



FAIRFAX COUNTY

REZONING APPLICATION FILED: December 6, 2001
SPECIAL EXCEPTION FILED: May 8, 2002
PLANNING COMMISSION: July 17, 2002
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

July 3, 2002

STAFF REPORT

APPLICATIONS RZ 2001-PR-053 & SE 2002-PR-018

PROVIDENCE DISTRICT

APPLICANT: Jefferson Investment Group, Inc.

PRESENT ZONING: R-1

REQUESTED ZONING: C-2

PARCEL: 39-2 ((1)) 18

ACREAGE: 35,345 square feet

FLOOR AREA RATIO (FAR): 0.23

OPEN SPACE: 16,500 sq. ft. (47 percent)

PLAN MAP: Office

PROPOSAL: Construct a 7,940 sq. ft. Office Building with a Drive-in Bank, which Requires Approval of a Special Exception

STAFF RECOMMENDATIONS:

Staff recommends that RZ 2001-PR-053 be approved subject to the draft proffers contained in Appendix 1.

Staff further recommends that SE 2002-PR-018 be approved subject to the proposed development conditions in Appendix 2.

Staff further recommends that the transitional screening yard requirement be modified and that the barrier requirement be waived along the portions of all boundaries that abut residential uses in favor of that shown on the Generalized Development Plan/Special Exception Plat and referenced in the proffers and development conditions.

Staff further recommends that the trail requirement be waived along Gallows Road and that the requirement for a loading space be waived.

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

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

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



**REZONING APPLICATION
RZ 2001-PR-053**

FILED 12/06/01
JEFFERSON INVESTMENT GROUP, INC.
TO REZONE: 35,345 SQ. FT. OF LAND; DISTRICT - PROVIDENCE
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE C-2 DISTRICT
TO PERMIT COMMERCIAL DEVELOPMENT
LOCATED: ON THE S.W. SIDE OF GALLOWS RD.
AT THE TERMINUS OF OLD GALLOWS RD.
650)
ZONING: R- 1
TO: C- 2
OVERLAY DISTRICT(S):
MAP REF 039-2- /01/ /0018-

**Special Exception
SE 2002-PR-018**

Applicant: JEFFERSON INVESTMENT GROUP, INC.
Filed: 05/08/2002
Proposed: DRIVE-IN BANK / OFFICE
Area: 35,345 SQ. FT. OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 4-204
Art 9 Group and Use: 5-6
Located: 2000 GALLOWS ROAD
Zoning: C-2 Plan Area: 2
Overlay Dist:
Map Ref Num: 039-2- /01/ /0018



REZONING APPLICATION

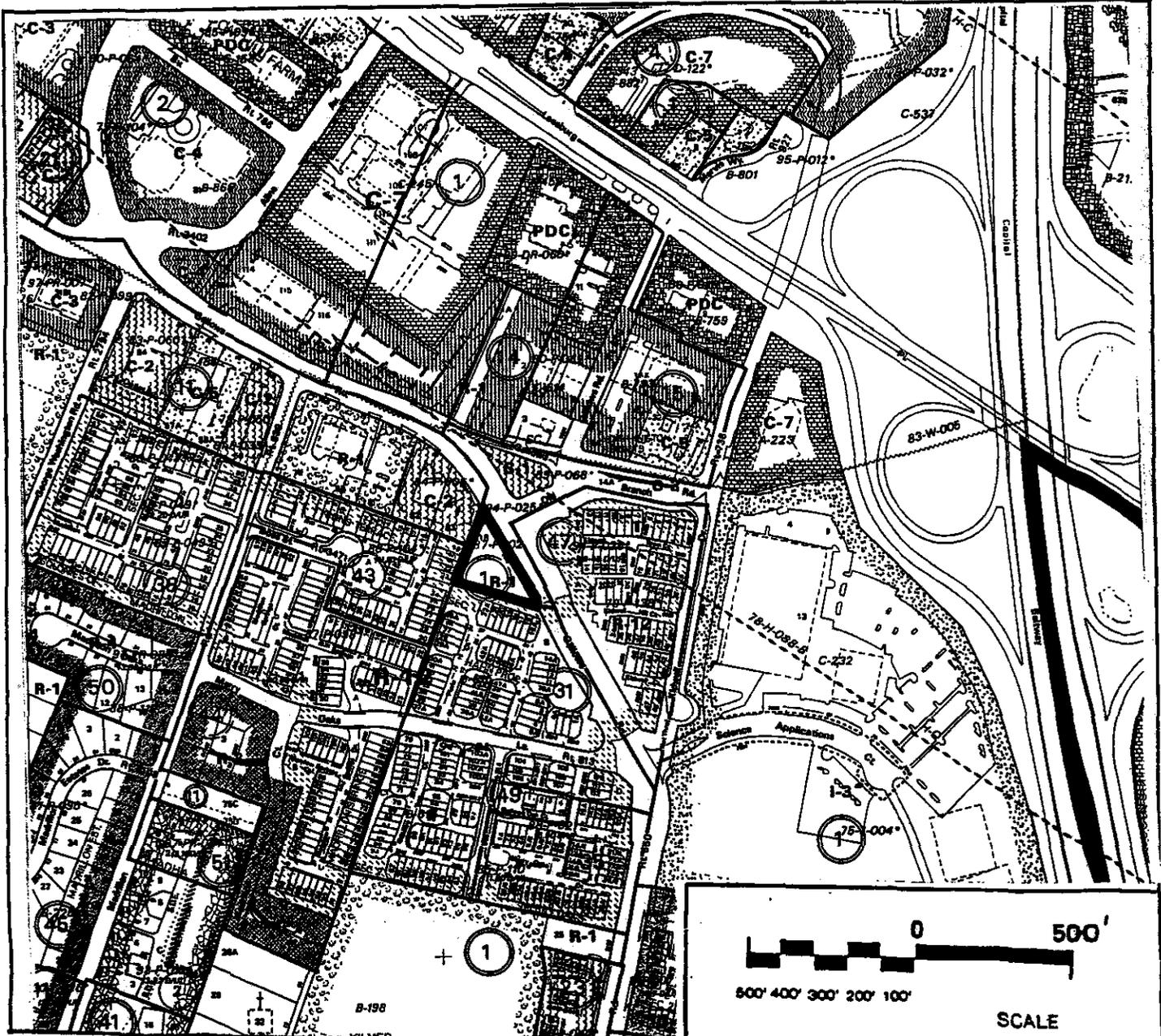
RZ 2001-PR-053

FILED 12/04/01
JEFFERSON INVESTMENT GROUP, INC.
TO REZONE: 35,345 SQ. FT. OF LAND; DISTRICT - PROVIDENCE
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE C-2 DISTRICT
TO PERMIT COMMERCIAL DEVELOPMENT
LOCATED: ON THE S.W. SIDE OF GALLOWS RD.
AT THE TERMINUS OF OLD GALLOWS RD.
650)
ZONING: R- 1
TO: C- 2
OVERLAY DISTRICT(S):
MAP REF 039-2- /01/ /0018-

Special Exception

SE 2002-PR-018

Applicant: JEFFERSON INVESTMENT GROUP, INC.
Filed: 05/08/2002
Proposed: DRIVE-IN BANK / OFFICE
Area: 35,345 SQ. FT. OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 4-204
Art 9 Group and Use: 5-6
Located: 2000 GALLOWS ROAD
Zoning: C-2 Plan Area: 2
Overlay Dist:
Map Ref Num: 039-2- /01/ /0018



