetation plan depicted on the SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development conditions, 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.

The approval of this special exception amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions SEA 87-M-103
2. Affidavit for SEA 87-M-103
3. Statement of Justification
4. Previously approved Development Conditions for SE 87-M-103
5. Comprehensive Plan Citations
6. 2232/Land Use and Environmental Analysis
7. Urban Forest Management Analysis
8. Transportation (FCDO
9. T and VDOT) Analysis

APPENDICES (Continued)

10. OCRR Analysis
11. Stormwater Management Analysis
12. Park Authority Analysis
13. Sanitary Sewer Analysis
14. Zoning Ordinance Provisions
15. Glossary

DEVELOPMENT CONDITIONS

SEA 87-M-103

January 4, 2012

If it is the intent of the Board of Supervisors to approve SEA 87-M-103 located at 3521 Moncure Avenue, (Tax Map 61-2 ((19)) 5A) previously approved for a waiver of minimum lot size and lot width to permit a temporary fire station on the subject property, pursuant to Sects. 9-610 and 9-622 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approvals are marked with an asterisk):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment 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 amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Baileys Crossroads Temporary Volunteer Fire Station", prepared by BC Consultants dated October 3, 2011 as revised through December 12, 2011, 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 approval of the temporary fire station on the site shall be limited to a term of thirty-six (36) months beginning from the date of final approval of this special exception amendment. This term may be extended administratively at the determination of the Zoning Administrator for a period up to 12 months, not to exceed two (12 month) extension requests, upon the demonstration that the extension is needed.
5. Parking shall be provided in accordance with the Zoning Ordinance and consistent with the tabulations for parking on the SEA Plat subject to DPWES approval. Handicapped parking shall be provided in accordance with Code requirements. All parking spaces shall be of a size and the aisles of a width which will meet the Zoning Ordinance requirements and the Public Facilities Manual standards as determined by DPWES; all parking shall be on site.

6. All signage shall be in conformance with Article 12 of the Zoning Ordinance.
7. The proposed one-story, prefabricated building and apparatus bays indicated on the SEA plat shall be used for a temporary fire station use only and shall not be used for any other purpose without the approval of an SEA. The applicant shall remove the temporary building and all improvements, except as qualified in these conditions, within three (3) months of the issuance of a non-residential use permit for the renovations of the permanent fire rescue facility located at 3601 Firehouse Lane, and shall restore the site its previous condition. The proposed shrub and street tree plantings along Columbia Pike shown on Sheet 2 of the SEA Plat shall be left in place and not disturbed after the temporary building and other improvements are removed by the applicant. Any pre-existing trees along the eastern property line that are removed in order to accommodate the proposed site improvements shall be replaced when the fire department vacates the site. The location, species, and size of the trees installed shall be consistent with the proposed restoration plan on Sheet 2 of the SEA plat, subject to revision and approval by the Urban Forest Management Division.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 8, 2011
 (enter date affidavit is notarized)

I, Dennis W. Holder, 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 113655

in Application No.(s): SEA 87-M-103
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fairfax County Board of Supervisors	12000 Government Center Parkway, Suite 530 Fairfax, VA 22035	Title Owner of TM 61-2 ((19)) 5A pt./Applicant
Department of Public Works and Environmental Services	12055 Government Center Parkway, Suite 659 Fairfax, VA 22035	Agents for Title Owner
James W. Patteson, Director DPWES	12055 Government Center Parkway, Suite 659 Fairfax, VA 22035	Agent for Title Owner
Ronald N. Kirkpatrick, Deputy Director DPWES, Capital Facilities	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner
Carey F. Needham, Director Building Design and Construction Division	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner

This application has been made pursuant to a motion of the Board of Supervisors of Fairfax County, Virginia.

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

Special Exception Attachment to Par. 1(a)

DATE: November 8, 2011
 (enter date affidavit is notarized)

113655

for Application No. (s): SEA 87-M-103
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Dennis W. Holder, Project Manager, Building Design Branch, BDCD	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner
Katayoon Shaya, Senior Architect, Building Design Branch, BDCD	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner
Anthony H. Griffin, County Executive	12000 Government Center Parkway, Suite 552 Fairfax, VA 22035	Agent for Title Owner
Robert A. Stalzer, Deputy County Executive	12000 Government Center Parkway, Suite 552 Fairfax, VA 22035	Agent for Title Owner
Diana Imlay FRD Capital Projects Manager Fairfax County Fire and Rescue	4100 Chain Bridge Road Fairfax, VA 22030	Agent for Title Owner
The Lukmire Partnership, <i>Inc. OK</i> Shaun B. Curran Gregory S. Lukmire	2700 S. Quincy Street, Suite 300 Arlington, VA 22206	Architect/Agent for Title Owner
The BC Consultants, Inc. Peter L. Rinek, Agent Dennis D. Dixon, Agent Matt Lawrence, Agent	12600 Fair Lakes Circle, Suite 100 Fairfax, VA 22033	Engineer/Agent for Title Owner

(check if applicable)

[]

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 8, 2011
(enter date affidavit is notarized)

113655

for Application No. (s): SEA 87-M-103
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
James H. Scanlon

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: November 8, 2011
(enter date affidavit is notarized)

113655

for Application No. (s): SEA 87-M-103
(enter County-assigned application number (s))

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

The Lukmire Partnership, Inc. *JK*
2700 S. Quincy Street, Suite 300
Arlington, VA 22203

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Gregory S. Lukmire

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 8, 2011
(enter date affidavit is notarized)

113655

for Application No. (s): SEA 87-M-103
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 8, 2011
(enter date affidavit is notarized)

113655

for Application No. (s): SEA 87-M-103
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

The property which is the subject of this application is owned by the Fairfax County Board of Supervisors.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 8, 2011
(enter date affidavit is notarized)

113655

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

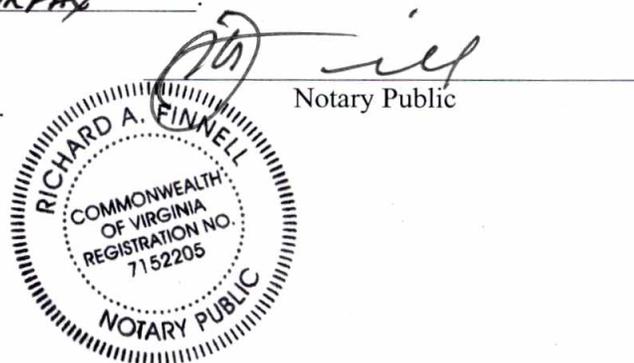
(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature: *Dennis W. Holder*
(check one) [] Applicant [X] Applicant's Authorized Agent
Dennis W. Holder, Project Manager/Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18th day of NOVEMBER 2011, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

My commission expires: JUNE 30, 2015





County of Fairfax, Virginia

MEMORANDUM

DATE: November 21, 2011

TO: Fred Selden, Director
Department of Zoning and Planning

FROM: Dennis Holder, Project Manager 
Building Design Branch
Planning & Design Division

SUBJECT: Baileys Crossroads Temporary Volunteer Fire Station
Application Property: 61-2 ((19)) 5A
Statement of Justification for the SEA Application, Revision Based on
Staffing Comments dated November 8, 2011

Please accept this memorandum as a statement of justification for a Special Exception Amendment (SEA) application for the above referenced application property. The purpose of this application is to allow for the construction of a temporary one-story Baileys Crossroads Volunteer Fire Station and associated parking, located at 3521 Moncure Avenue, Falls Church, VA.

