APPLICATION ACCEPTED: November 1, 2011
PLANNING COMMISSION: March 14, 2012
BOARD OF SUPERVISORS: March 20, 2012 @ 3:30 p.m.

County of Fairfax, Virginia

March 7, 2012

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2011-MA-013

MASON DISTRICT

APPLICANT:	Page Little River Turnpike, LLC
EXISTING ZONING:	C-6, HC
PARCEL(S):	72-1 ((1)) 23A
ACREAGE:	5.31 acres
FAR:	0.17
OPEN SPACE:	15.4%
PLAN MAP:	Retail and Other
SE CATEGORY/USE:	Category 5: Vehicle sale, rental and ancillary service establishment
PROPOSAL:	Request for Special Exception approval to allow for the re-establishment of a previously approved automobile dealership and service establishment. The applicant proposes to renovate and use all existing buildings located on the subject property. No new buildings or additions are proposed.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2011-MA-013, subject to development conditions consistent with those contained in Appendix 1.

Miriam Bader

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

Staff recommends approval of a modification of the transitional screening along the eastern and northern property lines.

Staff recommends approval of a modification of the interior parking lot landscaping requirement.

Staff recommends approval of a modification of the major paved trail requirement along Route 236.

Staff recommends approval of a waiver for the on-road bike route requirement along Route 236.

Staff recommends the Board of Supervisors direct the Director of DPWES to waive frontage improvements associated with the dedication of the existing service drive and sidewalk along Little River Turnpike.

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

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

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

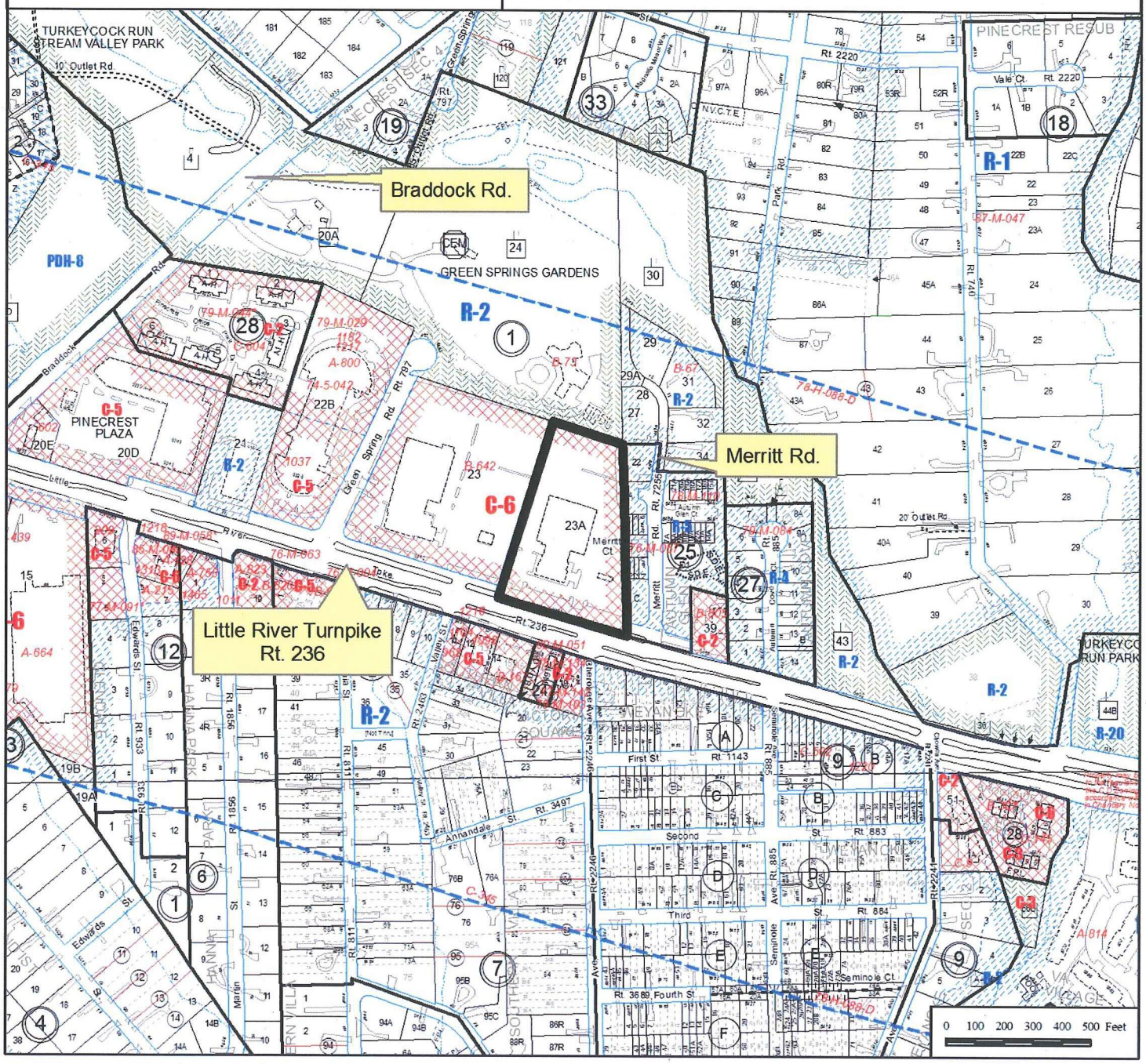
N:\SE\SE 2011-MA-013, Page Little River Turnpike\Draft Staff Report\Draft Staff Report, SE 2011-MA-013, Page Little River Trnpike.doc

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

Special Exception

SE 2011-MA-013

Applicant:	PAGE LITTLE RIVER TURNPIKE, LLC
Accepted:	11/01/2011
Proposed:	VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
Area:	5.31 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	04-0604
Art 9 Group and Use:	5-25
Located:	6500 LITTLE RIVER TURNPIKE ALEXANDRIA, 22312
Zoning:	C- 6
Plan Area:	1
Overlay Dist:	HC
Map Ref Num:	072-1- /01/ /0023A



6500 LITTLE RIVER TURNPIKE

MASON DISTRICT, FAIRFAX COUNTY

SPECIAL EXCEPTION PLAT

NOTES

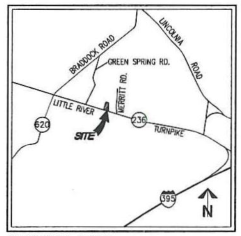
1. OWNER/APPLICANT:

   PAGE LITTLE RIVER TURNPIKE LLC.
   2923 ANNANDALE ROAD
   FALLS CHURCH, VA 22042

2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 072-1-01-0023A. THE PROPERTY IS APPROXIMATELY 231,369 SQUARE FEET OR 5.3115 ACRES.
3. THE SITE IS CURRENTLY ZONED C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT AND IS LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT. A SPECIAL EXCEPTION IS REQUESTED TO ALLOW FOR A VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT.
4. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET. THE TREELINE SHOWN ON THIS PLAN WAS TAKEN FROM RECORD INFORMATION AND HAS NOT BEEN FIELD LOCATED.
5. IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL.
6. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.
7. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
8. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 515525 0089 D, EFFECTIVE DATE MARCH 5, 1990, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
11. THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATION.
12. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
13. THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED WAIVERS/MODIFICATIONS SECTION.
14. ALL EXISTING STRUCTURES ONSITE ARE TO REMAIN.
15. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
16. THERE IS LESS THAN 2,500 SF OF LAND DISTURBANCE; THEREFORE, A STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES PLAN, AND OUTFALL ANALYSIS ARE NOT REQUIRED.
17. THE APPLICANT PROPOSES NO LOUDSPEAKERS WITH THIS APPLICATION.
18. THERE IS NO EXISTING SIGNAGE ONSITE. ANY PROPOSED SIGNAGE WILL CONFORM WITH ARTICLE 12 OF THE ZONING ORDINANCE.

WAIVERS/MODIFICATION REQUESTED

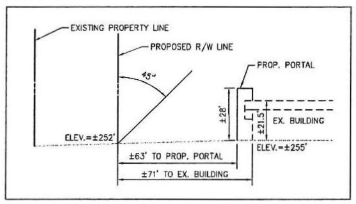
1. MODIFICATION OF TRANSITIONAL SCREENING ALONG THE EASTERN PROPERTY LINE IN FAVOR OF EXISTING CONDITIONS. THE EXISTING VEGETATION AND BARRIER HAVE BEEN DESIGNED TO MINIMIZE ADVERSE IMPACT. NO ADDITIONAL BUFFER IS NEEDED BECAUSE BUILDINGS PROPOSED AND APPROVED BY SE 96-M-026 WERE NOT CONSTRUCTED. ADDITIONAL SHRUBS AS NOTED ON THE CONCEPTUAL LANDSCAPE PLAN WILL SUPPLEMENT THE EXISTING VEGETATION ALONG THE EASTERN PROPERTY LINE. (FX CO ZONING ORDINANCE 13-303 (3)(B)).
2. MODIFICATION OF TRANSITIONAL SCREENING ALONG THE NORTHERN PROPERTY LINE IN FAVOR OF EXISTING CONDITIONS AS THE EXISTING VEGETATION AND BARRIER HAVE BEEN DESIGNED TO MINIMIZE ADVERSE IMPACT. NO SCREENING IS REQUIRED PER THE ZONING ORDINANCE; HOWEVER ADDITIONAL DECIDUOUS TREES HAVE BEEN PROPOSED IN AREAS WHERE SCREENING DOES NOT CURRENTLY EXIST.
3. A WAIVER IS REQUESTED FOR THE MAJOR PAVED TRAIL REQUIREMENT ALONG ROUTE 236. (FX CO ZONING ORDINANCE 17-201 (2))
4. A WAIVER IS REQUESTED FOR THE ON-ROAD BIKE ROUTE REQUIREMENT ALONG ROUTE 236. (FX CO ZONING ORDINANCE 17-201 (2))
5. A WAIVER IS REQUESTED FOR THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT. ADDITIONAL TREES HAVE BEEN PROPOSED IN LOCATIONS THAT DO NOT CAUSE DISTURBANCE BUT WORK TOWARD MEETING THE INTENT OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT. (FX CO ZONING ORDINANCE 13-202 (1))



VICINITY MAP SCALE: 1"=2000'

FRONT YARD - ANGLE OF BULK PLANE

SCALE: 1"=30'



AREA TABULATION

EXISTING SITE AREA	= ±231,369 SF
R/W DEDICATION	= ±19,840 SF
POST DEDICATION SITE AREA	= ±211,529 SF

EXISTING BUILDING AREA

EX. MAIN BLDG	= ±38,280 SF
EX. ACCESSORY BLDG/SHED	= ±640 SF
TOTAL EXISTING BLDG AREA	= ±38,920 SF

FAR = ±0.17 (BASED ON PRE-DEDICATION)

ZONING TABULATION

EXISTING ZONE: C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT
EXISTING SITE AREA: 231,369 SF OR 5.3115 ACRES

	REQUIRED	PROVIDED
MIN LOT AREA	40,000 SF	231,369 SF OR 5.3115 AC*
MIN LOT WIDTH	200 FT	±451 FT
MAX BLD HT	40 FT	±21.5 FT (EX. BUILDING) ±28 FT (PROP. PORTAL)
MIN YARD REQUIREMENTS		
FRONT	45° ABP, BUT NOT LESS THAN 40 FT	±71 FT (EX. BUILDING) ±63 FT (PROP. PORTAL)
SIDE	NONE	N/A
REAR	20 FT	±256 FT
MAX FAR	0.40	±0.17
OPEN SPACE	15%	15.4%

* AREA IS PRE R/W DEDICATION

PARKING TABULATION

REQUIRED PARKING

USE: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
RATE: 1 SPACE/500 SF OF ENCLOSED SALES FLOOR AREA, PLUS 1 SPACE/2500 SF OF OPEN SALES DISPLAY LOT AREA, PLUS 2 SPACES/SERVICE BAY, PLUS 1 SPACE/ EMPLOYEE

±3,500 SF OF ENCLOSED SALES FLOOR AREA = 7 SPACES
±2,800 SF OF OPEN SALES DISPLAY LOT AREA = 2 SPACES
±32 SERVICE BAYS = 64 SPACES
±50 EMPLOYEES = 50 SPACES

TOTAL PARKING REQUIRED = 123 SPACES

PROPOSED PARKING

PARKING PROVIDED = 132 PARKING SPACES (INCL. 6 HC) *

* THE 132 PARKING SPACES PROVIDED DOES NOT INCLUDE THE PARKING SPACES DESIGNATED FOR VEHICLE STORAGE AND THE PARKING SPACES DESIGNATED FOR VEHICLE DISPLAY.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A

[X] 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
N/A						
					Totals	

(e.g. dry pond A, infil. Trench, underground vault, etc.)

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet N/A.