DATE: 08/15/2011
PROJECT: 11-0000-0000-0000
DRAWN: J. BROWN
CHECKED: J. BROWN

2000 GALLOWS ROAD

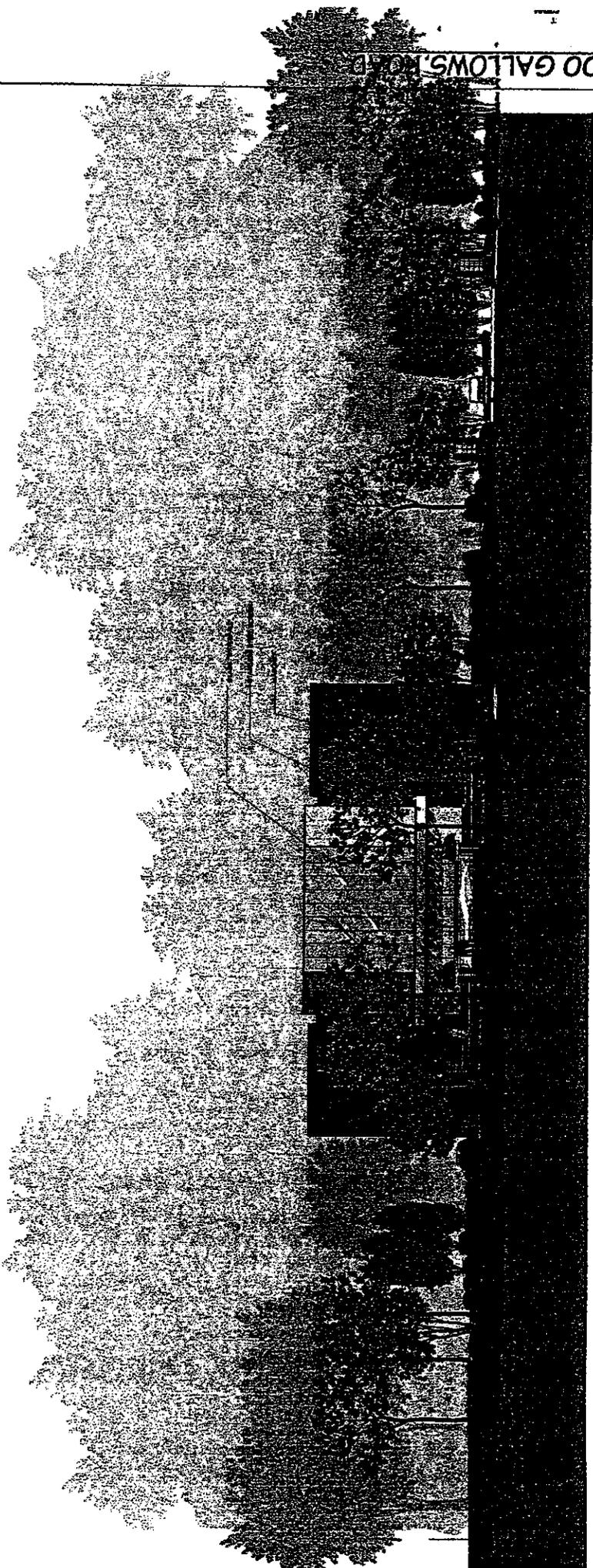
PROPOSED

SCALE: 1/8" = 1'-0"
DATE: 08/15/2011
PROJECT: 11-0000-0000-0000
DRAWN: J. BROWN
CHECKED: J. BROWN



P-1

CONSTRUCTION PERMITS ARE SUBJECT TO LOCAL ORDINANCES



FRONT ELEVATION

FROM GALLOWS ROAD



Proposed

CONCEPTUAL ELEVATIONS ONLY
EXACT COLORS / MATERIALS SUBJECT TO LAYOUT CHANGES

P-2

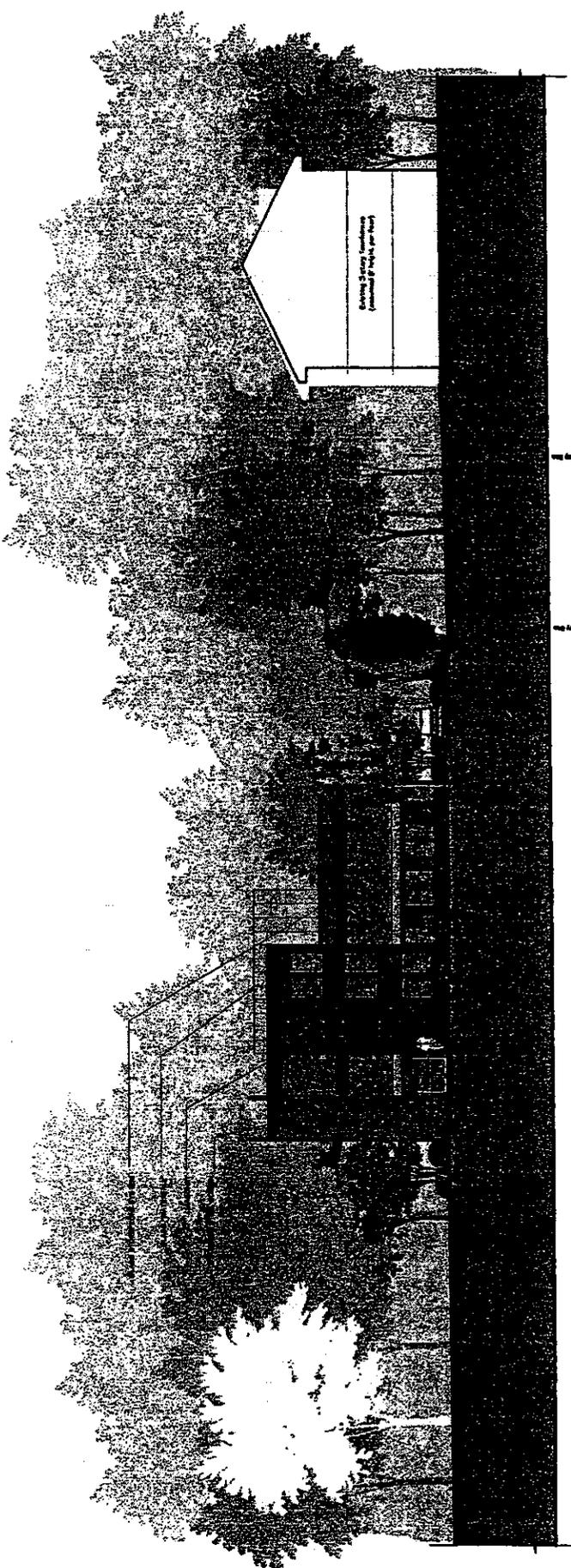


LANDSCAPE ARCHITECT
STATE OF MARYLAND
NO. 123456789
J. B. BROWN, L.A.
12345 MAIN STREET
BALTIMORE, MD 21201

PROVIDENCE DISTRICT
HARFORD COUNTY, MARYLAND

2000 GALLOWS ROAD

1. SCALE: 1/8" = 1'-0"
2. DATE: 10/15/2023
3. DRAWN BY: J.B.B.
4. CHECKED BY: J.B.B.



SIDE ELEVATION
FROM PARKING LOT





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

DESCRIPTION OF THE APPLICATION

The applicant, Jefferson Investment Group, Inc., is proposing to rezone a 35,345 square foot parcel from the R-1 (Residential – One Dwelling Unit per Acre) District to the C-2 District (Limited Office) District. A special exception to allow a drive-in bank is included with the application. The proposed building would be 7,940 square feet in size and be thirty-five feet tall. Forty-seven percent or 16,500 square feet of the site would be open space.

A reduced copy of the combined Generalized Development Plan/Special Exception Plat (GDP/SE Plat) is included in the front of this report. The applicant's draft proffers are included as Appendix 1. The proposed development conditions for SE 2002-PR-018 are in Appendix 2. The applicant's affidavit is Appendix 3 and the applicant's statements regarding the application are included as Appendix 4.

The application includes requests to modify the trails requirements along Gallows Road in favor of the Tysons Corner Streetscape, to modify transitional screening and waive the barrier along the western, southern and northeastern boundaries where the property abuts residential uses, and to waive the requirement for a loading space.

A drive-in bank is a Category 5, Commercial and Industrial Uses of Special Impact, special exception use and is subject the special exception standards specified in Part 9, Special Exceptions, of the Zoning Ordinance. The relevant standards are contained in the Excerpts from the Zoning Ordinance found in Appendix 13.

LOCATION AND CHARACTER

The application property is a triangularly shaped property located at the intersection of Old Gallows Road and Gallows Road (Route 650). This intersection is T-shaped and the property is located opposite Old Gallows Road with approximately 360 feet of frontage on the western side of Gallows Road. The southern and western sides of the property are shorter, approximately 270 feet long and 260 feet long, respectively. The site is currently undeveloped and is wooded. The topography drops approximately five feet along the edge of the right-of-way. The lowest portion of the site is the southwestern corner.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
Northeast	Low Rise Office (north of Old Gallows Road)	C-2	Office
	Single family Attached Dwellings (Kidwell Townes south of Old Gallows Road)	R-12	Office
South	Single Family Attached (Merry Oaks)	R-12	8-12 du/ac
West	Low Rise Office (Northern Portion)	C-2	Office
	Single Family Attached (Tysons Terrace) (Southern Portion)	R-12	8-12 du/ac

BACKGROUND

This property was included in the application property for RZ 87-P-102 to rezone 2.04 acres of land to the C-2 District to develop office uses at a 0.50 FAR. SE 87-P-121 was filed concurrently on two adjacent parcels to request approval for parking in an R-District. These cases were subsequently withdrawn.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: II
Planning District: Tysons Corner Urban Center
Land Unit/Sub-unit: Land Unit E; Sub-unit E-2

On page 94 of the Tysons Corner Urban Center of the 2000 edition of the Area Plan, under the heading, "Sub-unit E-2," the Plan states:

"Sub-unit E-2 is planned for and developed with office use up to .50 FAR. Development should have a low-rise scale and character that provides a transition and is compatible with adjacent neighborhoods. All development proposals should provide for pedestrian circulation (sidewalks and/or trails), streetscape and other urban design amenities to create an attractive and pedestrian-oriented area.

Height Limit: Up to 35 feet (see Building Heights Map, Figure 10, and Building Height Guidelines)."

The Comprehensive Plan Map shows this property planned for office uses.