Location of the Property:

Street Address: 3521 Moncure Avenue, Falls Church, VA
 Property ID: Tax Map 61-2 ((19)) 5A
 Supervisor District: Mason District
 Planning Area: Area I, Land Unit B, within the Town Center District of the Baileys Crossroads Community Business Center
 Planning District: Baileys Planning District

Background:

The existing Baileys Crossroads Volunteer Fire and Rescue Station #10, located at 3201 Firehouse Lane in Falls Church, was significantly damaged by a heavy snow load from the February 2010 blizzard that caused the roof over the apparatus bays to collapse. In November 2010, the Volunteers and Fairfax County reached an agreement that transferred the ownership of the land and station to the Fairfax County Board of Supervisors. The Fairfax County Department of Public Works and Environmental Services (DPWES) Planning and Design Division is currently working on construction plans for the replacement of this station; however, an off- site temporary fire station to be located at 3521 Moncure Avenue Falls Church is required to house the station while the new

Department of Public Works and Environmental Services
 Planning & Design Division

12000 Government Center Parkway, Suite 449
 Fairfax, VA 22035-0052

Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365

www.fairfaxcounty.gov/dpwes



replacement station is being constructed. This site has a Special Exception (SE-87-M-103) associated with it that requires a Special Exception Amendment for any future development.

Proposed Facility Description:

- Type of Operation or Facility:
The use for this facility is Public Use. The facility will house the temporary Baileys Crossroads Volunteer Fire Station in the interim while the new station is under construction.
- Hours and days of operation:
The Fire Station operations will be 24 hours per day, 7 days per week.
- Estimated number of employees and facility users (patrons, visitors, students, etc.) expected daily:
Approximately 13 staff on average (with a maximum capacity of 18 staff per shift including Volunteer staff) will be housed at the facility on a daily basis; there are 3 shifts (A, B, C) that have alternating schedules during the week.

The temporary Fire Station will receive minimal to no visitors on a daily basis.
- Service area of the proposed use:
The temporary Baileys Fire Station will service the same area that is currently being served by the existing Fire and Rescue Station #10.
- Traffic impacts:
No significant additional traffic is expected to be generated from the Fire Station use. Staffing levels at the station remain the same as the existing station.
- Description of site and parking for the proposed building:
The site is located along the south side of Columbia Pike to the west of Leesburg Pike (Route 7) at the intersection of Moncure Avenue and Columbia Pike. The property is in a C-8 Commercial District and has a site area of approximately 0.531 acres. The site is currently vacant and is relatively flat. Parking, accommodating 19 spaces, is proposed to be partially located on a small parcel of land directly adjacent to the site along Columbia Pike. This parcel was originally part of the property but has since been deemed as public right-of-way use for a future potential service drive, and remains in the ownership of the Fairfax County Board of Supervisors. Fairfax County Facilities Management Department (FMD) is the custodian of the parcel, and has provided the attached letter of authorization to utilize the land.

Additionally, since the land over which FMD is currently the custodian, we request the minimum yard be established from the lot line as it existed prior to the land being deemed for future public right-of-way in accordance with ZO 2-420 of the Fairfax County Zoning Ordinance.

Landscaping will be provided to buffer the view of the fire station parking area from Columbia Pike and will be left in place after the temporary station has been removed.

The temporary facility will be removed after the new facility has been constructed and is operational and the fire station has moved out. The site will be returned to a similar state that existed prior to the temporary fire station construction. Trees that were removed as a result of the temporary facility construction will be supplemented with new trees to meet or exceed the pre-existing tree coverage.

- Description of building façade and architecture of proposed new building:
The temporary facility will be comprised of a pre-manufactured modular building for the living and office spaces and a membrane over steel structure for the apparatus bays. The façades of the pre-manufactured modular building will be comprised of cementitious siding with a flat roof and the membrane over steel structure will be comprised of a stretch fabric material over a steel frame with a sloped roof. Ramps, stairs, and railings to the building will be constructed of aluminum and/or wood. .

Hazardous Materials:

There are no known hazardous or toxic substances on this site. If any substances are found during construction, the methods for disposal shall adhere to County, state, or federal law.

Comprehensive Plan:

The application property is located within Area 1 of the Baileys Planning District within the Bailey's Crossroads Community Business Center (CBC), Town Center District Land Unit B of the Fairfax County Comprehensive Plan. The use of the property as proposed herein is in conformance with the recommendations of the Fairfax County Comprehensive Plan, 2011 Edition, Amended through 7-27-2010.

Waivers/Modifications:

The application is in general conformance with County Codes and Regulations. However, because the use is temporary and the improvements will be removed from the property after the permanent fire station is in operation, we request the following waivers:

- Stormwater Detention (Section §6-0301.3 of the Fairfax County Public Facilities Manual)
- Best Management Practices (Chapter 118 of the Fairfax County Code)
- Service Drive Waiver (Zoning Ordinance ZO 17-201.3)
- Widening of Columbia Pike as indicated on the adopted comprehensive plan (Zoning Ordinance ZO 17-201.4)
- Comprehensive Trails Plan Waiver for bike and pedestrian facilities (Zoning Ordinance ZO 17-201.2 and PFM Section §8-0201.3)
- Installation of Street Lights (Zoning Ordinance 17-201.14)
- Proximity of curb cuts to intersections, side lines, and distance between curb cuts (Zoning Ordinance 4-805.8)
- Peripheral parking lot landscaping requirements (Zoning Ordinance Article 13, Section 13-203, Paragraph 3A).

Additionally, based upon the small area available for development as well as lack of quality trees on the property, the following modification is requested:

- Tree Conservation Plan (Zoning Ordinance 17-106.27 and Fairfax County Public Facilities Manual 12-0508.3)

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me at 324-5358. Thank you for your cooperation and assistance.

