



APPLICATIONS ACCEPTED: November 7, 2011  
PLANNING COMMISSION: May 3, 2012  
BOARD OF SUPERVISORS: Not Scheduled

# County of Fairfax, Virginia

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April 17, 2012

## STAFF REPORT

PRC A-787-02 and SE 2011-BR-016

### BRADDOCK DISTRICT

**APPLICANT:** Cardinal Forest (E & A), LLC

**EXISTING ZONING:** PRC, H-C

**PARCEL(S):** 79-3 ((8)) 5D (partial)

**ACREAGE:** 8.67 acres for PRC  
37,897 sq. ft. for SE

**FAR:** 0.23± for PRC area of 8.67 acres  
0.087± for SE area of 37,897 sq. ft.

**OPEN SPACE:** 9%± for PRC area  
21.8%± for SE area

**PLAN MAP:** Residential Planned Community

**SE CATEGORY/USE:** Category 5: Drive-in Financial Institution

**PROPOSAL:** Request for Special Exception approval to permit a drive-in financial institution in a Highway Corridor Overlay District and concurrent PRC Plan approval.

### STAFF RECOMMENDATIONS:

Staff recommends approval of PRC A-787-02.

Miriam Bader

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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/](http://www.fairfaxcounty.gov/dpz/)



Staff recommends approval of SE 2011-BR-016, subject to development conditions consistent with those contained in Appendix 1.

Staff recommends approval of a waiver for the on-road bike route requirement along the north side of Route 644.

Staff recommends approval of a waiver for the loading space requirement.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement along Route 644.

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).

*O:\mbader\SE\SE 2011-BR-016, PRC-A-787-02, Cardinal Forest\Staff Report and supporting material\Draft Staff Report, SE 2011-BR-016, PRC-A-787-02 Cardinal Forest TD Bank.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

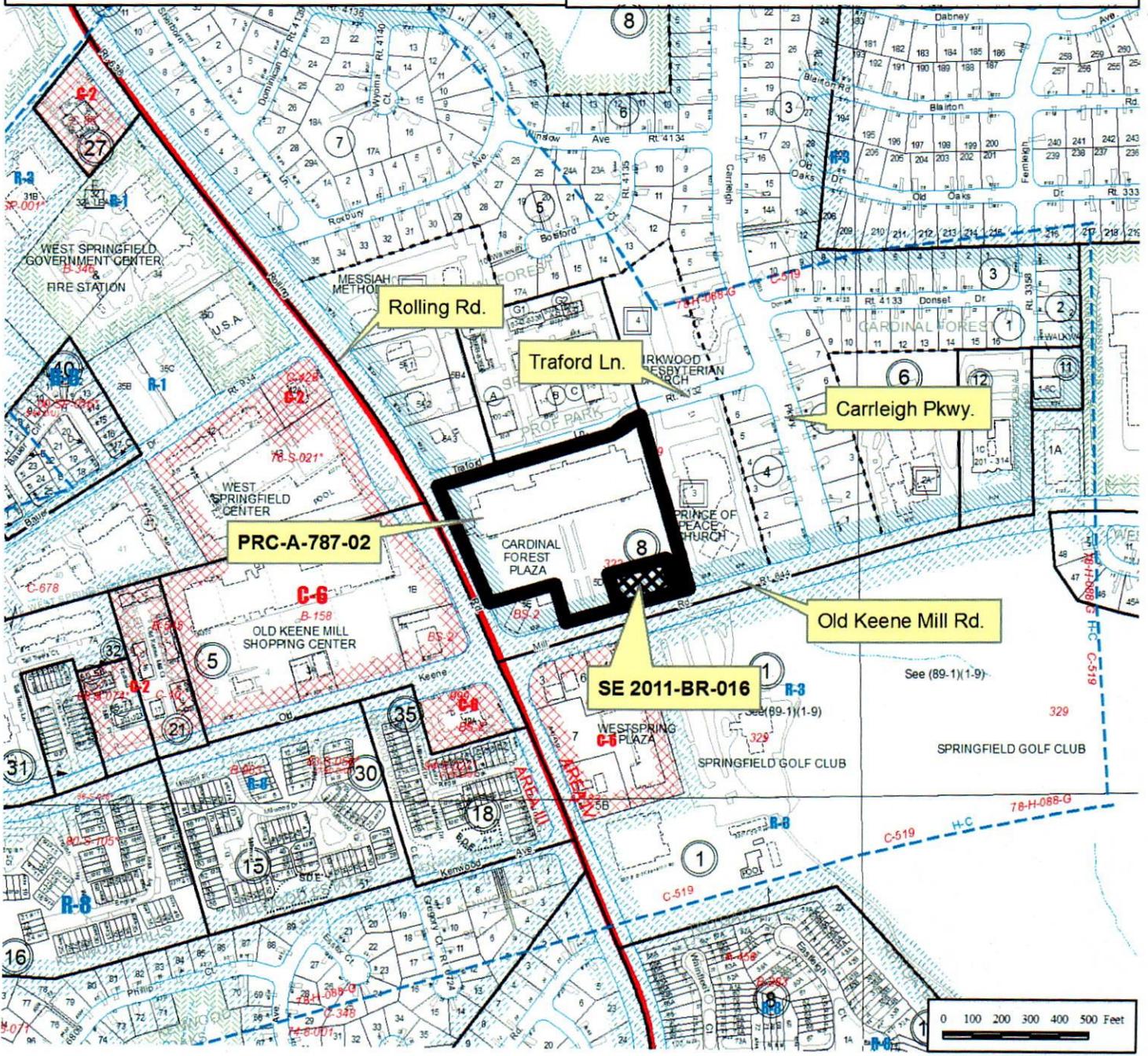
SE 2011-BR-016

# Planned Residential Community

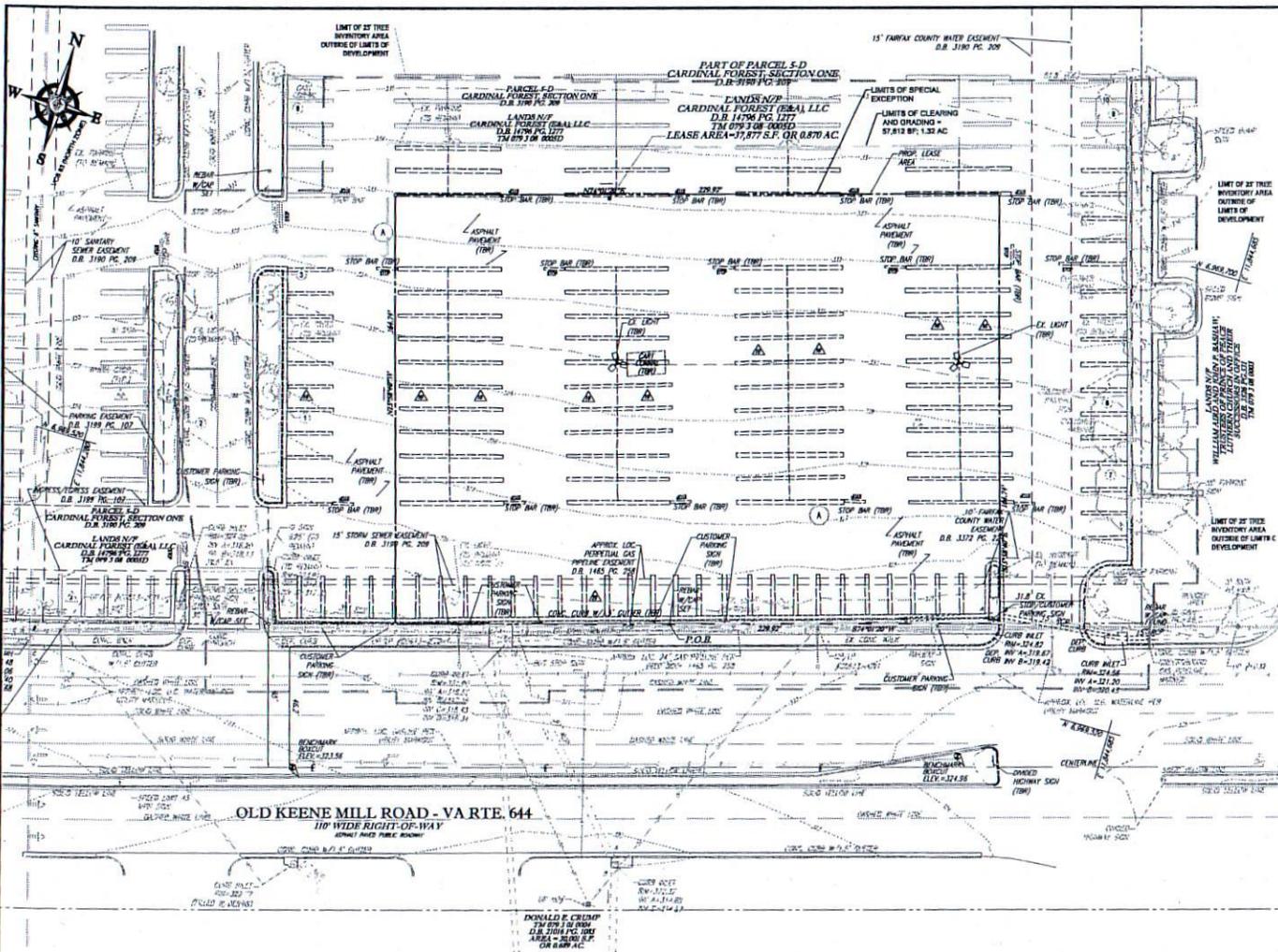
PRC - A -787 - 02

Applicant: CARDINAL FOREST (E & A), LLC  
Accepted: 11/07/2011  
Proposed: DRIVE-IN FINANCIAL INSTITUTION  
Area: 37897 SF OF LAND;  
DISTRICT - BRADDOCK; ZIP - 22152  
Zoning Dist Sect: 06-0304 Art 9 Group and Use: 5-06  
Located: NORTH SIDE OF OLD KEENE MILL ROAD  
APPROXIMATELY 1000 FEET EAST OF IT'S  
INTERSECTION WITH ROLLING ROAD  
Zoning: PRC- C Overlay Dist: HC  
Plan Area: 4  
Map Ref Num: 079-3- /08/ /0005D pt.

Applicant: CARDINAL FOREST (E & A), LLC  
Accepted: 11/07/2011  
Current Use: COMMERCIAL  
Area: 8.67 ACRES  
DISTRICT - BRADDOCK; ZIP - 22152  
Located: 8316 TO 8332 OLD KEENE MILL RD  
Zoning: PRC- C Overlay Dist: HC  
Plan Area: 4  
Map Ref Num: 079-3- /08/ /0005D







**EXISTING VEGETATION MAP (EVM)**

COVER TYPE SUMMARY TABLE  
 PARCEL ID: PART OF 076-308-0000  
 AREA: LIMITS OF DEVELOPMENT (DISTURBED AREA) 1.333 ACRES (57,812 SQ. FT.)  
 EVM PREPARED BY: NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-50614 ON 02/23/10

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	DEVELOPED LAND (DISTURBED AREA)	N/A	N/A	1.33 AC (DISTURBED AREA)	N/A	SEE DESCRIPTION BELOW
				TOTAL ACREAGE: 1.33 AC		

DESCRIPTION:  
 AREA A: 1) EXISTING ASPHALT PARKING LOT  
 NOTE: EVM AREA COUNTED IS THE LIMITS OF DEVELOPMENT (DISTURBED AREA) DUE TO WORKING BEING PERFORMED THAT IS OUTSIDE OF THE SPECIAL EXCEPTION LEASE AREA. SPECIAL EXCEPTION LEASE AREA = 0.87 AC

DATE: 02/23/10  
 DRAWN BY: NICHOLAS GEORGAS  
 CHECKED BY: NICHOLAS GEORGAS  
 SCALE: AS SHOWN  
 PROJECT NO: 10-0508-1

**EXISTING VEGETATION MAP & TREE CONDITION ANALYSIS LEGEND**



Tree Condition Analysis for 10-Bank - Cardinal Forest (Fairfax County Parcel ID: 076-308-0000)

#	Species	DBH (20" to 30")	Condition Rating (%)	Spreads Healthy (%)	Presence or Absence of Root Rot	Remarks	CRZ (feet)
1	Chase Maple (Single Stem)	3	85%	75%	Presence		2
2	Chase Maple (Single Stem)	3	85%	75%	Presence		2
3	Chase Maple (Single Stem)	3	85%	75%	Presence		2
4	Chase Maple (Single Stem)	4	85%	75%	Presence		4
5	Chase Maple (Single Stem)	2	85%	75%	Presence		2
6	Chase Maple (Single Stem)	4	85%	75%	Presence	CRZ: Tree removal may be required pending that grading plan	4
7	Willow Oak	10	75%	75%	Presence	CRZ: Tree removal may be required pending that grading plan	10
8	Pine Oak	10	75%	75%	Presence	CRZ: Tree removal may be required pending that grading plan	10
9	Pine Oak	1	75%	75%	Presence	CRZ: Tree removal may be required pending that grading plan	4
10	Pine Oak	8	75%	75%	Presence	CRZ: Tree removal may be required pending that grading plan	4
11	Pine Oak	8	75%	75%	Presence	CRZ: Tree removal may be required pending that grading plan	4

**TREE PRESERVATION NARRATIVE 12-0508-1**

- THERE ARE NO HAZARDOUS TREES LOCATED WITHIN LIMITS OF PRICED AREA.
- THERE ARE NO INVASIVE SPECIES LOCATED WITHIN LIMITS OF PRICED AREA.
- CURRENTLY THERE ARE NO "HERITAGE", "SPECIFIC", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- TREE PROTECTION MEASURES TO BE ORIGINATED AT TIME OF SITE PLAN.
- ANNUAL/TWICE YEARLY TREE MAINTENANCE REQUIRED ON-SITE WILL BE PERFORMED UNDER THE STANDARDS OF ANSI A300-1995 - TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES.
- NO TREES ARE TO BE TRANSPORTED OFF-SITE.
- THE FINAL GRADING PLAN PREPARED AT THE TIME OF SITE PLAN WILL DETERMINE THE TREE PRESERVATION MEASURES TAKEN ON-SITE AND THE LIKELIHOOD OF PRESERVING TREES.