ANALYSIS

Combined Generalized Development Plan/Special Exception Plat (Reduction at front of staff report)

Title of GDP/SE Plat: 2000 Gallows Road
 Prepared By: Walter L. Phillips, Incorporated
 Original and Revision Dates: October 17, 2001 as revised through May 28, 2002

Combined GDP/SE Plat (2000 Gallows Road)	
Sheet #	Description of Sheet
1 of 5	GDP/SE Plat, Tabulations and Notes
2 of 5	Landscape Plan, Plant Material Schedule, Tabulations
3 of 5	Front Elevation (Northwest)
4 of 5	Side Elevation From Parking Lot (West)
5 of 5	Side Elevation from Drive Aisle (South)

The combined GDP/SE Plat includes the following features:

Site Layout. The proposed development consists of a single 35 foot tall building with 7,940 square feet of gross floor area, consisting of three stories, with two stories facing to the south . The proposed uses are office space (6,940 square feet) and a drive-in bank (1,000 square feet). Like the parcel, the building is triangularly shaped. The two perpendicular sides are each seventy feet in length. The teller window is to be located on the side of the building facing Gallows Road. The main entrance to the building would be from the western side of the building, which is next to the parking lot. Monument signs are on either side of the entrance from Gallows Road. Building mounted signage is not shown.

Vehicular access, pedestrian access, and parking. The GDP/SE Plat includes the dedication of 4,872 square feet along Gallows Road to accommodate the planned six-lane section for that roadway. The dedication consists of a fourteen-foot wide strip along the existing right-of-way line. A six-foot wide sidewalk is shown along Gallows Road, which, notwithstanding what is shown on GDP/SE Plat, will be included in the dedicated right-of-way pursuant to the execution of the draft proffers. A sidewalk connects from the building entrance to the 74sidewalk on Gallows Road.

Access is from Gallows Road at the signalized intersection with Old Gallows Road. The existing painted median in Gallows Road is to be restriped to include a left turn lane into the site. The entrance is at the northernmost end of the parking lot.

The parking lot is located in the western portion of the site. Vehicles using the drive-in window would travel to the southern end of the parking lot, to enter the lane with the stacking spaces. The application includes a request to waive the requirement for a loading space.

Open space. The development proposal does not include any areas of tree preservation. The open space is located primarily around the periphery of the site. Along the western boundary, a twenty-five foot wide landscape strip is proposed. Along the southern boundary, the building is set back thirty-three feet from the property line. This area includes the 12-foot wide travel aisle for the drive-up window, resulting in 21 feet of landscaping between the building and the southern property line. This landscaping is located within a nine foot wide strip adjacent to the building and a 12 foot deep strip along the southern property line. Along Gallows Road, the building is set back twenty-five feet. This area includes the travelway for the drive-in window; leaving a landscaping strip approximately 13 feet deep.

Landscaping: The landscaping plan is Sheet 2. The Plant Material list provides a listing of streetscape trees, entry landscaping, plants in the west transitional screen and the south transitional screen, building foundation plants and interior parking lot trees. Tree cover and interior parking lot calculations are also provided. The Plant Material List includes trees that exceed the size specified in the Public Facilities Manual. Large deciduous trees are sized at 3 - 3.5 inch caliper; ornamentals at 2 - 2.5 inch caliper and evergreens as 8 to 10 feet in height.

Along Gallows Road, the GDP/SE Plat includes shade trees (Red Maples and Laurels) along the sidewalk, grouped in a manner that provides a focal point on the proposed water feature in front of the building. The rectangular water feature is centered on the building with a bench on either side of it. Seasonal flowerbeds are proposed between the sidewalk and the drive-in stacking lane. The streetscape also includes shrubs and ornamental trees.

The western transitional screening yard includes a mix of deciduous trees, Red Maples and Scholartrees, evergreens, including Sweet Magnolias, American Hollies, White Pines and Leland Cypressess and ornamentals, Kousa Dogwoods, and Purple Leaf Cherries. An undefined focal feature is shown at the edge of the parking lot and within the transitional screening yard.

The south transitional screening yard consists of two areas of planting. Along this boundary a mix of evergreens, ornamentals and large deciduous trees are depicted, with many of the same tree types as provided along the western boundary proposed to be used. Crepe Myrtles are also proposed in this area. Shrubs are shown under the trees to screen headlights and cars from the adjacent residences. The shrubs include laurels and Eunoymus. The nine foot wide landscape strip adjacent to the building is to include, 10 to 12 foot tall

Crepe Myrtles, Pears and several types of shrubs such as Sprieas, Abelias and Laurels.

The building foundation plantings along the rear of the building, where the main entrance will be include flowering perennials and shrubs. The parking lot landscaping will include lindens that will be 3-3.5 inch in caliper at the time of planting.

Stormwater Management: An underground stormwater management and BMP facility is proposed in the southwestern corner of the parking lot. This facility is shown to connect to the existing underground storm drainage system located in an easement along the western boundary of the property.

Transportation Analysis (Appendix 6)

Issue: Left Turn Lane

A left turn lane should be provided into the entrance of the subject property from Gallows Road. The GDP/SE Plat depicts re-striping of the existing striped median to accommodate the left turn lane. In addition, the draft proffers include a commitment to re-striping the median to accommodate the left-turn lane.

Resolution:

This issue has been adequately addressed.

Issue: Sidewalk

The proposed sidewalk is located partially within the proposed right-of-way and partially on the application property. It is recommended that the right-of-way dedication be increased to include the entire sidewalk, so that VDOT will maintain the full width. The revised GDP/SE Plat notes that the whole of the sidewalk will be privately maintained and that a public access easement will be placed on the portion of the sidewalk that is not within the right-of-way.

Resolution:

The proffers state that the whole of the sidewalk will be placed in the right-way.

Issue: Signal at the Intersection of Gallows Road and Old Gallows Road

The existing signal at the intersection does not address movements from this property. The draft proffers commit to upgrading the signal to add a fourth leg to control access into and out of the application property.

Resolution:

This issue has been adequately addressed.

Issue: Radius of Curve in Drive-Through Lane

The transportation analysis in Appendix 6 recommends that the drive-through lane should be flared outward to accommodate standard vehicles. The revised GDP/SE Plat has addressed this concern; however, to ensure that the radius is sufficient, a proposed development condition would require that the applicant demonstrate to the satisfaction of DPWES that it is adequate at the time of site plan approval.

Resolution:

This issue has been adequately addressed.

Issue: Tysons Corner Road Fund

The applicant should contribute to the Tysons Corner Road Fund.

Resolution:

The draft proffer statement has adequately addressed this issue.

Environmental Analysis (Appendix 7)

All of the environmental issues have been addressed by the proffered GDP/SE Plat and the draft proffers. See the discussion regarding the requested trail waiver in the Waivers/Modifications section of this report.

Public Facilities Analysis (Appendices 8 - 11)

Park Authority Analysis (Appendix 8)

The Fairfax County Park Authority staff has determined that this application bears no adverse impact on the land or resources of the Fairfax County Park Authority.

Sanitary Sewer Analysis (Appendix 9)

The property is located in the Difficult Run (D-3) watershed and would be sewered into the Blue Plains Treatment Plant. The existing eight-inch line located in an easement approximately 20 feet from the property is adequate for

the proposed use at this time. There appears to be adequate capacity for the proposed development at this time when existing uses and proposed development recommended by the Comprehensive Plan are taken into account

Fire and Rescue Department Analysis (Appendix 10)

This property is serviced by Station #13, Dunn Loring. This service currently meets fire protection guidelines.

Water Service Analysis (Appendix 11)

The property is located in the water service area of the City of Falls Church. Adequate water service is available at the site. Offsite water main extensions are required for domestic service and for fire protection. The nearest adequate water mains available to provide service include a 12-inch main located 100 feet from the property.

Stormwater Management Analysis (Appendix 12)

There are no downstream complaints on file relevant to this proposed development and no downstream deficiencies are identified in the Fairfax County Master Drainage Plan.

Land Use Analysis (Appendix 5)

The application and combined Generalized Development Plan and Special Exception Plat propose a bank with a drive-in window. The proposed floor area ratio is 0.23, which conforms with the use and intensity guidelines for this portion of Sub-unit E-2, which is office development at a 0.50 FAR. The proposed two and three-story building is located toward the center of the property, given that the entrance is in the northeast corner and to provide buffers to the south and west. The two and three story structure is low-rise scale. The three-story portion is thirty-five feet in height, as recommended by the Comprehensive Plan; and the two-story portion (twenty-five feet in height) is located adjacent to the residences. The adjacent residential units are three stories high to the south and four stories high to the west. Forty-seven percent of the site is to be open space, with the open space areas concentrated along the southern and western boundaries. Both the proposed use and the scale of the building conform to the Plan recommendation for a transition between the commercial uses along Gallows Road and the nearby residential communities.