[X] 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet. N/A

[X] 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet N/A

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet. N/A

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet N/A

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets. 1 AND 2

[X] 11. A submission waiver is requester for N/A

[X] 12. Stormwater management is not required because THERE IS LESS THAN 2,500 SF OF DISTURBANCE

14

SHEET INDEX

1. COVER SHEET
2. EXISTING VEGETATION MAP
3. SPECIAL EXCEPTION PLAT
4. CONCEPTUAL LANDSCAPE PLAN
5. PHOTOMETRIC PLAN

COVER SHEET

6500 LITTLE RIVER TURNPIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

COMMONWEALTH OF VIRGINIA — JEFFREY J. STUCHEL Lic. No. 031215 1/30/12 — PROFESSIONAL ENGINEER

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers · Surveyors · Planners
Landscape Architects · Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: 1" = 40' DATE: 10/3/11; REV. 10/24/11; 12/6/11; 12/20/11; 01/23/12; 1/30/12 DRAWN: MRW CHECKED: JS

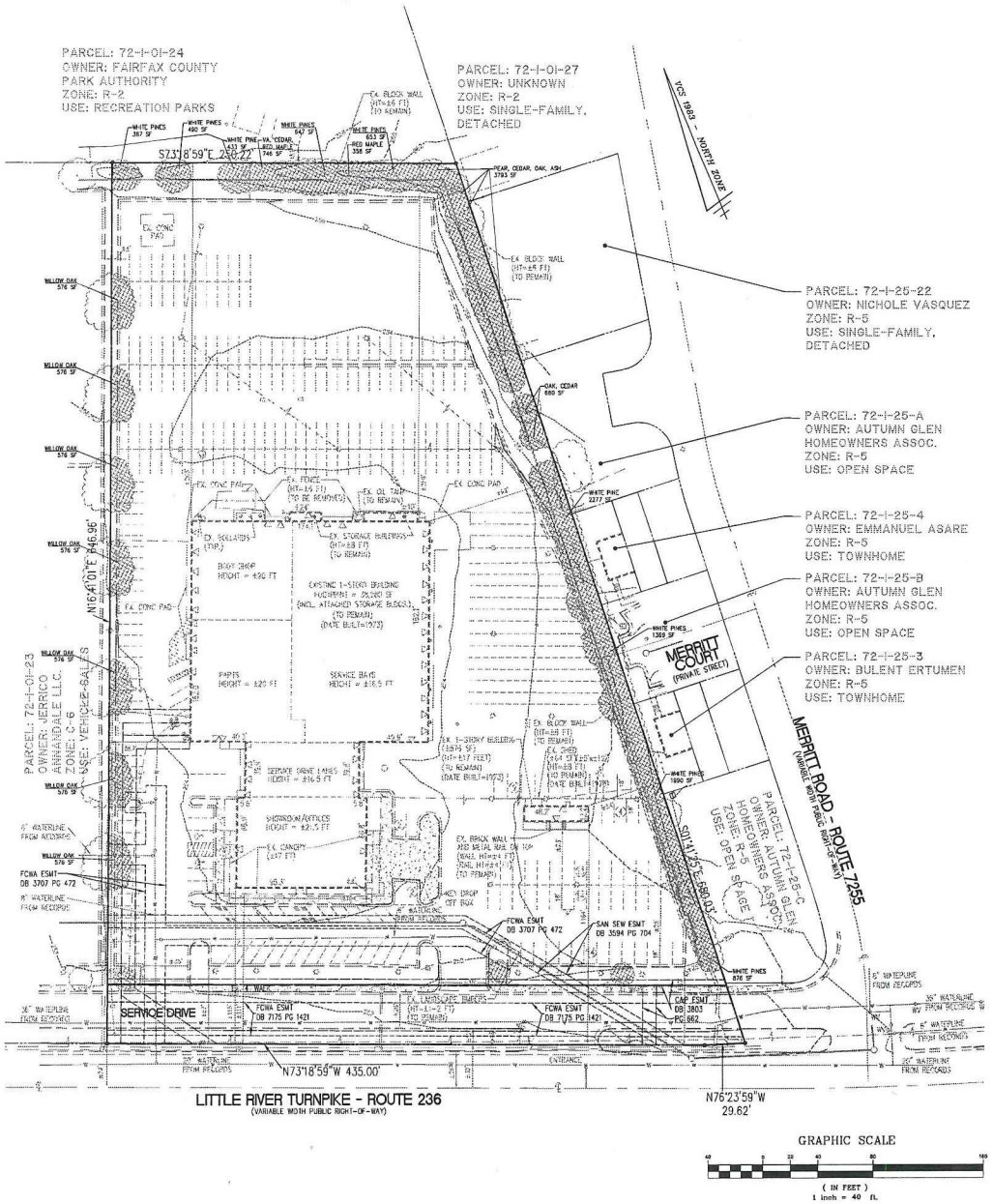


TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): 19,106 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 8.2 %

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10%
(23,137 SF) (TOTAL SITE AREA = 231,369 SF)

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (23,137 x .082) 8.2% = 1,897 SF

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 18,711/1,897 = 986% >8.2 %

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

EXISTING VEGETATION MAP INFORMATION

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
	LANDSCAPED TREE CANOPY	WHITE PINE, OAK, CEDAR		FAIR	18,711 SF .43 AC	LANDSCAPED TREES, SOME PINES HAVE BEEN PRUNED NEAR POWER LINES.
	DEVELOPED LAND				212,658 SF 4.88 AC	EXISTING BUILDINGS, PARKING LOT, ASPHALT

TOTAL: 231,369 SF
5.31 AC

EXISTING VEGETATION MAP

6500 LITTLE RIVER TURNPIKE

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

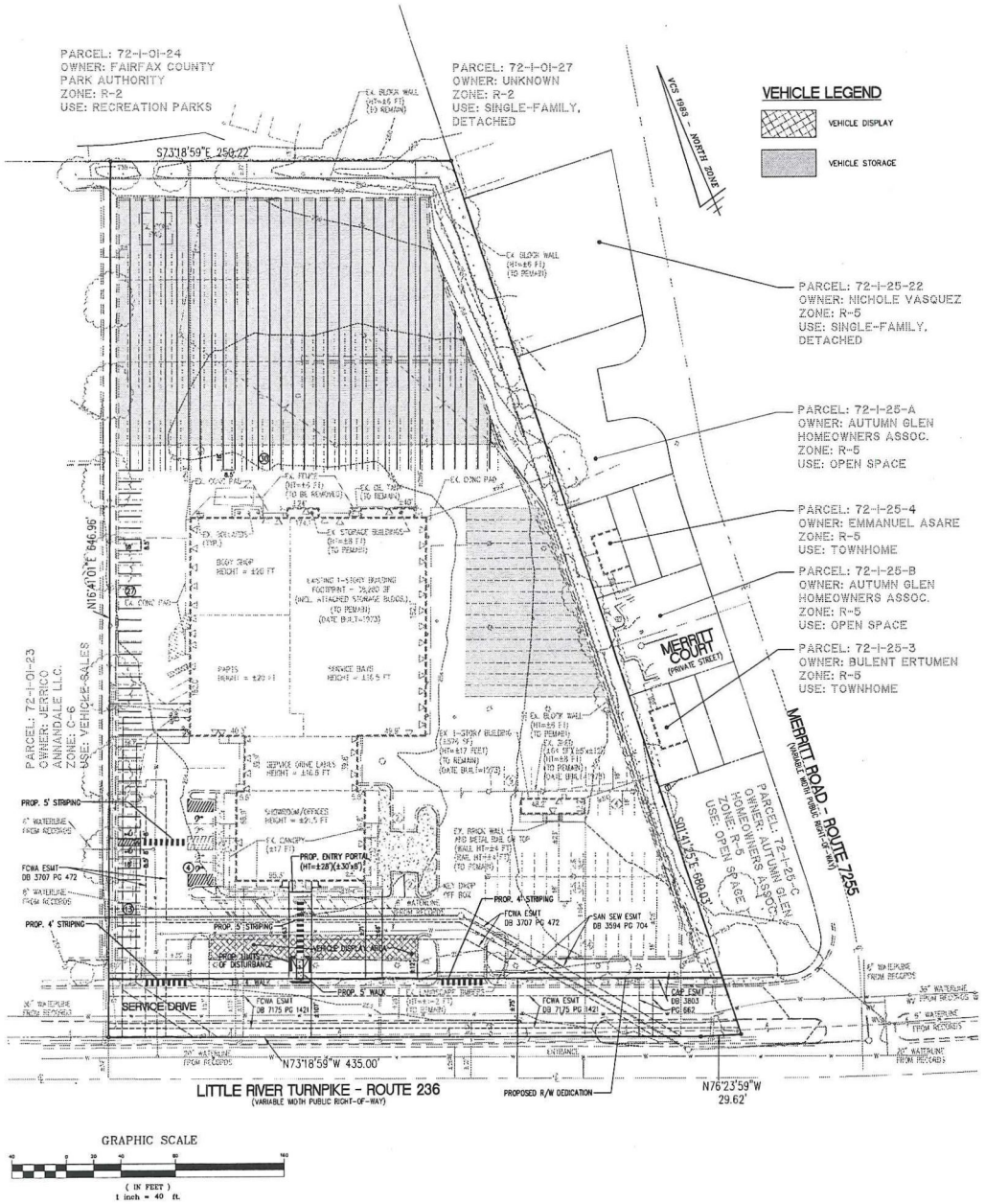
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6183 Fax (703) 533-1301
www.WLPINC.com
WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945

SCALE: 1"=40'
DATE: 10/07/11; REV. 10/24/11; 12/20/11; 2/13/12; 1/30/12
DRAWN: MWW
CHECKED: AB

JEFFREY L. STICKEL
Lic. No. 023215
1/30/12

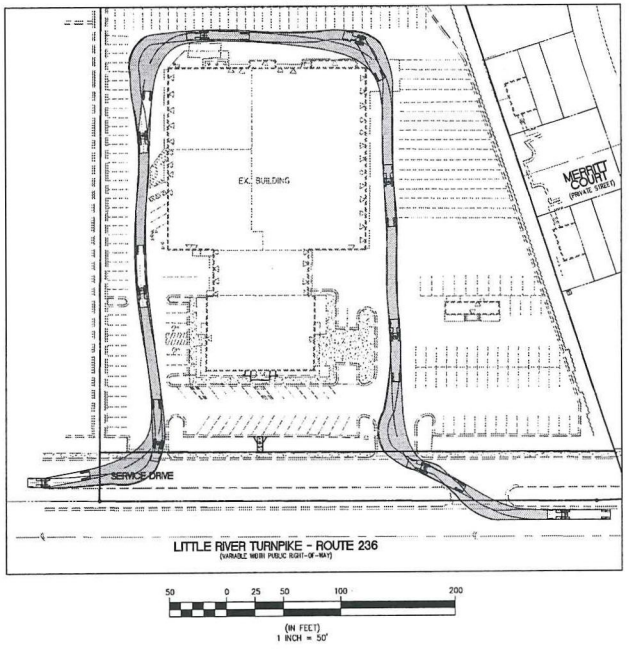
SHEET: 2 OF 5

File No. FH-14 Tax Map No. 72-1 Job No. 07-008 Cadd Dwg. File: Planning\Zoning\07008P-0101



TRUCK MOVEMENT DETAIL

SCALE: 1"=50'



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SCALE: 1"=40' | DATE: 10/24/11; REV. 10/24/11; 12/05/11; 12/22/11; 01/23/12; 10/2/12 | DRAWN: MRW | CHECKED: JS

JERRY L. BOOKER
LICENSED PROFESSIONAL ENGINEER
1/30/12
COMMONWEALTH OF VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

SPECIAL EXCEPTION PLAT

6500 LITTLE RIVER TURNPIKE

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: 3 OF 5

File No. FH-14 Tax Map No. 72-1 Job No. 07-008 Cadd Dwg. File: Planning\Zoning\07008P-0101

Table 12.12 10-year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3 (THIS SHEET)	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	231,369 SF	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	Subtract area of exemptions =	0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	231,369 SF	
B5	Identify site's zoning and/or use	C-8	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	23,136 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	1,697 SF	SEE TABLE 12.3 (D)
C2	Total canopy area meeting standards of § 12-0508 =	18,711 SF	
C3	W. PINE=0.122(.5)=4.561 + 9.560(1.25)=16,547 SF C2 x 1.25 =	16,547 SF	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.3 =		§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =		§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =		§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	16,547 SF	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	6,589	
D2	Area of canopy Planted for air quality benefits =	0	
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =		§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	4,250	
D9	x 1.5 =	6,375	§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	0	
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	
D13	X1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0	§ 12-0509.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4D(1)(a)
	x1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	6,975	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	16,547 SF	
E2	Total of canopy area provided through tree planting (D17) =	6,975 SF.	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided =	23,522 S.F.	Total of E1 through E3. Area should meet or exceed area in B6

TRANSITIONAL SCREENING - EAST SIDE

AREA OF TRANSITIONAL SCREENING = 13,094 S.F.
75% OF TRANSITIONAL AREA = 9,774 S.F.
TREE CANOPY PROVIDED IN TRANSITIONAL AREA = 11,512 S.F.
(AT LEAST 70% EVERGREEN TREES)