**BOHLER ENGINEERING**  
 CIVIL & CONSTRUCTION ENGINEERING  
 1000 W. MAIN ST. SUITE 100  
 STERLING, VA 20164  
 PHONE: (703) 759-8500  
 FAX: (703) 759-8501  
 WWW.BOHLERENGINEERING.COM

**REVISIONS**

REV.	DATE	COMMENT	BY
1	08/08/11	REV. PER COUNTY COMMENTS	HTD
2	08/21/11	REV. LEASE AREA	HTD
3	1/01/12	REV. PER COUNTY COMMENTS	RJS
4	1/01/12	REV. PER COUNTY COMMENTS	RJS
5	03/01/12	REV. PER COUNTY COMMENTS	HTD
6	03/07/12	REV. PER CLIENT COMMENTS	HTD



**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO: 12-0508-1  
 DRAWN BY: HTD  
 CHECKED BY: HTD  
 DATE: 02/23/10  
 SCALE: AS SHOWN  
 SHEET NO: 2 OF 8

**SPECIAL EXCEPTION PLAT/ PRC PLAN FOR EDENS**

LOCATION OF SITE:  
 OLD KEENE MILL ROAD & ROLLING ROAD  
 CARDINAL FOREST PLAZA  
 SPRINGFIELD, FAIRFAX COUNTY, VA

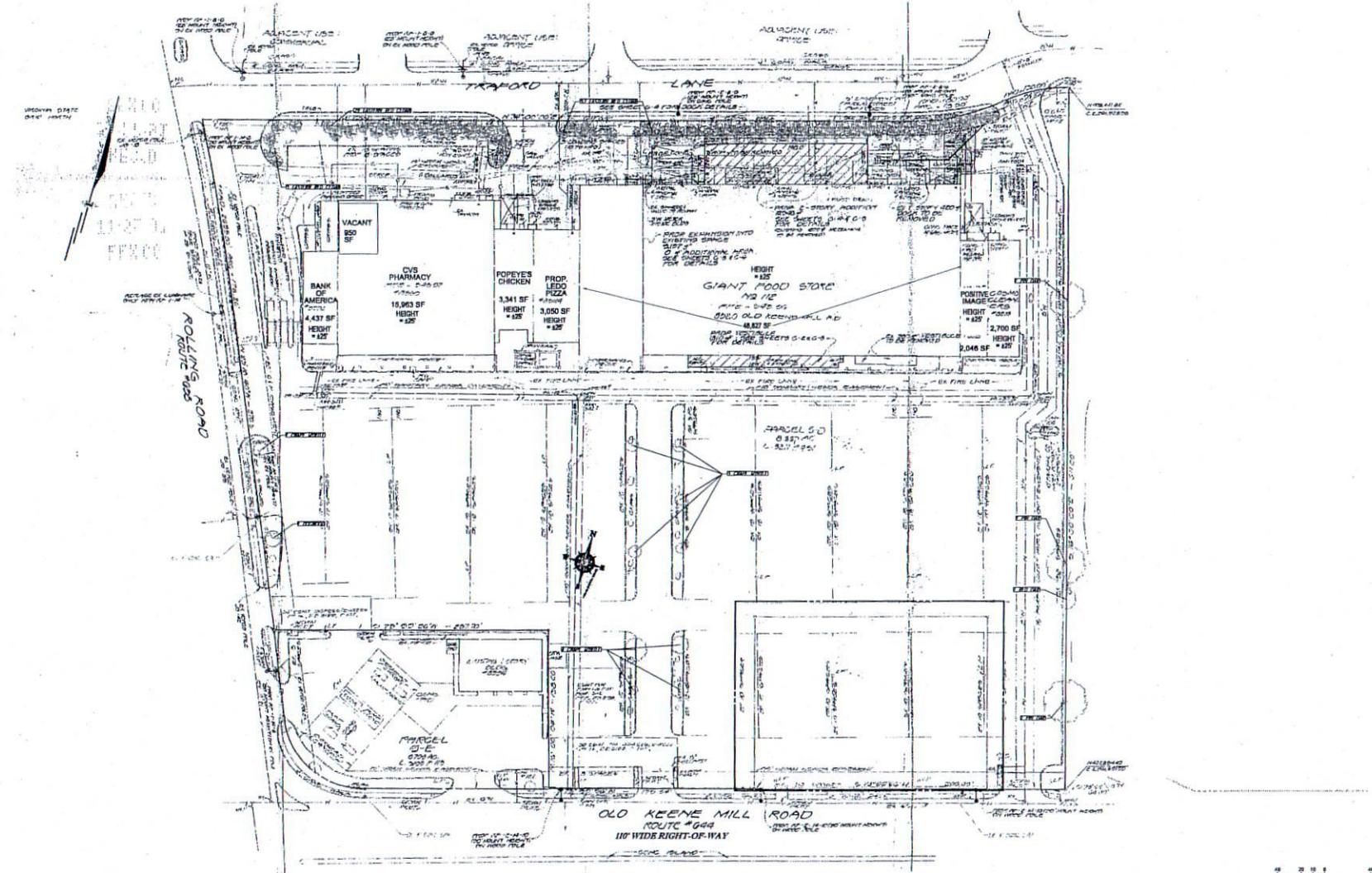
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**DANIEL M. DUKE**  
 CIVIL ENGINEER  
 LICENSE NO. 034101  
 STATE OF VIRGINIA

**EXISTING CONDITIONS PLAN/ EXISTING VEGETATION MAP**

SHEET NUMBER: **2** OF 8

OVERALL EXISTING LANDSCAPING		
QUANTITY	COMMON NAME	SIZE (CALIPER)
87	EASTERN RED CEDAR	VAR. - 6-12"
8	GRAPE NYRTLE	MULTISTEM (HEIGHT - 410-14)
1	DOGWOOD	8"
3	PIN OAK	6-12"
1	RED OAK	8"



**BOHLER ENGINEERING**

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SPRINGFIELD, VA 22154  
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FAX: (703) 788-8801  
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LEAD ENGINEER: DANIEL M. DUKE  
PROJECT MANAGER: BOB WYATT  
ENVIRONMENTAL CONSULTANT: BOB WYATT  
LANDSCAPE ARCHITECT: BOB WYATT

REVISIONS			
REV.	DATE	COMMENT	BY
1	08/01/11	REV. PER CLARITY COMMENTS	HTO
2	08/01/11	REV. LEASE AREA	HTO
3	08/01/11	REV. PER CLARITY COMMENTS	BJS
4	12/03/11	REV. PER CLARITY COMMENTS	BJS
5	02/01/12	REV. PER CLARITY COMMENTS	HTO
6	03/07/12	REV. PER CLARITY COMMENTS	HTO



NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 1105  
DRAWN BY: HTO  
CHECKED BY: BJS  
DATE: 08/01/11  
SCALE: 1" = 40'  
SHEET: 3 OF 4

**SPECIAL EXCEPTION PLAN / PRC PLAN FOR EDENS**

LOCATION OF SITE:  
OLD KEENE MILL ROAD & ROLLING ROAD  
CARDINAL FOREST PLAZA  
SPRINGFIELD, VA  
FAIRFAX COUNTY, VA

**BOHLER ENGINEERING**

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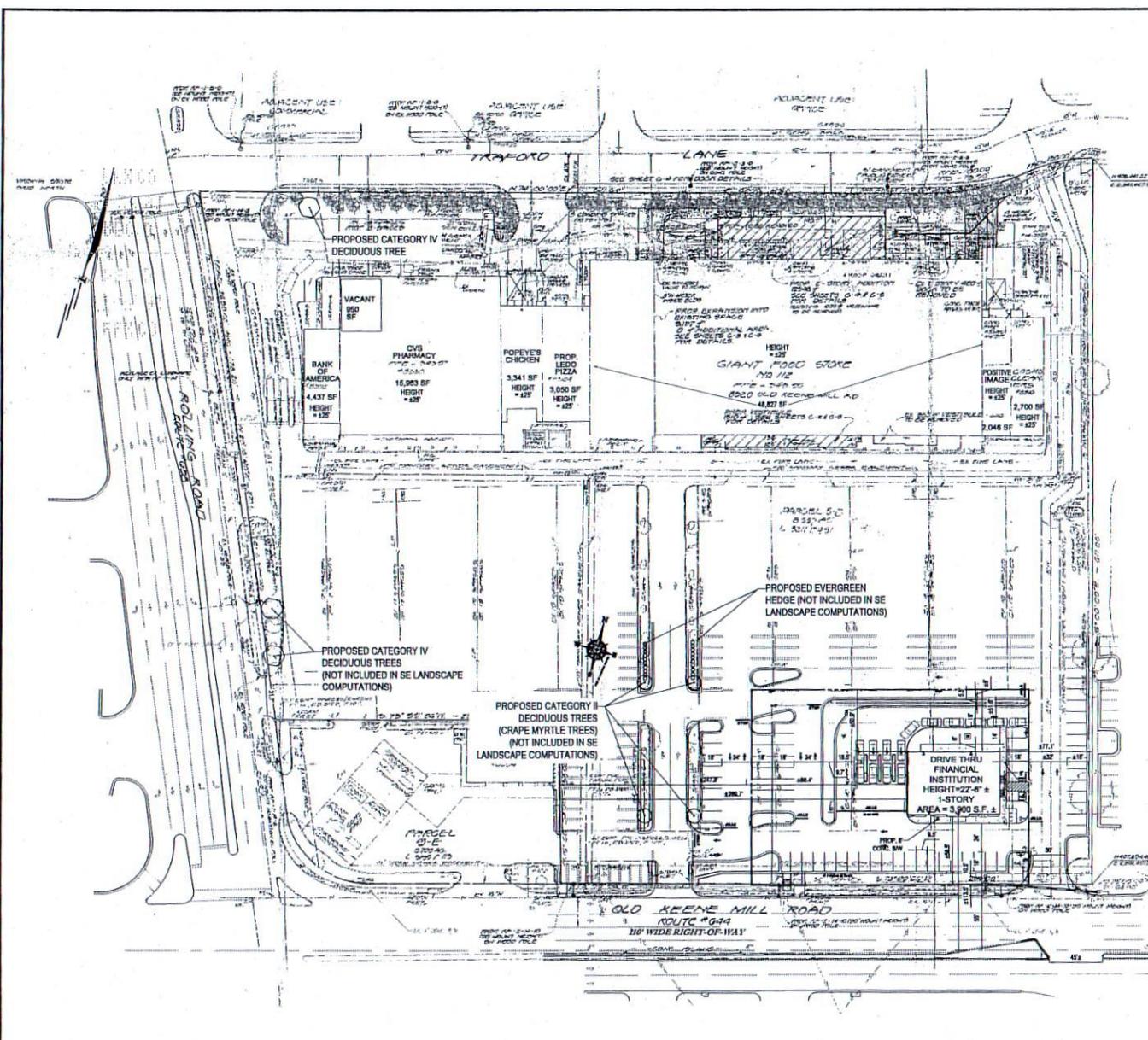


SHEET TITLE: **OVERALL EXISTING LANDSCAPING**

SHEET NUMBER: **3 OF 4**

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY

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**PRC GENERAL NOTES**

- THIS PLAN IS BASED ON A FIELD SURVEY BY BOHLER ENGINEERS.
- ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- EXISTING USES: CAROLINA FOREST BRAWL LLC, 1201 WOODHURST AVENUE, SUITE 400, BETHESDA, MD 20814. PROPOSED USE: DRIVE-THRU FINANCIAL INSTITUTION.
- PARCEL DATA: 372.54 SQ FT OR 41 AC (PACIFICWALL LOT AREA). TAX MAP/CPIN: 8183 19 0000. ZONE: PRC PLANNED RECREATIONAL COMMUNITY "DALLAN CENTER".

NO.	DATE	REVISIONS	BY
1	08/01/11	REV. PER COUNTY COMMENTS	WTO
2	08/01/11	REV. LEASE AREA	WTO
3	10/01/11	REV. PER COUNTY COMMENTS	RAC
4	10/23/11	REV. PER COUNTY COMMENTS	RAC
5	03/01/12	REV. PER COUNTY COMMENTS	WTO
6	03/01/12	REV. PER COUNTY COMMENTS	WTO

- MIN. PARKING SPACE DIMENSIONS**
- | NO. SPACES                              | 8.5' x 18'   | 8.5' x 16'        |
|---|--|-------------------|
| E. FLOOR AREA RATIO (F.A.R.)            | NO MAXIMUM PER ZONING ORDINANCE (FOR PRC AREA 8.17 AC) | 3.20              |
| F. MIN. DRIVE AISLE                     | 22'  | 24'               |
| G. MAX. BUILDING HEIGHT                 | NO MAXIMUM PER ZONING ORDINANCE                        | 35'               |
| H. MAX. LOT COVERAGE                    | NO MAXIMUM PER ZONING ORDINANCE (FOR PRC AREA)         | 54.7%             |
| I. OPEN SPACE                           | NO MAXIMUM PER ZONING ORDINANCE (FOR PRC AREA)         | 87%               |
| J. LOADINGS (ONE FOR 100' WELDON 10.00) | 1  | BARRELS REQUESTED |
- SEE SHEET 5 FOR DIMENSIONS REQUIRED WITH THIS PLAN.
  - PUBLIC UTILITY SERVICE CONNECTIONS TO BE MADE FROM OLD KEENE MILL ROAD AND INTERNAL TO THE SHOPPING CENTER.
  - SEE SHEET 7 FOR EXISTING AND PROPOSED SANITARY AND STORM SEWER INFORMATION INCLUDING STORMWATER MANAGEMENT AND BMP FACILITIES, COMPUTATIONS, AND ADEQUATE CUTOFF ANALYSIS, AND PARASITIC.
  - SEE SHEET 8 FOR PROPOSED LANDSCAPING.
  - SEE SHEET 9 FOR ADDITIONAL NOTES.

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 www.BohlerEngineering.com

**REVISIONS**

NO.	DATE	REVISIONS	BY
1	08/01/11	REV. PER COUNTY COMMENTS	WTO
2	08/01/11	REV. LEASE AREA	WTO
3	10/01/11	REV. PER COUNTY COMMENTS	RAC
4	10/23/11	REV. PER COUNTY COMMENTS	RAC
5	03/01/12	REV. PER COUNTY COMMENTS	WTO
6	03/01/12	REV. PER COUNTY COMMENTS	WTO



**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO. 11-0104  
 DRAWN BY: WTO  
 CHECKED BY: RAC  
 DATE: 03/01/12  
 SCALE: AS SHOWN  
 CALD.: CEE

**SPECIAL EXCEPTION PLAN / PRC PLAN FOR EDENS**

LOCATION OF SITE:  
 OLD KEENE MILL ROAD &  
 ROLLING ROAD  
 CAROLINA FOREST PLAZA  
 SPRINGFIELD,  
 FAIRFAX COUNTY, VA

**BOHLER ENGINEERING**  
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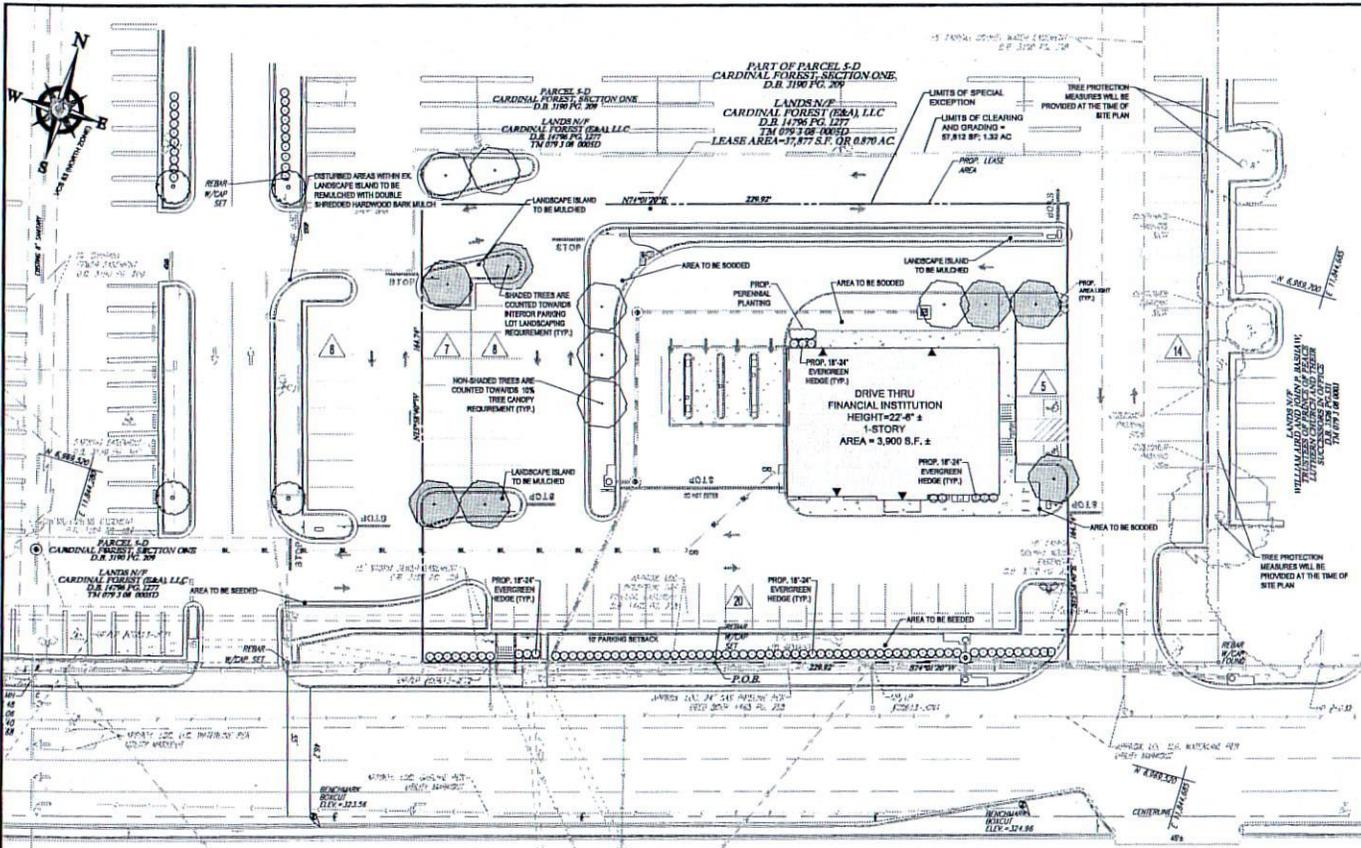


**PRC PLAN**

SHEET NUMBER  
**4**  
 OF 8

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**TABLE 12.3**

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)	0
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	0.0%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.1)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	0%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	0.0%
F	DOES THE TREE PRESERVATION TARGET MEASUREMENT MET?	YES
G	IF NOT MET, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE ALTERNATIVES LISTED IN 12.002.3	
H	IF STEP F REQUIRED A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12.002.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