The proposed buffering is appropriate to provide a transition to the adjacent residential neighborhoods. A twenty-five foot screening yard on the western boundary is shown. Foundation plantings are shown along the southern side of

the proposed structure, which in combination with the plantings along the property line reduce the impact of the structure upon the existing residential development to the south. The plantings along the southern boundary include a solid row of Leyland Cypresses to provide a solid screen along that boundary. A hedge, that will be 30 to 36 inches high at planting, is shown at the southern edge of the parking lot. It is recommended that the hedge be continued along the southern edge of the stacking lane. A proposed development condition would require that the hedge be extended. The planting schedule on the landscaping plan includes trees that, at planting, will be larger than required. The modified streetscape that includes a rectangular water feature and seating area provides an appropriate transition to the townhouse residential development located across Gallows Road, a six lane divided facility.

A streetscape treatment of a 6.5-foot planting strip adjacent to the roadway, a 6-foot sidewalk with a 12-foot interior-planting strip adjacent to the drive-through lane and the structure is proposed. This feature is described in the Description of the GDP/SE Plat section. Appropriate plantings are provided in the interior planting strip along with a rectangular water feature and seating area. This streetscape provides attractive and pedestrian-oriented area, which conforms with the streetscape requirements along a major arterial in non-core areas of the Tysons Corner Urban Center.

ZONING ORDINANCE PROVISIONS (Appendix 13)

Bulk Standards (C-2)		
Standard	Required	Provided
Lot Size	20,000 sq. ft.	35,345 sq. ft.
Lot Width	100 feet	360 feet
Building Height	40 feet	35 feet
Front Yard	30° ABP*, ≥ 25 feet (30° ABP for 35 foot tall building is 20 feet)	25 feet
Side Yard	No Requirement	30 feet (South) 91 feet (West)
Rear Yard	25 feet	135 feet
Floor Area Ratio (FAR)	0.50	0.23
Open Space	30 percent (10,604 sq. ft.)	47 percent (16,600 sq. ft.)
Parking Spaces	29 Parking Spaces	29 Parking Spaces
Stacking Spaces	8 Stacking Spaces	8 Stacking Spaces
Loading Spaces	1 Loading Space	0 (Waiver Requested)

*ABP = Angle of Bulk Plane

Transitional Screening			
Direction	Use/Zoning	Standard	Provided
Northeast	Office (C-2) Single Family Attached (R-12)	None Required Yard 3 – 50 feet	N/A 12 feet*
South	Single Family Attached (R-12)	Yard 3 – 50 feet	12 feet
West	Single Family Attached (R-12) Office (C-2)	Yard 3 – 50 feet None Required	25 feet N/A

* A modification has been requested. See discussion below.

Barrier			
Direction	Zoning	Standard	Provided
Northeast	C-2 R-12 (Kidwell Towns)	None Required Barrier E (6 ft brick or block wall), Barrier F (6 ft solid wood fence); Barrier G (6 ft chain link fence)	N/A Waiver Requested
South	R-12	Barrier E (6 ft brick or block wall), Barrier F (6 ft solid wood fence); Barrier G (6 ft chain link fence)	Waiver Requested
West	C-2 R-12 (Tysons Terrace)	Not required Barrier E (6 ft brick or block wall), Barrier F (6 ft solid wood fence); Barrier G (6 ft chain link fence)	N/A Waiver Requested

Waivers/Modifications

Modification: Transitional Screening **Basis:** Par. 2 of Sect. 13-304

The application includes a request to modify the transitional screening yard requirements adjacent to all residentially zoned and developed property. The application property is small and is irregularly shaped and forty-seven percent of the site is proposed to be open space. If a fifty foot wide screening yard were to be located on all boundaries, approximately 7100 square feet would remain in the middle to provide for parking and a building location. Accordingly, the provision of adequate screening while preserving a usable building envelope on the property is consistent with the provisions of Par. 2. Par. 2 permits a modification of transitional screening where the configuration of the lot, is such

that the transitional screening would render the lot unusable. (The text of Par. 2 is excerpted in Appendix 13).

Northeast: Kidwell Townes, located to the northeast, is across Gallows Road, which is a four lane divided highway with turn lanes, and is planned for widening to six lanes. The planned streetscape provides adequate screening for these residences, which are located approximately 200 feet from the proposed building.

South: Along the southern boundary, the building is to be set 33 feet from the property line. Of this thirty-five feet, twelve feet would be devoted to the drive through lane, leaving 21 feet of land available for landscaping. The landscaping consists of major deciduous trees and evergreens near the boundary, including a row of fifteen Leyland Cypresses that will be located so as to screen the building. The row of Leyland Cypresses will include two Red Maples, which have shrubs underneath. A hedge is shown at the southern edge of the parking lot to screen headlight glare. It is recommended that the hedge be extended along the southern side of the stacking lane. A nine foot deep area between the travel lane and the building is to be planted shrubs and ornamental trees adjacent to the building. Staff has concluded that this would provide adequate screening along this boundary provided that the hedge is extended as recommended.

West: A twenty-five foot screening yard is shown along the western boundary. It is to be planted with a mixture of large deciduous trees, evergreens (including Magnolias) and shrubbery planted as a hedge. Staff has concluded that approval of the requested transitional screening yard modifications is appropriate in this instance as noted above.

Modification: Barrier

Basis: Par. 2 of Sect. 13-304

Staff has concluded that is appropriate to waive the barrier required along a portion of the frontage along Gallows Road (the northeastern boundary) in favor of the streetscape shown and to be consistent with the Urban Design Recommendations for areas outside the core of the Tysons Corner Urban Center. The Plan recommends that a well-landscaped, high quality image be provided toward the street, through a landscaping scheme that provides color, texture and seasonal visual interest. Staff has concluded that a barrier along Gallows Road would be inconsistent with streetscape envisioned by the Plan.

With regard to the western and southern boundaries, staff has concluded that providing another barrier or fence that parallels the fences along the backyards of the dwellings would create a corridor of 'no-mans' land that would be undesirable.

Accordingly, staff recommends that the barrier be waived along all three boundaries.

Modification: Loading Space

Basis:Par. 3 of Sect. 11-202

The GDP/SE Plat includes a request for the waiver of the loading space requirement. Given the small site, which affects the possible layouts for the site, the proposed design does not include a loading space nor does there seem to be an appropriate substitute area for a designated loading space. Staff recommends that the waiver be approved. It should be noted that the plan does not include a dumpster location. A proposed development condition would preclude adding a dumpster to the site, and require that all trash be stored in the building, until removal.

Modification: Trail

Basis:Par. 2 of Sect. 13-304:

The Trails Plan Map depicts a trail along the western side of Gallows Road, immediately adjacent to the subject property. The development plan has provided a full streetscape treatment, which includes a six foot wide sidewalk, which satisfies the trail requirement.

Special Exception Requirements (Appendix 12)

Additional Standards for Automobile Oriented Uses, Car Washes, Drive-in Banks, Drive-Through Pharmacies, Fast Food Restaurants, Quick Service Food Stores, Service Stations and Service Station/Mini-Marts (Sect. 9-505)
 General Category 5 Standards (Sect. 9-503)
 General Special Exception Standards (Sect. 9-006)

Additional Standards for Automobile Oriented Uses (Sect. 9-505)

Par. 1 of this section includes the standards applicable in this instance, Par. 2 through 5 apply in zoning districts other than the C-2 District.

- The proposed drive-in bank has the same architectural features on all sides satisfying the requirements in Par. 1(A).
- The vehicle circulation and pedestrian access is coordinated with the adjacent properties as required by Par. 1(B). The access location is at the existing intersection of Gallows Road and Old Gallows Road and the sidewalk in front of the property is being improved in accordance with the Tysons Comer Urban Center Design Standards. Further, pedestrian access is provided from Gallows Road into the site.
- With the location of the entrance at the existing intersection, the potential for conflicting turning movements has been minimized; and the parking and

stacking spaces are located in a manner that facilitates safe and convenient vehicular and pedestrian access as required by Par. 1(C).

- Staff has concluded that the screening proposed on the GDP/SE Plat, in combination with the draft proffers that limit the hours of operation, limit the hours for delivery and direct lighting downward have reduced the impacts on the adjacent residential areas as specified in Par. 1(D).
- Par. 1(E) does not apply to this use.

Category 5 Standards (Sect. 9-503)

As noted above, the proposed development satisfies the lot size and bulk regulations of the C-2 District, as required by Par. 1. The use will be required to meet the performance standards during its operation and will be subject to the provisions of Article 17, Site Plans, as required by Par. 2 and Par. 3 of this section.

General Special Exception Standards (Sect. 9-006)

- The proposed uses would be in harmony with the recommendations of the adopted comprehensive plan as specified in Par. 1.
- The proposed uses are in harmony with the purpose and intent of the applicable zoning district regulations as specified in Par. 2 and described in the Land Use Analysis section.
- As required by Par. 3, the proposed drive-in bank will be harmonious with and will not adversely affect the use or development of adjacent properties as described in greater detail in the discussion regarding transitional screening and barriers.
- Staff has concluded that the pedestrian and vehicular traffic associated with the proposed uses would not be hazardous nor conflict with existing traffic, as specified in Par. 4. As noted in the transportation analysis, the entrance will be located at the existing entrance and a left turn lane will be provided. Pedestrian access via the new sidewalk to be constructed on Gallows Road and the sidewalk into and within the application property meets this requirement.
- While the landscaping and screening proposed does not meet the transitional screening yard requirements for this use, as discussed in the Waivers and Modification section, the proposed screening will provide an appropriate buffer between this use and the adjacent residential uses per Par. 5.
- In this instance, forty-seven percent of the site is proposed to be open space which is in excess of the fifteen percent required in the C-2 District, conforming with the requirements of Par. 6. Adequate utility and drainage facilities are located at the site.