PERIPHERAL PARKING LOT SCREENING - NORTH SIDE

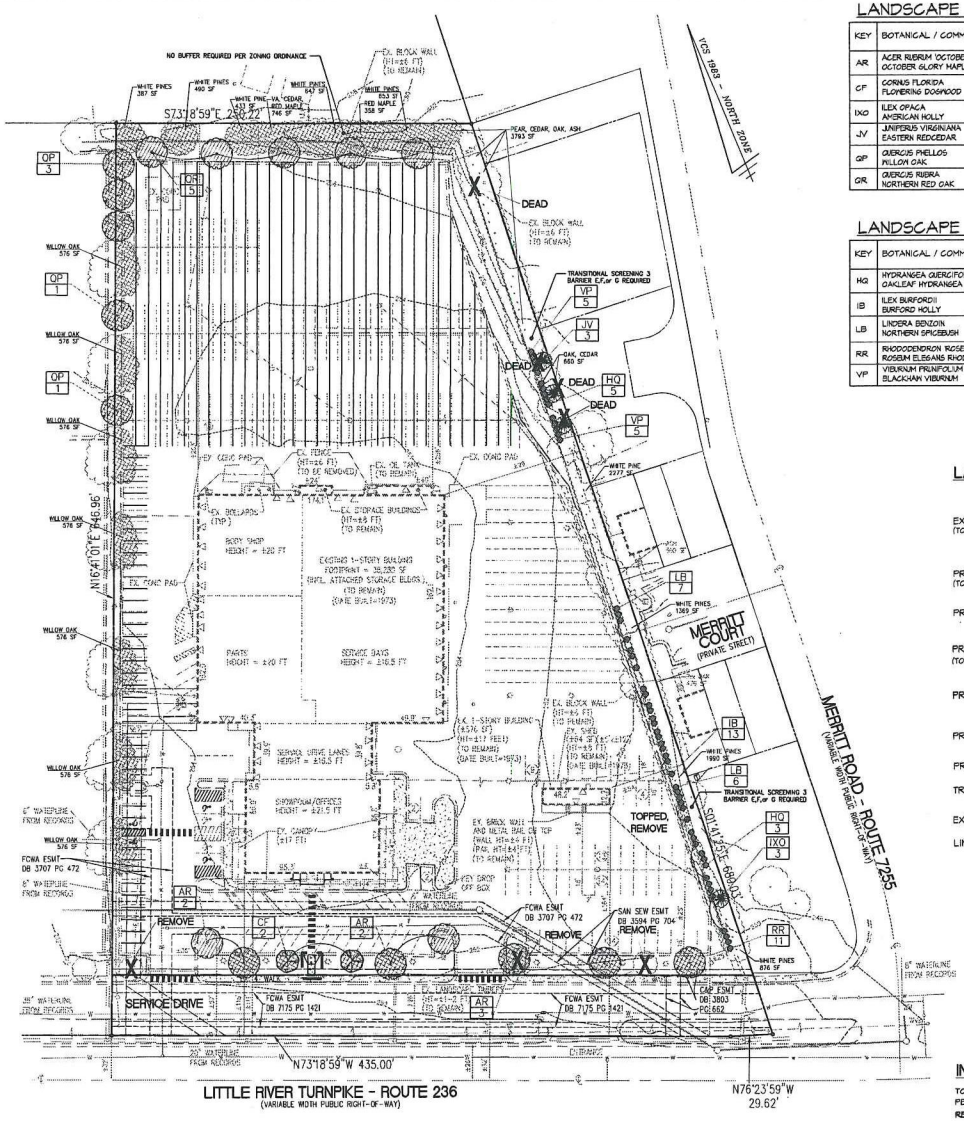
LENGTH OF PARKING AREA = 229 FT.
ONE TREE PER 50' REQUIRED = 5 TREES
NUMBER OF TREES PROVIDED = 5 TREES

PERIPHERAL PARKING LOT SCREENING - WEST SIDE

LENGTH OF PARKING AREA = 561 FT.
ONE TREE PER 50' REQUIRED = 12 TREES
NUMBER OF TREES PROVIDED: 7 EXISTING OAKS (21" TO 24" DBH)
+ 5 PROPOSED DECIDUOUS SHADE TREES
= 12 TOTAL TREES

PERIPHERAL PARKING LOT SCREENING - SOUTH SIDE

LENGTH OF PARKING AREA = 347 FT.
ONE TREE PER 50' REQUIRED = 7 TREES
NUMBER OF TREES PROVIDED = 7 TREES



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LANDSCAPE SCHEDULE - TREES

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	COVERAGE UNIT	COVERAGE TOTAL
AR	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	3-3.5"CAL. B&B	7	DENSE, WELL BRANCHED	250	1,750
CF	CORNUS FLORIDA FLOWERING DOGWOOD	2-2.5" CAL. B&B	2	DENSE, WELL BRANCHED	100	200*
IXO	ILEX OPACA AMERICAN HOLLY	8-10' HT B&B	3	DENSE, WELL BRANCHED	100	300*
JV	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	8-10' HT. B&B	1	DENSE, WELL BRANCHED	100	100*
QP	QUERCUS PHELLOS WILLOW OAK	3-3.5"CAL B&B	5	DENSE, WELL BRANCHED	250	1,250
QR	QUERCUS RUBRA NORTHERN RED OAK	3-3.5"CAL. B&B	5	DENSE, WELL BRANCHED	250	1,250

*NOT INCLUDED IN D-8 AND D-9 (TABLE 12.12) 4,850 SF

LANDSCAPE SCHEDULE - SHRUBS

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
HQ	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	24-30" B&B	8	DENSE, WELL BRANCHED
IB	ILEX BURFORDII BURFORD HOLLY	24-30" B&B	13	DENSE, WELL BRANCHED
LB	LINDERA BENZOIN NORTHERN SPICEBUSH	24-30" B&B	13	DENSE, WELL BRANCHED
RR	RHODODENDRON ROSEUM ELEGANS' ROSEUM ELEGANS RHODODENDRON	24-30" B&B	12	DENSE, WELL BRANCHED
VP	VIBURNUM PRUNIFOLIUM BLACKHAW VIBURNUM	24-30" B&B	10	DENSE, WELL BRANCHED

LANDSCAPE LEGEND

EXISTING VEGETATION (TOWARD PERIPHERAL PARKING LOT LANDSCAPING)

PROPOSED DECIDUOUS TREE (TOWARD PERIPHERAL PARKING LOT LANDSCAPING)

PROPOSED DECIDUOUS TREE

PROPOSED DECIDUOUS TREE (TOWARD INTERIOR PARKING LOT LANDSCAPING)

PROPOSED ORNAMENTAL TREE

PROPOSED EVERGREEN TREES

PROPOSED SHRUBS

TREE TO BE REMOVED X

EXISTING TREELINE

LIMITS OF CLEARING AND GRADING

INTERIOR PARKING LOT LANDSCAPING CALCULATION

TOTAL PARKING AREA	158,577 S.F.
PERCENT REQUIRED	x 5 %
REQUIRED	6,124 S.F.
PROPOSED 7 CATEGORY IV TREES @ 250 SF	1,750 S.F.
EXISTING TREES	+ 0 S.F.
PROVIDED	1,750 S.F.

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1946

DATE: 1/30/11; REV. 10/24/11; 12/06/11; 12/20/11; 01/23/12; 1/30/12
SCALE: 1" = 40'
DRAWN: MWM
CHECKED: JB

REVISION APPROVED BY

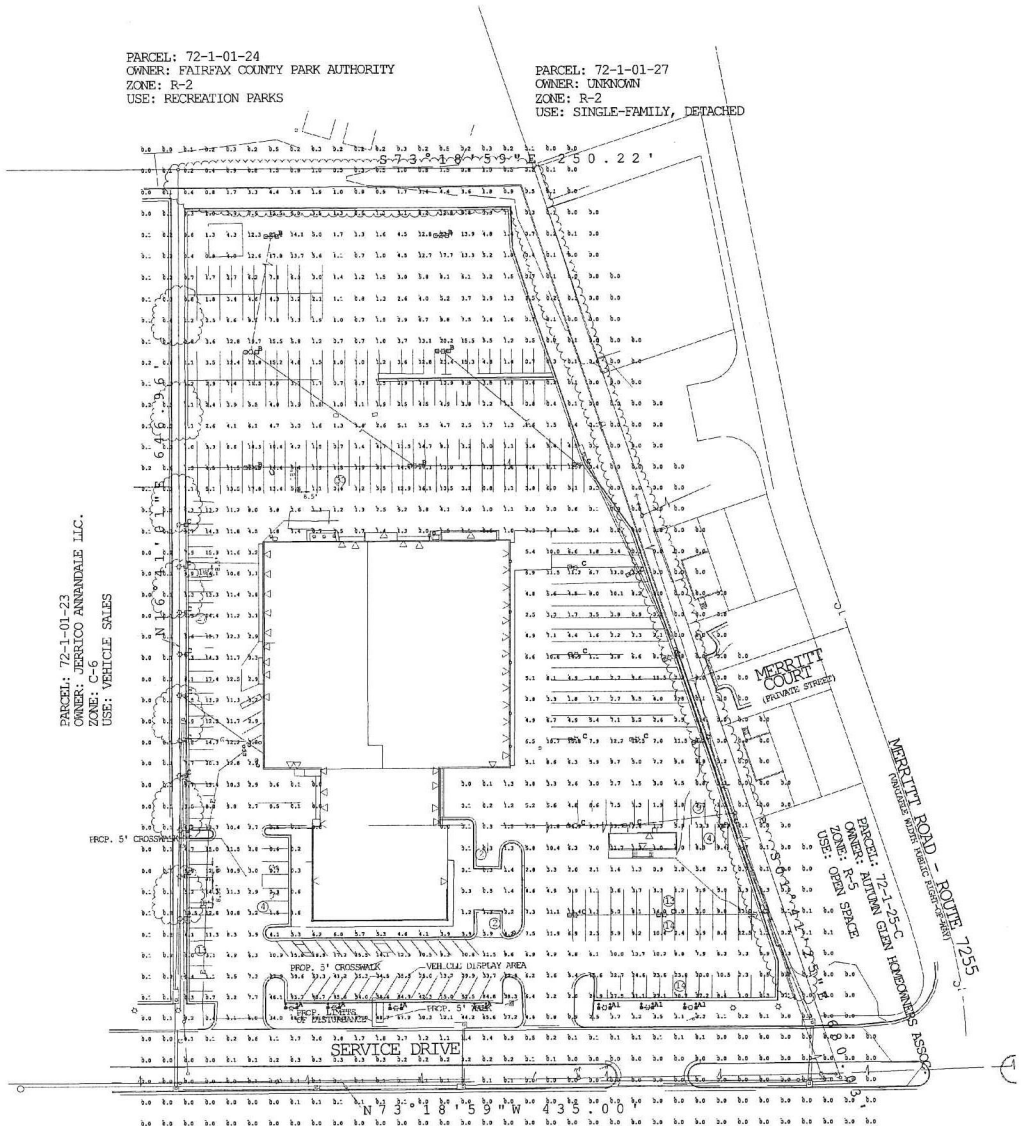
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CONCEPTUAL LANDSCAPE PLAN

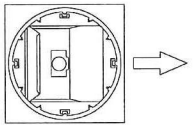
6500 LITTLE RIVER TURNPIKE

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA



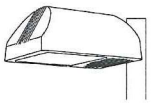
IMPORTANT



ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW



CHALLENGER
FLAT LENS
IESNA FULL CUTOFF

Initial Footcandle levels at 3' Above Grade

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	4.86	95.6	0.0	N.A.	N.A.

Total Project Watts_1
Total Watts = 27544

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	4	A	D180 ROTATED	CHH-FT-1000-PSMH-F-20' MTG HT	1.000	107800	124096	2140
	3	A1	D180 ROTATED	CHH-FT-400-PSMH-F-HSS-20' MTG HT	1.000	40000	32146	904
	6	B	D180	CHH-5-400-PSMH-F-20' MTG HT	1.000	40000	51218	904
	24	C	SINGLE	CHH-FT-400-PSMH-F-HSS-20' MTG HT	1.000	40000	16073	452

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

INDUSTRIES™
LIGHTING PROPOSAL FOR
MILL PAGE
ROADWAY

SCALE: 1"=10'	LO-108366-1
DATE: 11/12/2012	
DRAWN	SHEET 5 of 5

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

DESCRIPTION OF THE APPLICATION

The applicant requests a Special Exception application for the subject property in order to re-establish a vehicle sales, rental and ancillary service establishment. The applicant intends to renovate and use the existing buildings. No new buildings or additions are proposed. The applicant proposes no significant site modifications, increases to density, nor significant site disturbance on the subject property.

WAIVERS & MODIFICATIONS REQUESTED:

- Modification of the transitional screening along the eastern and northern property lines.
- Modification of the interior parking lot landscaping requirement.
- Modification of the major paved trail requirement along Route 236.
- Waiver for the on-road bike route requirement along Route 236.
- Waiver of frontage improvements associated with the dedication of the existing service drive and sidewalk.

LOCATION AND CHARACTER

The subject property consists of approximately 5.31 acres located on the north side of Little River Turnpike (Route 236) at 6500 Little River Turnpike, approximately 600 feet east of its intersection with Green Spring Road. The property is currently zoned C-6 with a Highway Corridor (HC) Overlay District. The site is located in a corridor along Little River Turnpike that includes other commercial uses to the west and south. The parcel located to the immediate west of the subject property is developed as a vehicle sales and service establishment. Autumn Glen, a townhouse development that also contains a single-family dwelling, is located to the east of the subject property. A public park owned and managed by the Fairfax County Park Authority, known as Green Spring Gardens, is located to the north of the subject property. A six lot single-family development is located to the northeast; abutting a corner of the property. Various office and retail uses are located to the south of the subject parcel, along with some single-family dwellings across Little River Turnpike. See the following table and aerial photo for further clarification.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North Northeast	Green Spring Gardens Residential; single family detached	R-2	Public Park Residential; 1-2 du/ac
South (across Little River Turnpike)	Retail, Office, Residential	C-5, C-2 (one property), R-2	Retail and Other, Office Residential; 1-2 du/ac
East	Townhouse Development (Autumn Glen) including a single-family detached structure	R-5	Residential; 5-8 du/ac
West	Vehicle Sales, Rental & Anc. Services	C-6	Retail and Other

BACKGROUND

On August 4, 1970, the Board of Zoning Appeals approved S-133-70 to permit an automobile dealership with used car sales. This special permit was granted to the Ford Leasing and Development Company and Cherner Motor Company and was not transferable.

On February 24, 1997, the Board of Supervisors approved SE 96-M-026, with development conditions, for the continuance of a vehicle sales, rental and ancillary service establishment on the Subject Property and to permit building additions and site renovations. The approval replaced and superseded the prior special permit. Although previously used as a vehicle dealership in accordance with the approvals, the Subject Property has been vacant for more than two years and thus the approved special exception has expired.