**TABLE 12.12**

STEP	A. TREE PRESERVATION TARGET AND STATEMENT	TOTALS
A.1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	SEE ABOVE
<b>B. TREE CANOPY REQUIREMENT</b>		
B.1	IDENTIFY GROSS SITE AREA =	27,000
B.2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	0
B.3	SUBTRACT AREA OF DEVELOPMENT ADJACENT TO GROSS SITE AREA (B.1) =	0
B.4	IDENTIFY BATES ZONING AND/OR USE =	COMMERCIAL
B.5	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10%
B.6	AREA OF 10-YEAR TREE CANOPY REQUIRED (B.4) x (B.5) =	2,700
B.7	EXCERPTION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED =	NO
B.8	IF BY YES, THEN LIST PLAN SHEET WHERE EXCERPTION REQUEST IS LOCATED =	N/A
<b>C. TREE PRESERVATION</b>		
C.1	TREE PRESERVATION TARGET AREA =	0
C.2	TOTAL CANOPY AREA MEETING STANDARDS OF 12.002.3 =	0
C.3	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =	0
C.4	TOTAL CANOPY AREA PROVIDED BY "NATIVE", "INDIGENOUS", "SPECIALLY" OR "STREET" TREES =	0
C.5	TOTAL CANOPY AREA PROVIDED BY "NATIVE BURN" OR "WOODY DEBRIS" =	0
C.6	CANOPY AREA OF TREES WITHIN RESERVATION PROTECTION AREAS AND 10-YEAR FLOORPLANS =	0
C.7	TOTAL OF C.1, C.2, C.3, C.4, C.5, C.6 =	0

**ALTERNATIVE PLANTING**

D.1	AREA OF CANOPY (10-YEAR) MET THROUGH TREE PLANTING BY C.7 =	0
D.2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D.3	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D.4	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =	0
D.5	AREA OF CANOPY PROVIDED BY HEALTH TREES =	0
D.6	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETALS =	0
D.7	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLING =	0
D.8	AREA OF CANOPY PROVIDED THROUGH NATIVE BURN OR WOODY DEBRIS =	0
D.9	PERCENTAGE OF DIA REPRESENTED BY C.7 =	0
D.10	AREA OF CANOPY NOT MEETING MULTIPLE CRITERIA =	0
D.11	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	0
D.12	IS AN OPTIC PLANTING RELIEF REQUESTED =	NO
D.13	TREE BANK OR TREE FENCE =	NO
D.14	CANOPY AREA REQUIRED TO BE PROMOTED THROUGH OPTIC BANDING OR TREE FENCE =	0
D.15	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =	0

**COMPLIANCE**

E.1	RED MAPLE	0
E.2	WILLOW OAK	0
E.3	RED BUD	0
E.4	SERVICE BERRY	0
E.5	SWEETBARN MAGNOLIA	0

**TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS**

AREA TO BE COUNTED (PARKING LOT WITHIN LEASE AREA):	29,825 S.F.
INTERIOR CANOPY PROVIDED (8%):	1,482 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	7 TREES @ 250 S.F. EACH = 1,750 S.F.
TOTAL AREA REQUIRED =	1,482 S.F.
TOTAL AREA PROVIDED =	1,750 S.F.



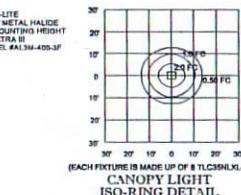
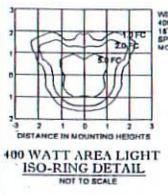
**OLD KEENE MILL ROAD - VA RTE. 644**  
110' WIDE RIGHT-OF-WAY  
ADJACENT PUBLIC ROADWAY

**COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE**

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-302 PERIPHERAL PARKING LOT LANDSCAPING	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY SECTION 201 AND 202, THEN PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUIRED AS FOLLOWS: 1. WHEN A PROPERTY LINE ABUTS LAND NOT IN THE R.O.W. OF A STREET: A. A LANDSCAPING STRIP FOUR FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ADJUTING PROPERTY LINE, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE TREE SHALL BE PLANTED FOR EACH FEET FEET WITHIN THE LANDSCAPING STRIP. 2. WHERE A PROPERTY LINE ABUTS THE R.O.W. OF A STREET: A. A LANDSCAPING STRIP 12 IN WIDTH, WHICH SHALL NOT INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP.	PROPOSED USE: DRIVE-THRU FINANCIAL INSTITUTION BECAUSE THE PROPOSED DEVELOPMENT IS WITHIN AN EXISTING SHOPPING CENTER THE PERIMETER PARKING LOT LANDSCAPING REQUIREMENT DOES NOT APPLY.	N/A

**IMPROVED CULTIVAR**  
-BLOOD GOOD LONDON PLANE  
-VALLEY FORD ELM  
-GROENVELDT ELM

**LIST OF NATIVE TREES:**  
-RED MAPLE  
-WILLOW OAK  
-RED BUD  
-SERVICE BERRY  
-SWEETBARN MAGNOLIA



**LIGHTING SCHEDULE**

FIXTURE	GROUP #	QUANTITY	HEIGHT	DESCRIPTION
1	12	12	20	CRESENTINONCO CATALOGUE TLCSLXL-1 NARROW CHANNEL 35 WATT 18 (4F) 2" BALLAST 12" MOUNTING HEIGHT
2	12	12	20	CRESENTINONCO CATALOGUE TLCSLXL-1 NARROW CHANNEL 35 WATT 18 (4F) 2" BALLAST 12" MOUNTING HEIGHT

**LANDSCAPE SCHEDULE**

KEY	QTY	SIZE	10 YEAR TREE CANOPY (S.F.)	10 YEAR TREE SUBTOTAL (S.F.)
○	77	N/A	18-24"	N/A
○	13	3-1/2"	250	3,750

NOTE: AT TIME OF SITE PLAN, APPROPRIATE MULTIPLIER, FOR NATIVE SPECIES IMPROVED CULTIVAR OR AIR QUALITY TREES, WILL BE PROVIDED TO MEET THE PLANTING REQUIREMENT.

**BOHLER ENGINEERING**  
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FAX: (703) 728-8001  
www.BohlerEngineering.com

**REVISIONS**

REV	DATE	DESCRIPTION	BY
1	08/08/11	REV PER COUNTY COMMENTS	N/A
2	08/02/11	REV LEASE AREA	N/A
3	10/01/11	REV PER COUNTY COMMENTS	N/A
4	10/23/11	REV PER COUNTY COMMENTS	N/A
5	02/02/12	REV PER COUNTY COMMENTS	N/A
6	03/07/12	REV PER COUNTY COMMENTS	N/A



**NOT APPROVED FOR CONSTRUCTION**  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 02/02/12  
SCALE: AS SHOWN  
CADD: [Signature]

**SPECIAL EXCEPTION PLAT/ PRC PLAN FOR EDENS**

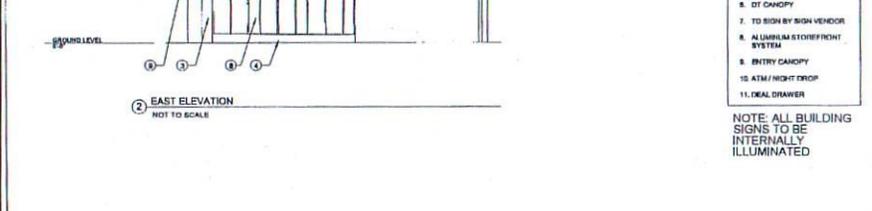
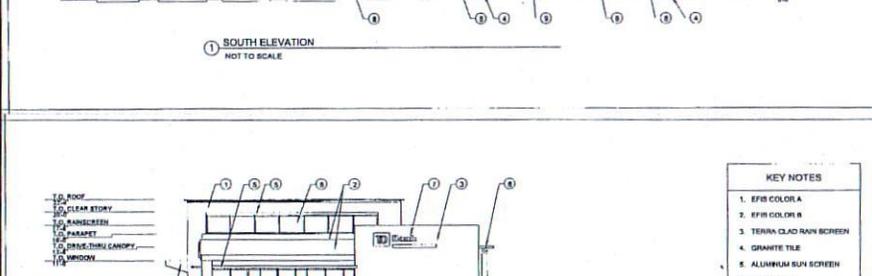
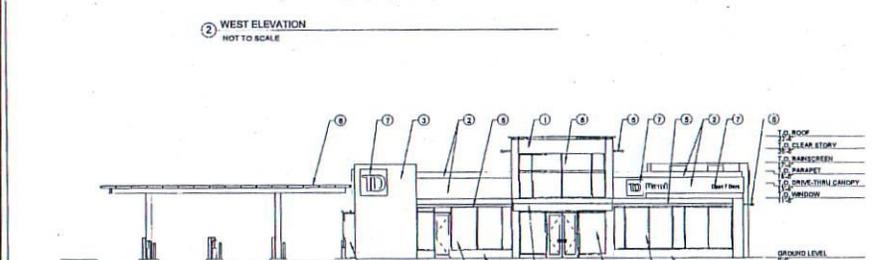
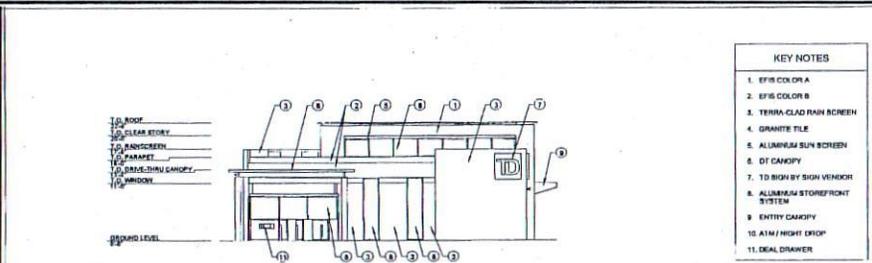
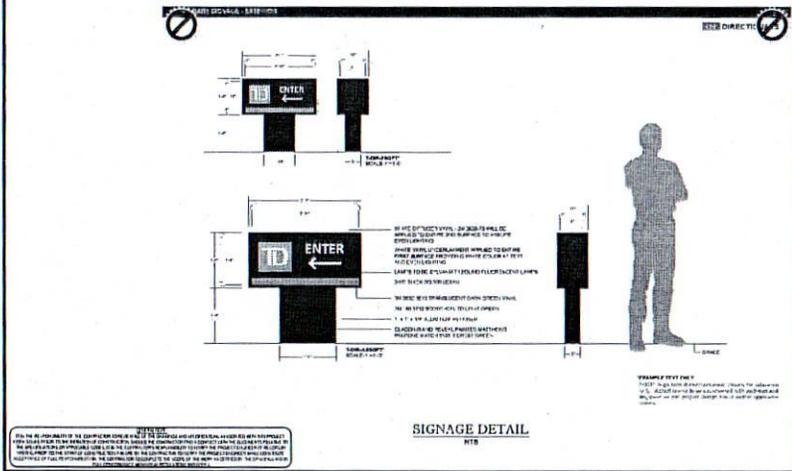
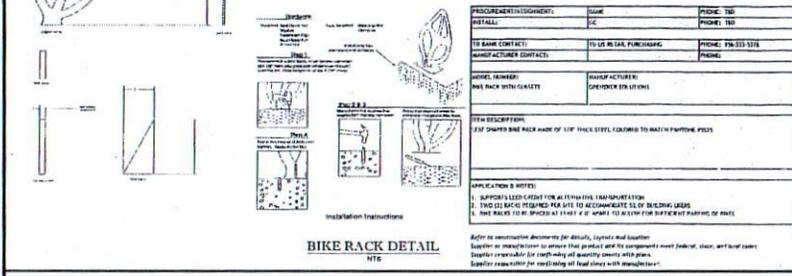
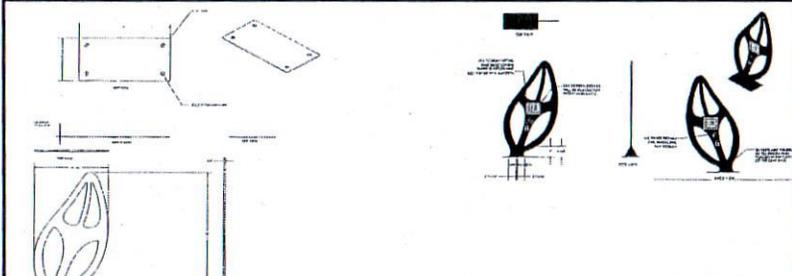
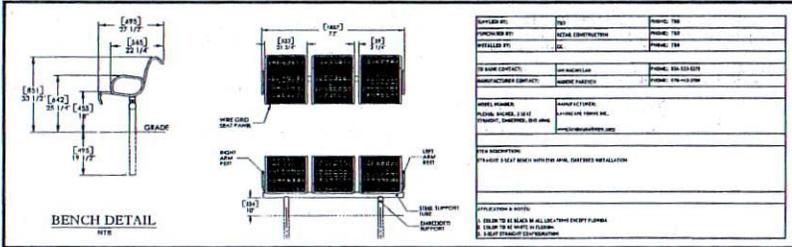
LOCATION OF SITE:  
OLD KEENE MILL ROAD & ROLLING ROAD  
CARDINAL FOREST PLAZA  
SPRINGFIELD, FAIRFAX COUNTY, VA

**BOHLER ENGINEERING**  
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**LANDSCAPE & LIGHTING PLAN**  
SHEET NUMBER: 6 OF 8





- KEY NOTES**
1. EIFS COLOR A
  2. EIFS COLOR B
  3. TERRA-CLAD RAIN SCREEN
  4. GRANITE TILE
  5. ALUMINUM SUN SCREEN
  6. DT CANOPY
  7. TO SIGN BY SIGN VENDOR
  8. ALUMINUM STOREFRONT SYSTEM
  9. ENTRY CANOPY
  10. ATM / NIGHT DROP
  11. DEAF DRAWER

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  9. ENTRY CANOPY
  10. ATM / NIGHT DROP
  11. DEAF DRAWER
- NOTE: ALL BUILDING SIGNS TO BE INTERNALLY ILLUMINATED

**Bergmann**  
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**BOHLER ENGINEERING**  
CONSULTANTS

**REVISIONS**

REV.	DATE	COMMENT	BY
1	08/28/11	REV. PER COUNTY COMMENTS	NITB
2	09/01/11	REV. LEASE AREA	NITB
3	09/01/11	REV. PER COUNTY COMMENTS	NITB
4	12/20/11	REV. PER COUNTY COMMENTS	NITB
5	03/20/12	REV. PER COUNTY COMMENTS	NITB
6	03/20/12	REV. PER COUNTY COMMENTS	NITB

**SPECIAL EXCEPTION PLAT / PRC PLAN**  
EDENS

LOCATION OF SITE:  
OLD KEENE MILL ROAD & ROLLING ROAD  
CARDINAL FOREST PLAZA  
SPRINGFIELD, FAIRFAX COUNTY, VA

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**DANIEL M. DUKE**  
REGISTERED PROFESSIONAL ENGINEER  
No. 001018  
EXPIRES 12/31/2017

**SHEET TITLE**  
BUILDING ELEVATIONS / DETAILS

**SHEET NUMBER**  
8 OF 8

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

**DESCRIPTION OF THE APPLICATION**

The applicant is seeking to amend the Cardinal Forest PRC plan, PRC A-787-02, and is also seeking approval of a special exception, SE 2011-BR-016, to allow the establishment of a free-standing drive-through financial institution on an outparcel to an existing shopping center (Cardinal Forest Plaza Shopping Center).

**WAIVERS & MODIFICATIONS REQUESTED:**

- Waiver for the on-road bike route requirement along the north side of Route 644.
- Waiver for the loading space requirement.
- Modification of the peripheral parking lot landscaping requirement along Route 644.

**LOCATION AND CHARACTER**

The subject property is located in the northeast quadrant of the intersection of Old Keene Mill Road and Rolling Road at 8316-8332 Old Keene Mill Road.