- The proposed number of parking spaces meets the requirement of Article 11 and with the requested waiver of the loading space is, in Staff's opinion, appropriate. Therefore, Par. 7 has been satisfied.
- Par. 8 addresses signage. All signs will be required to comply with the provisions of Article 12, Signage. It should be noted that, the GDP/SE Plat shows two free-standing signs, whereas the provisions of Article 12 would permit only one free-standing sign. In addition, the draft proffers restrict freestanding signs to monument type signs rather than pole mounted signs. Building mounted signs are not shown on the GDP/SE Plat.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed drive-in bank is consistent with the use and intensity recommendations of the Comprehensive Plan and a streetscape that is consistent with the urban design recommendations for the Tyson Corner Urban Center is shown on the GDP/SE Plat. This small property is triangularly shaped and the GDP/SE Plat depicts buffering, while waivers and modifications of transitional screening and barriers are required, that adequately screens the adjacent residential communities. Almost half of the property will be open space, located along the periphery of the site. Further, the draft proffers include commitments regarding lighting and hours of operation that will further limit the impacts to these communities. Further, the proposal meets the applicable zoning ordinance requirements.

Recommendation

Staff recommends approval of RZ 2001-PR-053 subject to the execution of the draft proffers contained in Appendix 1.

Staff further recommends approval of SE 2002-PR-018 subject to the development conditions contained in Appendix 2.

Staff further recommends that the transitional screening yard requirement be modified along all boundaries and that the barrier requirement be waived along all boundaries in favor of that shown on the Generalized Development Plan/Special Exception Plat and referenced in the proffers and development conditions.

Staff further recommends that the trail requirement be waived along Gallows Road and that the requirement for a loading space be waived.

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

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

APPENDICES

1. Draft Proffer Statement
2. Proposed Development Conditions for SE 2002-PR-018
3. Affidavit
4. Applicant's Statements
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Park Authority Comments
9. Sanitary Sewer Analysis
10. Fire and Rescue Analysis
11. Water Service Analysis
12. Stormwater Management Analysis
13. Selected Excerpts from the Zoning Ordinance
14. Glossary of Terms

2000 Gallows Road Proffers

May 16, 2002

Revised June 17, 2002

Revised June 18, 2002

Revised June 28, 2002

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, Jefferson Investment Group, Inc. (hereinafter referred to as the "Applicant") and the owners for themselves, successors and assigns, filed for property identified as Tax Map 39-2-((1))-18 (hereinafter referred to as the "Application Property"), proffer the following, subject to the Board of Supervisors approval of a rezoning of the Application Property to the C-2 Zoning District.

1. Generalized Development Plan (GDP)/Special Exception Plat. Development of the Application Property shall be in substantial conformance with the combined Generalized Development Plan GDP/Special Exception Plat, prepared by Walter L. Phillips, Inc. dated September 17, 2001 and revised through May 28, 2002 consisting of one sheet.
2. Stormwater Management. Underground stormwater management facilities and best management practices shall be provided on-site as shown on the GDP/Special Exception Plat, subject to the approval of DPWES.
3. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP and these proffers may be permitted as determined by the Zoning Administrator.
4. Transportation.
 - a) Dedication. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPW&ES) approval, the Applicants shall dedicate and convey in fee simple to the Board of Supervisors the right-of way, along the frontage of Gallows Road sufficient to permit the sidewalk as shown on the GDP/SE Plat to be fully within the new right-of-way. Dedication shall be made upon the time of approval of the site plan or upon demand of Fairfax County or VDOT.
 - b) Construction. Subject to VDOT and DPW&ES approval and prior to the issuance of the first occupancy permit (Non-RUP) the Applicant shall restripe, as shown on the GDP/SE Plat, a left turn lane within the existing painted median in Gallows Road.

- c) Traffic Light. Subject to VDOT and DPW&ES approval, the applicant shall engineer and construct a fourth leg of the existing traffic light in front of the Property prior to issuance of a Non-RUP.
5. Landscaping. Landscaping of the subject property shall be in substantial conformance with Landscaping Plan prepared by Butz-Wilbern Partnership dated May 10, 2002 consisting of three pages (L1-L3). The streetscape along Gallows Road should be in substantial conformance with these sheets. A water feature on Gallows Road shall be provided. The hedge shown on the landscaping plan on the eastern and western edges of the drive-in lane shall be extended for the full length of the drive-in lane where it is adjacent to the southern lot line. The landscaping Plan shall be reviewed by the Urban Forestry Division.
6. Drive-up Hours. The hours of operation of the drive through window shall be limited to no more than the hours of 8:00 a. m. to 7:00 p. m. weekdays and 9:00 a. m. to 3:00 p. m. Saturdays. Any ATM shall be located at the northern side of the rear of the building. There will be no ATM at the drive-in window.
7. Delivery Hours. The hours for deliveries to the property and trash pick-up shall be limited to between 7:00 a. m. and 8:00 p. m. weekdays and 8:00 a. m. to 5:00 p. m. Saturdays. There shall be no deliveries or trash pick-up on Sundays and federal holidays.
8. Loudspeaker. Any noise from a loudspeaker used with the drive through window shall not project beyond the property line. There shall be no other loudspeakers on the exterior of the building.
9. Lighting. All building mounted lighting and parking lot lighting shall be directed downward to prevent the lighting from adversely impacting the adjacent residential properties. All parking lot light fixtures shall be equipped with cut-off luminaries. The lighting along the drive through lane shall be designed so as not to shine on the adjacent residential property.
10. Dumpster. Any dumpster and recycling container located on the exterior of the building shall be located within a gated enclosure that is constructed of brick or architectural block.
11. Architecture. The architecture of the building shall be as generally depicted on the GDP/SE Plat. The materials listed in sheets P-1 through P-3 shall be utilized in the building.

12. Signage. Any freestanding signage on the property shall be a monument type sign. Pole mounted signs shall not be permitted. Building mounted signs, other than directional signs, shall not be allowed on the southern and western facades. All signs shall conform with the requirements of Article 12 of the Zoning Ordinance.
13. Tyson's Road Improvement Fund. At the time of site plan approval, the Applicant shall contribute \$3.09 per increase in approved additional gross square feet, as adjusted yearly based on ten (10)-year trends by the Virginia Highway Construction Bid Index as published in the Engineering News Record on the date of the rezoning approval, to the Tyson's Corner Area Road Fund. Contribution shall be made at the time of site plan approval.
14. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicants and their successors and assigns.
15. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute one and the same instrument.

TITLE OWNER OF TAX MAP

Grosvenor Joint Venture Group II

James D. Clarke, Trustee

APPLICANT/CONTRACT PURCHASER

Jefferson Investment Group, Inc.

Robert A. Young, President



PROPOSED DEVELOPMENT CONDITIONS

SE 2002-PR-018

July 3, 2002

If it is the intent of the Board of Supervisors to approve SE 2002-PR-018 located at Tax Map 39-2 ((1)) 18 for use as a drive-in bank pursuant to Sect. 4-204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat entitled 2000 Gallows Road, prepared by Walter L. Phillips, Inc. and dated October 17, 2001 as revised through May 28, 2002, 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 amount of dedication along Gallows Road shall be expanded to include the full extent of the sidewalk as determined by the Director, DPWES.
5. The applicant shall demonstrate to DPWES that the radius of the curve in the drive through lane is adequate for a passenger car. If the curve is inadequate, it shall be made adequate.
6. Notwithstanding the signs shown on the GDP/SE Plat, the number, location and size of signs shall conform with the requirements of Article 12.
7. There shall be no dumpsters on site, all trash and recyclables shall be stored within the building.