Since the previously granted SE expired, there are no conditions which currently govern the site. For more information on these previous approvals, records can be found at the Department of Planning and Zoning, Zoning Evaluation Division.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area I

Planning District: Lincolnia Planning District

Planning Sector: L1 Pinecrest Community Planning Sector

Plan Map: Retail and other related uses

Plan Text:

In the Area I Volume of the Comprehensive Plan, 2011 Edition, Lincolnia Planning District, L1 Pinecrest Community Planning Sector, as amended through March 9, 2010, Page 16, the Plan states:

> Limit commercial development on the north side of Route 236 to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods.

Additional relevant plan text can be found in Appendix 4.

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SE Plat:	6500 Little River Turnpike
Prepared By:	Walter L. Phillips, Inc.
Original and Revision Dates:	October 3, 2011, as revised through January 30, 2012

The SE Plat consists of five sheets; an index is included on Sheet 1 of the SE Plat.

Site Description:

The site consists of a vacant automobile dealership and service establishment. Most of the site is paved. As mentioned previously, the applicant proposes to re-establish the previously approved car dealership and to renovate and use all existing buildings located on the subject property. No new buildings or additions are being proposed. As part of the renovation, the main building will be repainted and additional windows will be added to improve the appearance of the existing structure that faces Little River Turnpike. The amount of parking to be provided is shown on the SE Plat and exceeds the Zoning Ordinance requirement. The subject property consists of a one-story building and two small outbuildings, all built in 1973. The existing buildings are constructed of brick and architectural block with flat roofs. The main building contains approximately 38,280 square feet, with a maximum height of 21.5 feet. It has a glass storefront typical of automobile dealerships. This building will include a showroom for the display of new vehicles and administrative offices. A service and parts department will be located at the rear of the building. The majority of the building will not be altered, except for interior renovations. The service area currently includes 24 service bays for maintenance of vehicles. A signature entranceway (30' x 8'=240 sq. ft. and 28 feet high) is proposed at the front of the building parallel to Little River Turnpike (see following illustrations). This entranceway is a covered area that does not increase the amount of square footage on the subject property. A vehicle display area will also be located in front of the building as shown on the SE Plat, and in the following illustration.

Operation Details:

The hours of operation for the automobile dealership will be as follows:

Sales Department:	Monday-Friday	9:00 am to 9:00 pm
	Saturday	9:00 am to 8:00 pm
	Sunday	11:00 am to 6:00 pm
Service Department:	Monday-Friday	7:30 am to 7:00 pm
	Saturday	8:00 am to 6:00 pm
	Sunday	11:00 am to 6:00 pm

The operation of an automobile dealership and service and repair facility will require the utilization and storage of certain hazardous materials. The applicant has stated that these materials will be utilized, stored, treated and disposed of in accordance with all local and state regulations.

Access and Parking:

- Access to the site will be provided via two existing curb cuts from the existing service drive along Little River Turnpike.
- A total of 132 parking spaces will be provided on the site, including six accessible spaces (the requirement is 123 spaces). In addition, areas have been designated on the Special Exception Plat for vehicle storage and display.
- A 5 foot wide by 15 foot long sidewalk connection is proposed to be constructed from the service drive to the entrance of the showroom to aid pedestrian access.
- In addition, the applicant is proposing to stripe four crosswalks on the site to help facilitate pedestrian activity.

Landscaping:

The eastern and northern property boundaries currently have a six foot high cinder block wall with a row of trees just outside consisting mainly of eastern white pines with a few white mulberries, black cherries, red maples, and eastern red cedars. The western property boundary consists of a narrow landscape strip with shared willow oaks. The applicant proposes to keep and supplement the existing screening and barriers at the perimeter of the subject property. Three additional large deciduous trees are proposed along the northern property line and contribute to satisfying the interior parking lot landscaping requirement. Five additional large deciduous trees are proposed along the western property line. These trees contribute to satisfying the peripheral parking lot landscaping requirement. Two flowering trees are proposed along the southern property line, adjacent to Little River Turnpike. Additional plantings, consisting of shrubs and evergreen trees have been proposed along the eastern property line to supplement existing mature trees and replace dead trees. The wall on the northern and eastern property lines and existing landscaping provide some screening of the subject property to the Green Spring Gardens Park and the Autumn Glen residential townhouse development.

Land Use Analysis (Appendix 4)

Screening and Buffering

The proposed use is in conformance with the Comprehensive Plan's recommendation of "retail and other use." However, it is clear that the commercial use of this property should be adequately screened from adjacent residential uses to the east and north of the property. While the existing screening and barrier are adequate in most areas, staff has asked that the applicant provide supplemental plantings and/or extend the height of the barrier to address some small problem areas. The latest plans (Sheet 4-Conceptual Landscape Plan) provide for additional plantings along the property boundary in those areas previously identified by staff as areas of concern. It appears that these additional plantings should ultimately provide adequate screening for the adjacent residential properties.

Lighting

The original photometric study submitted with this application extended only to the property boundary. In some areas, particularly those immediately adjacent to existing residential development, it was not clear that the proposed lighting would meet the current Zoning Ordinance limitations. The applicant was asked to submit a revised photometric study to clearly demonstrate that the Zoning Ordinance standards would be satisfied. The latest development plans contain a revised photometric study (Sheet 5) which satisfies staff's concerns regarding this issue. The photometric indicates that the illumination will range from 0.0 to 0.2 footcandles adjacent to the existing residential development.

Environmental Analysis

As mentioned previously, the applicant proposes to renovate and use the existing buildings on the subject property. There will be no increase in FAR and no increase in impervious area. Minor land disturbance may be created due to the addition of the entrance feature (30' x 8'=240 sq. ft.), the sidewalk connection (5' x 15' = 75 sq. ft.), and potential improvements to turning radii and extension of the left-turn lane. The entrance feature is not anticipated to increase the amount of gross square footage on the subject property, and as it is in an area which is currently paved, should result in minimal site disturbance. Water quality control measures are not required if less than 2,500 square feet of disturbance is being proposed. There is no RPA or floodplain on the site, and no downstream drainage complaints on file.

Transportation Analysis (Appendix 5)

The estimated number of patrons for the Sales Department is approximately 25 per day during the week and 45 per day on the weekends. The estimated number of patrons for the Service Department is approximately 100 per day during the week and 125 per day on the weekend. The applicant anticipates that a majority of the clients will be from the neighboring area, within a radius of approximately 10 miles.

The maximum number of employees to serve the proposed use at any one time is 40 people. The peak hour of trip generation during the week is in the morning between 7:30 a.m. and 8:30 a.m. when customers are dropping off their cars for service, and in the afternoon between 5:30 p.m. and 6:30 p.m. when customers are picking up their cars. A comparison of the trip generation of the previously approved use to the proposed use under applicable regulations concludes that the proposal is not considered to substantially affect the transportation network and is exempt from VDOT Chapter 527 compliance.

Throughout the development review process, a number of transportation issues were identified. The applicant has agreed to development conditions which address the following previously identified issues: dedicating right of way along the existing service drive; committing to limiting vehicle loading and off-loading to a location on-site and specifically to not utilizing the service drive for this purpose; and reserving and designating on-site parking spaces for employee use only. However, the following issues are outstanding:

Issue:

Left turn lane from Rt. 236 onto the service drive may need to be extended to meet current standards.

Resolution:

A queuing analysis for the left turn lane should be provided to VDOT for review and approval; a development condition is proposed to address this concern.

Issue:

Large vehicle delivery trucks may have difficulty maneuvering into the site which may result in delivery trucks crossing over the curbline and damaging the curbs, gutters and handicapped/ADA ramps along Little River Turnpike.

Resolution:

The applicant submitted a truck movement detail to VDOT. However, staff believes that the turning movements depicted are very tight, and would like a more detailed and less constrained delivery vehicle template to be submitted and reviewed by VDOT staff; this request is addressed in a proposed development condition.

Issue:

The entrances onto the service drive from Little River Turnpike do not meet current VDOT standards in terms of minimum width and minimum radii.

Resolution:

The applicant has agreed to dedicate the existing service drive to the Board of Supervisors to address the Comprehensive Plan's anticipated right-of-way needs. In order to be accepted into the State system for VDOT maintenance, the existing widths and radii need to be increased to serve the site traffic and meet current VDOT standards. However, as the applicant's proposed use of the site is a re-establishment of a previous car dealership, and is not anticipated to generate the need for a site plan as submitted, staff would not object to a waiver of service drive improvements in association with the dedication, provided that the applicant execute a maintenance agreement with Fairfax County to ensure that the applicant will maintain the service drive and sidewalk until they are accepted into the VDOT system. A development condition has been written to address this concern.

Issue:

It appears on the SE Plat that some proposed trees may interfere with entrance sight lines.

Resolution:

A development condition has been written to allow the relocation of proposed plant materials, subject to approval of UFM, if they are determined to interfere with sight lines.

Urban Forest Management Analysis (Appendix 6)

The existing site is primarily asphalt with limited vegetation. Additional plantings for the purpose of screening and improving the site were recommended by staff. The applicant has worked with staff and has subsequently proposed planting some trees along the street frontage; parking lot landscaping; supplementing the northern property buffer adjacent to the park property (Green Spring Gardens); adding trees along the western boundary; and supplementing the eastern property buffer adjacent to the single-family attached development. Staff has determined that the latest submittal along with the proposed development conditions have adequately addressed all previously identified issues.

Parks Analysis (Appendices 7-8)

No concerns related to parks were raised with this application.

ZONING ORDINANCE PROVISIONS (Appendix 9)

From the table below, it has been demonstrated that the applicant meets, and in most cases exceeds, the Zoning Ordinance Bulk standards for the C-6 district.

Bulk Standards C-6 Zoning		
Standard	**Required**	**Provided**
Lot Size	40,000 sq. ft. min.	231,369 sq. ft. (5.31 acres)
Lot Width	200 feet min.	±451 ft.
Building Height	40 feet max.	±21.5 ft. (existing building) ±28 ft. (proposed portal)
Front Yard (Little River Turnpike/Rt. 236)	No less than 40 ft.	±71 ft. (existing building) ±54 ft. (proposed portal)
Side Yard	No requirement	N/A
Rear Yard	20 ft. min.	±256 ft.
Min. Open Space	15%	15.4%

Bulk Standards C-6 Zoning		
Standard	**Required**	**Provided**
Max. Floor Area Ratio (FAR)	.40 maximum	±0.17
Gross Floor Area	--------	±38,920 sq. ft.
Parking Spaces	123 spaces	132 (incl. 6 HC spaces) This does not include the parking spaces designated for vehicle storage and display.
Transitional Screening & Barrier: None required on southern or western boundary. Transitional Screening 3 (50') and a Barrier (Type E, F, or G) are required along the northern and eastern property line, adjacent to residential development. The applicant has requested a modification of the required transitional screening and barrier, in favor of existing conditions and supplementation as shown on the SE Plat.		

Requested Waivers and Modifications Analysis:

Modification of the Transitional Screening 3 and Barrier requirements along the eastern property line per Zoning Ordinance Section 13-305 (3), in favor of that shown on the SE Plat (Sheet 4-Conceptual Landscape Plan)

In lieu of providing the required 50 foot wide transitional screening yard, the applicant proposes the alternative as shown on the SE Plat (Sheet 4), which depicts a screening yard that varies in width from 15'-20'. The applicant proposes to keep the existing mature trees and barrier (6 foot high block wall), replace dead trees, and supplement the existing vegetation with shrubs and trees as listed in the proposed landscape schedule. In addition, the applicant proposes to repair the wall, as needed, to ensure its function and stability. Staff believes that the applicant's proposal represents an improvement from the current situation and will help to screen the use from view of the residential properties. With the proposed landscaping, maintaining the existing mature vegetation, removing the poor vegetation, repairing the wall, and implementing the proposed development conditions including one for lighting, staff does not object to this modification.

Modification of the transitional screening along the northern property lines

Screening is required per the Zoning Ordinance along the northern property line, particularly where the use abuts residential development in the northeast corner. The applicant has agreed to plant three additional large deciduous trees in areas where screening currently does not exist. Staff concludes that with the additional landscaping proposed to supplement the existing, mature vegetation and the repair of the existing wall, the proposal will be an improvement from the current situation and will serve to

help screen the use from the view of the park and from the residences located at the northeast corner of the site. Staff therefore does not object to this modification.

Modification of the interior parking lot landscaping requirement

The site was previously used as an auto dealership; the majority of the site is paved, with little internal vegetation. The Ordinance requires that 6,929 square feet of the parking lot be devoted to landscaping. The applicant is proposing to provide an additional seven trees or 1,750 square feet of landscaping along the northern and southern perimeters of the site. Given the existing developed condition of the site, Staff concludes that this is reasonable and is not opposed to this modification.

Modification of the major paved trail requirement along Route 236

The Countywide Trails Plan Map depicts a minimum eight foot wide asphalt major paved trail along the site's frontage on Little River Turnpike (Route 236). A four foot wide sidewalk is currently located on the north side of the service drive, along the entire frontage of the subject property which connects to sidewalks on the adjacent properties to the west and east. In addition, the applicant is proposing to construct a five foot wide walkway from the sidewalk to the existing building to further promote pedestrian circulation in the area. Staff, including the County Pedestrian Program Manager, has reviewed the requested waiver and proposal and is not opposed to the modification.

Waiver for the on-road bike route requirement along Route 236

The Countywide Trails Plan Map also depicts on-road bike lanes. Staff is willing to forego requiring construction of the on-road bike lane at this time, since Staff feels that bikes can use the service drive for now; however, Staff recommends that the applicant dedicate enough ROW width to allow for a future bike lane. The applicant has agreed to dedicate ROW to approximately 75-feet from the centerline of the Little River Turnpike along the entire frontage of their property. This width should be sufficient to allow for an on-road bike lane at the appropriate time. This agreement has been formalized as a proposed development condition. Therefore, with the imposition of the proposed development condition, Staff supports this waiver.