The property is currently zoned PRC with a Highway Corridor (HC) Overlay District. The site is located in the Cardinal Forest Plaza Shopping Center and is currently used as excess parking for a major grocery store tenant. The applicants are proposing to convert this part of the parking lot into an outparcel to use for a free-standing drive-through bank.

The shopping center consists of a strip of retail development with a grocery store (Giant) and a pharmacy (CVS) serving as the major anchors. A gas station (Shell) located at the intersection of Old Keene Mill Road and Rolling Road is located just to the west of the subject site and is not part of the shopping center in ownership, though visually it appears to be part of the center. A church (Prince of Peace) is located at the eastern boundary of the property. A country club (Springfield Golf Club) and a retail shopping center (Westspring Plaza) are located across Old Keene Mill Road to the south of the subject site.

See the following table and aerial photo for further clarification.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Retail & Office	PRC (H-C)	Residential Planned Community
South (across Old Keene Mill Road)	Country Club, Retail	R-3, C-6	Private Recreation, Retail & Other
East	Church	PRC (H-C)	Residential Planned Community
West	Gas station, Shopping Center (Old Keene Mill)	C-6 (H-C)	Residential Planned Community



## BACKGROUND

- On December 17, 1963, the 810-acre Cardinal Forest "Plat for Rezoning" was approved by the Board of Supervisors (BOS), and rezoned per Rezoning A-787, from the R-12.5, I-P, C-D, C-N, RE-0.5 Districts to the Residential Planned Community (RPC). The approved "Plat for Rezoning" did not depict specific uses or subdivisions of land, only the geographic boundaries and legal description of the RPC. However, an accompanying "Suggested Development Plan" (also listed as #A-787 and dated 1963) did provide proposed density limits, general street patterns, and open space/recreation areas. It also depicted proposed single-family residential lot layouts, and designated various large parcels as future Town Houses (High Density), Residential (Medium Density), Commercial, and School and Church Sites. The application property was part of a much larger parcel at the time, which was designated on the Suggested Development Plan as "*Commercial*" (see Appendix 4).
- On June 12, 1978, the BOS approved the current zoning ordinance which converted the RPC zoning classification to the Planned Residential Community ("PRC") zoning district; the effective date of the Zoning Ordinance was August 14, 1978. The Zoning Ordinance was amended in 2007, and further clarified in 2010, to require PRC Plans to go through the public hearing process; therefore, this SE application has a concurrent PRC plan.

## COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

<b>Plan Area:</b>	Area IV
<b>Planning District:</b>	Springfield Planning District
<b>Planning Sector:</b>	S1-Cardinal Forest Community Planning Sector
<b>Plan Map:</b>	Residential Planned Community
<b>Plan Text:</b>	

In the Area IV Volume of the Comprehensive Plan, 2011 Edition, amended through March 6, 2012, Springfield Planning District, S1 Cardinal Forest Community Planning Sector, pages 30-36, the Plan states (in part):

*"The Cardinal Forest sector is largely developed in stable residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.*

*Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan...*

*... 1. The current pattern of land uses in the sector should be maintained, and infill development should be compatible with existing residential densities and types. Additional commercial development should not occur along Old Keene Mill Road. [Not shown]*

*2. The Cardinal Forest master plan, which is incorporated in the Comprehensive Plan, indicates the extent and type of development in Cardinal Forest. Development in the Cardinal Forest Residential Planned Community (RPC) should be in accordance with the adopted Cardinal Forest Plan map as shown on Figure 11." (see Appendix 5)*

The subject property is identified as "Village Center" on the adopted Comprehensive Plan for Cardinal Forest. The PRC zoning district regulations, specifically 6-302 "Permitted Uses", state that a drive-in financial institution shall be permitted by-right in those locations respectively designated Village Center on an approved development plan and PRC plan. However, since a drive-in financial institution was not specifically designated on the approved development plan, this use is being reviewed as a Special Exception.

Additional relevant plan text can be found in Appendix 5.

## **ANALYSIS**

### **Special Exception Plat/PRC Plan (Copy at front of staff report)**

<b>Title of SE Plat/PRC Plan:</b>	Special Exception Plat/PRC Plan for Proposed Drive Thru Financial Institution
<b>Prepared By:</b>	Bohler Engineering
<b>Original and Revision Dates:</b>	September 9, 2011, as revised through March 27, 2012

The combined SE Plat/PRC Plan consists of eight sheets; an index is included on Sheet 1 of the SE Plat/PRC Plan.

Description of Proposal:

The applicant, Cardinal Forest (E&A), LLC, requests a Special Exception and concurrent PRC Plan approval to allow the redevelopment of a portion of an existing parking lot at the Cardinal Forest Plaza shopping center in order to construct a 3,900 square foot bank with four drive-through lanes and a by-pass lane. A commitment to provide a U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certified building is being proposed. Below is an architectural rendering of the proposed building.



Operation Details:

The hours of operation are proposed as follows:

Lobby:

Monday-Wednesday	8:30 am to 5:00 pm
Thursday and Friday	8:30 am to 8:00 pm
Saturday	8:30 am to 3:00 pm
Sunday	12:00 am to 4:00 pm

Drive-Thru:

Monday-Friday	8:00 am to 8:00 pm
Saturday	8:00 am to 3:00 pm
Sunday	12:00 am to 4:00 pm

Employees:

6-8 employees on-site at the same time

### Access and Parking:

- Access to the shopping center is provided via two existing curb cuts off Old Keene Mill Road, two existing curb cuts off Rolling Road and three existing curb cuts off of Traford Lane.
- A total of 40 parking spaces will be assigned for the bank's use (the requirement is 17 spaces), including two accessible spaces.
- Two of the parking spaces will be signed as "preferred for carpool" and two will be signed as "employee parking only."
- Three bike racks are being proposed.
- There is an existing four foot wide sidewalk along the north side of Old Keene Mill Road and along Rolling Road.

### Landscaping:

Existing landscaping at the Cardinal Forest Shopping Center is very sparse, with the exception of some mature deciduous trees located off the affected parcel along the eastern property line and some existing crepe myrtle planted nearby and off the affected parcel.

The PRC plan (Sheet 4) proposes adding three Category IV deciduous trees to the perimeter of the site and four Category II trees (Crape Myrtles) to the interior of the parking lot. Also, the applicant is proposing to plant two evergreen hedges each consisting of 10 shrubs to be placed in parking lot islands located in the interior of the parking lot. The SE Landscape and Lighting Plan (Sheet 6) proposes 13 Category IV deciduous trees. In addition, 77 evergreen shrubs are proposed to be planted around the SE site. In front of the parking spaces designated for the bank, 69 evergreen shrubs are proposed to be planted. Eight evergreen shrubs are proposed to be planted around the bank building itself, five in the front of the building and three at the rear.

### **Land Use Analysis**

The Comprehensive Plan designates the subject property as the Village Center of Cardinal Forest; however, the existing Master Plan designates the Village Center simply as "Commercial" and does not specify particular uses or layout. The Zoning Ordinance defines "Village Center" as a "... central location for activity of retail, community and leisure uses on a scale serving a number of neighborhoods. A Village Center should be easily accessible to both vehicles and pedestrians. Within such a center, the primary emphasis should be on the pedestrian circulation system..." (Emphasis added – see Par. 1C, Sect. 6-302 of the Zoning Ordinance.) The Ordinance goes on to list permitted uses for a Village Center, which include Drive-in financial institutions, (which require approval of a special exception if not designated on an approved development plan.)

Staff believes that a drive-in financial institution is an appropriate use for the village center, and that it is in conformance with the recommendations of the Comprehensive Plan and the purpose and intent of the PRC District, if appropriately designed to be compatible with the scale of the village center (other design factors will be discussed later in this report). Staff had two concerns with the drive-in financial institution use as proposed.

**Issue:** Integration of the proposed use into the existing village center

**Resolution:**

The applicant is proposing to locate a second drive-in financial institution into the Cardinal Forest Plaza shopping center, on what will be a new free-standing pad site. (An existing drive-in financial institution is located in-line, on the western end of the retail complex.) While inserting an additional pad site into an existing shopping center can often cause functional issues with the center (circulation, parking, open space, to name a few), the applicant has worked with staff to resolve the design concerns related to the location of the use in the center (these will be discussed later in this report). The only remaining issue concerning the integration of the use relates to the visual compatibility of the new bank with the rest of the shopping center. In order to be compatible with the center, staff believes that the bank should be constructed utilizing similar architectural design features, building materials and colors to those used in the main shopping center building. Staff has proposed a development condition to address this concern.

**Issue:** Intensity of the proposed use

The applicant is proposing to construct a 3,900 square foot drive-in financial institution with four drive-in lanes. Due to the configuration of the existing shopping center and the existing grades, the applicant has stated (and staff concerns) that it is necessary to orient the bank as proposed, with the drive-in lanes exiting to the south, facing Old Keen Mill Road. The intent of the village center is to provide a well-integrated pedestrian-oriented design, of a scale that is compatible with other uses in the area. The existing shopping center is a neighborhood strip center, with a large parking lot fronting on Old Keene Mill Road, and very little landscaping on visual relief. It is staff's belief that, in this instance, the addition of a pad site in this location provides an opportunity to enhance the overall function and appearance of the shopping center. However, staff remains concerned that, while the bank structure itself is not out of scale with the remainder of the center, a dominant feature will now be the four drive-in lanes, which would become the new "front door" for the village center. As it is not possible re-orient the drive-in lanes to the rear of the bank structure, it is Staff's recommendation that one lane be eliminated. Staff acknowledges that the deletion of one drive-in lane could potentially increase the customer wait time at the drive-in windows slightly during period of peak usage. However, staff firmly believes that the benefits of the additional lane to the village center are outweighed by the need to respond to the purpose and intent of the PRC district, which stresses the integration and compatibility of uses and the pedestrian scale and orientation of the Village Center. Staff does not believe that the visual dominance of four drive-in lanes meets this intent. While it would be optimal

to have even fewer drive-in lanes, staff believes that three lanes provides a better balance between the operational needs of the applicant and the need to address the Comprehensive Plan and Zoning Ordinance requirements for the PRC District and Village Center. Furthermore, the deletion of the lane will provide an opportunity to expand the applicant's proposed planting island which is located along the western boundary of the SE site. This expansion would allow additional plantings, (including the potential for larger trees) in a shopping center which is deficiently today's standard, in both open space and landscaping. A larger island could also provide an opportunity to further enhance the pedestrian connection from the main center to the existing sidewalk and bus stop along Old Keen Mill Road. Staff believes that, with the imposition of the proposed development conditions, this concern would be addressed.

### **Environmental Analysis (Appendix 5)**

#### Water Quality/Quantity

The proposed development would reduce the amount of impervious surface area and related storm water runoff by providing new landscape areas surrounding the proposed bank building and new landscape islands within the surrounding parking lot. These new features would provide permeable ground cover in place of the existing asphalt parking surfaces.

#### Green Building Design

Objective 13 of the Policy Plan on the Environment encourages green building design in new construction and redevelopment. The applicant is proposing to build the new bank to achieve LEED certification. According to the applicant's Statement of Justification, see Appendix 3, "the owners of the bank will seek the highest level of LEED certification attainable with the respective available site and building design, and construction credits available to the site." [Sic] Building to LEED certification is not a Comprehensive Plan or Zoning Ordinance requirement for this use at this particular location; however, Staff encourages the applicant to seek LEED certification as they have stated is their intent in their narrative.

### **Storm water Management Analysis (Appendix 8)**

With the revisions to the SE Plat//PRC Plan, the application has addressed the minor storm water issues raised by staff (detailing the amount of existing and proposed impervious surface, and, providing a more detailed outfall narrative). The applicant proposes a reduction of impervious surface area by 8,209 square feet and therefore, should not be required to provide additional detention. The phosphorus removal requirement will be satisfied with the proposed Storm Filter unit. There is no RPA or floodplain on the site.

**Transportation Analysis** (Appendix 6)

The estimated number of patrons to the bank is approximately 400 to 600 daily. However, given that this bank is located in an existing shopping center, patrons may combine trips, for example, go to the bank while going to the grocery store (known as "captured" trips) and given that a portion of the trips are already on the road (known as "pass-by" trips) and based on a recently conducted traffic study<sup>1</sup>, the new bank would likely generate only 40 new PM peak hour trips (see Appendix 3). In addition, given the popularity of on-line banking, automatic deposits, and the great availability of off-site ATM's, the number of trips that this bank is likely to generate is further reduced.

The applicant anticipates that a majority of the clients will reside in the local vicinity. This proposed use is not considered to substantially affect the transportation network and is therefore, exempt from VDOT Chapter 527 (see Appendix 6).

**Issue:**

The median opening on Route 644 (Old Keene Mill Road) should be reconfigured to physically prevent left turns in and left turns out of the shopping center, as shown in a sketch given to the applicant and included in Appendix 6. Staff has identified the current lack of adequate control over left turns in and out of the shopping center at the eastern entrance off Route 644 (Old Keene Mill Road) as an extremely critical safety issue.

**Resolution:**

The applicant did redesign the median from the original submittal to discourage left turns into the shopping center but the median needs to be further improved to prevent left turns out of the shopping center. The applicant needs to redesign the median as indicated in the sketch given to the applicant and as included in Appendix 6.

The applicant has proposed on the Special Exception Plat, to install a "Right Turn Only" sign at the southeastern exit from the site and to install a "No Left Turn" sign on the proposed median extension. (Note: Currently, there is a "No Left Turn" sign located on the existing median, but when the median is extended, the existing sign will be removed and a new sign erected to reflect the new median design.)

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<sup>1</sup> Wells & Associates conducted a trip generation study in 2008 to enumerate the number of trips generated by four TD Banks (then "Commerce Bank") at four locations in Northern Virginia.

A development condition has been written to require the applicant to further reconfigure the median on Old Keene Mill Road to more effectively prevent left turns in and out of the shopping center, subject to approval of FCDOT and VDOT. The entrance would thus become right in/right out only. The existing entrance would become one lane in/one lane out, which will work better given the existing width of this entrance.

**Issue:**

ADA parking spaces back into the main travel aisle to and from Route 644 (Old Keene Mill Road) and are not located at the front of the bank which would be a better location.

**Resolution:**

The accessible parking spaces will be located adjacent to spaces that will be signed for employee use only as shown on the Special Exception Plat, Sheet 5, and as conditioned. This modification should lessen the amount of activity from these parking spaces into the travel aisle. In addition, changing the Route 644 entrance to "right in/right out only" should reduce the number of vehicles using the travel aisle, so conflicts caused by backing out of these spaces with main travel aisle users should be further reduced.

**Issue:**

The eastern entrance should meet the current entrance requirements for shopping centers.

**Resolution:**

In the most recent SE plat/ PRC plan submittal; the applicant has adjusted the eastern entrance to meet the VDOT standard of a 25 ft. radius.

**Issue:**

All landscaping within the entrance sight lines shall be removed.

**Resolution:**

A development condition has been written to ensure that this standard is met at site plan.

**Urban Forest Management Analysis (Appendix 7)****Issue:**

The proposed layout and limits of clearing and grading for the project seem to indicate that the existing mature landscape trees on and off-site on the adjacent church property to the east may be affected by future construction of the project. Adjacent existing and off-site trees not a direct part of the project should not be removed or impacted.

**Resolution:**

Tree protection measures need to be provided to reduce negative impacts of clearing and grading on existing trees near the clearing and grading limits. A revised plat has been submitted that clarifies the limits of clearing and grading and states that tree protection measures will be provided at the time of construction. Some of the trees of concern are located off-site on the adjacent church property to the east. The applicant should obtain permission from the adjacent property owner to replace any trees that need to be removed or will be damaged due to clearing and grading. A development condition has been written to address these comments.

**Issue:**

The applicant proposes planting trees which are 3-3½ inch caliper. This size is too large to readily establish trees. Urban Forest Management recommends smaller trees that are 2½-3 inch caliper be planted for greater survivability.

**Resolution:**

A development condition has been written to require that proposed trees not exceed 2½-3 inch caliper at the time of planting in order to ensure the establishment of the trees on the subject property. Also, the development condition states that all landscape material used shall be to the satisfaction of the Urban Forester.

**Issue:**

The existing site is primarily asphalt, with limited vegetation. Additional plantings for the purpose of improving the bank site and the overall shopping center were recommended by staff. The applicant has worked with staff and has subsequently proposed planting an additional seven trees to the shopping center site along with planting two evergreen hedges, each consisting of 10 shrubs within existing parking lot islands. However, staff would like to see more trees planted along the perimeter of the site and within existing and proposed landscape islands.