DH/bl/G:\Capital-Projects\PDD-BDB\Bailey's Crossroads Fire Station\Temporary Facility\SEA\Statement of Justification update 8 15 11.doc

Attachments: As Stated

cc: Ronald N. Kirkpatrick, Deputy Director, Department of Public Works and Environmental Services, Capital Facilities

-2-

Exterior walls shall have a laboratory and sound transmission class (STC) of at least 39, and

Doors and windows shall have a STC of at least 28. If "windows" function as walls, then they shall have the STC specified for exterior walls.

5. If the site is developed in a commercial use, noise mitigation measures shall be used in order to achieve a maximum interior noise level of 50 dBA Ldn in any structure located within 45 and 145 feet from the centerline of Columbia Pike, all structures shall have the following attributes:

Exterior walls shall have a laboratory and STC of at least 39,

Doors and windows shall have a STC of at least 28. If "windows" function as walls, then they shall have the STC specified for exterior walls, and

Adequate measures to seal and caulk between surfaces shall be provided.

6. Right-of-way to 25 feet from centerline on Moncure Avenue and all ancillary easements necessary for public street purposes shall be dedicated for public street purposes and shall be conveyed to the Board of Supervisors in fee simple prior to Site Plan approval.
7. Right-of-way to 86 feet from centerline on Columbia Pike and all ancillary easements necessary for public street purposes shall be dedicated for public street purposes and shall be conveyed to the Board of Supervisors in fee simple prior to Site Plan approval. A service drive shall be constructed along the subject property's Columbia Pike frontage in accordance with Public Facilities Manual requirements as determined by the Department of Environmental Management (DEM) prior to Site Plan approval. The existing structure which is partially within the required dedication along the Columbia Pike frontage shall be removed prior to the dedication of this right-of-way to the Board of Supervisors.
8. If requested by DEM, a geotechnical study shall be provided prior to Site Plan approval and its recommendations implemented as required by DEM.
9. A landscaping plan shall be submitted to and approved by the County Arborist and the County's Revitalization staff prior to Site Plan approval. This plan shall show significant landscaping along the property's Columbia Pike frontage and shall indicate where the County can locate a sign(s) identifying the Bailey's Crossroad Revitalization District.

10. The following uses shall not be permitted on the site: eating establishments, fast food restaurants, quick service food stores, All Group 5 Special Permit uses (Commercial Recreation) and Category 5 Special Exception Uses (Commercial and Industrial Uses of Special Impact).

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.

EWR/ns

cc: Joseph T. Hix
Real Estate Division, Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Donald D. Smith
Permit, Plan Review Branch
Seldon H. Garnet, Chief
Inspection Services Division
Building Plan Review Branch
Barbara A. Byron, Director
Zoning Evaluation Division

Comprehensive Plan Citations

Fairfax County Comprehensive Plan, Area I, 2011 edition, Baileys Planning District, as amended through July 27, 2010, Baileys Crossroads Community Business Center, Sub-Unit B2, pages 86-7:

Land Use

This sub-unit is located on the east side of Columbia Pike and north side of Moncure Avenue. The area currently contains two vacant parcels and is currently developed with industrial/retail uses. Tax Map parcels 61-2((45))1 to 55 (approximately 4.39 acres) to the south of the parcels within Sub-unit B-1 that have access from Hoffmans Lane and Ellery Circle are currently developed with the Ellery Place townhouse development.

Base Plan Recommendation – The base plan recommendation for this sub-unit is 36,600 square feet of retail uses, approximately 30,700 square feet of office uses and 57 single-family attached dwelling units developed at 12.98 du/ac. Four out of the 57 units are affordable dwelling units.

Redevelopment Option – This sub-unit is planned for office, retail and mixed uses.

Tax Map parcels 61-2((19))5A and 11A, are developed for institutional use and planned for office use up to 0.35 FAR. An alternative of retail use up to 0.35 FAR is planned for Tax Map parcel 5A. The remainder of the sub-unit fronting on Columbia Pike (Tax Map parcels 61-2((1))112, 113, 113A, 113C, and 114) is planned for community-serving retail or office use up to 0.35 FAR with median cuts allowing bi-directional access to this portion of the sub-unit from Columbia Pike. These median cuts should be coordinated with those serving redevelopment in Sub-Unit A-3, to the north. A pocket park is planned for a property on the north side of Moncure Avenue along Columbia Pike.

As an option, Tax Map parcels 61-2((1))112, 113, 113A, 113C, 114, 5A and 11A may be considered for community-serving retail and/or office use up to an FAR of 0.50 if logical consolidation of parcels is achieved, building height is limited to 40 feet adjacent to single-family residential uses, and screening and effective landscaping are provided adjacent to residential or institutional uses. These parcels may also be considered for retail/office mixed use at an intensity up to 0.70 with logical consolidation of five or more acres and coordinated access to Columbia Pike as far from the interchange as possible is achieved.

These parcels and Tax Map parcels 61-4((30))15 and 17, may also be considered for retail/office/residential mixed use at an intensity up to 2.25 FAR with consolidation of five or more acres and coordinated access to Columbia Pike as far from the interchange as possible. The maximum building height on those parcels with direct frontage on Columbia Pike is limited to 120 feet, with appropriate transitions down to 50 feet along property lines abutting adjacent single family residential uses.

The Ellery Place townhouse development consisting of 57 single-family attached dwelling units developed at 12.98 du/ac should be retained at the existing density.

This sub-unit has internal transportation improvements that affect the entire CBC as well as the sub-unit itself. The major improvement is the realignment of Seminary Road to connect to Columbia Pike. Transportation improvements should include additional and/or improved access to Moncure Avenue. If coordinated redevelopment occurs, a new street that would connect to Moncure Avenue and the realigned Seminary Road could be considered provided measures are taken to minimize cut-thru traffic. This would provide a new connection that would link Moncure Avenue to the realigned Seminary Road or Williams Lane. Improved pedestrian connections in this sub-unit should also be considered for existing and new development.

Redevelopment for this sub-unit (approximately 11 acres) is envisioned to include a maximum of 561,000 square feet of retail/office/residential/institutional mixed use and 60 single-family attached dwelling units and the planned urban parks in the Town Center District Parks and Recreation section Urban Parks section for the Town Center District. A minimum of 22,000 square feet of the maximum nonresidential square feet should be institutional uses.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 19, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division

FROM: Chris Caperton, Chief
Facilities Planning Branch, Planning Division

SUBJECT: Section 15.2-2232 Review
Application 2232-M11-22
Subject Property: 3521 Moncure Avenue
Tax Map 61-2 ((19)) 5A and adjacent parcel

REFERENCE: SEA 87-M-103

In accordance with the Standard Operating Procedures approved by the Board of Supervisors on July 25, 1994, which provide guidance to Department of Planning and Zoning (DPZ) staff regarding the review of public facility projects pursuant to Va. Code Sec. 15.2-2232, the Facilities Planning Branch of the Planning Division offers the following comments on the proposed temporary Fire Station.