Zoning Ordinance Provisions (Appendix 9)

General Special Exception Standards (Sect. 9-006)

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. The Comprehensive Plan designates the subject parcel for retail and other related uses and specifies that as redevelopment occurs, pedestrian access should be provided to and from residential neighborhoods. The applicant proposes a retail use; specifically, an automotive dealership including new and used vehicle storage, with associated repair and service facilities. In addition, the applicant proposes to provide and improve

pedestrian access by constructing a sidewalk connection (5' wide x 15' long) from the existing frontage sidewalk to the entrance of the establishment and proposes to provide four crosswalks. Therefore, staff concludes that this project is in harmony with the Comprehensive Plan and that this standard has been met.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. The intent and purpose of the C-6 District is to provide locations for retail commercial and service uses which are oriented to serve several neighborhoods or approximately 20,000 persons. Development within the district should be encouraged in compact centers that are planned as a unit and preferably confined to one quadrant of an intersection so as to provide for orderly development. The applicant's proposal is to re-establish this site with the same use previously approved: vehicle sales and service. In addition, this site is located adjacent to another vehicle sales and service use which helps to consolidate this particular use to one quadrant of an intersection. Therefore, staff concludes that this project is consistent with the purpose and intent of the C-6 District and that this standard has been met.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The proposal to re-establish the site with vehicle sales and service is compatible with the vehicle sales and service use to the immediate west and with commercial uses to the south, across Little River Turnpike. The existing screening and barriers will remain at the perimeter of the subject property. A six foot high block wall on the northern and eastern property lines, existing landscaping and proposed supplemental landscaping provides screening of the site to Green Spring Gardens Park and the Autumn Glen residential townhouse development. Mature trees and supplemental landscaping provide vegetative relief along the western boundary line, and proposed street tree plantings should soften the appearance of the use at the southern boundary (Little River Turnpike.) The proposed design represents an improvement from the existing site conditions and will provide enhanced visual screening for the residential units. Staff believes that this standard has been met.

Par. 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The applicant has committed to dedicating the existing service drive and sidewalk to the Board of Supervisors, and to executing a maintenance agreement with Fairfax County, to ensure that the applicant maintains this area until it is accepted into the State system for public maintenance. The applicant has also committed to the following: construction of a sidewalk extension to connect the existing sidewalk along Little River Turnpike with the interior of the site; striping four additional internal crosswalks; committing to limiting vehicle loading and off-loading to a location on-site and to specifically not utilizing the service drive for this purpose; and

reserving and designating on-site parking spaces for employee use only. Staff is recommending (via the development conditions) that the applicant also make a number of additional traffic circulation improvements including: evaluating and potentially extending the left turn lane from Rt. 236 into the service drive; and evaluating the existing site entrances to ensure that vehicle delivery trucks can safely and effectively deliver their cargo to the site without damaging curbs. Staff is of the opinion that this project should pose no conflicts to the existing neighborhood traffic; and with the proposed improvement should enhance the transportation network from what currently exists. Staff believes this standard has been met with the proposed development conditions.

Par. 5 states that, in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. Transitional Screening 3 and a Barrier is required along the eastern and northern property line; the applicant has requested a modification of this standard. In lieu of the required 50 foot wide Transitional Screening with Barrier, the applicant has proposed to continue the existing 15 to 20 foot wide transitional screening yard and barrier. The applicant proposes to keep the mature vegetation that is healthy and remove any dead or dying vegetation, and to supplement the existing screening as existing conditions permit. The plantings are proposed on the east side of the barrier wall, facing the residents of the townhouse development. In addition, in some areas the wall is in need of paint and/or repair; the applicant has agreed to paint and repair the wall as needed. The applicant is also proposing to add supplemental plantings along the northern property line, to further buffer the use from the public park to the north. No transitional screening or barriers are required along the western or southern lot lines; however, the applicant has proposed street trees along the road frontage to the south. With the proposed development conditions that ensure that the landscaping will be planted as proposed and the wall will be repaired as needed, Staff concludes that this standard has been met.

Par. 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The open space requirement for this zone is 15%; the SE plat will slightly exceed this requirement by providing 15.4% open space. Therefore, this standard has been met.

Par. 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided; parking and loading requirements shall be in accordance with the provisions of Article 11; adequate public facilities are available to service this project; and stormwater management, if determined to be needed, will be met during the site plan process. The required amount of parking for this project is 123 spaces. The SE Plat depicts that 132 parking spaces will be provided. Additional spaces will be provided for storage and display of vehicles. With the proposed development conditions this standard has been met.

Par. 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this

Ordinance. The applicant has agreed not to use inflatable signs. Article 12 of the Zoning Ordinance prohibits such signs; however, to further emphasize that no such signs will be used, this type of sign has been specifically defined and prohibited in a proposed development condition.

Therefore, as conditioned, staff is of the opinion that this standard has been met.

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

Standard 1 states that except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located. The proposed development meets the setback, open space, and parking requirements and is below the maximum FAR and height for the C-6 zoning district; therefore, this standard is met.

Standard 2 states that all uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a photometric plan as may be required by Part 9 of Article 14. Par. 1 of Sect.14-903 of the Zoning Ordinance states that outdoor display area lighting used in conjunction with a vehicle sale, rental, and ancillary service establishment shall not exceed a maintained lighting level of 30 footcandles as measured horizontally at grade. However, a higher or lower maintained lighting level, not to exceed 50 footcandles, may be specifically approved by the Board in conjunction with the approval of a special exception, development plan, or proffered rezoning. The photometric plan indicates an average footcandle level of 4.86, which is within the permitted lighting level standards. With the proposed development conditions, staff believes this standard is addressed.

Standard 3 states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. The applicant is proposing to re-establish a use that has expired; the applicant is

confident that the proposed improvements to the site are inconsequential, and will not trigger a site plan submission and review. The standard development condition language requiring the use to be subject to the provisions of Article 17, as determined by DPWES, has been included. This standard is addressed.

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

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

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

Standard 3 states that, notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten feet, except as may be qualified by the provisions of Article 13. There are no storage areas located within ten feet of the front lot line; this standard is addressed.

Standard 4 states that all such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual. The applicant has agreed to dedicate the existing service drive and sidewalk to Fairfax County as public right-of-way, but has agreed to maintain the dedicated area until such time as VDOT accepts it into the State system for public maintenance. Staff from both VDOT and FCDOT have reviewed all ingress and egress for compliance with the applicable standards. VDOT and FCDOT have written memos; see Appendix 5, identifying their concerns and staff has written development conditions to address these concerns. Therefore, with the adoption of the proposed development conditions, this standard is addressed.

Standard 5 states that all outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards

presented in the Public Facilities Manual. The applicant intends to maintain and repair the existing asphalt used for the parking areas and aisles. The existing driveway entrances are concrete. The proposed sidewalk connection will be concrete, to match the existing sidewalk. These are approved surfaces per the Zoning Ordinance and PFM. This standard is addressed.

Standard 6 states that all lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14. As discussed with the standards for Category 5 uses, a development condition has been proposed to address the lighting on the site. The photometric plan (Sheet 5) indicates that the average level of illumination is 4.86 footcandles which is below the maximum permitted illumination level. This standard has been met.

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

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

These standards concern drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts. Since the proposed use does not fall under the uses of concern, these use limitations do not apply to this application.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant's proposal to re-establish a previously approved automobile dealership and service establishment is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance Provisions.

Recommendations

Staff recommends approval of SE 2011-MA-013, subject to development conditions consistent with those contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening along the eastern and northern property lines.

Staff recommends approval of a modification of the major paved trail requirement along Route 236.

Staff recommends approval of a waiver for the on-road bike route requirement along Route 236.

Staff recommends approval of a waiver for the interior parking lot landscaping requirement.

Staff recommends that the Board of Supervisors direct the Director of DPWES to waive frontage improvements associated with the existing service drive and sidewalk along Little River Turnpike.

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification, additional information submitted by the applicant
4. Land Use and Environmental Analysis
5. Transportation Analysis
6. Urban Forest Management Analysis
7. Park Authority Analysis
8. Zoning Ordinance Provisions
9. Glossary of Terms

APPENDIX 1

PROPOSED DRAFT DEVELOPMENT CONDITIONS

SE 2011-MA-013

March 7, 2012

If it is the intent of the Board of Supervisors to approve SE 2011-MA-013, located at Tax Map 72-1 ((1)) 23A (6500 Little River Turnpike) for a special exception to permit a vehicle sale, rental, and ancillary service establishment pursuant to Sect. 9-518 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "6500 Little River Turnpike," prepared by Walter L. Phillips, Inc., dated October 3, 2011, as revised through January 30, 2012, consisting of five sheets, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

5. A queuing analysis for the existing left turn lane on Little River Turnpike shall be provided to VDOT for review and approval. Prior to the issuance of a Non-RUP, if determined to be necessary by VDOT, the left turn lane from Rt. 236 onto the service drive shall be extended to meet current standards.

6. Prior to the issuance of a Non-RUP, a dedication plat conveying the existing service drive (including the sidewalk), to the Board of Supervisors in fee simple, shall be prepared and recorded, in conformance with the SE Plat. A maintenance agreement shall be executed with Fairfax County, to ensure

that the service drive/sidewalk is properly maintained by the applicant until such time as VDOT accepts the service drive into the State system for public maintenance.

7. If determined necessary by VDOT in order to adequately accommodate delivery vehicles, the existing widths and radii of the entrances on the service drive shall be increased to meet VDOT standards.

8. Adequate sight distance at all entrances shall be provided, to VDOT's satisfaction, prior to the issuance of a Non-RUP. Any tree or shrub determined to impact the sight distance shall be replaced with an appropriate size/species or relocated elsewhere on the site, as determined by UFM.

9. All loading and off-loading of vehicles shall be conducted on-site. The service drive shall not be used for loading or off-loading of vehicles.

10. All employee parking shall be on-site, as required by Article 11 of the Zoning Ordinance. At least 40 parking spaces shall be designated for employee use.

11. Landscaping shall be consistent with that shown on the Special Exception Plat (Sheet 4-Conceptual Landscape Plan), as determined by UFM.

12. The existing block/brick architectural wall shall be painted and repaired, as necessary, to insure its continued stability and function.

13. Hours of operation shall be limited to the following:

    For Sales Department:

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

    For Service Department:

    Monday-Friday: 7:30 am to 7:00 pm
    Saturday: 8:00 am to 6:00 pm
    Sunday: 11:00 am to 6:00 pm.

14. No external loud speakers shall be used on site.

15. Outdoor Storage. There shall be no outdoor storage, with the exception of vehicles for sale (which may only be parked in the areas designated on the SE as "Vehicle Display" or "Vehicle Storage"). There shall be no outdoor storage overnight of wrecked or inoperable vehicles on the property. Wrecked or inoperable vehicles left on the Property after hours by

customers or towing services shall be moved indoors when the Car Dealership reopens for business.

16. All signage on the property shall conform to Article 12 of the Zoning Ordinance. Moreover, the use of any inflatable type of sign, including balloons; pennants; or signs powered by any mechanical means is prohibited.

17. Lighting. Parking lot and exterior lighting located on the Property shall be consistent with that shown on the submitted lighting/photometric plan (Sheet 5) and in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 31, 2012
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

114023

in Application No.(s): SE 2011-MA-013
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Page Little River Turnpike, LLC Agents: W. Raymond Page Yun Mi Arbuckle a/k/a China Arbuckle	2923 Annandale Road Falls Church, VA 22042	Applicant/Title Owner of Tax Map 72-1 ((1)) 23A
Walter L. Phillips, Incorporated Agents: Jeffrey J. Stuchel Monica R. Westgate	207 Park Avenue Falls Church, Virginia 22046	Engineer/Agent

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

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

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

Special Exception Attachment to Par. 1(a)

DATE: January 31, 2012
(enter date affidavit is notarized)

114023

for Application No. (s): SE 2011-MA-013
(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)
Penney Design Group, LLC Agent: Jonathan J. Penney	8120 Woodmont Avenue, Suite 450 Bethesda, Maryland 20814	Architect/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Lester E. Adkins William F. Johnson	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 31, 2012
(enter date affidavit is notarized)

114023

for Application No. (s): SE 2011-MA-013
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

Managing Members:
W. Raymond Page, Kathleen J. Page

Members:
W. Raymond Page, Kathleen J. Page,
Michael A. Page, MCB Page Family Trust
f/b/o Caitlin Page and Brendan Page

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

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

Special Exception Attachment to Par. 1(b)

DATE: January 31, 2012
(enter date affidavit is notarized)

114023

for Application No. (s): SE 2011-MA-013
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walter L. Phillips, Incorporated
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)
Brian G. Baillargeon
Jeffrey J. Stuchel
Aaron M. Vinson

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich (former), William A. Fogarty, John H. Foote, H, Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

---

(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: January 31, 2012
(enter date affidavit is notarized)

114023

for Application No. (s): SE 2011-MA-013
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Penney Design Group, LLC
8120 Woodmont Avenue, Suite 450
Bethesda, Maryland 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Jonathan J. Penney

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 31, 2012
(enter date affidavit is notarized)

114023

for Application No. (s): SE 2011-MA-013
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
None

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 31, 2012
(enter date affidavit is notarized)

114023

for Application No. (s): SE 2011-MA-013
(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 2011-MA-013

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 31, 2012

(enter date affidavit is notarized)

114023

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)
None

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

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

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

WITNESS the following signature:

Lynne J. Strobel

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent

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

Subscribed and sworn to before me this 31 day of January 20 12, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin

Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

APPENDIX 3

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

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

October 4, 2011

RECEIVED
Department of Planning & Zoning
OCT 04 2011
Zoning Evaluation Division

Via Hand Delivery

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

Re: Special Exception Application
Fairfax County Tax Map Reference: 72-1((1)) 23A (the "Subject Property")
Applicant: Page Little River Turnpike, LLC

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special exception application filed on property identified among the Fairfax County tax map records as 72-1((1)) 23A (the "Subject Property").