**Resolution:**

Staff has written a development condition to direct the applicant to provide more landscaping to the overall shopping center.

**ZONING ORDINANCE ANALYSIS** (Appendix 9)**Bulk Regulations**

In the PRC District, there are no minimum lot size requirements, maximum building height requirements, minimum yard requirements, maximum floor area ratios, or maximum lot coverage ratios for commercial buildings, except that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or to the existing or prospective development of the neighborhood. In 1963, the subject property was identified as "Commercial" on the "Suggested Development Plan" which, at the time served as the Master Plan for the PRC. The subject property is located in the parking lot of the Cardinal Forest Plaza, an existing shopping center. As previously discussed, Staff believes that the proposed drive-through financial institution is in conformance with the approved Plan.

**Requested Waivers and Modifications Analysis:**Waiver for the on-road bike route requirement along the north side of Route 644

The Countywide Trails Plan depicts an on-road bike route and major paved trail along Old Keene Mill Road (Route 644). There is an existing four foot wide sidewalk on the north side of Old Keene Mill Road and curb and gutter is consistent along this segment of the road. Based on this current situation, Staff, including the County Bicycle Program Manager, supports this waiver for the on-road bike route.

Waiver for the loading space requirement

According to the Zoning Ordinance Section 11-203, regarding loading spaces, a financial institution is required to follow Standard C: "One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof." The bank is proposed to be 3,900 square feet and to locate in an existing parking area of a shopping center. Seventeen parking spaces are required to be provided for the bank use. The SE plat indicates that 40 spaces will be designated for this use. Staff does not believe a designated loading space is needed for the bank since a parking space can be used for this use, therefore; Staff supports this waiver to not require a designated loading space.

Modification of the peripheral parking lot landscaping requirement

According to the Zoning Ordinance Section 13-203, Peripheral Parking Lot Landscaping, when the property line abuts the right-of-way of a street, "a landscaping strip ten feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line." And "at least one tree for each forty feet shall be planted in the landscaping strip; however, this shall not be constructed as requiring the planting of trees on forty foot centers." Peripheral parking lot landscaping is required in front of the bank's front parking lot along Route 644 (Old Keene Mill

Road). However, due to the presence of an existing storm sewer easement and gas pipeline easement, the required plant material cannot be provided along Route 644.

Staff recommended that the applicant explore the possibility of providing small to medium sized shrubs in lieu of the required peripheral parking lot landscaping (trees). The applicant followed this suggestion and submitted a revision reflected in the Landscape and Lighting Plan (Sheet 6) which proposes the planting of 69 evergreen shrubs in lieu of the six required trees. Staff, including the Urban Forester, supports this modification.

### **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 as "Residential Planned Community-Village Center." The applicant proposes a retail use; specifically, a free-standing drive-in financial institution to be located within an existing shopping center. The existing shopping center serves as the Village Center for the Residential Planned Community. The proposed bank is an appropriate village center use. Therefore, staff concludes that the proposed use 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 PRC-Village Center District is to provide "a central location for activity of retail, community and leisure uses on a scale serving a number of neighborhoods." The proposed use, drive-in financial institution, is specifically listed as the type of use that could be permitted in a Village Center. Since this use was not specifically designated on an approved development plan, then it may be allowed as a special exception use upon approval of the Board. Staff concludes that the proposed bank is consistent with the purpose and intent of the PRC-Village Center District and the proposed development, as conditioned satisfies this standard.

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 bank is proposed to be sited within the parking lot of the existing Cardinal Forest Plaza Shopping Center. A parking lot and gas station is located to the west of the site. A grocery store and strip commercial center is located to the north of the site, separated by a parking lot. A church is located to the east of the site and across Old Keene Mill Road (Route 644) to the south is a country club. Currently, the site is entirely paved and used as excess parking for the grocery store and unofficially as excess parking for the abutting church to the east. The

proposal is to decrease the impervious surface by 8,200 square feet, install a stormfilter unit that will aid phosphorus removal, plant 13 trees and 77 shrubs at the bank site, and add seven trees and 20 shrubs to the overall shopping center. However, as previously discussed, the applicant is proposing to install four drive-through aisles. Staff feels that four drive-through lanes are excessive and are not harmonious with the neighboring properties or the rest of the shopping center. Staff has recommended a development condition that the amount of drive-through aisles be reduced from four aisles to three. With the implementation of this development condition, Staff concludes that this standard would be 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. Staff is recommending (via the development conditions) that the applicant make a number of additional traffic circulation improvements including: modifying the median along Route 644 to prevent left turns into and out of the site at the southeast entrance to the shopping center; providing new pavement markings and/or signage along the continuous westbound right-turn lane on Old Keene Mill Road; reducing the number of drive-through lanes from four to three; and relocating any existing trees or shrubs determined to impact sight distance. With the proposed improvements, the standard should be met.

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. In lieu of the required 10 foot wide Peripheral Parking Lot landscape strip consisting of trees, the applicant is proposing to plant, due to existing storm sewer and gas pipeline easements, an evergreen hedge consisting of 69 shrubs along the Route 644 frontage. Moreover, the applicant is proposing to plant 13 trees within the parking lot of the bank and to plant an additional seven trees and 20 shrubs to the existing shopping center. In addition, staff is recommending development conditions which would require additional planting along the perimeter of the shopping center and within the existing and proposed landscape islands to the maximum extent possible as determined by Urban Forest Management (UFM). With the proposed development conditions, *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. There is no minimum open space requirement for the PRC district. The applicant is providing 9% open space for the PRC area (the entire shopping center) and 21.8% for the SE area (the bank site). This represents a significant improvement from the existing conditions; therefore, this standard has been addressed.

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 utilities are available to serve 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 17 spaces. The SE Plat depicts that 40 parking spaces will be provided. The applicant will be required to provide BMPs at site plan; this standard will be 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. According to Sheet 8 of the SE/PRC plan, the applicant is proposing to erect one wall sign on the west elevation, two wall signs on the south elevation, in addition to an "Open 7 Days" sign, one wall sign on the east elevation and no signage on the north elevation. In addition, the applicant is proposing to add the bank logo to two small entrance signs (2.0 sq. ft., and 4.5 sq. ft. respectively). It should be noted that if the bank logos are added to the entrance signs, the signs will be considered free-standing signs and will lose their directional signage exemption. On Sheet 5, at Staff's suggestion, the applicant has added a note 14 that states that, "No freestanding signs are requested." Therefore, Staff recommends that the logos be deleted from the entrance signs. A development condition has been added to require the deletion of the logo from the directional signs and to reiterate note 14 that no freestanding commercial signs will be allowed.

*Provisions for Approving Drive-In Financial Institutions...in a Highway Corridor Overlay District (Sect. 9-611)*

The Board may approve a special exception for the establishment of a drive-in bank in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

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

Paragraph 1A requires that such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. The subject site is located within an existing shopping center's parking lot, so circulation with adjacent properties will not be directly impacted. An existing four foot wide sidewalk is located around the western and southern perimeter of the shopping center and is proposed to remain. The shopping center has ingress and egress onto Route 638 (Rolling Road), Route 644 (Old Keene Mill Road) and Traford Lane. Interparcel access exists between the gas station (Shell station) and the shopping center, but there is no vehicular interparcel access between the shopping center and the abutting church to the east of the center. Intraparcel access will be provided between the bank and the shopping center and deleting a drive-in lane and expanding the landscape island as previously discussed would provide a further opportunity to enhance pedestrian connections to Old Keene Mill Road and within the Village Center; as conditioned, this standard has been met.

Paragraph 1B requires that such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. At VDOT's suggestion, the throat length for the eastern entrance to the site has been adjusted to meet current entrance requirements. In addition, two parking spaces located along the eastern perimeter of the site closest to the eastern entrance to the site were removed, in order to lessen circulation conflicts with traffic backing out of the bank's parking lot into the

main travel aisle that also serves as an entrance to the site. The applicant is also proposing to provide new pavement marking and/or signage along the continuous westbound right-turn lane on Old Keene Mill Road. In addition, a development condition is being proposed to limit left turns in and out of the site. With the implementation of this development condition, this standard will be met.

Paragraph 1C requires that 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. This standard does not apply to the proposed financial institution use.

*Purpose and Intent (PRC District): Sect. 6-301*

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development, including the review of PRC Plans.

**Objective 1:** A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes, and levels of income. While the proposed development is an intensification of the site (adding a drive-in financial institution), the basic purpose of the use is not changing, in that it will remain a retail village center; therefore, Staff believes that this objective continues to be addressed as previously discussed and as conditioned.

**Objective 2:** An orderly and creative arrangement of all land uses with respect to each other and to the entire community. As noted in Objective 1, the applicant is not proposing a change to the approved layout of the PRC as a whole; therefore Staff believes this objective continues to be addressed.

**Objective 3:** A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways. As mentioned previously, a four foot wide concrete sidewalk exists on the north side of Route 644 and along the east side of Route 638. In addition, three bike racks are being proposed of a design and location reviewed and approved by the County Bicycle Program Manager. Also, the applicant is proposing to improve the eastern entrance to the site that will serve to enhance traffic safety in the area. Therefore, Staff concludes that this objective has been addressed.

**Objective 4:** The provision of cultural, educational, medical, and recreational facilities for all segments of the community. This objective does not directly apply to the current proposal, which will not impact the ability of the Cardinal Forest PRC to provide such resources.

**Objective 5:** The location of structures to take maximum advantage of the natural and manmade environment. The applicant will be improving the current manmade environment of the parking lot by reducing impervious surface by 8,209 square feet, installing a stormfilter unit to aid phosphorus removal, and by adding at least 20 trees and 97 shrubs. In addition, Staff has added a development condition that requires the applicant to utilize similar building materials and architectural design features that are compatible with the overall shopping center, and will be providing transportation improvements which should significantly enhance the safety and functionality of the site.

**Objective 6:** The provision of adequate and well-designed open space for the use of all residents. The proposal will provide 21.8% open space for the bank site and 9% open space for the shopping center. In addition, 4,125 square feet of 10-year tree canopy will be provided which is 10.88% of the 10-year tree canopy. This represents a significant enhancement of the existing conditions.

**Objective 7:** The staging of development in a manner which can be accommodated by the timely provision of public facilities and services. This shopping center is well established and was originally developed in the 1960s. Staff believes that all public utility issues have been addressed as the site has developed.

## CONCLUSIONS AND RECOMMENDATIONS

### Staff Conclusions

The applicant proposes to establish a free-standing drive-in financial institution within an existing shopping center. The applicant's proposal is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance Provisions. The applicant's proposal will reduce the amount of impervious surface on the site, aide phosphorous removal, increase the amount of landscaping provided on site, and significantly improve the access issues of the site. Staff believes that, overall, the application meets the development standards for the site with the imposition of the proposed development conditions.

### Recommendations

Staff recommends approval of PRC A-787-02.

Staff recommends approval of SE 2011-BR-016, subject to development conditions consistent with those contained in Appendix 1.

Staff recommends approval of a waiver for the on-road bike route requirement along the north side of Route 644 as conditioned.

Staff recommends approval of a waiver for the loading space requirement.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement along Route 644.

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. Comprehensive Plan Citations & PRC Plan
5. Environmental Analysis
6. Transportation Analysis
7. Urban Forest Management Analysis
8. Stormwater Management Analysis
9. Zoning Ordinance Provisions
10. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**

**SE 2011-BR-016**

**April 17, 2012**

If it is the intent of the Board of Supervisors to approve SE 2011-BR-016, located at Tax Map 79-3 ((8)) 5D (8316 to 8332 Old Keene Mill Road) for a special exception to permit a drive-in financial institution pursuant to Sect. 6-304 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 "Special Exception Plat/PRC Plan for Proposed Drive thru Financial Institution," prepared by Bohler Engineering, dated September 9, 2011, as revised March 27, 2012, consisting of eight 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. The median opening on Old Keene Mill Road shall be reconfigured to prevent left turns in and left turns out of the shopping center as generally depicted on Exhibit A of these conditions. In addition, the easternmost entrance along Old Keene Mill Road shall be modified to meet VDOT standards. New pavement markings and/or signage along the continuous westbound right-turn lane on Old Keene Mill Road shall be installed; the final designs for these modifications shall be provided to FCDOT and VDOT for their review and approval as part of the site plan review process.
5. The number of drive-through lanes for the bank shall be reduced from four lanes to three lanes. The western parking lot median island shall be expanded to permit and include additional landscaping materials, including shade trees, as approved by the UFM. If it is determined to be feasible (without significantly impacting the plantings in this area), pavers shall be provided within the island to enhance the pedestrian connection through the shopping center to Old Keene Mill Road.

6. Two parking spaces located to the east of the bank building shall be signed to designate the spaces for employee use only.
7. No freestanding commercial signs shall be permitted. Bank logos shall not be placed on any directional signage.
8. Adequate sight distance at the eastern entrance shall be provided, to VDOT's satisfaction, prior to the issuance of a Non-RUP. Any tree or shrub determined to impede sight distance shall be replaced with an appropriate size/species or relocated elsewhere on the site, as determined by UFM.
9. Similar building materials and architectural design features for all building facades shall be utilized by the bank in order to ensure a consistent architectural theme and character throughout the Property (the Cardinal Forest Plaza Shopping Center). All brick and block shall be of a compatible color and style to that used in the main shopping center building.
10. Additional plantings along the perimeter of the shopping center and within the existing and proposed landscape islands shall be provided to the maximum extent possible as determined by Urban Forest Management (UFM). In order to ensure the landscape trees are more readily established on the subject property, the required size at planting should be no more than 2½-3 inches in caliper. The landscape plan shall not permit any plantings that will obstruct adequate sight distance at each entrance to the site.
11. All trees shown to be preserved on the SE Plat (on the eastern boundary) shall be protected by tree protection fencing. Tree protection fencing shall be in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas.
12. At the time of site plan approval, the applicant shall submit documentation from any affected easement holder that all proposed plantings located within their easement(s) are allowed. All proposed landscaping that is not allowed within the easement areas shall be relocated to other locations on-site or substituted, as determined by UFM. In no case shall the total number of on-site shrubs be less than what is depicted on the SE Plat or less than that required by the provisions of Article 13 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: April 13, 2012  
 (enter date affidavit is notarized)

I, Mark A. Drogalis, 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

114084a

in Application No.(s): SE 2011-BR-016  
 (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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
(1) Cardinal Forest (E&A), LLC	1221 Main St., Ste 1000, Columbia, SC 29201	Applicant/Title Owner of TM# 079-3-08-0005-D
Agents: Terry S. Brown	1221 Main St, Ste 1000, Columbia, SC 29201	Agent for Applicant/Title Owner
Jodie W. McLean	1221 Main St, Ste 1000, Columbia, SC 29201	Agent for Applicant/Title Owner
William C. Caldwell	7200 Wisconsin Ave, Ste 400, Bethesda, MD 20814	Agent for Applicant/Title Owner
Steven F. Teets, L.E.	7200 Wisconsin Ave, Ste 400, Bethesda, MD 20814	Agent for Applicant/Title Owner
Robert W. Griffin	7200 Wisconsin Ave, Ste 400, Bethesda, MD 20814	Agent for Applicant/Title Owner
Mark A. Drogalis, Esq.	1221 Main St, Ste 1000, Columbia, SC 29201	Attorney/Agent for Applicant/Title Owner
(2) M.J. Wells & Associates, Inc.	1420 Spring Hill Rd., Ste. 600, McLean, VA 22102	Agent for Applicant/Title Owner
Agents: Robin Antonucci	1420 Spring Hill Rd., Ste. 600, McLean, VA 22102	Agent for Applicant/Title Owner
Priyatham Konda	1420 Spring Hill Rd., Ste. 600, McLean, VA 22102	Agent for Applicant/Title Owner
(3) Bohler Engineering VA, LLC	35 Technology Drive, Warren, NJ 07059	Agent for Applicant/Title Owner
Agents: Travis W. D'Amico	35 Technology Drive, Warren, NJ 07059	Agent for Applicant/Title Owner
Daniel M. Duke	35 Technology Drive, Warren, NJ 07059	Agent for Applicant/Title Owner

(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: April 13, 2012  
(enter date affidavit is notarized)

114084a

for Application No. (s): SE 2011-BR-016  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
(4) Edens Limited Partnership (formerly known as Edens Investments Limited Partnership)	1221 Main St, Ste 1000, Columbia, SC 29201	Agent for Applicant/Title Owner
Agents: Terry S. Brown Jodie W. McLean Steven C. Boyle William C. Caldwell Steven F. Teets, L.E. Robert W. Griffin Mark A. Drogalis, Esq.	1221 Main St, Ste 1000, Columbia, SC 29201 1221 Main St, Ste 1000, Columbia, SC 29201 7200 Wisconsin Ave, #400, Bethesda, MD 20814 7200 Wisconsin Ave, #400, Bethesda, MD 20814 7200 Wisconsin Ave, #400, Bethesda, MD 20814 7200 Wisconsin Ave, #400, Bethesda, MD 20814 1221 Main St, Ste 1000, Columbia, SC 29201	Agent for Applicant/Title Owner Agent for Applicant/Title Owner Attorney/Agent for Applicant/Title Owner

(check if applicable)

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

## SPECIAL EXCEPTION AFFIDAVIT

DATE: April 13, 2012  
 (enter date affidavit is notarized)

114084a

for Application No. (s): SE 2011-BR-016  
 (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) (1) Cardinal Forest (E&A), LLC  
 1221 Main St, Ste 1000  
 Columbia, SC 29201

**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)

(4) Edens Limited Partnership (formerly known as Edens Investments Limited Partnership)

(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: April 13, 2012  
(enter date affidavit is notarized)

114084a

for Application No. (s): SE 2011-BR-016  
(enter County-assigned application number (s))

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

(2) M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee  
Stock Ownership Trust (ESOT). All  
employees are eligible plan participants;  
however, no one employee owns more than  
10% of any class of stock.