BACKGROUND

The Baileys Crossroads Volunteer Fire Station (Fire Station) is located at 3601 Firehouse Lane. The renovation and expansion of the Fire Station is currently under review as application FS-M11-43. The existing facility was severely damaged by heavy snow in 2010, causing the roof over the apparatus bay to collapse. The Fire Station renovation and expansion will accommodate the additional staff and resources needed to support future growth and development in the Baileys Crossroads Community Business Center (CBC). An Agreement and a Memorandum of Understanding executed in the fall 2010, calls for the construction of a new County-owned replacement station at the existing site, combined with adjacent Board of Supervisors (BOS) owned property. The Volunteer's insurance money from the snow damage was allocated to fund the design of the new station. The project was included in a Public Safety Bond Referendum and is identified in the Adopted Capital Improvement Program.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

APPLICANT PROPOSAL

PROJECT SUMMARY DESCRIPTION

The applicant proposes in their application submitted on November 22, 2011 the construction of a temporary fire station facility to maintain public safety during reconstruction of their main facility.

Location: The 0.655 acre property is located on the northeast corner of Columbia Pike and Moncure Avenue.

Facilities: The applicant's site plan shows a total 7,920 square feet of modular and steel framed structures containing office and living space plus three apparatus bays.

Vehicle Access: Access to the station will be from Moncure Avenue.

Parking: Nineteen (19) parking spaces are proposed along the building's Columbia Pike frontage. This portion of the site is part of the area of land dedicated to the construction of a service drive along Columbia Pike. As this land is still under BOS ownership, the applicant received permission from the Facilities Management Division to use it for parking to serve the temporary fire station.

Landscaping and Screening: Deciduous trees and shrubs will be planted on the northern side of the lot adjacent to Columbia Pike. Several mature trees exist on the eastern side of the lot.

Operations: The temporary fire station operations will be 24 hours per day, 7 days per week

Maintenance: Facility and equipment repairs and routine grounds maintenance will be provided.

Service Area: The Baileys Crossroads areas, including the Central Business District served by the existing fire station, will continue to be served out of this proposed temporary location.

Estimated number of daily employees and facility users: Approximately 13 staff, on average, will work from the facility on a daily basis. The facility will operate with 3 shifts (A, B, C) with alternating schedules during the week. This staffing is the same at the existing facility.

PROJECT JUSTIFICATION

The existing facility is 35-years old and needs replacement to meet current and future operational requirements. The collapse of the roof by snow in February 2010 further highlighted the need for a new facility. The temporary facility is critical to maintaining high quality public safety service within the existing service area.

APPLICANT'S DESIGN ANALYSIS

Alternative Sites: No considerations were given to alternate locations because the proposed temporary site was central to the fire department service area and already owned by the BOS. The facility is situated in a central location for the area that it serves.

Traffic Impact: No adverse additional traffic is expected to be generated from the fire station use. Staffing levels at the station remain the same as the existing station.

Barbara Berlin
2232-M11-22
RE: SEA 87-M-103
Page 3 of 6

Noise and Light Impact: The facility will not have any major on/off site noise impacts other than the noise generated by the fire station vehicles which is the same in the existing station. Appropriate setbacks and buffers will be provided. There will be no exterior speakers on the building, and the use of air horns/sirens in the immediate vicinity of the fire station will be minimized to the extent possible. All site lighting will be designed to comply with Zoning Ordinance requirements.

Environmental Impact: The application is in general conformance with County Codes and Regulations. However, because the use is temporary and the improvements will be removed from the property after the permanent fire station is in operation, a number of waivers are requested as part of the Special Exception Amendment application.

Air Quality: No change in air quality is anticipated

Water Quality: In accordance with the Public Facilities Manual (PFM) requirements, erosion and sediment control measures will be installed prior to the start of construction to manage stormwater runoff during construction activities. Appropriate computations and narratives for the adequate outfall analysis will be included in the development plans per the PFM requirements for DPWES/Land Development Services (LDS) site plan review and approval.

Visual Impact: The design and arrangement of the temporary facility components at site will be compatible with the neighboring areas. The setbacks will be within zoning limitations. Landscaping will be provided to buffer the view of the fire station parking from Columbia Pike and left in place after the temporary station is removed.

STAFF PLANNING ANALYSIS

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with land use and design recommendations of the Comprehensive Plan ("the Plan") is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, Area I, 2011 Edition; Baileys Planning District, Baileys Crossroads Community Business Center, TOWN CENTER LAND UNIT RECOMMENDATIONS, Sub-unit B-2, page 86:

"Tax Map parcels 61-2((19)) 5A and 11A, are developed for institutional use and planned for office use up to 0.35 FAR. An alternative of retail use up to 0.35 FAR is planned for Tax Map parcel 5A. The remainder of the sub-unit fronting on Columbia Pike (Tax Map parcels 61-2((1)) 112, 113, 113A, 113C, and 114) is planned for community-serving retail or office use up to 0.35 FAR with median cuts allowing bi-directional access to this portion of the sub-unit from Columbia Pike. These median cuts should be coordinated with those serving redevelopment in Sub-Unit A-3, to the north. A pocket park is planned for a property on the north side of Moncure Avenue along Columbia Pike."

POLICY PLAN:

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition; Public Facilities, as amended through January 10, 2005; PUBLIC FACILITIES, pages 2-4:

COUNTYWIDE OBJECTIVES AND POLICIES

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the County's public facility planning effort as a whole, and specific functional program areas in particular. These objectives, therefore, are viewed as the key principles for establishing a facility network which is responsive to the County's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

- Policy a. Site facilities appropriately to the area they are intended to serve.
- Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

- Policy a. Program the establishment of facilities through the County's Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County Executive's recommendation as evidenced by CIP inclusion.
- Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.
- Policy c. Ensure adequate maintenance of existing facilities.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

- Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.

- Policy e. ...
Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

- Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.
...

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition; Public Facilities, as amended through January 10, 2005; PUBLIC SAFETY, FIRE AND RESCUE, pages 18-20:

Location

Objective 20: Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per cent of the County's population.

- Policy a. Plan, locate and construct new fire stations based on the standards and guidelines and when the following conditions are met:
...
- The projected service area is greater than two square miles;
...
- Policy c. In addition to the regular review of fire station needs, plan and implement operational policies which enhance the ability of fire and emergency medical personnel to meet a seven-minute total response time from existing stations.

STAFF COMMENTS: Refer to SEA 87-M-103 staff report

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan:

Location:

A temporary facility is proposed to house fire station operations while the new Baileys Crossroads Fire and Rescue Station facility is being constructed. As proposed, the applicant will construct 7,920 sq. ft. of modular and steel framed structures containing office and living space plus three apparatus bays for use as a temporary fire station on a vacant site. The site is located within a ½ mile of the existing fire station on property designated as public right-of-way in the ownership of Fairfax County Board of Supervisors. County fire and rescue services are extremely sensitive to location and service area distances and it is critical that the temporary location be in close proximity to the existing station in order to continue to serve the designated geographic area. The proposed temporary fire station will be located in the existing service area and the proposal conforms with Plan guidelines to site facilities appropriately to the area they are intended to serve.

Character:

The character of the temporary fire station will be compatible with the existing surrounding industrial, commercial and retail uses. The taller portion of the proposed facility is located adjacent to the Fairfax County Homeless Shelter while the shorter one-story portion of the building is situated closer to the parking area adjacent to Columbia Pike. Landscaping provided to buffer the view of the fire station parking area from Columbia Pike will remain in place once the temporary site is abandoned. No site disturbances, clearing, additional pavement or permanent lighting is planned on the vacant lot. The proposal is consistent with Plan guidance to ensure the compatible design of fire station facilities with the character of the surrounding areas.

Extent:

The total Floor Area on the temporary building is 7,920 square feet resulting in a 0.28 FAR. The site is planned for up to 0.35 FAR. The temporary fire station will be in place during the renovation of the new Baileys Crossroads Fire and Rescue Station, scheduled to begin in December 2012. The existing fire station was damaged by heavy snow and must be renovated to continue meeting needs of the community. The temporary fire station structures will be removed after the new station is completed and the site restored to a condition similar to what existed prior to construction. The proposal is consistent with Plan guidelines to follow adopted public facility standards to identify facility requirements associated with level of need and by providing adequate maintenance of existing facilities.

CONCLUSION AND RECOMMENDATION

Department of Planning and Zoning staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services to construct a temporary fire station at 3521 Moncure Avenue satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Staff therefore recommends that the Planning Commission find the subject Application 2232-M11-22 substantially in accord with provisions of the adopted Comprehensive Plan.



County of Fairfax, Virginia

MEMORANDUM

December 16, 2011

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Bailey's Crossroads Temporary Volunteer Fire Station, SEA 87-M-103

RE: Request for assistance dated December 13, 2011

Site Description: The site primarily consists of grass and bare soil with trees scattered around the periphery.

This review is based upon the special exception application SEA 87-M-103 stamped as "Received by the Department of Planning & Zoning December 14, 2011." This SEA is being processed concurrently with 7385-MSP-001-1.

Based on this review, UFMD has no further comments and recommends approval of this special exception application.

If you have any questions, please feel free to contact me at 703-324-1770.

NJD/
UFMID #: 165400

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: December 13, 2011

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

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

FILE: 3-5 (SE 87-M-103)

SUBJECT: Transportation Impact

REFERENCE: SEA 87-M-103 Fairfax County Board of Supervisors
Traffic Zone: 1421
Land Identification Map: 61-4 ((19)) 5A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated October 3, 2011. The applicant proposes to construct a temporary one-story Baileys Crossroads Volunteer Fire Station with associated parking for use while the existing Station, which was significantly damaged by a heavy snow load in the February 2010 blizzard, is being reconstructed.

This department has no transportation issues with this application.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
October 28, 2011

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: SEA 1987-M-103 Fairfax County Board of Supervisors
Tax Map # 61-2((19))0005A

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

I have reviewed the above plan submitted on October 19, 2011, and received October 25, 2011. I have no objection to the approval of this plan. Please note the site plan should indicate the proposed entrances will also be removed once the temporary station is closed.

If you have any questions, please call me.

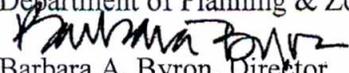


County of Fairfax, Virginia

MEMORANDUM

DATE: November 15, 2011

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

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

SUBJECT: Baileys Crossroads Temporary Fire Station – Comments on SEA 87-M-103

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced Special Exception application marked “Accepted” by the Department of Planning and Zoning on October 7, 2011. Plat drawings, indicating a temporary fire station building and limited surface parking, are dated October 3, 2011.

The County, as applicant, proposes to construct a temporary one-story fire station at 3521 Moncure Avenue. The existing fire station, located at 3201 Firehouse Lane, was severely damaged during the snowstorm of February 2010. During reconstruction of the permanent facility, a temporary location for the fire station is necessary. The Moncure Avenue site, which is owned by the Board of Supervisors, was determined to be the best option for the temporary facility.

OCRR Comments:

OCRR has no objections regarding the proposed special exception request. The Moncure Avenue site has the potential to be redeveloped in the future as part of a public-private partnership. The proposed fire station facility is not expected to impact those development plans due to its temporary nature. However, any special exception approved for the temporary fire station should not further encumber the site in any way that might challenge future development plans.

On November 15, 2011, the Baileys Crossroads Revitalization Corporation (BCRC) reviewed the proposed plans for the temporary fire station and voted unanimously in support of the application.

CC: Brent Krasner, Staff Coordinator, DPZ/ZED
OCRR File



Office of Community Revitalization and Reinvestment
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrcv.org



County of Fairfax, Virginia

MEMORANDUM

DATE: October 25, 2011

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *bf*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Amendment Application #SEA 87-M-103, Baileys Crossroads Temporary Volunteer Fire Station, Special Exception Amendment Plat dated October 3, 2011, LDS Project #7385-ZONA-001-1, Tax Map #61-2-19-0005A, Mason District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls, or an approved waiver, are required for this development (PFM 6-0401.2A). No controls are depicted on the plat. The applicant has formally requested a deferral of the water quality control requirements since the use on the site is temporary and the site will be returned to its current condition in fewer than 2 years (#7385-WBMP-001-1). DPWES does not take action on waiver requests for properties for which a Board of Supervisors (BOS) action is pending. If requested subsequent to any BOS approval of this Special Exception Amendment (SEA), the resubmission of this waiver request is likely to be conditionally approved.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

A drainage complaint was reported on the adjacent downstream property last February.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). No controls are depicted on the plat. The applicant has formally requested a deferral of the detention requirements since the use on the site is temporary and the site will be returned to its current condition in fewer



Brent Krasner, Staff Coordinator
Special Exception Amendment Application #SEA 87-M-103
Baileys Crossroads Temporary Volunteer Fire Station
October 25, 2011
Page 2 of 2

than 2 years (#7385-WSWD-001-1). DPWES does not take action on waiver requests for properties for which a BOS action is pending. If requested subsequent to any BOS approval of this SEA, the resubmission of this waiver request is likely to be conditionally approved provided that the outfall is demonstrated to be adequate. The current waiver request for a detention deferral provides insufficient information on the outfall's adequacy to determine whether a subsequent request could be conditionally approved.

Site Outfall

An outfall narrative has been provided, however, the description of the adequacy of the outfall is limited to the piped system (ZO 9-011.2.J(2)(c)).

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

BF/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, SDID, DPWES
Zoning Application File



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

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

DATE: November 03, 2011

SUBJECT: SEA 87-M-103, Baileys Crossroads Temporary Volunteer Fire Station
Tax Map Number: 61-2 ((19)) 5A

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land or resources of the Park Authority.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Brent Krasner

Copy: Chron Binder
File Copy

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FCPA.doc



County of Fairfax, Virginia

MEMORANDUM

DATE: November 1, 2011

TO: Brent Krasner
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. SEA87-M-103
Tax Map No. 061-2-/19//0005A

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

- The application property is located in the Cameron Run (I-1) watershed. It would be sewered into the Alexandria Sanitation Authority (ASA).
- Based upon current and committed flow, there is excess capacity in the ASA. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8" inch line located in the street is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent information or comments:



APPENDIX 7-COMMERCIAL REVITALIZATION DISTRICTS

**PART 2 A7-200 BAILEY'S CROSSROADS/SEVEN CORNERS COMMERCIAL
REVITALIZATION DISTRICT****A7-201 Purpose and Intent**

The Bailey's Crossroads/Seven Corners Commercial Revitalization District is established to encourage economic development activities in this older commercial area of the County in order to provide desirable employment and enlarge the tax base consistent with the provisions of Sections 15.2-2200, 2283 and 2284 of the Code of Virginia, as amended. Commercial revitalization districts are intended to enhance the older commercial areas of the County by providing for specific regulations which are designed to facilitate the continued viability and redevelopment of these areas. To that end, the district is intended to provide for additional flexibilities for development and redevelopment in these areas while also providing for urban design measures such as streetscape and landscaping.

A7-202 Permitted Uses

All uses permitted by right in the underlying zoning district regulations, except vehicle transportation service establishments, and as follows:

1. In the C-8 District, notwithstanding the provisions of Sect. 4-805, offices may, as a by right use, occupy a total gross floor area of eighty-five (85) percent of the maximum floor area permitted on the lot in accordance with the maximum floor area for the district. An increase in office use up to 100 percent of the maximum floor area permitted for the district may be allowed in accordance with the provisions of Sect. 9-622.

A7-203 Special Permit Uses

All uses permitted by special permit in the underlying zoning district regulations

A7-204 Special Exception Uses

1. Except as qualified in Sect. 202 above for the C-8 District, all uses permitted by special exception in the underlying zoning district regulations, vehicle transportation service establishments in the C-6, C-7, C-8 or C-9 Districts, and other applicable Category 6 special exception uses shall be allowed in accordance with the provisions of Sect. 9-622. In addition, a modification or waiver of the minimum lot size requirements, minimum yard requirements and/or minimum open space requirements, increase in the maximum building height, amount of permitted office or maximum permitted floor ratio in accordance with the underlying zoning district regulations and the waivers and modifications set forth below for this district shall also be permitted in accordance with the provisions of Sect. 9-622.

A7-205 Use Limitations

As set forth in the underlying zoning district regulations

FAIRFAX COUNTY ZONING ORDINANCE

A7-206 Lot Size Requirements

As specified in the underlying zoning district regulations, except that the minimum lot size requirements may be modified or waived by the Board in accordance with the provisions of Sect. 9-622.

A7-207 Bulk Regulations

1. Maximum building height: As specified in the underlying zoning district regulations, except that for land zoned C-6 or C-8, a maximum height of fifty (50) feet shall be allowed by right. In addition, where an increase in the maximum building height is allowed in the underlying zoning district regulations by special exception, such may be approved by the Board in accordance with the provisions of Sect. 9-622.
2. Minimum yard requirements: As specified in the underlying zoning district regulations, except that the minimum front yard in commercial districts shall be 20 feet, unless the adopted comprehensive plan specifies a front yard requirement that is equal to or less than the minimum front yard requirement of the underlying zoning district, in which case, the minimum front yard shall be in accordance with the comprehensive plan, provided that any plantings, streetscape treatments or other amenities set forth in the adopted comprehensive plan are also provided in general accordance with the comprehensive plan. In addition, modifications or waivers of the minimum yard requirements as specified in this district, the adopted comprehensive plan or the underlying zoning district regulations may be approved by the Board in accordance with the provisions of Sect. 9-622.
3. Maximum floor area ratio: As specified in the underlying zoning district regulations, except that where an increase in the floor area ratio is allowed in the underlying zoning district regulations by special exception, such may be approved by the Board in accordance with the provisions of Sect. 9-622.

A7-208 Open Space

As specified in the underlying zoning district regulations, except the open space requirement may be modified or waived by the Board in accordance with the provisions of Sect. 9-622. In addition, the open space requirement shall not apply to an expansion or enlargement of an existing development, as defined in Sect. 209 below, on a lot which does not comply with the open space requirement of the underlying zoning district, provided such expansion or enlargement does not decrease the amount of existing open space.

A7-209 Additional Provisions

1. For the purpose of this district, an expansion or enlargement of an existing development shall be an increase in the gross floor area of all existing buildings on a lot, which increase is less than 100% of the total gross floor area of all such existing buildings. A redevelopment shall be the total removal of all buildings on a lot and the construction of new buildings, or the addition of gross floor area which is equal to or more than 100% of the total gross floor area of all existing buildings on a lot. A new development shall be the construction of buildings on a vacant lot.

APPENDIX 7-COMMERCIAL REVITALIZATION DISTRICTS

2. The provisions of Article 2 shall be applicable, except as may be qualified by the provisions of this district.
3. The off-street parking, loading and private street requirements of Article 11 shall apply, except as set forth below:
 - A. The minimum off-street parking requirements for any non-residential uses may be reduced by twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that such reduction is in furtherance of the goals of the Commercial Revitalization District as set forth in the adopted comprehensive plan. Such request may also be considered in conjunction with a rezoning and/or special exception application. The fee for a parking reduction set forth in Sect. 17-109 shall not be applicable.
 - B. The provisions of Par. 1 of Sect. 11-102 shall be applicable, except that where there are practical difficulties or if the public safety and/or public convenience would be better served by parking spaces being located on other than the same lot or other than on a lot contiguous to the use to which it is accessory, the Director, acting upon a specific request for a non-residential use may authorize such alternative location subject to conditions deemed to be appropriate and the following:
 - (1) Such required spaces shall be subject to agreements or arrangements satisfactory to the Director that will ensure the permanent availability of such spaces, and
 - (2) The applicant shall demonstrate to the Director's satisfaction that such required space shall be generally located within 500 feet walking distance of a building entrance to the use that such space serves or such spaces will be provided off-site with access via a valet or shuttle service subject to agreements or arrangements approved by the Director which will ensure the operation of such service and that there will not be any adverse impacts on the site of the parking spaces or the adjacent area.

An alternative location may also be approved in accordance with the above provisions by the Board in accordance with the provisions of Sect. 9-622.
 - C. The provisions of Par. 8 of Sect. 11-102 which require off-street parking spaces that are located on the ground and open to the sky to be located no closer than ten (10) feet to any front lot line shall not apply.
4. The sign provisions of Article 12 shall apply, except as follows:
 - A. Signs lawfully existing on the effective date of this Ordinance or prior ordinances, which do not conform to the provisions of this Ordinance, and signs which are accessory to a nonconforming use shall be deemed to be nonconforming signs and may remain. Notwithstanding Paragraphs 1 and 4 of Sect. 12-110, such signs shall not be enlarged or extended but may be removed and replaced with a sign which is reduced in height and/or sign area.

FAIRFAX COUNTY ZONING ORDINANCE

- B. When erected by a public agency or County recognized revitalization organization, there may be freestanding signs, located within or in proximity to the Commercial Revitalization District boundaries, which identify the district or give directions and/or distances to commercial areas or centers within the district. No such sign shall give the name, direction, or distance to any specific business or identify a specific product. Such signs, which may include a banner affixed to the signpost, shall not exceed sixty (60) square feet in area or twenty (20) feet in height. In addition, within the Commercial Revitalization District, there may be separately erected banners, erected by a public agency or County recognized revitalization organization, identifying the district or announcing districtwide events, but no individual businesses or products. Such banners shall not exceed twenty (20) square feet in area or twenty (20) feet in height. All banners shall be securely affixed at the top and the bottom so as to preclude any fluttering or rotation by the movement of the atmosphere. The banners shall also be subject to the applicable outdoor advertising provisions of the Code of Virginia. When erected by a public agency, such signs and/or banners shall not require a sign permit, but when erected by a County recognized revitalization organization, a sign permit shall be required.
5. The landscaping and screening requirements of Article 13 shall apply, except as set forth below. When the following provisions provide for a determination with regard to the feasibility of meeting the requirements on a lot, such determination may be made by either the Director in the approval of a minor site plan or site plan, or the Board in accordance with the provisions of Sect. 9-622.
- A. The interior parking lot landscaping requirements of Sect. 13-201 shall apply as follows:
 - (1) When there is a proposed expansion or enlargement of an existing development which does not involve the addition of twenty (20) or more parking spaces, no additional interior parking lot landscaping shall be required.
 - (2) When there is a proposed expansion or enlargement of an existing development which involves the addition of twenty (20) or more parking spaces, the interior parking lot landscaping requirements shall apply to the expanded area of the parking lot unless it is determined that it is not feasible to meet the requirement and/or that compliance with the requirement will adversely impact the provision of required off-street parking.
 - (3) For redevelopments and new developments, the interior parking lot landscaping requirements shall be applicable.
 - B. The peripheral parking lot landscaping requirements of Sect. 13-202 shall apply as follows:
 - (1) For expansions or enlargements of existing developments, the peripheral parking lot landscaping requirements of Par. 1 of Sect. 13-202 concerning

APPENDIX 7-COMMERCIAL REVITALIZATION DISTRICTS

when a property line abuts land not in the right-of-way of a street shall not apply.

- (2) For redevelopments or new developments, the provisions of Par. 1 of Sect. 13-202 shall be applicable. However, where there are landscaping or design provisions in the adopted comprehensive plan which recommend a planting strip or other streetscape treatment with the same or lesser width or different plant materials than those required by Sect. 13-202, then the provisions of the adopted comprehensive plan shall apply.
- (3) For expansions or enlargements of existing developments, redevelopments and new developments, the peripheral parking lot landscaping requirements of Par. 2 of Sect. 13-202 concerning when the property line abuts the right-of-way of a street shall not apply and the following shall be required:
 - (a) A landscaping strip ten (10) feet in width, which shall not include any sidewalk, trail or parallel utility easement, shall be located on the lot where it abuts a street right-of-way line.
 - (b) If there are no existing or proposed overhead utility lines, there shall be at least one (1) large deciduous tree planted in the landscaping strip for each thirty (30) feet of length; however, this shall not be construed as requiring the planting of such trees at a spacing of one (1) tree every thirty (30) feet on center. If there are overhead utility lines, there shall be at least one (1) small to medium deciduous tree planted in the landscaping strip for every twenty-five (25) feet of length; however, this shall not be construed as requiring the planting of such trees at a spacing of one (1) tree every twenty-five (25) feet on center. Trees planted in a landscaping strip beneath overhead utility lines shall be of a shape and character so as not to interfere with the utility lines.
 - (c) All trees shall be two and one-half to three inches (2 ½ to 3") in caliper at the time of planting.

However, where there are landscaping or design provisions in the adopted comprehensive plan which recommend a planting strip or other streetscape treatment with the same or lesser width or different plant materials than set forth above, the provisions of the adopted comprehensive plan shall apply.

The above requirements may be modified or waived for expansions or enlargements of existing developments when it is determined that it is not feasible to meet these requirements on the lot.

- C. The transitional screening and barrier requirements of Part 3 of Article 13 shall apply as follows:
 - (1) For expansions or enlargements of existing developments, the transitional screening and barrier requirements shall apply. However, where there are landscaping or design provisions in the adopted comprehensive plan which

FAIRFAX COUNTY ZONING ORDINANCE

recommend a planting strip or other streetscape treatment with the same or lesser width and the same or lesser number of plantings than required by Part 3, then the provisions of the adopted comprehensive plan shall apply, including any provisions for different plant materials.

- (2) For redevelopments or new developments, the transitional screening and barrier requirements shall apply. However, where there are landscaping or design provisions in the adopted comprehensive plan which recommend a planting strip or other streetscape treatment with the same or lesser width and the same or lesser number of plantings than required by Part 3, then the provisions of the adopted comprehensive plan shall apply, including any provisions for different plant materials.
- (3) When the peripheral planting requirements of Par. 5B(3) above are required and provided in accordance with that paragraph, they shall be deemed to meet the transitional screening requirement for that portion of the lot.
- (4) In addition to the above and to the provisions of Sect. 13-304, transitional screening may be modified or waived when a barrier is provided and such barrier consists of a wrought iron fence, a decorative brick or block wall or a different treatment when it is determined that such would be more appropriate or reasonable due to compatibility with other alternative treatments prevalent in the District.

For all of the above, the requirements may be modified or waived by the Board in accordance with the provisions of Sect. 9-622.

6. Notwithstanding the provisions of Sect. 17-105, a minor site plan for the following shall not be subject to the required improvements of Par. 3A and Par. 4 of Sect. 17-201 which require the construction of service drives adjacent to any primary highway, and dedication and construction of widening for existing roads, existing roads on new alignments, and proposed roads, all as indicated on the adopted comprehensive plan.
 - A. Additions to existing buildings on a lot when such additions do not exceed a total of 5000 square feet of gross floor area and not more 100% of the gross floor area of the existing buildings.
 - B. Any permitted use on a temporary basis for a period not to exceed two (2) years from the date of approval; provided the Director may extend the approval for one additional two (2) year period.
 - C. Additions and alterations to provide an accessibility improvement not otherwise exempt under Sect. 17-104.
 - D. Uses which do not involve construction of gross floor area, such as tennis courts or storage yards, or modifications to existing uses which do not involve construction of gross floor area such as changes to walkways, parking lots or landscape plans.

APPENDIX 7-COMMERCIAL REVITALIZATION DISTRICTS

For uses subject to a minor site plan for other than as specified above or a site plan and upon request of the applicant, the Board, in accordance with the provisions of Sect. 9-622 may modify or waive the required improvements of Paragraphs 1, 3A, 4, 5, and 14 of Sect. 17-201.

In addition, for a minor site plan or site plan, the required improvement for the construction of trails and walkways as set forth in Par. 2 of Sect. 17-201 shall be applicable unless there is a conflict with the design guidelines of the adopted comprehensive plan for a commercial revitalization area, in which case, the Director shall, in conjunction with the approval of a minor site plan or site plan, or the Board, in accordance with Sect. 9-622, may require the provision of trails or walkways in accordance with the adopted comprehensive plan recommendation for the commercial revitalization area.

7. A site plan or minor site plan may be filed concurrently with the filing of a rezoning, special exception or special permit application, however, no such plan shall be approved by the Director until the rezoning, special exception or special permit application has been approved by the Board or BZA, respectively. This concurrent processing shall not relieve the applicant from complying with the provisions of any applicable ordinances, regulations, or adopted standards, and shall not prejudice the consideration of the application in any way.

SPECIAL EXCEPTIONS

9-622

Provisions for Modifications/Waivers/Increases and Uses in a Commercial Revitalization District

1. In a Commercial Revitalization District, the Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the following:
 - A. A modification or waiver of the minimum lot size, minimum yard and/or minimum open space requirements of the underlying zoning district regulations,
 - B. An increase in the amount of office use permitted, increase in the maximum permitted building height or increase in the maximum permitted FAR in accordance with the underlying zoning district regulations,
 - C. A use allowed by special exception in the underlying zoning district regulations, to include other applicable Category 6 special exception uses,
 - D. A modification or waiver of the provisions of a Commercial Revitalization District, as provided for in that district, and/or
 - E. The establishment of a vehicle transportation service establishment in the C-6, C-7, C-8 or C-9 Districts.
2. Notwithstanding the provisions of Par. 2 of Sect. 011 above, the plat requirements set forth below shall apply. Upon receipt of a written request with justification, the Zoning Administrator may modify or waive a plat requirement, if it is determined that the requirement is clearly not necessary for the review of the application.
 - A. Twenty-three (23) copies of a plat, including any resubmissions of the plat and supporting graphics, drawn to designated scale of not less than one inch equals fifty feet (1" = 50'), certified by a professional engineer, land surveyor, architect or landscape architect licensed by the State of Virginia, presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat and supporting graphics. If the proposal cannot be accommodated on one 24" x 36" sheet at a scale of 1" = 50', a scale of not less than 1" = 100' may be used. If presented on more than one (1) sheet, match lines shall clearly indicate where the several sheets join. Such plat shall contain the following information:
 - (1) Boundaries of entire property, with bearings and distances of the perimeter property lines and of each zoning district.
 - (2) Total area of the property and of each zoning district in square feet or acres.
 - (3) Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and all supporting graphics.
 - (4) Location, dimensions and maximum height in feet, including penthouses, of all existing and proposed structures.

FAIRFAX COUNTY ZONING ORDINANCE

- (5) A statement of the architectural concepts, building materials and color of any proposed structures, and schematic architectural sketches, if available.
- (6) The location, dimensions, style and lighting of all signs.
- (7) The distances of all existing structures that are proposed to remain and all proposed structures from the lot boundaries and abutting streets, and a graphic depiction of the angle of bulk plane, if applicable.
- (8) Public right(s)-of-way, indicating names, route numbers and width, any required and/or proposed improvements to the public right(s)-of-way and delineation of the existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of the pavement and to the edge of the right-of-way.
- (9) Proposed means of ingress and egress to the property from a public street(s).
- (10) Location of all existing and/or proposed parking spaces, indicating minimum distance from the nearest property line(s), and a schedule showing the number of parking spaces provided and the number required by the provisions of the Commercial Revitalization District. If parking spaces are to be located off-site, the location, number and access to such spaces.
- (11) Location of well and/or septic field, or indication that the property is served by public water and/or sewer. Where applicable, a statement from the Health Department that available facilities are adequate for the proposed use.
- (12) Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams, and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:
 - (a) A graphic depicting:
 - (i) The approximate footprint of the stormwater management facility and, where applicable, the height of the dam embankment and the location of the emergency spillway outlet for each stormwater management facility.
 - (ii) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.

SPECIAL EXCEPTIONS

- (iii) A preliminary layout of all on-site drainage channels, outfalls and pipes, including inlet and outlet pipes within the stormwater management facility.
 - (iv) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.
 - (v) Proposed landscaping and tree preservation areas in and near the stormwater management facility.
 - (vi) The approximate limits of clearing and grading on-site and off-site for the stormwater management facility, storm drainage pipes, spillways, access roads and outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures.
- (b) A preliminary stormwater management narrative setting forth the following:
- (i) Description of how the detention and best management practice requirements will be met.
 - (ii) The estimated area and volume of storage of the stormwater management facility to meet stormwater detention and best management practice requirements.
 - (iii) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.
 - (iv) Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.
- (13) A statement setting forth the maximum gross floor area and FAR proposed for all uses other than residential, and the maximum density of dwelling units, if applicable.
- (14) Existing topography with a maximum contour interval of two (2) feet and a statement indicating whether it is air survey or field run.

APPENDIX 14

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		