The Applicant is the owner of the Subject Property that consists of approximately 5.31 acres located on the north of Little River Turnpike, with an address of 6500 Little River Turnpike. The Subject Property is currently zoned to the C-6 and Highway Corridor (HC) Overlay Districts. The Applicant proposes a special exception application on the Subject Property to allow for the re-establishment of a previously approved automobile dealership and service establishment. The Applicant intends to renovate and use all existing buildings located on the Subject Property.

The Subject Property is located within the L1 Pinecrest Community Planning Sector of the Lincolnia Planning District in the Area I Comprehensive Plan (the "Plan"). The Subject Property is addressed generally within Land Use Recommendation 4 of this Planning Sector. Land Use Recommendation 4 states that commercial development should be limited to the north side of Route 236 (Little River Turnpike) between Braddock Road and the Autumn Glen townhouse development at Merritt Road. The Applicant's proposal is to renovate and use existing buildings on the Subject Property with no increase in FAR. As noted in Land Use Recommendation 4, this parcel is within the area designated as commercial development and the proposal would re-establish a previously approved commercial use. The parcel located to the west of the Subject Property is developed as a vehicle sales and service establishment, and commercial uses are generally located along Little River Turnpike. Given the prior use of the Subject Property, the surrounding uses, and the proposal to utilize existing buildings with the

same previously approved use, the Applicant's proposal is in harmony with the Plan's recommendations.

The Applicant's proposal is illustrated on the enclosed special exception plat ("SE Plat") and Existing Conditions Photo Exhibit, both prepared by Walter L. Phillips, Inc. Existing conditions on the Subject Property consist of a one-story building constructed in 1973 and two small outbuildings also built in 1973. The main building includes approximately 38,280 square feet, with a maximum height of 21.5 feet. Under the Applicant's proposal, all of these structures will remain on the Subject Property. A showroom and offices will be located in the front portion of the main building, with a service, parts, and body shop area located in the rear. A majority of the building will not be altered except for interior renovations. The service area currently includes 24 service bays for the maintenance of vehicles. This area has the capacity to expand within the existing building footprint to meet future demand. A small portal is proposed at the front of the building parallel to Little River Turnpike. The portal is a covered area that does not increase the amount of square footage on the Subject Property. A vehicle display area will also be located in front of the building as shown on the SE Plat.

Existing screening and barriers will remain at the perimeter of the Subject Property. A six foot high wall on the northern and eastern property lines and existing landscaping provide screening of the Subject Property to the Green Springs Gardens Park and the Autumn Glen residential townhouse development. Mature trees and landscaping provide a buffer on the western property line. Access to the Subject Property is provided by a service drive that runs parallel to northern side of Route 236 (Little River Turnpike). A four (4) foot sidewalk is located on the north side of the service drive along the entire frontage of the Subject Property and promotes pedestrian circulation in the area. A five (5) foot walkway from the sidewalk to the existing building is proposed.

Both a special permit and a special exception were previously approved on the Subject Property. In 1970, special permit #S-133-70 was approved by the Board of Zoning Appeals for an automobile dealership with used car sales. This special permit was granted to Ford Leasing and Development Company and Cherner Motor Company and was not transferable. On February 24, 1997, the Board of Supervisors approved SE 96-M-026, with development conditions, for the continuance of a vehicle sales, rental and ancillary service establishment on the Subject Property and to permit building additions and site renovations. The approval replaced and superseded the prior special permit. Although previously used as a vehicle dealership in accordance with the approvals, the Subject Property has been vacant for more than two (2) years and thus the approved special exception has expired.

As shown on the SE Plat, the Applicant proposes to establish and operate a Chevrolet vehicle sales, rental, and service dealership on the Subject Property. The proposal is minor in nature and does not include an increase in FAR, site disturbance other than installation of a walkway, or changes to site design. The Applicant intends to renovate and use the existing buildings located on the Subject Property. Although the Applicant proposes no building additions, as part of the renovation, the main building will be repainted and additional windows

will brighten the space and improve the appearance of the existing structure that faces Little River Turnpike. The amount of parking to be provided is shown on the SE Plat and exceeds the Zoning Ordinance requirement.

The Applicant's proposal will revitalize a now vacant site and provide a number of benefits to the community. The dealership will offer a convenient location for the sale of new and used vehicle sales, as well as automobile service. A re-established automobile dealership will provide employment opportunities in the Mason District and the property will have a more aesthetically pleasing appearance.

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

- The type of operation will be an automobile dealership, including new and used vehicle sales, with associated repair and service facilities.

- The hours of operation will be as follows:

Sales Department	– Monday through Friday	– 9:00 a.m. to 9:00 p.m.
	Saturday	- 9:00 a.m. to 8:00 p.m.
	Sunday	- 11:00 a.m. to 6:00 p.m.
Service Department	– Monday through Friday	- 7:30 a.m. to 7:00 p.m.
	Saturday	- 8:00 a.m. to 6:00 p.m.
	Sunday	- 11:00 a.m. to 6:00 p.m.

- The estimated number of patrons for the Sales Department is approximately 25 per day during the week and 45 per day on the weekends. The estimated number of patrons for the Service Department is approximately 100 per day during the week and 125 per day on the weekend.

- The number of employees to serve the proposed use is a total of approximately 45 persons. Employees work on shifts that vary during the week and on weekends. The maximum number of employees on site at any one time is approximately 40 persons.

- The traffic impacts associated with the proposed use varies by day and time of day. A majority of the patrons will arrive at the Subject Property by private vehicle. The peak hour of trip generation during the week is in the morning between 7:30 a.m. and 8:30 a.m. when customers are dropping off their cars for service, and in the afternoon between 5:30 p.m. and 6:30 p.m. when customers are picking up their cars. A comparison of the previously approved use to the proposed use under applicable regulations concludes that the proposal is not considered to substantially affect the transportation network and is exempt from

VDOT Chapter 527 compliance. The Fairfax County Department of Transportation has confirmed this conclusion.

- An automobile sales and service establishment was previously operated on the Subject Property. Once the use is non-established, it is anticipated that a majority of the clients will be from the neighboring area within a radius of approximately 10 miles.

- The existing buildings are constructed of brick and architectural block with flat roofs. Roof materials are primarily shingles. The main building has a glass storefront typical of automobile dealerships. This building will include a showroom for the display of new vehicles and administrative offices with service and a parts department located at the rear. All of the existing buildings will be refurbished and renovated by the Applicant. No new exterior building materials are proposed.

- The operation of an automobile dealership and service and repair facility requires the utilization and storage of certain hazardous materials. All of these materials are utilized, stored, treated and disposed of in accordance with all local and state regulations.

- The proposed use conforms to all provisions of applicable ordinances, regulations and adopted standards except as may be noted on the SE Plat and as follows:

  - A waiver is requested for the major paved trail requirement along Route 236.
  - A waiver is requested for the on-road bike route requirement along Route 236.
  - A waiver is requested for the interior parking lot landscaping requirement in favor of existing conditions.
  - A waiver is requested for the perimeter parking lot landscaping requirement along Route 236 in favor of existing conditions.

  These waivers are consistent with the existing conditions on the Subject Property and the Applicant is not proposing any changes to the existing parking or travel aisles.

The Applicant's proposal will revitalize a vacant property with the re-establishment of an automobile dealership in a manner that will enhance the appearance of the area. The automobile dealership will be community-serving and create employment opportunities. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. The Board of Supervisors adopted a motion at its hearing of September 27, 2011 to expedite the acceptance and processing of this application. A copy of the applicable portion of the Board Summary is attached for your convenient reference.

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

Very truly yours,

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

Lynne J. Strobel

LJS/jdp
cc: Raymond Page
China Arbuckle
Jeffrey J. Stuchel
Jon Penney
Jon Puvak
Martin D. Walsh

{A0232433.DOC / 1 Statement of Justification 007173 000003}

Jonathan D. Puvak
(703) 528-4700 Ext. 5455
jpuvak@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

January 23, 2012

RECEIVED
Department of Planning & Zoning
JAN 23 2012
Zoning Evaluation Division

Via Hand Delivery and E-mail

Miriam D. Bader
Staff Coordinator
Fairfax County Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SE 2011-MA-013
Page Little River Turnpike LLC (the "Applicant")
Tax Map Reference: 72-1((1)) 23A

Dear Ms. Bader:

Please accept this letter describing the revisions that have been incorporated into the Special Exception Plat dated January 23, 2012. These revisions were made as a result of the Applicant's meeting with you and Nicholas J. Drunasky of the Urban Forest Management Division on January 10, 2012:

1. The Conceptual Landscape Plan has been provided as a separate sheet (Sheet 4) from the Existing Vegetation Map (EVM) to further clarify the existing and proposed plantings. The EVM is provided on a separate sheet (Sheet 2).
2. Additional plantings, consisting of shrubs and evergreen trees have been proposed along the eastern property line. The additional plantings will supplement existing mature trees and replace dead trees along the property line and meets the intent of the transitional screening requirements.
3. Three (3) additional large deciduous trees are proposed along the northern property line. The trees are proposed in locations that do not cause disturbance, but contribute to satisfying the interior parking lot landscaping requirement.
4. Five (5) additional large deciduous trees are proposed along the western property line. The trees are proposed in locations that do not cause disturbance, but satisfy the peripheral parking lot landscaping requirement.
5. Two (2) flowering trees are proposed along the southern property line adjacent to Little River Turnpike.
6. The tree canopy calculation worksheet (Sheet 4) has been updated based on the additional plantings.

7. The tree canopy calculation worksheet has been updated to take a 0.5 credit for all white pines existing on-site.
8. The tree canopy calculation worksheet has been updated to take a 1.5 credit for wildlife species proposed to be planted.
9. Calculations have been added for the transitional screening and peripheral parking lot landscaping requirements (Sheet 4).
10. A detailed matrix based on the PFM has been included with the schedule of proposed vegetation (Sheet 4).
11. White pine square footages have been added to Sheet 2 and Sheet 4 to show the location of the existing vegetation.
12. The request for a waiver of the peripheral parking lot landscaping requirement has been removed as additional proposed plantings will meet the requirements of the Zoning Ordinance.
13. The waivers and modifications on SE Sheet 1 have been updated with additional justification.

In addition to the landscaping comments, the Photometric Plan (Sheet 5) has been updated to provide the lighting pattern and illumination levels beyond the property line as requested by staff. I have attached six (6) full size copies and a reduction of the revised special exception plat for your review and distribution. An electronic version was transmitted earlier today. In addition, I have attached a revised Applicant's Proposed Development Conditions, pursuant to discussions with staff.

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me. As always, I appreciate your cooperation and assistance.

Very truly yours,

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

Jonathan D. Puvak

JDP/kae
Enclosures
cc: Raymond Page
China Arbuckle
Jeffrey Stuchel
Monica Westgate
Jon Penney
William Johnson
Lynne J. Strobel
Martin D. Walsh

{A0508443.DOCX / 1 Bader third response letter.1.23.2012 007173 000003}

OUTFALL NARRATIVE

EXISTING CONDITIONS:
THE SITE IS CURRENTLY DEVELOPED AS A CAR DEALERSHIP. SITE RUNOFF IS COLLECTED BY STORM DRAINS ONSITE AND LEAVES THE SITE VIA THREE STORM SEWER PIPES WHICH QUICKLY CONNECT TO A STORM SEWER IN LITTLE RIVER TURNPIKE. THE STORM SEWER IN LITTLE RIVER TURNPIKE FLOWS TO THE EAST AND EMPTIES INTO AN EXISTING RIPRAP LINED NATURAL STREAM CHANNEL. THIS STREAM, TURKEYCOCK RUN, IS A TRIBUTARY TO CAMERON RUN. THE STREAM ENTERS A BOX CULVERT UNDER LITTLE RIVER TURNPIKE IN LESS THAN 100 FEET.

PROPOSED CONDITIONS:
IN THE POST DEVELOPMENT CONDITION THERE IS NO PROPOSED CHANGE TO THE SITE'S STORMWATER RUNOFF CHARACTERISTICS OR EXISTING STORMWATER INFRASTRUCTURE. THIS APPLICATION SIMPLY PROPOSES TO REESTABLISH THE USE.

IN ACCORDANCE WITH PFM SECTION 6-0203.2B, THE EXTENT OF OUTFALL REVIEW ENDS WHERE THE SITE'S RUNOFF ENTERS THE TURKEYCOCK RUN CHANNEL AS THE DRAINAGE AREA AT THIS POINT IS GREATER THAN 100 TIMES THE CONTRIBUTING SITE DRAINAGE AREA.

Applicant's Proposed Development Conditions

SE 2011-MA-013

Revised January 23, 2012

1. No large balloon figures shall be used for advertising.

2. All employee parking shall be on-site. A sufficient number of on-site parking spaces shall be designated for employee use as required by the Zoning Ordinance. Employee parking in the surrounding neighborhood shall be prohibited and strictly enforced.

3. No loud speakers shall be used to conduct business on the site.

4. Hours of operation for sales shall be Monday through Friday, 9:00 a.m. to 9:00 p.m.; Saturday, 9:00 a.m. to 8:00 p.m.; and Sunday, 11:00 a.m. to 6:00 p.m. Hours of operation for services shall be Monday through Friday, 7:30 a.m. to 7:00 p.m.; Saturday, 8:00 a.m. to 6:00 p.m.; and Sunday, 11:00 a.m. to 6:00 p.m.