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

(3) Bohler Engineering VA, LLC  
35 Technology Drive  
Warren, NJ 07059

**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)

Ludwig H. Bohler, Member  
Adam J. Volanth, Member  
Daniel M. Duke, Member  
Mark R. Joyce, Member

(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: April 13, 2012
(enter date affidavit is notarized)

114084a

for Application No. (s): SE 2011-BR-016
(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)

(4) Edens Limited Partnership (formerly known as Edens Investments Limited Partnership)
1221 Main Street, Suite 1000
Columbia, SC 29201

(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)

General Partner Edens GP, LLC (formerly known as Edens & Avant Administrative LLC) This LLC does not own 10% or more of the Applicant/Title Owner.
Limited Partners E&A Affiliates, LP ("Affiliates") Neither Affiliates, nor any individuals, partners, or members having a beneficial interest in Affiliates, holds a 10% or greater interest in Applicant/Title Owner.

(5) Edens Investment Trust (formerly known as Edens & Avant Properties Trust) ("Investment Trust")

There are fifty-six (56) named individuals who are limited partners of the Partnership, none of whom hold a 10% or greater interest in Applicant/Title Owner.

(check if applicable) [x] 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 Attachment to Par. 1(c)

DATE: April 13, 2012  
(enter date affidavit is notarized)

for Application No. (s): SE 2011-BR-016  
(enter County-assigned application number (s))

114084a

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

(5) Edens Investment Trust (formerly known as Edens & Avant Properties Trust)  
1221 Main Street, Suite 1000  
Columbia, SC 29201

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

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

Trustees:

There are eight (8) named individuals who are trustees of the Trust, none of whom hold a 10% or greater interest in Applicant/Title Owner.

Beneficiaries:

State Treasurer of the State of Michigan Retirement System, State Employees' Retirement System, Michigan Judges' Retirement System ("SMRS")

SMRS holds a 30.934% interest (as of 3/31/12) in Applicant/Title Owner; however, no one individual pension beneficiary has greater than a 10% interest in Applicant/Title Owner.

New York State Teachers Retirement System ("NYSTRS")

NYSTRS holds a 30.793% interest (as of 3/31/12) in Applicant/Title Owner; however, no one individual pension beneficiary has greater than a 10% interest in Applicant/Title Owner.

E&A Retail Investments LLC ("Retail"). The sole member of Retail is JP Morgan Chase Bank, as trustee under Amended & Restated Trust dated November 13, 2001, as amended, for its Commingled Pension Trust Fund (Strategic Property) (the "JP Morgan Trust").

Retail holds a 32.147% interest (as of 3/31/12) in Applicant/Title Owner; however, no one individual beneficiary of the JP Morgan Trust has greater than a 10% interest in Applicant/Title Owner.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 13, 2012  
(enter date affidavit is notarized)

114084n

for Application No. (s): SE 2011-BR-016  
(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-BR-016  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: April 13, 2012  
(enter date affidavit is notarized)

114084a

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.

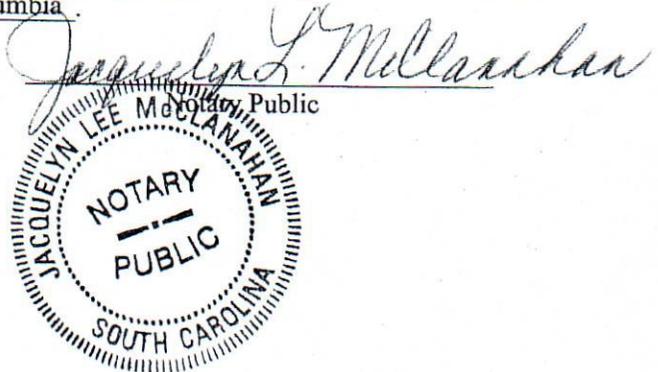
WITNESS the following signature:

(check one)  Applicant  Applicant's Authorized Agent

Mark A. Drogalis, Esq., Attorney/Agent for Applicant/Title Owner  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 13th day of April, 20 12, in the State/Comm. of South Carolina, County/City of Richland/Columbia.

My commission expires: 1/28/14



RECEIVED  
Department of Planning & Zoning  
APR 13 2012  
Zoning Evaluation Division

**CARDINAL FOREST PLAZA  
Cardinal Forest (E&A), LLC  
CATEGORY 5 SPECIAL EXCEPTION AND  
PLANNED RESIDENTIAL COMMUNITY (PRC) PLAN APPLICATION  
STATEMENT OF JUSTIFICATION**

This Category 5 Special Exception (SE) and concurrent PRC Plan approval are being requested by Cardinal Forest (E&A), LLC, owner of the Property, to allow for the redevelopment of a site containing an existing parking field at the Cardinal Forest Plaza shopping center by constructing a new 3,900 square foot bank with four drive-thru lanes.

The property is zoned PRC and in 2007 the Zoning Ordinance was amended to require PRC Plans to be approved by the Board of Supervisors. In accordance with this requirement, Cardinal Forest (E&A), LLC submits the PRC Plan Application and the SE Application simultaneously. This Statement of Justification shall serve as satisfaction of the SE and PRC application requirements.

Cardinal Forest (E&A), LLC has worked diligently with the shopping center's anchor tenant, Giant of Maryland LLC, along with TD Bank to decide on a location and configuration that best leaves actively used parking areas undisturbed, helps the flow of traffic on and off-site, adds green space to the parking lot, reduces the sites storm water runoff and facilitates ingress/egress of vehicles accessing the drive-thru. The plan and layout included in this application reflect many hours of work that went into a Consent Agreement concerning TD Bank that was executed by Cardinal Forest (E&A), LLC and Giant of Maryland LLC.

In addition to TD Bank's ideal location and configuration, we believe this SE should be granted because the existing parking field is currently under utilized and generally empty during peak shopping center hours. The improvements proposed by Cardinal Forest (E&A), LLC will activate that front portion of the site and replace the sea of unsightly asphalt parking with a new bank compatible with the existing center. as well as reduces the amount of impervious area on the site.

- Record Fee Owner:** Cardinal Forest (E&A), LLC
- Zoning:** PRC and H-C Overlay
- Size:** 8.67 acres (Total Shopping Center Area) (PRC Area)  
0.91 acres (Proposed Special Exception Area)
- Hours of Operation:** Mon: 8:30AM to 5:00PM or 8:00PM  
Tues: 8:30AM to 5:00PM or 8:00PM  
Wed: 8:30AM to 5:00PM or 8:00PM  
Thurs: 8:30AM to 8:00PM  
Fri: 8:30AM to 8:00PM  
Sat: 8:30AM to 3:00PM  
Sun: 11:00AM to 4:00PM
- Employees:** 6-8 employees on-site at the same time.
- Patrons/Clients:** 400 to 600 estimated daily patrons
- Vicinity to be Served:** It is anticipated that the customers of the bank will primarily reside in the greater West Springfield area.
- Traffic Impact:** In accordance with 24VAC 30-155, Wells + Associates completed a Trip Generation Analysis associated with the proposed new drive-in bank

# EDENS AVANT

(see Attachment 1). As per the attached letter and based on rates/equations published by the Institute of Transportation Engineers (ITE), the proposed new drive-thru bank would have no significant effect on the surrounding street network and therefore a traffic impact study was not required by either VDOT or Fairfax County.

The proposed new bank, according to ITE, is expected to generate approximately 47 AM and 98 PM peak hour trips coincident with the adjacent street peak. Additional data collected by Wells + Associates in 2008 in support of a number of TD Banks (then "Commerce Bank") revealed generally similar (albeit lower) results. Wells + Associates collected trip generation data at four locations in Northern Virginia on two typical weekdays and a Saturday in 2008. Three of the four locations included four drive-thru lanes and one location had three drive-thru lanes. Based on the 2008 data collected by Wells + Associates, during the adjacent street peaks the observed banks generated a rate of 6.74 trips per drive-thru lane in the AM peak and 18.97 trips per drive-thru lane in the PM peak. Based on the four drive-thru lanes proposed at Cardinal Forest, the new TD Bank would be expected to generate a total of approximately 27 AM trips and 76 PM peak hour trips or fewer peak hour trips than estimated by ITE.

It should also be noted that a portion of the trips expected to be generated by the new bank are trips already on the road. These trips are referred to as "pass-by" trips. According to ITE and based on data collected by Barton-Aschman Associates in 1993, between 47 and 64% of the PM peak hour trips generated by drive-thru banks are pass-by trips. VDOT permits the application of a 47% reduction in PM peak hour trips to account for this phenomenon. As a result, the proposed new bank would likely generate only 40 new PM peak hour trips.

In addition to those pass-by trips discussed above, another portion of the estimated new bank trips are trips generated by other uses on the property or simply put trips which originate from other uses within the center. An example of such a trip would be a patron to the Giant grocery store that also stops by the bank. This type of trip is referred to as a "captured" trip. Both of these trip types minimize the real and practical impacts associated with the new bank use.

**Building Façade/Architecture:** The building materials are a gray (or muted) color palette of EIFS and CMU ground face block with a lot of glass openings (see sheet 8 of 8 in "Special Exception Plat/PRC Plan" for actual Building Elevations/Details).

In summary, the Applicant believes the proposed new bank meets all of the criteria for a special exception. Not only would it be in harmony with the Comprehensive Plan and the purpose and intent of the PRC district, but the proposed new bank will be of a scale, design, and material consistent with the existing shopping center as well as complimentary to the surrounding Cardinal Forest area. As stated above, additional green spaces will be added to the parking areas resulting in a reduction in impervious area. Pedestrian and vehicle traffic will not be hazardous. The Applicant has further agreed to modify the easternmost entrance along Old Keene Mill to meet VDOT standards and to provide new pavement markings and/or signage along the continuous westbound right-turn lane on Old Keene Mill Road.

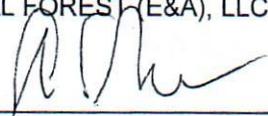
There are no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; the Virginia Department of Environmental Quality Hazardous Waste Management or petroleum products as defined in Title 40, Code of Federal Regulations Part 280.

# EDENS AVANT

This plan is in compliance with the Zoning Ordinance requirements for a Category 5 Special Exception.

The owners of the Bank will seek the highest level of LEED certification attainable with the respective available site and building design, and construction credits available to this site which will provide an environmentally friendly addition of Gross Floor Area to a previously constructed center.

CARDINAL FOREST (E&A), LLC

By:   
\_\_\_\_\_  
Steven F. Teets (Agent)

Date: 4-13-12

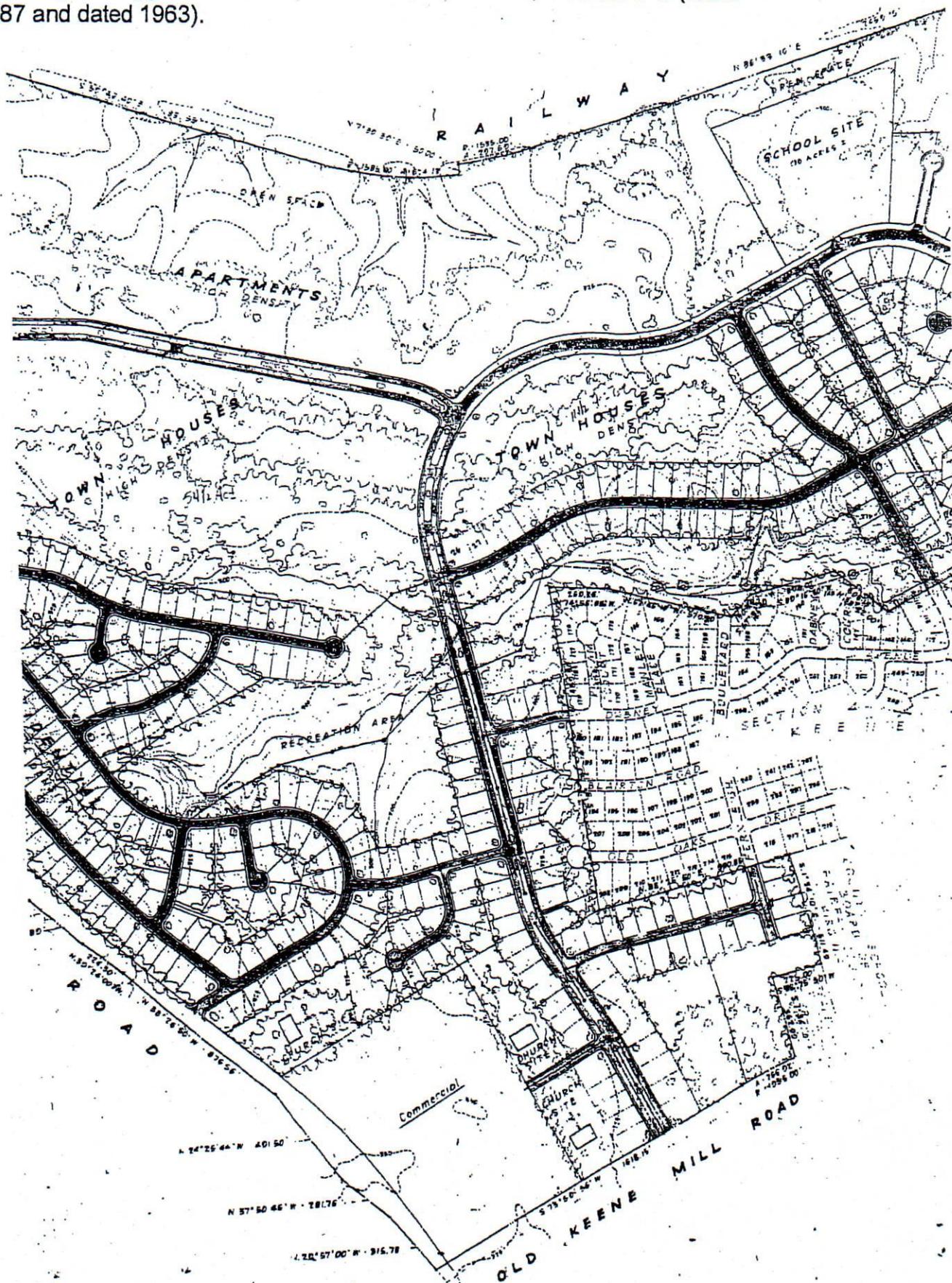
Attachment 1  
 TD Bank - McGraws Corner Drive  
 Trip Generation Analysis

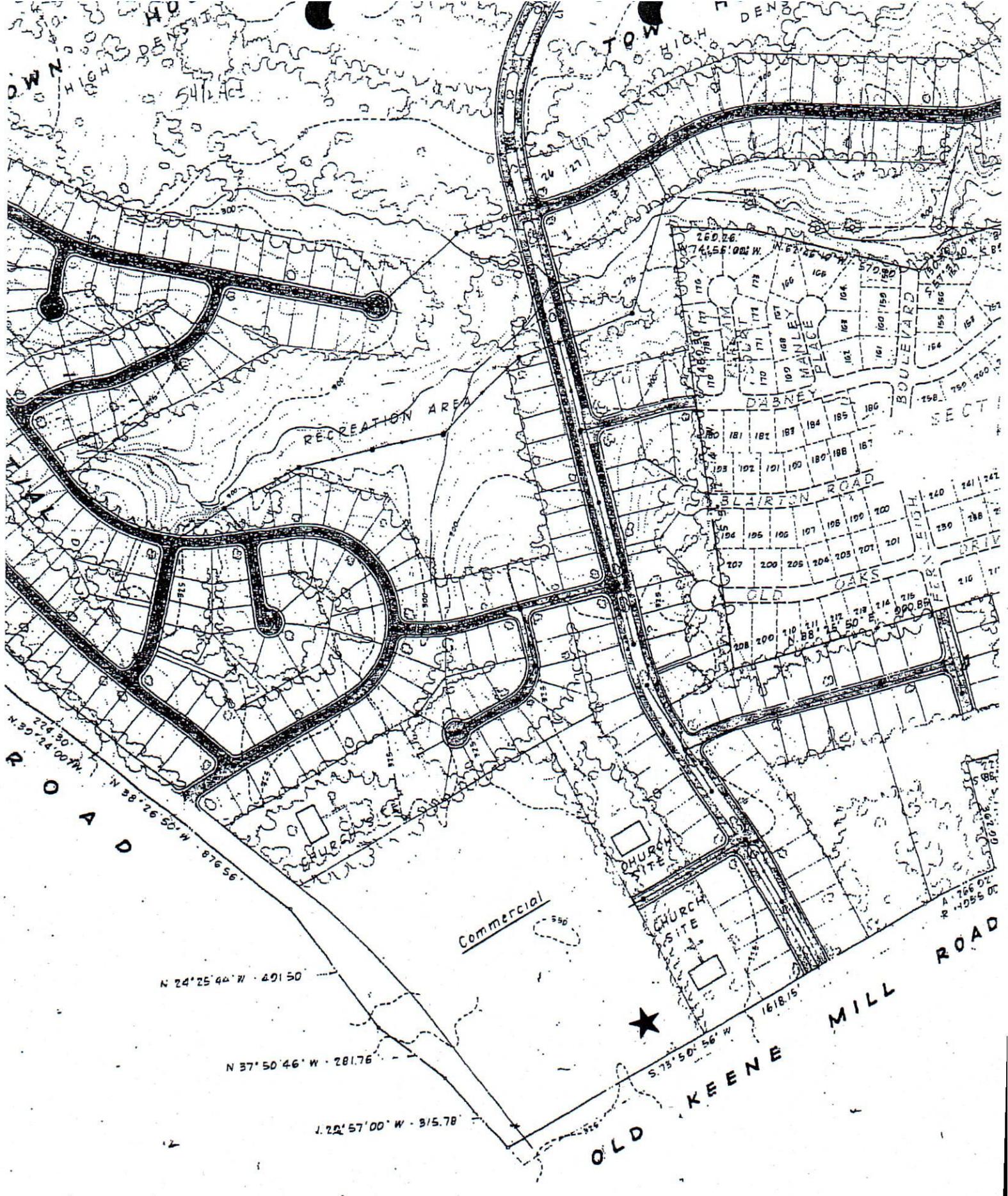
Scenario	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Weekday Average Daily Trips	Saturday Peak Hour			Saturday Average Daily Trips
				In	Out	Total	In	Out	Total		In	Out	Total	
<b>Peak Hour of the Generator</b>														
Drive-In Bank	912	3,779	SF	36	29	65	52	49	101	560	52	48	100	326
<b>Peak Hour of the Adjacent Street</b>														
Drive-In Bank	912	3,779	SF	26	21	47	49	49	98	560	52	48	100	326
			25% Pass-By Trips	(7)	(5)	(12)	(12)	(12)	(25)	(140)	(13)	(12)	(25)	(82)
			<b>Total New Trips</b>	<b>19</b>	<b>16</b>	<b>35</b>	<b>37</b>	<b>37</b>	<b>73</b>	<b>420</b>	<b>39</b>	<b>36</b>	<b>75</b>	<b>244</b>

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation, 8th Edition.

Copy (portion) of "Suggested Development Plan" for Cardinal Forest RPC (listed as #A-787 and dated 1963).





ROAD  
 N 30° 14' 00" W  
 N 58° 26' 50" W · 876.56'  
 N 24° 25' 44" W · 491.50'  
 N 37° 50' 46" W · 281.76'  
 S 75° 50' 56" W · 1618.15'

Commercial

OLD KEENE MILL ROAD  
 A 766.02'  
 R 14055.02'

★ - Subject Property



# County of Fairfax, Virginia

## MEMORANDUM

DATE: January 17, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT: Environmental Assessment:**  
SE 2011-BR-016/PRC-A-787-02, Cardinal Forest (TD Bank)

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the revised development plan dated December 23, 2011. 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. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, Cardinal Forest (E&A), LLC, requests a Special Exception and concurrent PRC Plan approval to allow the redevelopment of a portion of an existing parking lot at the Cardinal Forest Plaza shopping center by constructing a new 3,900 square foot bank with four drive-through lanes. The PRC plan includes landscaping improvements around the bank building and within the area of the parking lot dedicated to the bank, and the applicant has stated a commitment to providing a U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certified building.

### COMPREHENSIVE PLAN CITATIONS:

#### Environment

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 8-9.

**Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . .**

Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives: The concentration of growth in mixed-use, transit-oriented centers in a manner that will optimize the use of transit and non-motorized trips and minimize vehicular trips and traffic congestion.

- Minimize the amount of impervious surface created. Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land. Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.

- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19-21.

**“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the Policy Plan).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party

certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system . . . ."

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

### **Water Quality/Quantity**

The proposed development would reduce the amount of impervious surface area and related stormwater runoff by providing new landscape areas surrounding the proposed bank building and new landscape islands within the surrounding parking lot. These new features would provide permeable ground cover in place of the existing asphalt parking surfaces.

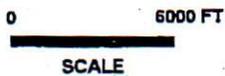
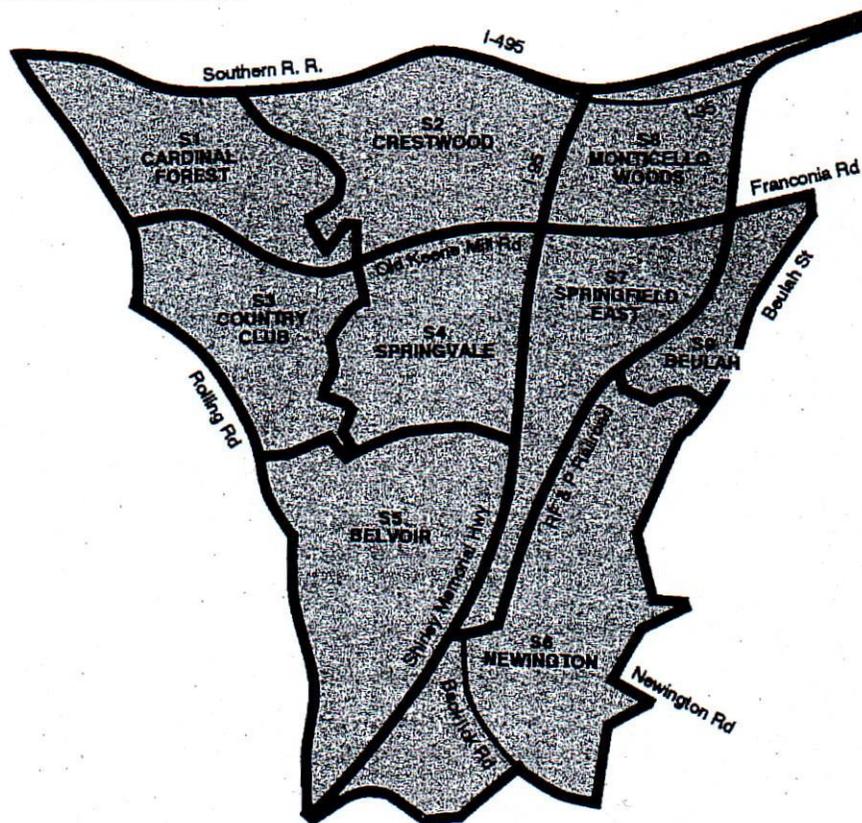
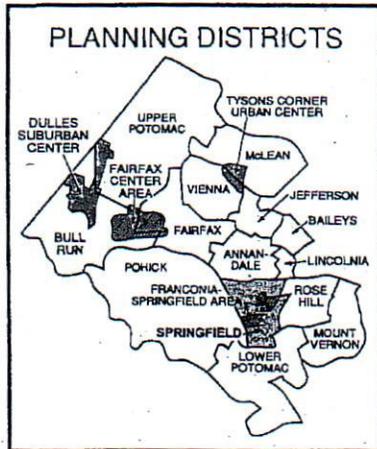
### **Green Building Design**

Objective 13 of the Policy Plan on the Environment encourages green building design in new construction and redevelopment. The applicant is proposing to build the new bank to achieve LEED certification. Planning staff recommends the applicant commit to achieving LEED certification by providing a green building escrow at 5% of the new value of the building. Fairfax County Department of Tax Administration estimates the new building value would be \$1,600,500; therefore an amount of \$80,025 should be reflected in the development conditions.

## **COUNTYWIDE TRAILS PLAN**

The Countywide Trails Plan indicates an on-road bike route and major paved trail along Old Keene Mill Road. There is an existing 4' wide sidewalk on the north side of Old Keene Mill Road. The applicant is requesting a waiver of the on-road bicycle lane.

PGN/STB



COMMUNITY PLANNING SECTORS  
 SPRINGFIELD PLANNING DISTRICT

FIGURE 9

## S1 CARDINAL FOREST COMMUNITY PLANNING SECTOR

### CHARACTER

The Cardinal Forest Community Planning Sector is primarily developed with residential uses. Commercial development is located in the southwest corner. The Cardinal Forest subdivision, which occupies a large portion of the sector, is developed under the Planned Residential Community (PRC) zoning district. This development contains a mix of residential types and densities (single-family, townhouse, and garden apartments) as well as neighborhood-serving commercial development. South and east of Cardinal Forest, development is predominantly detached single-family houses, with some townhouse development in the southeast corner of the sector. A number of institutional uses, and several commercial office buildings are located along the north side of Old Keene Mill Road. A small industrial park is located along the Southern Railroad tracks, off Rolling Road and Morrissette Drive.

Neighborhood shopping is provided by the Cardinal Forest Plaza shopping center, located in the southwest corner of the sector at the intersection of Rolling and Old Keene Mill Roads. In addition, there are several community-serving shopping centers located just outside the sector, to the west of Rolling Road.

Potentially significant heritage resources have been recorded in Cardinal Forest Park and can be expected along Rolling and Old Keene Mill Roads and Accotink Creek and its tributaries. Upland areas have been largely disturbed by recent residential development.

### CONCEPT FOR FUTURE DEVELOPMENT

The Cardinal Forest Community Planning Sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

### RECOMMENDATIONS

#### Land Use

The Cardinal Forest sector is largely developed in stable residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 10 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The current pattern of land uses in the sector should be maintained, and infill development should be compatible with existing residential densities and types. Additional commercial development should not occur along Old Keene Mill Road. [Not shown]

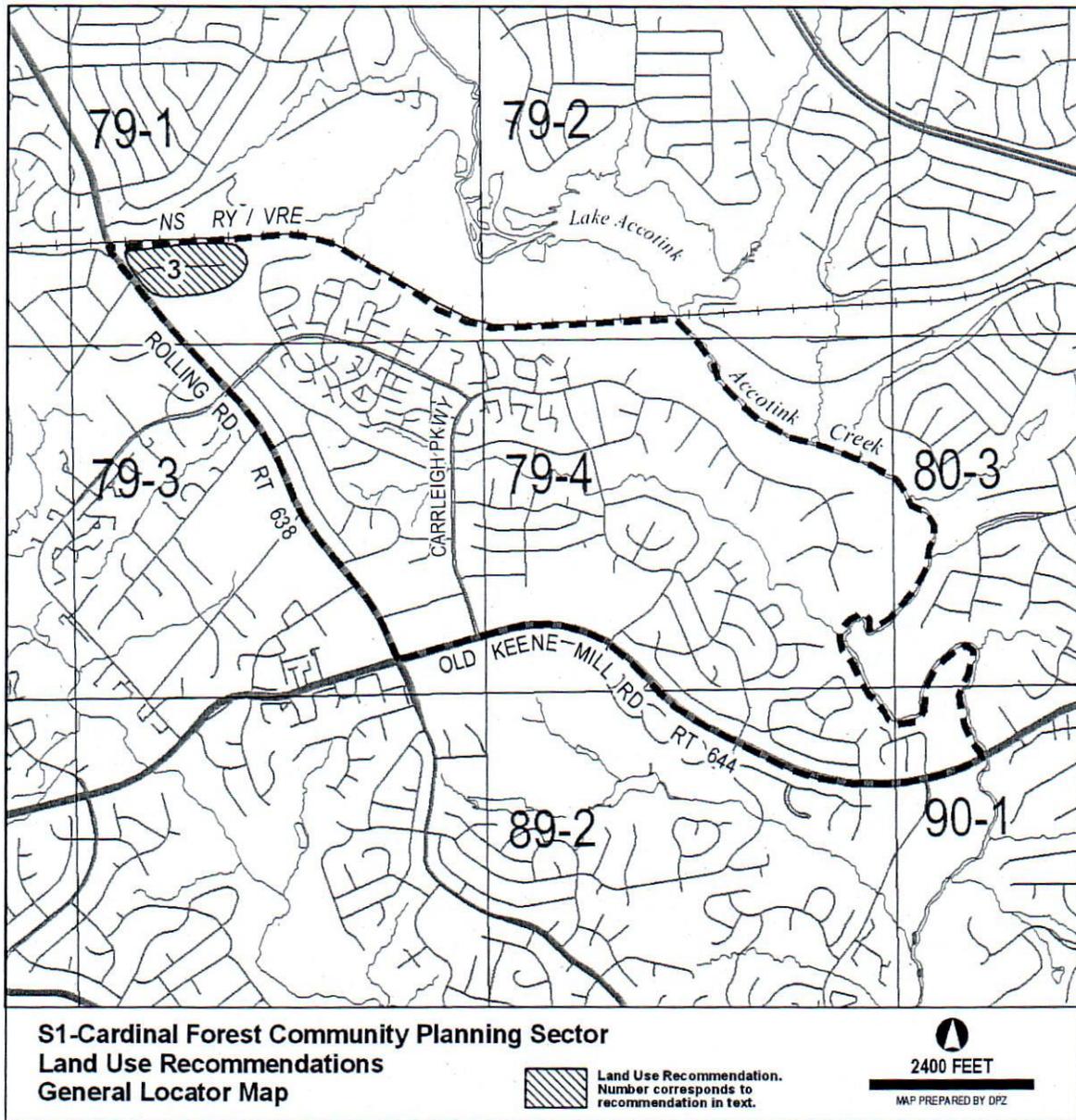


FIGURE 10

2. The Cardinal Forest master plan, which is incorporated in the Comprehensive Plan, indicates the extent and type of development in Cardinal Forest. Development in the Cardinal Forest Residential Planned Community (RPC) should be in accordance with the adopted Cardinal Forest Plan map as shown on Figure 11.
3. The Morrisette Drive industrial area (West Springfield Corporate Centre), located along the south side of the Southern Railroad tracks off Rolling Road and Morrisette Drive, is planned for industrial use up to .40 FAR. Infill development on vacant land should be compatible in use and intensity with existing industrial uses. Such development should provide for screening and buffering to adjacent parkland and residential development. Should this area (Morrisette Drive industrial area) redevelop, it should be considered as a commuter rail station site.

### Transportation

Transportation recommendations for this sector are shown on Figure 12. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

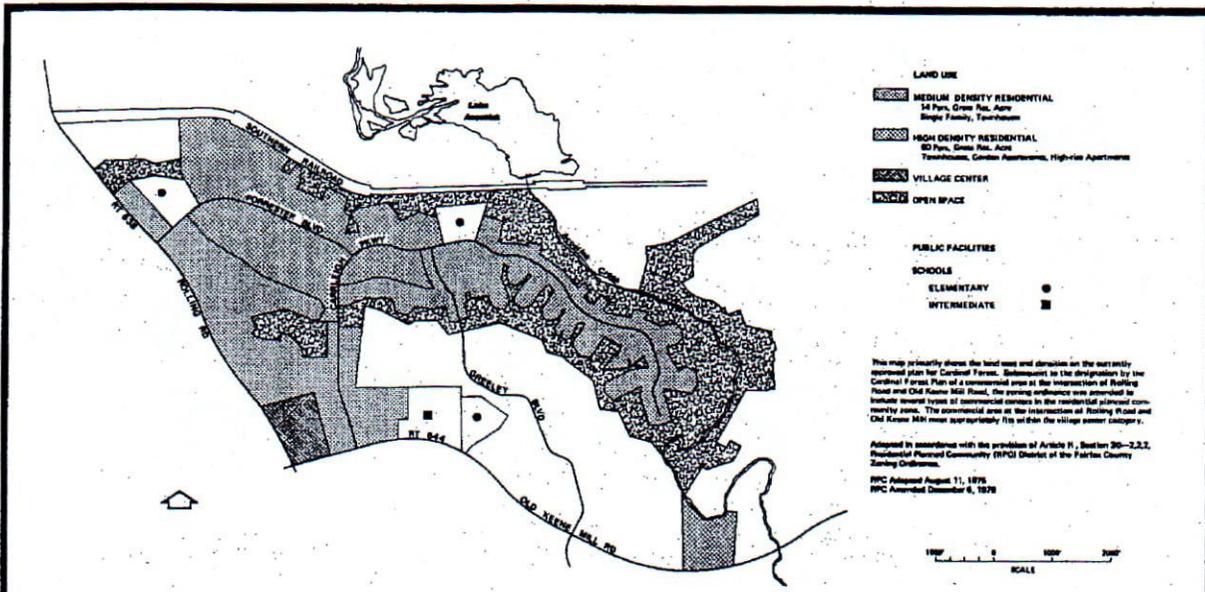
Before Old Keene Mill Road is improved, a corridor study should be undertaken to determine the best way to increase corridor capacity and to determine the impacts on the adjacent residential neighborhoods and the commercial and institutional uses in the sector.

### Heritage Resources

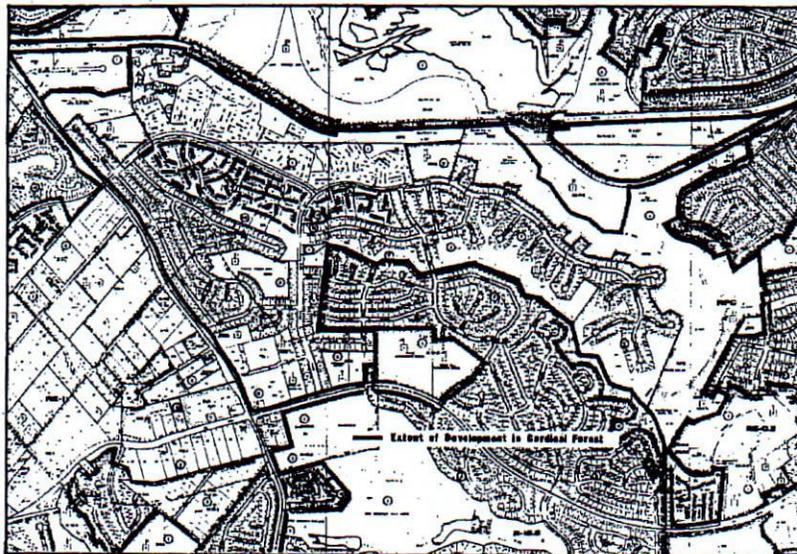
Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

### Parks and Recreation

Parks and recreation recommendations for this sector are shown on Figure 13. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.



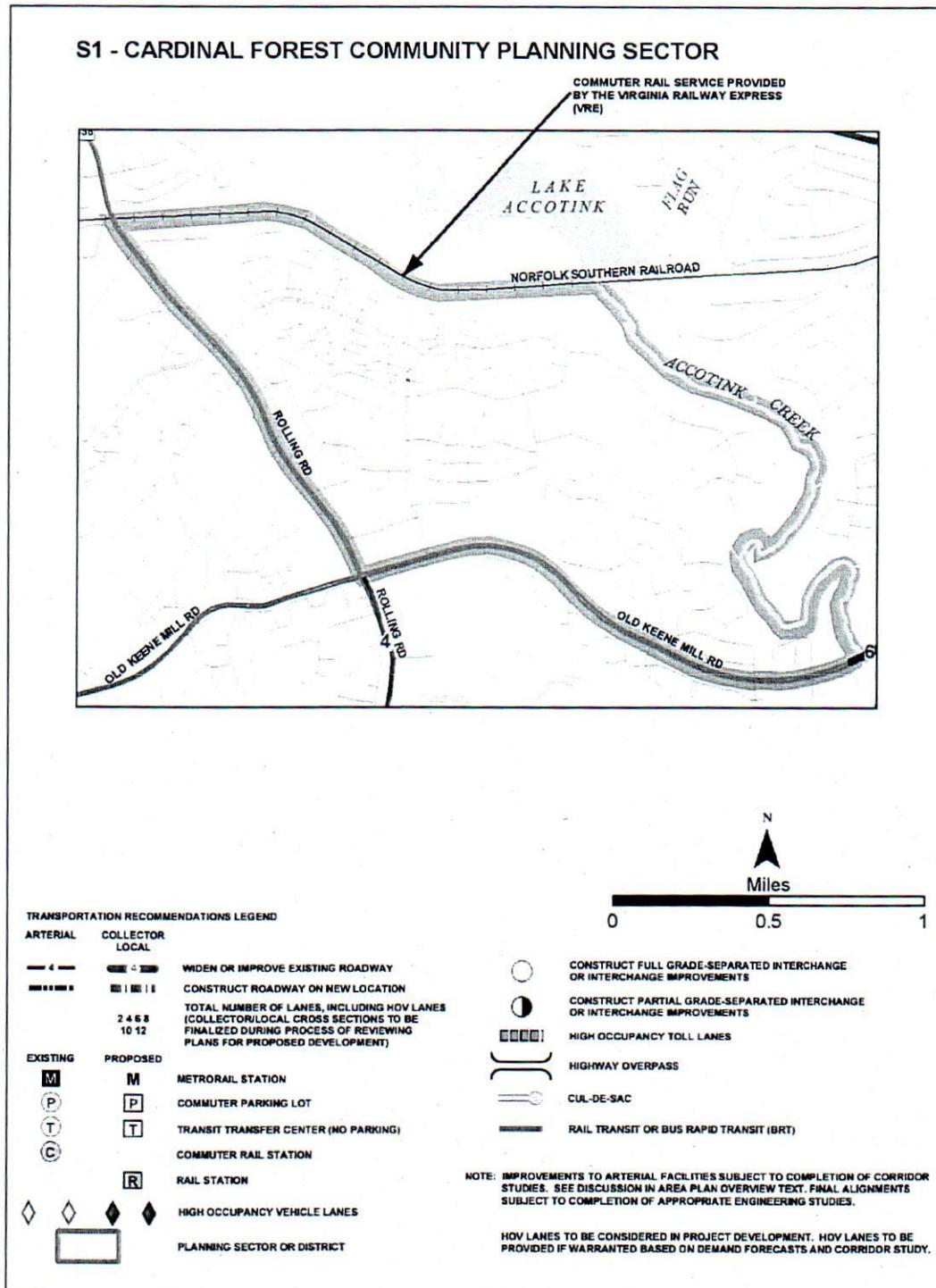
(1) **CARDINAL FOREST COMPREHENSIVE PLAN** - The Cardinal Forest Master Plan, shown here in a composite land use, transportation, and public facilities map, is displayed according to the use and intensity categories as required by the Residential Planned Community (RPC) zone in the zoning ordinance. This plan is an adopted part of the comprehensive plan of the County.



(2) **EXTENT OF DEVELOPMENT IN CARDINAL FOREST** - This map portrays the arrangement of building unit types and intensities in the portions of the Cardinal Forest Residential Planned Community (RPC) for which development plans have been approved. Development of the various portions of acreage which comprise the RPC requires County approval of specific development plans.

(1) **CARDINAL FOREST COMPREHENSIVE PLAN**  
 (2) **EXTENT OF DEVELOPMENT IN CARDINAL FOREST**

FIGURE 11



TRANSPORTATION RECOMMENDATIONS FIGURE 12

FIGURE 13  
PARKS AND RECREATION RECOMMENDATIONS  
SECTOR S1

---

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Carrleigh Park	Initiate a master planning process and develop in accordance with approved plan.
COMMUNITY PARKS:	
Royal Ridge	Upgrade existing facilities to address active recreation needs.
Cardinal Forest	
DISTRICT PARKS:	
	This sector is not currently served by a District Park. Water-oriented recreational resources are available at Lake Accotink Park, immediately north of this sector.
COUNTYWIDE PARKS:	
Accotink Stream Valley	Ensure protection of EQC and public access to stream valley park. Complete development of countywide stream valley trail in this sector.

---

Trails

Trails planned for this sector are delineated on Figure 14 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available from the Department of Planning and Zoning. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

TRAILS PLAN MAP FOR THIS SECTOR  
UNDER CONSTRUCTION

SEE THE 1" = 4000' SCALE  
COUNTYWIDE TRAILS PLAN MAP

*delete*

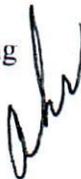


## County of Fairfax, Virginia

## MEMORANDUM

DATE: March 28, 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-BR-016)  
3-4 (PRC A-787-02)

SUBJECT: Transportation Impact

REFERENCE: SE 2011-BR-016 & PRC 787-02 / Cardinal Forest (E & A), LLC  
Traffic Zone: 1581  
Land Identification Map: 79-3 ((8)) 5D pt., D

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on a plat made available to this office dated June 20, 2011, and revised through February 21, 2012. The applicant wishes to construct a drive-thru financial institution in the existing parking area of Cardinal Forest Plaza shopping center. The proposed 3,900 square foot bank would have four drive-thru lanes with a bypass lane. The applicant is constrained in the location of the proposed bank on the site by the existing grocery store which is the anchor store of the shopping center.

- **The median opening on Old Keene Mill Road should be reconfigured to physically prevent left turns in and left turns out of the shopping center, (as shown in the sketch given to the applicant and attached.)** It is extremely hazardous to make left turns out of the shopping center across three lanes of westbound traffic to reach eastbound Old Keene Mill Road, and vehicles attempting to do so frequently stop in the median area blocking traffic and creating a dangerous situation. It is also a hazard for eastbound vehicles to stop, blocking a through lane, to left turn into the shopping center at this entrance as there is no left turn lane to wait in and, despite a "No Left Turn" sign restricting a turn, drivers do make this maneuver. A "No Left Turn" sign is not sufficient to prevent left turns here as long as there is no physical barrier to making the turn. **This is an extremely critical safety issue.** With the median closed to left turns in and out of the shopping center, the entrance would become a right in/ right out only. This would work better for the existing width of the entrance which would then be one lane in and one lane out.

March 28, 2012

Page 2 of 2

- At the request of staff, the applicant has provided an update to the stacking at the drive-thru windows to show a bypass lane. The stacking meets code requirements with eight cars in the first window lane (in order to stack eight cars they have to be moved very close together and still back to the travel aisle) and two cars at each of the other three windows; thus leaving a lane adjacent to the eight stacked cars clear to operate as a bypass lane.
- The ADA parking spaces back into the main travel aisle to/from Old Keene Mill Road and are not at the front of the bank which would be a better location; however that is not a practicable option given the location and design of the bank. They are adjacent to parking spaces to be signed for employees only so that there will not be a constant coming and going from there into the travel aisle. Changing the eastern Old Keene Mill Road entrance to right in/right out, however, will reduce the number of vehicles using the travel aisle.

AKR/LAH/lah



**Bader, Miriam D.**

---

**From:** Guthrie, Michelle  
**Sent:** Friday, December 16, 2011 3:40 PM  
**To:** Ruffner, Virginia  
**Cc:** Bader, Miriam D.; Guinaw, Kevin; Rodeheaver, Angela K.; Chauncey, Michael P.; Brady, Megan A.  
**Subject:** Cardinal Forest Bank/79-3((8))5D

FCDOT has reviewed a Ch 527 TIA determination request for Cardinal Forest Bank to be located on Old Keene Mill Rd (tax map 79-3((8))5D). Based on the square footage (3,900), a **Ch 527 TIA is not required.**

Thanks  
Michelle Guthrie

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Miriam Bader, Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** January 10, 2012

**FROM:** Jessica G. Strother, Urban Forester II  
Forest Conservation Branch, UFMD, LDS, DPWES

**SUBJECT:** Cardinal Forest LLC, SE 2011-BR-016/PRC

**RE:** Response To Revised Plat - Your request received on January 6, 2012

This review is based on the Special Exception Plat received by the Department of Planning and Zoning (DPZ) on January 4, 2012.

Site Description: With the exception of some mature high quality landscape deciduous trees located off the affected parcel and located along the eastern property line, and some existing landscape crepe myrtle planted nearby and off the affected parcel, there are no existing trees.

General Comment: Previous comments and recommendations have been adequately addressed with the exception of those below.

1. **Comment:** (Previous Comment) The proposed lay out and limits of clearing and grading for the project seems to indicate that the existing mature landscape trees on and off-site on the adjacent church property may be affected by future construction for this project. Adjacent existing and off-site trees not a direct part of this project should not be removed or impacted. This issue needs further clarification.

**Recommendation:** A tree survey has been conducted that indicates some of these trees may be removed during construction. Currently these trees are serving as peripheral parking lot landscaping for both properties on either side of the property line. The Applicant should commit to a development condition requiring replacement of any trees removed, with Category III shade trees 2 ½ - 3 inches in caliper and to the satisfaction of the Urban Forester. Additionally, a reference to obtaining permission from the adjacent property owner should be included in the condition.

2. **Comment:** New Comment: The proposed landscape trees should be noted in the landscape schedule as being 2 ½ -3 inches in caliper. The proposed size of 3 -3 ½ inches in caliper is too large to readily establish these trees in this location.

**Recommendation:** Revise the Plat.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** December 14, 2011

**TO:** Miriam Bader, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Elfatih Salim, Senior Engineer III  
Stormwater and Geotechnical Section  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Application #SE 2011-BR-016 and Planned Residential Community Application #PRC-A-787-02; Proposed Drive Thru Financial Institution; Special Exception Plat and PRC Plan revised 10-19-2011; LDS Project #2968-ZONA-001-1; Tax Map #079-3-08-00-0005-D; Braddock District

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

Chesapeake Bay Preservation Ordinance (CBPO)

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

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are downstream drainage complaints on file. More information on these complaints is available from the Fairfax County Maintenance & Stormwater Management Division (703-877-2800).

Stormwater Detention

Applicant proposes a reduction or no net increase in impervious area ratio. A detailed calculation of existing and proposed impervious areas is required. At the construction plan phase, the procedure outlined in Letter to Industry #21-88 allows an abbreviated stormwater detention waiver procedure to be utilized on the plan in lieu of a formal stormwater detention waiver application (PFM 6-0301.3).

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 711 • FAX 703-324-8359



Miriam Bader, Staff Coordinator  
Special Exception Application #SE 2011-BR-016 and Planed Residential Community  
Application #PRC-A-787-02  
December 14, 2011  
Page 2 of 2

Water Quality Control

The SE plat and PRC plan proposes not net increase in impervious area and a redevelopment phosphorus removal requirement will be satisfied with a StormFilter unit.

Site Outfall

An outfall narrative has been provided, however, the extent and description of the outfall are not in compliance with Zoning Ordinance § ZO 9-011-2-J-2. For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds **hundred times** the area of that portion of the property that drains to it or to a floodplain that drains an area of at least **one square mile**, whichever comes first.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are under development. The site plan for this application may be required to conform to the updated PFM and the new ordinance.

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

ES/mk

cc: Don Demetrius, Chief, Watershed Projects Evaluation Brach, Stormwater Planning  
Division, DPWES  
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, SDID, DPWES  
Zoning Application File

**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.

9-611

**Provisions for Approving Drive-In Banks, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District**

The Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in bank, fast food restaurant, quick-service food store or service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

### **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.

**Purpose and Intent**

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Abbreviations Commonly Used in Staff Reports

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