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

This approval, contingent on the above noted conditions, shall not relieve the

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

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

REZONING AFFIDAVIT

DATE: June 26, 2002
 (enter date affidavit is notarized)

I, Jefferson Investment Group, Inc. by Robert A. Young, do hereby state that I am an
 (enter name of applicant or authorized agent)

2001-188a

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No(s): RZ 2001-PR-053
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Jefferson Investment Group, Inc	6718 Whittier Ave., Ste. 220	Applicant/Contract Purchaser
Robert A. Young	McLean, VA 22101	Agent for Applicant/Contract Purchaser
James D. Clark, Trustee for	2910 Shawnee Lane	Title Owner
Grosvenor Joint Venture Group II	Fairfax, VA 22031	

Beneficiaries Of Trust:

James D. Clark	2910 Swanee Lane, Fairfax, VA 22031
Alan E. Clark	8451-G Hilltop Rd., Fairfax, VA 22031
Alex Monk	6344 Shaundale Dr., Springfield, VA 22152
Maureen Clark	335 West State Street, Farmington, Utah 84025
Douglas A. Clark	913 Sunset Drive, Bountiful, Utah 84010
Jayne Clark	3630 Whitehaven Prkw., Washington, D.C. 20007
Kris Clark	3540 Whitehaven Pkwy., N.W. Washington, D.C. 20007
Jill LaFrance 1977 Mueller Park Road,	Bountiful, Utah 84010
Lwis Clark	335 West State Street, Farmington, Utah 84025

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

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

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

REZONING AFFIDAVIT

DATE: June 26, 2002
(enter date affidavit is notarized)

2001-188a

for Application No(s): RZ 2001-PR-053
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Jefferson Investment Group, Inc
6718 Whittier Avenue, Suite 220
McLean VA 22101

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Robert A. Young
The Young Group, Inc.
William W. Haskell

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

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: June 26, 2002
(enter date affidavit is notarized)

2001-188a

for Application No(s): RZ 2001-PR-053
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Terrance M. Anderson
David K. Oliver
Edward L. Johnson
Brian G. Baillargoon
Jeffrey J. Stuchel

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Terrance M. Anderson, President
David K. Oliver, Executive Vice President
Edward L. Johnson, Vice President
Brian G. Baillargoon, Treasurer
Jefferey J. Stuchel, Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Butz-Wilbern, LTD
6718 Whittier avenue, Suite 110
McLean, VA 22101

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Samuel M. Butz
Jack M. Wilbern

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

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

REZONING AFFIDAVIT

DATE: June 26, 2002
(enter date affidavit is notarized)

JDD-188a

for Application No(s): RZ 2001PR-053
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

The Grosvenor Joint Venture Group II
c/o James D. Clark, Trustee
2910 Swanee Lane, Fairfax, VA 22031

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

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

James D. Clark, General Partner/Managing Partner
Kris Clark, General Partner
Jill LaFrance, General Partner
Jim Clark, General Partner
Jayne Clark, General Partner
Lewis Clark, General partner
Doug Clark, General Partner
Alan Clark, General Partner
Alex Monk, General Partner

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation havir more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have furthe listings on an attachment page, and reference the same footnote numbers on the attachmer page.

REZONING AFFIDAVIT

DATE: June 26, 2002
(enter date affidavit is notarized)

J001-188a

for Application No. (s): RZ 2002-PR-053
(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:

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

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

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

None

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

Rezoning Attachment to Par. 1(b)

DATE: June 26, 2002
(enter date affidavit is notarized)

2001-188a

for Application No. (s): RZ 2001-PR-053
(enter County-assigned application number (s))

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

The Young Group, Inc.
6718 Whittier Avenue, Suite 220
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Robert A. Young
Nancy B. Young

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

President, Vice-President, Secretary, Treasurer, etc.)
Robert A. Young, President
Nancy B. Young, Vice President/ Secretary

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)

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

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

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



REZONING AFFIDAVIT

DATE: June 26, 2002
(enter date affidavit is notarized)

2001-188a

for Application No. (s): RZ 2001-PR-053
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)**

None

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

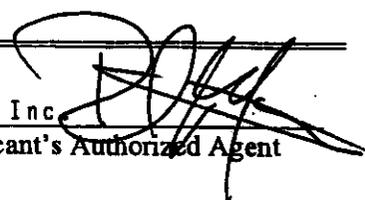
(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

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

WITNESS the following signature:

(check one)

Jefferson Investment Group, Inc.
 Applicant Applicant's Authorized Agent



Robert A. Young, President
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26 day of June 2002, in the State/Comm. of Virginia, County/City of Fairfax.

Maxine V. Boyer
Notary Public

My commission expires: March 31, 2002

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 26, 2002
(enter date affidavit is notarized)

I, Robert A. Young, 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

2002-79a

in Application No.(s): SE 2002-PR-018
(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)
Jefferson Investment Group, Inc.	6718 Whittier Avenue, Ste 220 McLean, VA 22101	Applicant/Contract Purchaser
Robert A. Young	6718 Whittier Ave., St. 220 McLean, VA 22101	Agent for Applicant/Contract Purchaser
James D. Clark, Trustee for Grosvenor Joint Venture Group II	2910 Swanee Lane, Fairfax, VA 22031	Owner
Beneficiaries of Trust:		
James D. Clark	2910 Swanee Lane, FAirfax, VA 22031	
Alan E. Clark	8451-E Hilltop Rd., Fairfax, VA 22031	
Alex Monk	6344 Shaundale Dr., Springfield, VA 22152	
Maureen Clark	335 West State Str., Farmington, Utah 84025	
Douglas Clark	913 Sunset Dr., Bountiful, Utah 84010	
Jayne Clark	3630 Whitehaven Prkw., N.W. Washington, DC 20007	
Kris Clark	3540 Whitehaven Pkwy., N.W. Washington, DC 20007	

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

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

Special Exception Attachment to Par. 1(a)

DATE: June 26, 2002
 (enter date affidavit is notarized)

2002-79a

for Application No. (s): SE 2002-PR-018
 (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)
Beneficiaries of the Trust:		
Jill LaFrance	1977 Mueller Park Road, Bountiful, Utah 84070	
Lewis Clark	335 West State Street, Farmington, Utah 84025	
Walter L. Phillips, Inc.	207 Park Avenue	Engineer/ Agent
	Falls Church, VA 22046	
Individual Agents:		
John Gavarkavich		
Edward L. Johnson		
Butz Wilbern, LTD	6718 Whittier Avenue, Suite 110	Architect/ Agent
	McLean, VA 22101	
Individual Agent:		
Jack M. Wilbern		

(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: June 26, 2002
(enter date affidavit is notarized)

2002a-79a

for Application No. (s): SE 2002-PR-018
(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)

Jefferson Investment Group, Inc.
6718 Whittier Avenue, Suite 220
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

Robert A. Young
The Young Group, Inc.
William W. Haskell

(check if applicable) [X] 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: June 26, 2002
(enter date affidavit is notarized)

2002-79a

for Application No. (s): SE 2002-PR-018
(enter County-assigned application number (s))

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

Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

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)

<u>Terrance M. Anderson</u>	<u>Brian G. Bailargoon</u>
<u>David K Oliver</u>	<u>Jeffrey J. Stuchel</u>
<u>Edward L. Johnson</u>	

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

Butz-Wilbern, LTD
671B Whittier Avenue, Suite 110
McLean, VA 22101

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)

<u>Samuel M. Butz</u>	
<u>Jack M. Wilbern</u>	

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

Special Exception Attachment to Par. 1(b)

DATE: June 26, 2002
(enter date affidavit is notarized)

2002-79a

for Application No. (s): SE 2002- PR-018
(enter County-assigned application number (s))

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

The Young Group, Inc.
6718 Whittier Avenue, Suite 220
McLean, VA 22101

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)

Robert A. Young
Nancy B. Young

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

Robert A. Young, President
Nancy B. Young, Vice President/ Secretary

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: June 26, 2002
(enter date affidavit is notarized)

2002-799

for Application No. (s): SE 2002-PR-018
(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)

The Grosvenor Joint Venture Group II
c/o James D. Clark, Trustee
2910 Swanee Lane, Fairfax, VA 22031

(check if applicable) [X] 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)

James D. Clark, General Partner/Managing Partner
Kris Clark General Partner
Jill LaFrance General Partner
Jayne Clark General Partner
Lewis Clark General Partner
Doug Clark General Partner
Alan Clark General Partner
Alex Monk General 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: June 26, 2002
(enter date affidavit is notarized)

2002-79a

for Application No. (s): SE 2002-PR-018
(enter County-assigned application number(s))

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

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

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

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

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

None

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

Application No.(s): SE 2002 - PR-018
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 26, 2002
(enter date affidavit is notarized)

2002-79a

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)**

None

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

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

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

WITNESS the following signature:

(check one) Jefferson Investment Group, Inc.
 Applicant Applicant's Authorized Agent

Robert A. Young
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 26 day of June 2002, in the State/Comm. of Virginia, County/City of Fairfax.

Marina V. Boyer
Notary Public

My commission expires: March 31, 2005

**Rezoning Application
2000 Gallows Road, Vienna, VA
TM # 39-2-001-18**

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

OCT 31 2008

ZONING EVALUATION DIVISION

Statement Of Justification

The subject property is located in the densely developed Tysons Corner area. It clearly should not be developed as a single family home as it currently is zoned.

The proposed rezoning is consistent with proper planning for the subject property. The parcel is located along the transitional edge of Tysons Corner and is bordered on one side by a three-story office building and on the other two by residential townhouses developed at the high end of the density range. Thus, an office building proposed at the lower end of the commercial density range and only three stories in height would be an appropriate transition.

The application also is consistent with the Comprehensive Plan. The Tysons Corner Urban Center plan for Land Unit E, subunit E-2 states:

"Sub-unit E-2 is planned for and developed with office use up to .50 FAR. Development should have a low-rise scale and character that provides a transition and is compatible with adjacent neighborhoods. All development proposals should provide for pedestrian circulation (sidewalks and/or trails), streetscape and other urban design amenities to create an attractive and pedestrian-oriented area."

As will be seen in the materials included in this application, the proposed project is in substantial compliance with all of the guidelines provided in the plan including but not limited to sidewalks, streetscape, density, setbacks and street widening/ construction. Only a minor modification of the transition yard to the rear (with barrier) is included and a slight increase in allowable height to permit

floor-to-floor heights in conformance with current industry standards are requested. Note that the Comprehensive Plan recommends a maximum height of 35 feet while we are requesting the 40 feet permitted under the C-2 zoning category.

Based on the above, we believe the proposed rezoning is fully justified.

Statement
Item # 7

Proposed Special Exception for Drive-in Bank
2000 Gallows Road
Vienna, Virginia

- A. Type of operation: Drive-in Bank
- B. Hours of operation: 8:00 AM – 7 PM Monday – Friday
8:00 AM – 3 PM Saturday
Closed – Sunday
- C. Estimated number of clients: 650 per day
- D. Proposed number of employees: 12
- E. Estimate of traffic impact of the proposed use: The applicant estimates that this facility will generate an average of 450 vehicle trips per day. These will be distributed in part through 100 vehicle trips during the hour morning peak and 120 vehicle trips during the afternoon peak.
- F. Vicinity or general area to be served by the use: The facility will serve the Tysons Corner area of Fairfax County.
- G. Description of building façade and architecture of proposed new building: The building will be three story high, contemporary in architecture using brick and glass as its main materials. An elevation will be preferred as part of the concurrent zoning application.
- H. Hazardous Waste: There are no known hazardous or toxic substances on the site.
- I. Conformity of Proposed Use: The proposed use conforms in all respects to the applicable ordinances and regulations.

Jefferson Investment Group, Inc.
6718 Whittier Avenue
Suite 220
McLean, VA 22101
Tel: 703-356-8800 Fax: 703-893-0706

April 4, 2002

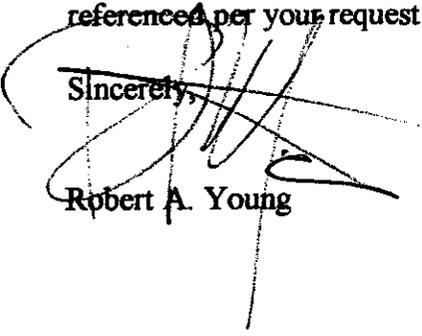
Peter Bram
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035-5505

Re: 2000 Gallows Road
Vienna, VA 22180
TM # 39-2-001-18

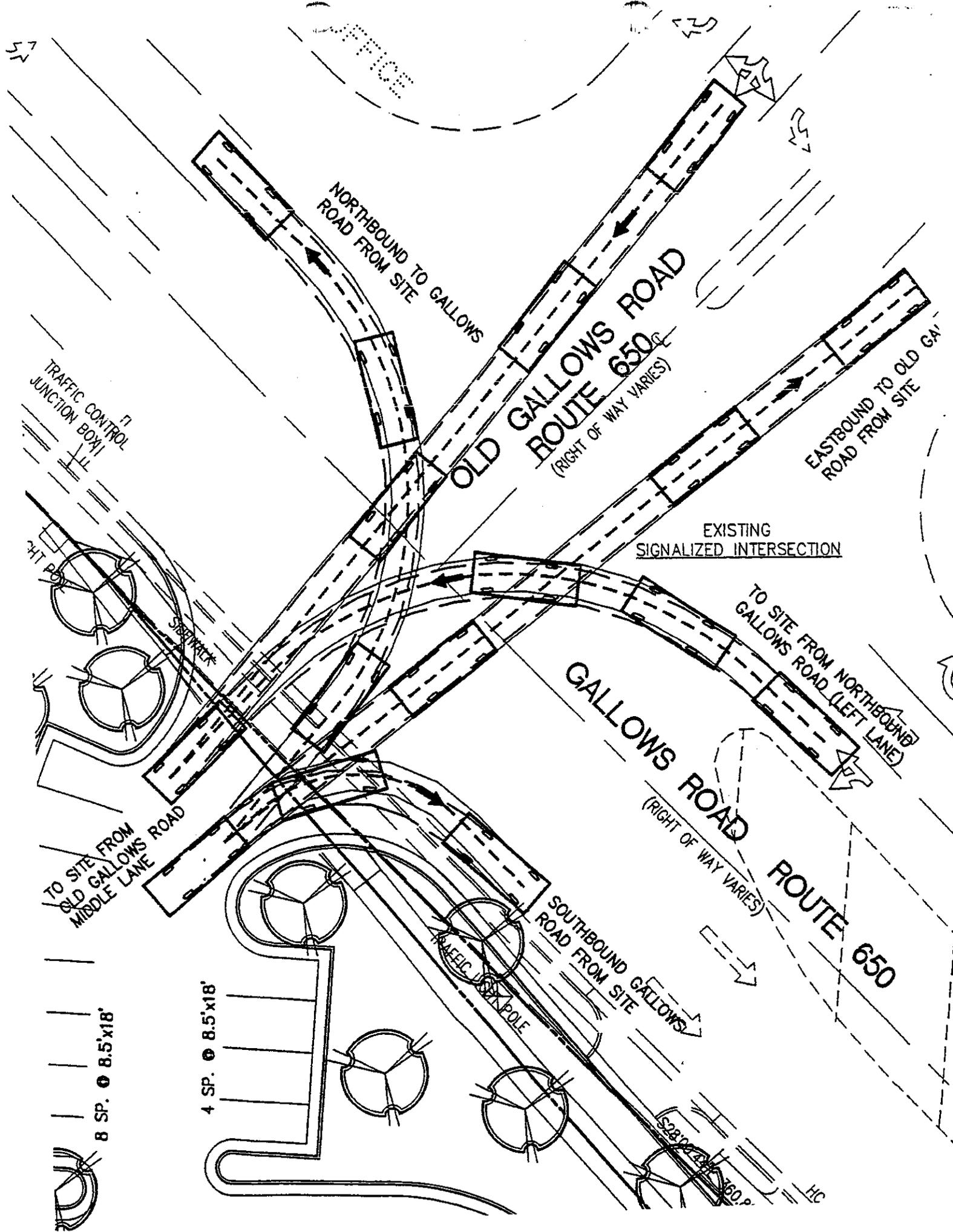
Dear Peter:

Please find enclosed an engineered plan showing the turning movements in and out of the referenced per your request.

Sincerely,


Robert A. Young

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
APR 05 2002
ZONING EVALUATION DIVISION



COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis for:
RZ 2001-PR-053 concurrent with SE 2002-PR-018
Jefferson Investments Group

DATE: 20 June 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated May 28, 2002. This application requests a rezoning from R-1 to C-2 concurrent with a special exception for a drive-through window. Approval of this application would result in a floor area ratio (F.A.R.) of .23. The extent to which the proposed use, intensity, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is vacant, planned for office use up to .50 FAR, and zoned R-1. To the north is open space which is planned for office use and zoned C-1. Townhomes are located to the east, planned for office use and zoned R-12. Townhomes are located to the south and west, planned for residential use at 8-12 dwelling units per acre, and zoned R-12. Commercial use is located to the northwest of the subject property, planned for office use and zoned C-2.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The .82-acre property is located in the Tysons Corner Urban Center in Area II. The Comprehensive Plan provides the following guidance on the land use and the intensity for the property:

Text:

On page 94 of the Tysons Corner Urban Center of the 2000 edition of the Area II Plan, under the heading, "Sub-unit E-2," the Plan states:

"Sub-unit E-2 is planned for and developed with office use up to .50 FAR. Development should have a low-rise scale and character that provides a transition and is compatible with adjacent neighborhoods. All development proposals should

provide for pedestrian circulation (sidewalks and/or trails), streetscape and other urban design amenities to create an attractive and pedestrian-oriented area.

Height Limit: Up to 35 feet (see Building Heights Map, Figure 10, and Building Height Guidelines).”

Map:

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

Analysis:

The application and development plan propose a bank with a drive-in window up to .18 FAR, which is in conformance with the use and intensity recommendations of the Comprehensive Plan. The proposed two-story building is located toward the center of the property adjacent to Gallows Road in order to provide buffer areas along the southern and western boundaries adjacent to the residential development. This location and treatment of the structure provides the low-rise scale and character necessary to achieve a transition with the adjacent neighborhoods. The applicant has provided additional foundation plantings along the southern side of the proposed structure in order to reduce the impact of the structure upon the adjacent residential development. The development plan shows an enhanced streetscape with a water feature and seating area, which provides continuous pedestrian access from the sidewalk to the building entrance located on the western side of the structure. The proposed streetscape treatment provides a transition to the townhouse residential development located across Gallows Road. The proposed streetscape is further discussed in the following section of this memorandum. The building height for the proposed structure is 35 feet, consistent with development conditions of the Comprehensive Plan text.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

On page 56 of the Tysons Corner Urban Center of the 2000 edition of the Area II Plan, under the heading, “Guidelines for Areas Outside the Core,” the Plan states:

“Example of Non-Core Areas Streetscape Design Concept (See Illustration, Figure 15):

- Treatment of sidewalks with planting strip next to roadways: For continuity, a minimum 4-foot sidewalk with 6-foot planting strip should be provided next to the road. Special pavement treatments and trees in tree grates could be considered as alternatives to vegetation in the planting strip. Vegetation within planting strips should be low maintenance, and include grasses, ground cover, flowering plants, and/or ornamental shrubs. In addition, street furniture and other pedestrian amenities are encouraged to be placed within the planting strip.