5. Additional landscaping as shown on the Special Exception Plat shall be provided along the eastern property line to supplement existing vegetation. A diversity of tree species shall be provided consistent with the policies of the Urban Forest Management Division.

6. On-site landscape material shall be consistent with that shown on the Special Exception Plat. The provision of on-site landscaping shall be verified through field inspection by a representative of the Urban Forest Management Division prior to the issuance of a non-residential use permit.

7. All vehicle loading and off-loading shall be conducted on-site and the service drive will not be used for this purpose.

8. The existing block/brick architectural wall shall be painted and repaired, if necessary, prior to the issuance of a non-residential use permit.

RECEIVED
Department of Planning & Zoning

JAN 23 2012

Zoning Evaluation Division

County of Fairfax, Virginia

APPENDIX 4

MEMORANDUM

DATE: February 3, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: SE 2011-MA-013
Page – 6500 Little River Turnpike

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception (SE) application dated October 3, 2011 as revised through January 23, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The applicant, Page Little River Turnpike, LLC, proposes to re-establish a vehicle sale, rental and ancillary service use on approximately 5.31 acres of land. The subject property is located at the north side of Little River Turnpike just west of Merritt Road and east of Green Spring Road. The property is the former location of a previous vehicle sales, rental and ancillary service establishment. The existing structures on-site are to be renovated. As a result, no new structures are proposed. Two access points will come from Little River Turnpike.

LOCATION AND CHARACTER OF THE AREA

The subject property is located on the north side of Little River Turnpike a short distance east of its intersection with Braddock Road. The property is bracketed by Merritt Road to the west and Green Spring Road to the east. The site is located in a corridor along Little River Turnpike which includes other commercial uses to the west and south. Fairfax County Park Authority uses as well as some single-family detached residential are located to the north. Single-family attached development exists immediately east of the subject property.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2011 Edition, Area I, Lincolnia Planning District, L1-Pinecrest Community Planning Sector, as amended through March 9, 2010, on page 16, the Plan states:

"4. Limit commercial development on the north side of Route 236 to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods."

Environment

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 12:

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

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

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

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

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

COMPREHENSIVE PLAN MAP: Retail and Other

LAND USE ANALYSIS

Screening and Buffering The Comprehensive Plan recognizes the long term use of the subject property for commercial uses. However, the commercial use of this property should be adequately screened from adjacent residential uses to the east and north of the property. While the existing screening and barrier are adequate in most areas, staff has asked that the applicant provide supplemental plantings and/or extend the height of the barrier to address some small problem areas. The latest plans provide for additional plantings along the property boundary in

those areas previously identified by staff as areas of concern. It appears that these additional plantings should ultimately provide adequate screening for the adjacent residential properties.

ENVIRONMENTAL ANALYSIS

Vegetation The existing site has limited vegetation. As noted above, additional plantings for the purpose of screening this use were recommended by staff. The applicant has proposed streetscaping, buffering and parking lot landscaping, and supplemental vegetation adjacent to existing residential development along the northern boundary. The applicant should ensure that proposed plantings are consistent with the recommendations from Urban Forestry Management (UFM) staff.

Lighting The original photometric study submitted with this application extended only to the property boundary. In some areas, particularly those immediately adjacent to existing residential development, it was not clear that the proposed lighting would meet the current Zoning Ordinance limitations. The applicant was asked to submit a revised photometric study which clearly demonstrated that the Zoning Ordinance standards would be satisfied. The latest development plans contain a revised photometric study which satisfies staff's concerns regarding this issue.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a minimum 8 foot wide asphalt major paved trails along the site's frontage on Little River Turnpike (Route 236). The applicant has requested a waiver of this trail requirement. This request was evaluated by staff in the Department of Transportation.

PGN: JRB

County of Fairfax, Virginia

APPENDIX 5

MEMORANDUM

DATE: February 1, 2012

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

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

FILE: 3-5 (SE 2011-MA-013)

SUBJECT: Transportation Impact

REFERENCE: SE 2011-MA-013 Page Little River Turnpike
Traffic Zone: 1409
Land Identification Map: 72-1 ((1)) 23A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated October 3, 2011, and revised through January 23, 2012. The applicant proposes to establish and operate a vehicle sales, rental, and service dealership on a site previously approved for an automobile dealership and service. The applicant will renovate and use existing buildings on the site with no increase in FAR.

The applicant should:

- Dedicate the existing service drive along Little River Turnpike frontage to include the existing sidewalk, approximately 75-feet from centerline; or provide a public access easement along the service drive. Done.
- Commit to limit vehicle loading and off-loading to a location on-site and to not utilize the service drive for this purpose. Done.
- Reserve and designate on-site parking spaces for employee use only. Done.
- The truck movement detail shows large truck would hit the building on turn to the back and/or possible any vehicles parked there. This should be redone.

AKR/LAH/lah

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
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FCDOT
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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

January 12, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: SE 2011-MA-013 Page Little River Turnpike LLC
Tax Map # 72-1((01))0023A

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

I have reviewed the above plan submitted on December 13, 2011, and received January 3, 2012. The following comments are offered and numbered the same as the previous submittal:

1. *The left turn lane from Rt. 236 onto the service drive needs to be extended to meet the current standards. A queuing analysis also needs to be provided to review the needed length.* We will await the evaluation of the left turn lane length and storage needs.

2. *A delivery vehicle template needs to be provided to review access to the site by large trucks.* Some additional improvement may be necessary. The template does not indicate the entire exiting movement and a driver has to drive almost perfectly to avoid crossing the curblines. Crossing the curblines will damage the CG-12's with heavy trailers.

3. *The entrances on the service drive need to meet the current standards.* The existing widths and radii should be increased to serve the site traffic.

4. *Improvements to the service drive accesses may be necessary to properly accommodate the delivery vehicles.*

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxspex2011-MA-013se3PageLittleRiverTurnpikeLLC1-12-12BB

Ruffner, Virginia

From: Dearing, Michelle D.
Sent: Friday, September 30, 2011 2:24 PM
To: 'William F. Johnson'
Cc: Guinaw, Kevin; Rodeheaver, Angela K.; Ruffner, Virginia; Chauncey, Michael P.; Brady, Megan A.
Subject: 6500 Little River Turnpike Ch 527 TIA

FCDOT has reviewed a Ch 527 determination request to re-establish an auto dealership at 6500 Little River Turnpike (tax map 72-1 ((1)) 23A). With the existing building square footage (38,280) and the proposed use, this application would not trigger Ch 527 thresholds. **A Ch 527 TIA would not be required.**

Please submit this email correspondence with your application. I'm including Zoning staff for notification purposes.

Thank you.
Michelle Dearing
Fairfax County Transportation

County of Fairfax, Virginia

APPENDIX 6

MEMORANDUM

February 2, 2012

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

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

SUBJECT: 6500 Little River Turnpike, SE 2011-MA-013

RE: Request for assistance dated January 30, 2012

Site Description: The site consists of an abandoned car dealership. Most of the site is paved. The eastern and northern property boundary has a cinder block wall with a row of trees just outside consisting mainly of eastern white pines with a few white mulberries, black cherries, red maples, and eastern red cedars scatter within. The western property boundary consists of a narrow landscape strip with shared willow oaks.

This review is based upon the rezoning application SE 2011-MA-013 stamped as "Received by the Department of Planning & Zoning January 23, 2012." Site visits were conducted on November 23 and December 2, 2011.

All UFMD comments appear to have been addressed satisfactorily at this time.

NJD/
UFMID #: 166003

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

January 27, 2012

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

NJD

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

SUBJECT: 6500 Little River Turnpike, SE 2011-MA-013

RE: Request for assistance dated January 24, 2012

Site Description: The site consists of an abandoned car dealership. Most of the site is paved. The eastern and northern property boundary has a cinder block wall with a row of trees just outside consisting mainly of eastern white pines with a few white mulberries, black cherries, red maples, and eastern red cedars scatter within. The western property boundary consists of a narrow landscape strip with shared willow oaks.

This review is based upon the rezoning application SE 2011-MA-013 stamped as "Received by the Department of Planning & Zoning January 23, 2012." Site visits were conducted on November 23 and December 2, 2011.

1. **Comment:** The note on sheet four does not suffice for landscaping that is required by the ZO and PFM for the site. This is not something that most landscape contractors are aware of which if not properly adhered to, could require the removal and replacement of trees in order to meet the diversity requirement at the time of non-RUP issuance, delaying this process. Since this plan is not going to come in as a site plan, all landscape schedule details seen for a site plan should be shown at this time and not just the number of each category of trees proposed to be planted with a few species listed for each.

   Recommendation: Landscaping should be detailed on the SE Plat within a landscape schedule by showing the number of trees and shrubs for each species, size, stock type, and 10-year canopy coverage provided from each tree species proposed that will be provided (eg. 8 white oak, *Quercus alba*, 3-3.5 inch caliper, B&B stock, 250 sq. ft./tree of 10 year tree canopy coverage) as shown in Table 12.2 of PFM 12-0515.

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

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
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NJD/
UFMID #: 166003

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
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County of Fairfax, Virginia

MEMORANDUM

January 4, 2012

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

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

SUBJECT: 6500 Little River Turnpike, SE 2011-MA-013

Site Description: The site consists of an abandoned car dealership. Most of the site is paved. The eastern and northern property boundary has a cinder block wall with a row of trees just outside consisting mainly of eastern white pines with a few white mulberries, black cherries, red maples, and eastern red cedars scatter within. The western property boundary consists of a narrow landscape strip with shared willow oaks.

This review is based upon the rezoning application SE 2011-MA-013 stamped as "Received by the Department of Planning & Zoning December 30, 2011." A site visits were conducted on November 23 and December 2, 2011.

General Comment: Comments and recommendations on the previously submitted SE were provided to you in a memo dated December 9, 2011 from Nick Drunasky. Several comments and recommendations contained in those memos were not adequately addressed and are identical to several of the following comments and recommendations.

1. **Comment:** It appears that a waiver of transitional screening along the eastern property line is being requested, as indicated in the Waivers/Modification Requested note number one on sheet one. A modification request with a justification in accordance with ZO 13-305 does not appear to be included with this application. In addition, the existing single row consisting primarily of eastern white pines (some of which are in poor condition due to topping by utility pruning) along with scattered mulberry, black cherry, red maple, honeysuckle, and eastern red cedar exist on the backside of the block/brick wall along the eastern property line do not meet the intent of the transitional screening (width or density) and barrier requirements. A note has been added with this submission stating that "Additional plantings will supplement the existing vegetation along the wall of the eastern boundary." This is not sufficient and does not meet the intent of the current zoning ordinance. Vegetation present and the width of the buffer does not meet the conditions of the past Special Exception 96-M-4505, numbers 13 and 14, which require a buffer ranging from 14 to 35 feet in width including a combination of evergreen trees and shrubs located on both sides of the existing six foot high brick wall that shall be maintained.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
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www.fairfaxcounty.gov/dpwes

Recommendation: The applicant should provide the transitional screening calculations in accordance with ZO 13-303.3A along with a modification request with a detailed justification in conformance with ZO 13-305 should be provided as part of the SE Plat. Additional transitional screening yard width and supplemental landscaping in order to increase screening where vegetation is thin or does not meet the current health requirements for 10-year canopy along the eastern property line should be provided on the SE Plat.

2. **Comment:** With this submission, some landscaping is being provided. The note on sheet three does not suffice for landscaping that is required by the ZO and PFM for the site. If this plan is not going to come in as a site plan once the SE has been approved, a detailed landscape schedule will be necessary on the SE Plat and should be added.

   Recommendation: Landscaping shall be detailed on the SE Plat within a landscape schedule by showing the number of trees and shrubs for each species, size, stock type, and 10-year canopy coverage provided from each tree species proposed that will be provided. (eg. 23 white oaks, *Quercus alba*, 2-2.5 inch caliper, B&B stock, 200 sq. ft./tree of 10 year tree canopy coverage)

3. **Comment:** If this SE is going to require a site plan, it will be important for a development condition to be created that calls for review and approval by UFMD prior to any landscape installation. I do not see any draft development conditions that have been provided with this application. The response letter stating draft language is not adequate and will not likely meet the intent of the ZO requirements since it would only require discussion of the proposed landscape material with UFMD.

   Recommendation: A suggested development condition should be created that requires UFMD's review and approval of landscape material before it is installed. Recommended condition language should state, "Prior to the installation of any onsite landscape material, the applicant shall submit a landscape plan in accordance with PFM 12-0515, detailing all landscape material proposed to be installed for review and approval by UFMD."

4. **Comment:** On the northern side of the property, only a single row consisting primarily of eastern white pines with two lindens exist behind the block/brick wall. Vegetation present does not meet the conditions of the past Special Exception 96-M-4505, numbers 13 and 14, which require a 35 foot wide buffer and two rows of evergreens between the brick wall and the property line that shall be maintained. A large amount of additional space exists on the southern side of the wall for planting another row of vegetation.

   Recommendation: The applicant should provide additional transitional screening as is required by SE 96-M-4505, numbers 13 and 14 by supplementing the existing screening in areas where vegetation is thin or does not meet the current health requirements for 10-year canopy along the northern property line. If the existing SE 96-M-450, numbers 13 and 14

are not going to be provided, another row of large deciduous trees should be provided on the southern side of the wall along with in the gaps on the northern side of the wall to provide additional screening and additional shading for the parking lot. These additional trees should be used to meet the periphery parking lot landscape and interior parking lot landscape requirements.