- Building setbacks/angle of bulk plane: Setbacks or front yards of 25 to 40 feet would achieve the goal of bringing new buildings closer to the roadway. The lesser front yard or setback is appropriate when no parking is located in front yard. With the larger front yards (greater than 25 feet to 40 feet), a 10-foot landscape/pedestrian activity area should be provided between the sidewalk and any parking or buildings. This 10-foot area could include a variety of treatments, including but not limited to the following: a landscaped plaza with seating and lighting; formal arrangements of trees (bosques); informally grouped trees and other plantings; and any of the above with public art or a water feature. A site's design may vary from these standards when greater setbacks are needed to create a focal point through the grouping of buildings, to infill within the constraints of existing structures, or to preserve natural features (i.e. steep slopes, dense vegetation, flood plain, etc.).

To encourage the siting of buildings closer to the street, the allowable angle of bulk plane should be reduced. For example, 20 to 25 degree angles of bulk plane should be provided to ensure that portions of buildings with maximum heights are away from the front yard pedestrian areas in order to maintain the area's pedestrian scale (see Figure 15).

- Street trees for the planting strip next to the sidewalk: Major shade trees that can be walked under should be planted with spacing of 40 to 50 feet on center, using trees that are at least 3 inch caliper in size at the time of planting. The trees should be hardy and require little to no maintenance, and be resistant to disease, heat and pollution. Special pavement treatments and trees in tree grates could be considered as alternatives to vegetation in the planting strip.

When street trees and other plantings are to be located in proximity to roadways or within medians, special attention to clear zones, as well as safety and sight distance, should be observed in the design of streetscape for development proposals. Modification to the above streetscape guidance should occur when necessary to conform to applicable Virginia Department of Transportation (VDOT) requirements and guidelines.”

Analysis:

The development plan shows a streetscape treatment, which includes a 6.5-foot planting strip, a 6-foot sidewalk with a 12-foot interior-planting strip adjacent to the drive-through window and the structure. Appropriate plantings are provided in the interior planting strip along with a water feature and seating area. This streetscape provides an attractive pedestrian-oriented area. The development plan should also specify the ground cover planting for the planting strip between the curb and the sidewalk.

BGD: ALC

FAIRFAX COUNTY VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2001-PR-053)

SUBJECT: Transportation Impact

REFERENCE: RZ 2001-PR-053, Jefferson Investment Group
Traffic Zone: 1534
Land Identification Map: 39-2 ((1)) 18

DATE: May 24, 2002

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated October 17, 2001, and revised through May 8, 2002. The subject application is a request to rezone 0.81 acres from R-1 to C-2 to permit commercial development.

The applicant proposes to construct a two-story office building including a bank with drive-through for a total of 6,456 Gross Square Feet and an FAR of 0.18. The applicant will also implement the Tysons Corner Urban Streetscape along the frontage on Gallows Road and in lieu of transitional yard and barrier requirements.

The Department of Transportation comments are as follows:

- The Applicant should contribute as required to the Tysons Corner Road Fund.
- A left turn lane should be striped to provide a left turn lane for the entrance to the site.

- The signal at Gallows Road and Old Gallows Road/site entrance should be modified to accommodate the entrance and left turn lane to the site.
- The proposed sidewalk should be constructed wholly within the dedicated right-of-way.
- The drive-through lane should be flared outward at vehicle spaces 2,3,4,and 5 to accommodate standard vehicles. (See attachment.)

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for:
RZ 2001-PR-053 concurrent with SE 2002-PR-018
Jefferson Investment Group

DATE: 20 June 2002

This application is for a rezoning from R-1 and C-2 concurrent with a special exception for a drive-through window, based on a development plan dated May 28, 2002. This site is located in Sub-unit E-2 of the Tysons Corner Urban Center. There are no environmental concerns based on the Comprehensive Plan.

TRAILS PLAN:

The Trails Plan Map depicts a trail along the western side of Gallows Road, immediately adjacent to the subject property. The development plan has provided a full streetscape treatment for the subject property in lieu of a trail, which satisfies the trail requirement.

BGD: ALC



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

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

FROM: Lynn S. Tadlock, Director
Planning and Development Division

DATE: January 18, 2002

SUBJECT: RZ 2001-PR-053
Jefferson Investment Group
Loc: 39-1((1)) 18

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

cc: Kirk Holley, Manager, Planning and Land Management Branch
Dorothea L. Stefen, Plan Review Team, Planning and Land Management Branch
Allen Scully, Plan Review Team, Planning and Land Management Branch
File Copy

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: January 10, 2002
 Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2001-PR-05307
 Tax Map No. 039-2- ((01)) 0018

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

1. The application property is located in the DIFFICULT RUN (D3) Watershed. It would be sewerred into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch pipe line located IN AN EASEMNT and APPROX. 20 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Rezoning		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other Pertinent information or comments: _____

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

December 20, 2001

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ
2001-PR-053

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #13, **Dunn Loring**.
2. After construction programmed for FY 20__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: 1/24/02

TO: Staff Coordinator (Tel: 324-1290)
Zoning Evaluation Division, DPZ

FROM: Son H Nguyen, PE (Tel: 248-241-5070)
Director, Public Utilities
City of Falls Church

SUBJECT: Water Service Analysis, Rezoning Application RZ2001-PR-053

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

1. The application property is located within the franchise area of the City of Falls Church Water Authority.

2. Adequate water service is available at the site.

X Yes No

3. Offsite water main extension is required to provide

X Domestic Service X Fire Protection Service N/A

4. The nearest adequate water main available to provide

Domestic Service Fire Protection Service

is a 12 in main located 100 feet from the property. See enclosed property map.

5. Other pertinent information or comments:

Four horizontal lines for additional information or comments.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 6/28/02

FROM: Carl Bouchard, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Jefferson Investment Group Inc.

Application Number: RZ2001-PR-053

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

Date Received in SWPD: 11/12/01

Date Due Back to DPZ: 1/10/02

Site Information: Location - 039-2-01-00-0018
Area of Site - 082 acres
Rezone from - R-1 to C-2
Watershed - Difficult Run

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

I. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PDD, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): **None.**

Application Name/Number: Jefferson Investment Co. / RZ2001-PR-053

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

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

DRAINAGE RECOMMENDATIONS (SWPD): **None.**

TRAILS RECOMMENDATIONS (PDD): **None.**

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): **None.**

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

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

Other E&I Recommendations (PDD): **None.**

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: **None.**

SWPD and PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) ab
Utilities Design Branch (Walt Wozniak) mg
Transportation Design Branch (Larry Ichter) nc
Stormwater Management Branch (Fred Rose) _____

SRS/RZ2001-PR-053

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

SELECTED EXCERPTS FROM THE ZONING ORDINANCE

PART 2 4-200 C-2 LIMITED OFFICE DISTRICT

4-201 Purpose and Intent

The C-2 District is established to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; to provide for such uses in a low intensity manner such that they can be employed as transitional land uses between higher intensity uses and residential uses; and otherwise to implement the stated purpose and intent of this Ordinance.

ARTICLE 9

SPECIAL EXCEPTIONS

PART 0 9-000 GENERAL PROVISIONS

9-001 Purpose and Intent

There are certain uses, like those regulated by special permit, which by their nature or design can have an undue impact upon or be incompatible with other uses of land. In addition, there are times when standards and regulations specified for certain uses allowed within a given district should be allowed to be modified, within limitations, in the interest of sound development. These uses or modifications as described may be allowed to locate within given designated zoning districts under the controls, limitations, and regulations of a special exception.

The Board of Supervisors may approve a special exception under the provisions of this Article when it is concluded that the proposed use complies with all specified standards and that such use will be compatible with existing or planned development in the general area. In addition, in approving a special exception, the Board may stipulate such conditions and restrictions, including but not limited to those specifically contained herein, to ensure that the use will be compatible with the neighborhood in which it is proposed to be located. Where such cannot be accomplished or it is determined that the use is not in accordance with all applicable standards of this Ordinance, the Board shall deny the special exception.

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

PART 5 9-500 CATEGORY 5 COMMERCIAL AND INDUSTRIAL USES OF SPECIAL IMPACT

9-503 Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Banks, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts

1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.
 - D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
 - E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

ARTICLE 13

LANDSCAPING AND SCREENING

13-304 **Transitional Screening and Barrier Waivers and Modifications**

Transitional screening and barriers may be waived or modified by the Director in any of the following circumstances. The Director may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this Part.

2. Where the strict provisions of this Part would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, transitional screening and/or barriers may be waived or modified by the Director where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used In Staff Reports

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