5. **Comment:** The existing block/brick architectural wall appears to have bricks falling out in places and in need of minor repair.

   Recommendation: The applicant should consider repairing the architectural wall so it is in accordance with the required barrier requirement. Notes stating that loose bricks will be repaired in the existing wall should be added to the SE Plat (ZO 13-304).

6. **Comment:** The proposed SE Plat contains a note about a waiver being requested for interior parking lot landscaping that is required for the site. With this submission a handful of trees have been added, along with other existing trees that are now being counted as interior parking lot trees. Trees such as the existing ones on the western property boundary and the two being proposed on the northern property boundary do not qualify as interior parking lot trees since they will likely be counted to satisfy the periphery parking lot landscape requirements (ZO 13-203(1)).

   Recommendation: The applicant should provide interior parking lot landscaping as required by the zoning ordinance and PFM or provide proper justification on the SE Plat for why a waiver is required and interior parking lot landscaping is not being provided.

7. **Comment:** It is unclear if peripheral parking lot landscaping requirements are being met for the northern and western sides of the site.

   Recommendation: Landscaping that is proposed to be counted to meet the peripheral parking lot landscaping requirements should be clearly depicted and tabulated making it clear that this zoning ordinance requirement has been met for both the northern and western sides of the site. (ZO 13-203(1&2))

8. **Comment:** With this submission, a few trees are now shown to be provided with the peripheral parking lot landscape strip along Little River Turnpike. The number of trees being provided within this area does not appear to meet the zoning ordinance requirement of at least one tree every 40 feet. The proposed SE Plat contains a note about a waiver being requested for the 10 foot wide peripheral parking lot landscape strip required along Little River Turnpike. Why is this proposed to be waived? There does not appear to be any good reason for waiving the peripheral parking lot landscaping requirement along the frontage street. The space currently exists to provide landscaping as required by the zoning ordinance within this area. (13-203.2)

Recommendation: The applicant should provide the required peripheral parking lot landscaping and tabulations making it clear that the peripheral parking lot landscaping requirement is being provided as required by the zoning ordinance along Little River Turnpike.

9. **Comment:** An existing vegetation map (EVM) has been provided with this submission, but appears to assign a condition rating of fair to good for all trees. Most of the vegetation on site appear to be in fair or lower condition.

   Recommendation: The applicant should revise the trees condition in the EVM to reflect the true condition of vegetation that is present.

10. **Comment:** With this submission Table 12.10 has been provided for the site in accordance with the EVM. However, a canopy multiplier is now being applied for all vegetation on the site. All of the white pines onsite have been planted. Many of these white pines are in fair or less than fair condition and should not receive a 1.25 canopy multiplier or full canopy credit since maintenance practices and environmental conditions associated with the use are not likely to support the long term health or environmental functionality of these trees (PFM 12-0510.4E(4)). In addition to their fair or lower condition, white pine is on the list of species known to cause problems after planting so is only eligible for a 0.5 canopy credit multiplier due to having brittle wood, branch and twig failure, susceptibility to disease and environmental stress, and overuse in Fairfax County.

    Recommendation: Since these white pines have been planted and are in fair or lower condition, the 1.25 canopy multiplier should be removed and the 0.5 canopy multiplier should be used if any 10-year canopy credit is desired for them.

11. **Comment:** It is unclear if the 10-year canopy cover requirement will be met for the site once a reduced multiplier is taken for the existing white pines.

    Recommendation: The applicant should add trees and update table 12.10 on the SE Plat to demonstrate that the 10-year canopy requirement will be met for the site.

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

NJD/
UFMID #: 166003

cc: RA File
DPZ File

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County of Fairfax, Virginia

MEMORANDUM

December 9, 2011

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

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

SUBJECT: 6500 Little River Turnpike, SE 2011-MA-013

Site Description: The site consists of an abandoned car dealership. Most of the site is paved. The eastern and northern property boundary has a cinder block wall with a row of trees just outside consisting mainly of eastern white pines with a few white mulberries, black cherries, red maples, and eastern red cedars scatter within. The western property boundary consists of a narrow landscape strip with shared willow oaks.

This review is based upon the rezoning application SE 2011-MA-013 stamped as "Received by the Department of Planning & Zoning December 6, 2011." A site visits were conducted on November 23 and December 2, 2011.

General Comment: Comments and recommendations on the previously submitted SE were provided to you in a memo dated November 25, 2011 from Nick Drunasky. Several comments and recommendations contained in those memos were not adequately addressed and are identical to several of the following comments and recommendations. Additional comments and recommendations are provided to address landscaping issues and draft conditions.

1. **Comment:** It appears that a waiver of transitional screening along the eastern property line is being requested, as indicated in the Waivers/Modification Requested note number one on sheet one. A modification request with a justification in accordance with ZO 12-205 does not appear to be included with this application. In addition, the existing single row consisting primarily of eastern white pines (some of which are in poor condition due to topping by utility pruning) along with scattered mulberry, black cherry, red maple, honeysuckle, and eastern red cedar exist on the backside of the block/brick wall along the eastern property line do not meet the intent of the transitional screening and barrier requirements. Vegetation present and the width of the buffer does not meet the conditions of the past Special Exception 96-M-4505, numbers 13 and 14, which require a buffer ranging from 14 to 35 feet in width including a combination of evergreen trees and shrubs located on both sides of the existing six foot high brick wall that shall be maintained.

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Recommendation: The applicant should provide the transitional screening calculations in accordance with ZO 13-303.3A along with a modification request with a detailed justification in conformance with ZO 13-305 should be provided as part of the SE Plat. Additional transitional screening yard width and supplemental landscaping in order to increase screening where vegetation is thin or does not meet the current health requirements for 10-year canopy along the eastern property line should be provided on the SE Plat.

2. **Comment:** The current landscape plat does not show any landscaping being provided.

   Recommendation: Landscaping shall be detailed on the SE Plat within a landscape schedule by showing the number of trees from each category type, size, and canopy coverage provided for each category of tree and shrub that will be provided. (eg. 23 category IV deciduous trees, 2-2.5 inch caliper, 200 sq. ft./tree)

3. **Comment:** Since specific species are not normally detailed on SE Plat plans, it will be important for a development condition to be created that calls review and approval by UFMD prior to any landscape installation.

   Recommendation: A suggested development condition should be created that gives UFMD the chance to review and approve landscape material before it is installed. Recommended condition language should state, "Prior to the installation of any onsite landscape material, the applicant shall submit a landscape plan detailing all landscape material proposed to be installed for review and approval by UFMD."

4. **Comment:** On the northern side of the property, only a single row consisting primarily of eastern white pines with two lindens exist behind the block/brick wall. Vegetation present does not meet the conditions of the past Special Exception 96-M-4505, numbers 13 and 14, which require a 35 foot wide buffer and two rows of evergreens between the brick wall and the property line that shall be maintained.

   Recommendation: The applicant should provide additional transitional screening as is required by SE 96-M-4505, numbers 13 and 14 by supplementing the existing screening in areas where vegetation is thin or does not meet the current health requirements for 10-year canopy along the northern property line.

5. **Comment:** The existing block/brick architectural wall appears to be crumbling in places and in need of repair.

   Recommendation: The applicant should consider repairing the architectural wall so it is in accordance with the required barrier requirement (ZO 13-304).

6. **Comment:** The proposed SE Plat contains a note about a waiver being requested for interior parking lot landscaping that is required for the site. The site does not currently contain any interior parking lot landscaping.

   Recommendation: The applicant should provide interior parking lot landscaping as required by the zoning ordinance and PFM or provide proper justification on the SE Plat for why a waiver is required and interior parking lot landscaping is not being provided.

7. **Comment:** The proposed SE Plat contains a note about a waiver being requested for the 10 foot wide peripheral parking lot landscape strip required along Little River Turnpike. Why is this proposed to be waived? There does not appear to be any good reason for waiving the peripheral parking lot landscaping requirement along the frontage street. The space currently exists to provide landscaping as required by the zoning ordinance within this area. (13-203.2)

   Recommendation: The applicant should provide the required peripheral parking lot landscaping as required by the zoning ordinance along Little River Turnpike.

8. **Comment:** An existing vegetation map (EVM) has not been provided and it appears that the existing canopy is not accurately represented (particularly on the northern side of the property, where it does not overhang the existing pavement). This information is used to determine if the required 10-year Tree Canopy Coverage and Tree Preservation Target requirements will be met for the site.

   Recommendation: The applicant should provide an accurate EVM in accordance with PFM 12-0506, which will be used to develop table 12.3 and 12.10.

9. **Comment:** Table 12.10 has been provided for the site, but it is still unclear what vegetation has been counted to derive at +-28,000 sq. ft. of canopy coverage for the site.

   Recommendation: The applicant should provide 10-year canopy calculations contained with table 12.10 that are derived from an EVM, which accurately depicts canopy of existing trees contained onsite. Only onsite vegetation that meets the general health requirements from the PFM should be used in the calculation to demonstrate how 10-year canopy requirements will be met for the site in accordance with PFM 12-0511.

10. **Comment:** It is still unclear how the Tree Preservation Target will be met for the site. Table 12.3 needs to incorporate information derived from an accurate EVM, which depicts the canopy of existing onsite trees. Only onsite vegetation that meets the general health requirements of the PFM should be used to meet the Tree Preservation Target Requirement.

Recommendation: The applicant should provide information in table 12.3 based upon information derived within the EVM and in compliance with the Tree Preservation Target in accordance with PFM 12-0508.

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

NJD/
UFMID #: 166003

cc: RA File
DPZ File

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County of Fairfax, Virginia

MEMORANDUM

November 25, 2011

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

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

SUBJECT: 6500 Little River Turnpike, SE 2011-MA-013

Site Description: The site consists of an abandoned car dealership. Most of the site is paved. The eastern and northern property boundary has a cinder block wall with a row of trees just outside consisting mainly of eastern white pines with a few white mulberries, black cherries, red maples, and eastern red cedars scatter within. The western property boundary consists of a narrow landscape strip with shared willow oaks.

This review is based upon the rezoning application SE 2011-MA-013 stamped as "Received by the Department of Planning & Zoning October 25, 2011." A site visit was conducted on November 23, 2011.

1. **Comment:** It is not if the property was developed prior to the houses along the eastern property boundary, which would not have likely required transitional screening if that was the case. It is not clear of the past modification that has been referenced on the plan.

   Recommendation: The applicant should provide additional transitional screening as is required by ZO 13-303 or provide proper justification of the past modification, along with supplementing the existing screening in areas where existing screening is thing or does not meet the current health requirements for 10-year canopy.

2. **Comment:** The proposed SE plat contains a note about a waiver being requested for interior parking lot landscaping that is required for the site. The site does not currently contain any interior parking lot landscaping.

   Recommendation: The applicant should provide interior parking lot landscaping as required by the zoning ordinance and PFM or provide proper justification for why a waiver is required.

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3. **Comment:** The proposed SE plat contains a note about a waiver being requested for the 10 foot wide peripheral parking lot landscape strip required along Little River Turnpike. Why is this proposed to be waived? There does not appear to be any good reason for waiving the peripheral parking lot landscaping requirement along the street. The space currently exists to provide landscaping as required by the zoning ordinance within this area. (13-203.2)

   Recommendation: The applicant should provide the required peripheral parking lot landscaping as required by the zoning ordinance along Little River Turnpike.

4. **Comment:** An existing vegetation map (EVM) has not been provided.

   Recommendation: The applicant should provide an EVM in accordance with PFM 12-0506.

5. **Comment:** It is unclear how the required 10-year tree canopy requirements will be met for the site.

   Recommendation: The applicant should provide 10-year canopy calculations contained with table 12.10 from the PFM to demonstrate how 10-year canopy requirements will be met for the site in accordance with PFM 12-0511.

6. **Comment:** It is unclear how the Tree Preservation Target will be met for the site.

   Recommendation: The applicant should provide calculations within table 12.3 of the PFM demonstrating how they will be in compliance with the Tree Preservation Target in accordance with PFM 12-0508.

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

NJD/
UFMID #: 166003

cc: RA File
DPZ File

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APPENDIX 7

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

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

DATE: November 29, 2011

SUBJECT: SE 2011-MA-013, 6500 Little River Turnpike
Tax Map Number: 072-1((1))0023A

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

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Miriam Bader

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

P:\Park Planning\Development Plan Review\DPZ Applications\SE\SE 2011\SE 2011-MA-013\SE-2011-MA-013 FCPA.doc

9-006 General Standards

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

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

9-503 Standards for all Category 5 Uses

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

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides.
2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.
3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13.

All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.
4. All such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such 9-55
dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.
5. All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual.
6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.
7. In the C-3, C-4, I-3, I-4, I-5, PDC, PRC and PRM Districts, only vehicle rental establishments may be allowed and such use shall be subject to Paragraphs 1 through 6 above and the following:
A. Vehicle rental establishments shall be limited to the rental of automobiles and passenger vans and the rental of trucks or other vehicles shall not be permitted.
B. There may be a maximum of twenty-five (25) rental vehicles stored on site and such vehicles shall be stored in a portion of the parking lot designated on the special exception plat for the storage of rental vehicles.
C. There shall be no maintenance or refueling of the rental vehicles on-site.
8. In the PTC District, vehicle sale, rental and ancillary service establishments may only be permitted in accordance with the provisions of Sect. 6-505.

7-608 Use Limitations
All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:
1. In any Highway Corridor Overlay District:
A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:
(1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or (2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or
(3) Access to the site is provided by a functional service drive, which provides controlled access to the site.
C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:
A. Service stations shall not include any uses such as vehicle or tool rental.
B. Service stations shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of

seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.

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

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

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

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s 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 be 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 staggared 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
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch