



APPLICATION ACCEPTED: May 10, 2012
PLANNING COMMISSION: September 20, 2012
BOARD OF SUPERVISORS: September 25, 2012 @3:30 p.m.

County of Fairfax, Virginia

September 12, 2012

STAFF REPORT

APPLICATIONS PCA 90-L-050-03 AND SEA 90-L-045-03

LEE DISTRICT

CRD

APPLICANT: Sunoco, Inc. (R&M)

ZONING: C-6, HC, SC, CRD

LOCATION: 7025 and 7037 old Keene Mill Road

PARCEL(S): 80-4 ((1)) 11 and 11A1

ACREAGE: 1.15 acres

FAR: 0.06

OPEN SPACE: 23.8%

PLAN MAP: Retail and Other

SE CATEGORY: Category 6; Service Station & Quick Service Food Store in a Highway Corridor Overlay District, Waiver of Certain Sign Regulations, and Modifications/Waivers in a CRD

PROPOSAL: Amend RZ 90-L-050 previously approved for commercial development to permit site modifications.

Amend SE 90-L-045 to permit a service station, quick service food store, waiver of certain sign regulations and modifications in the commercial revitalization district.

St.Clair Williams

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



WAIVERS/MODIFICATIONS:

20% Parking Reduction in a CRD

Modification of minimum rear yard requirement in the C-6 District to permit a rear yard of 10.4 feet.

STAFF RECOMMENDATIONS:

Staff recommends that PCA 90-L-050-03 be approved subject to the draft proffers contained in Appendix 1.

Staff recommends that SEA 90-045-03 approved be subject to the draft development conditions in Appendix 2.

Staff recommends approval of a modification of the minimum rear yard requirement to permit a rear yard of 10.4 feet.

Staff recommends approval of a 20% parking reduction as permitted in the Richmond Highway CRD

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

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.

The approval of this application 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.

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.

O:\SWILL\PCA\PCA 90-L-050-03-SEA 90-L-045-03 Sunoco Inc\Staff Report\Report Cover.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).

Proffered Condition Amendment

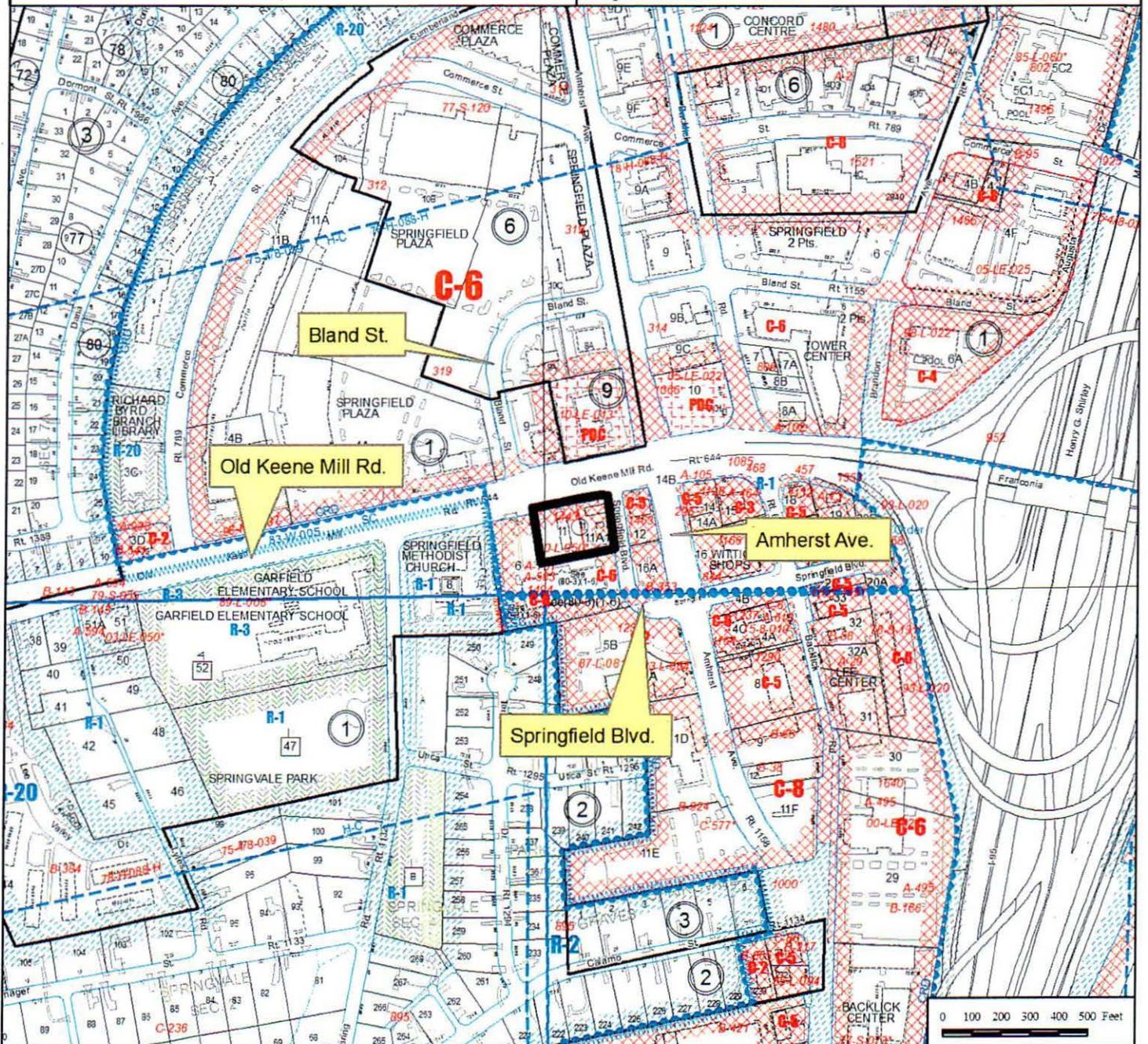
PCA 90-L-050-03

Applicant: SUNOCO, INC. (R&M)
 Accepted: 05/10/2012
 Proposed: AMEND RZ 90-L-050 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS
 Area: 1.15 AC OF LAND; DISTRICT - LEE;
 ZIP - 22150
 Located: SOUTHWEST QUADRANT OF THE INTERSECTION OF OLD KEENE MILL ROAD AND SPRINGFIELD BOULEVARD
 Zoning: C-6
 Overlay Dist: CRD, SC, HC
 Map Ref Num: 080-4 /01/ /0011 /01/ /0011A1

Special Exception Amendment

SEA 90-L-045-03

Applicant: SUNOCO, INC. (R&M)
 Accepted: 05/10/2012
 Proposed: AMEND SE 90-L-045 TO PERMIT SERVICE STATION, QUICK SERVICE FOOD STORE, WAIVER OF CERTAIN SIGN REGULATIONS AND MODIFICATIONS IN THE COMMERCIAL REVITALIZATION DISTRICT
 Area: 1.15 AC OF LAND; DISTRICT - LEE
 Zoning Dist Sect: 07-0607, 09-0620, 09-0622
 Art 9 Group and Use: 6-07 6-17 6-19
 Located: 7025 AND 7037 OLD KEENE MILL ROAD, SPRINGFIELD, VA 22150
 Zoning: C-6
 Plan Area: 4
 Overlay Dist: CRD, HC, SC
 Map Ref Num: 080-4 /01/ /0011 /01/ /0011A1



PROPOSED SUNOCO

Generalized Development Plan / Special Exception Amendment Plat

GOVERNMENTAL AGENCIES

STORM & SANITARY SEWER
 FAIRFAX COUNTY DEPARTMENT OF
 PUBLIC WORKS AND ENVIRONMENTAL
 SERVICES
 12055 GOVERNMENT CENTER PKWY,
 SUITE 659
 FAIRFAX, VA 22035-5502
 703-877-2800 (STORM)
 703-324-5030 (SANITARY)

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

629 EAST MAIN STREET
 P.O. BOX 1105
 RICHMOND VIRGINIA, 23218
 804-698-4000

NORTHERN VIRGINIA SOIL & WATER CONSERVATION DISTRICT

HERRITY BUILDING, SUITE 905
 12055 GOVERNMENT CENTER PKWY
 FAIRFAX, VA 22035
 703-324-1460

FAIRFAX COUNTY HEALTH DEPARTMENT

KELLY SQUARE ADMINISTRATION
 BUILDING
 10777 MAIN STREET
 FAIRFAX, VA 22030-6903
 703-246-2411

VIRGINIA DOT
 1401 E. BROAD STREET
 RICHMOND, VA 23219
 804-786-2801

UTILITY COMPANIES

ELECTRIC
 DOMINION VIRGINIA POWER
 120 TREDEGER STREET
 RICHMOND, VA 23219
 1-888-667-3000

FAIRFAX WATER
 8570 EXECUTIVE PARK
 AVENUE
 FAIRFAX, VA 22031
 703-698-5600

WASHINGTON GAS
 6801 INDUSTRIAL ROAD
 SPRINGFIELD, VA 22151
 703-750-1000

TELEPHONE
 VERIZON
 1-800-660-2215



Store #0207-7261

Tax Map #: 80-4((1)) 11 & 11A1

7025 Old Keene Mill Road
 Springfield
 Fairfax County
 Virginia



LOCATION MAP
 NOT TO SCALE

INDEX OF DRAWINGS

DRAWING NO.	TITLE
C-1	COVER SHEET
DM-1	EXISTING CONDITION PLAN
D-1	GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
G-1	GRADING PLAN
ES-1	EROSION AND SEDIMENT CONTROL PLAN
U-1	STORMWATER MANAGEMENT / SITE UTILITY PLAN
LS-1	LANDSCAPE PLAN
T-1	TRUCK TURNING PLAN
SN-1	SIGNAGE PLAN
PH-1	PHOTOMETRIC PLAN
DDPRE	PRE-DEVELOPMENT DRAINAGE DIVIDE MAP
DDPOST	POST-DEVELOPMENT DRAINAGE DIVIDE MAP
DE-4	SHED DETAILS
DE-8	TRASH ENCLOSURE DETAILS AND BULK PLANE DIAGRAM

PREPARED BY

Bergmann
 associates

www.bergmannpc.com

1040 First Ave, Suite 100
 King of Prussia, PA 19406
 610.783.1420 / 610.783.1425 fax

Engineers / Architects / Planners / Surveyors

PREPARED FOR

SUNOCO, INC.
 10 INDUSTRIAL HIGHWAY
 LESTER, PA 19029
 (610) 833-3598

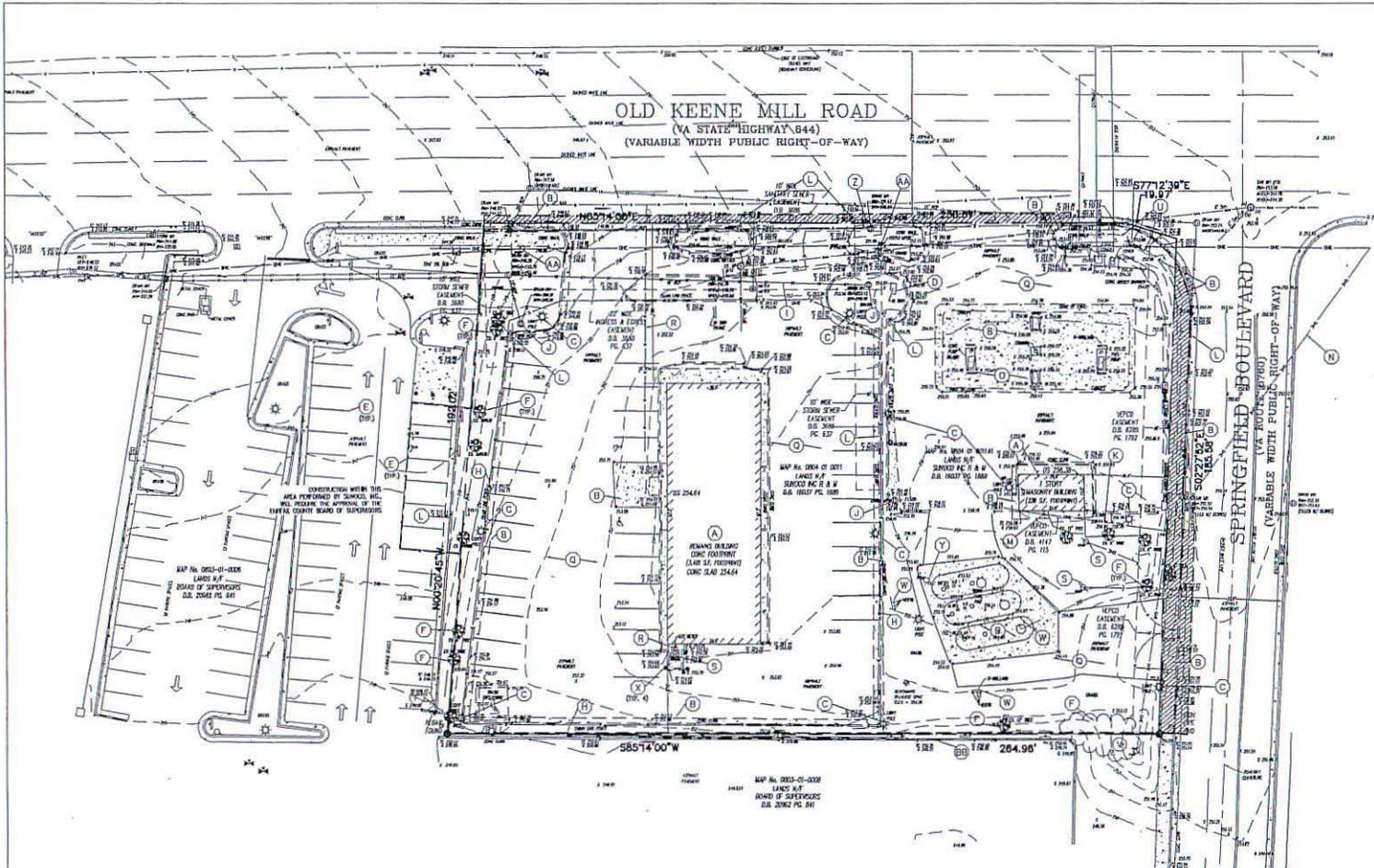
REVISIONS

NO.	DATE	DESCRIPTION	BY	CHECKED
0	03/14/2012	ISSUED FOR GEORGIA APPROVAL	AWH	WPS
1	04/26/2012	PER GEORGIA COMMENTS	AWH	WPS
2	05/03/2012	VOORPROEUVEN COMMENTS	AWH	WPS
3	06/05/2012	VOORPROEUVEN COMMENTS	AWH	WPS



C-1

NOT FOR CONSTRUCTION



LEGEND

- (A) EXISTING 1-STORY BUILDING AND APPOINTMENTS TO BE REMOVED
- (B) EXISTING CONCRETE PAV AND/OR CONCRETE WALK TO BE REMOVED
- (C) EXISTING TRAP LIGHT TO BE REMOVED
- (D) EXISTING SIGN TO BE REMOVED
- (E) EXISTING PARKING STRIPING TO BE REMOVED
- (F) EXISTING PLANTS AND LANDSCAPING TO BE REMOVED
- (G) EXISTING MONITORING WELLS TO BE REMOVED
- (H) EXISTING CHAINLINK FENCE TO BE REMOVED
- (I) EXISTING STORM PIPE TO BE REMOVED
- (J) EXISTING STORM STRUCTURES TO BE REMOVED
- (K) EXISTING ELECTRIC LINE TO BE REMOVED
- (L) EXISTING CLASP TO BE REMOVED
- (M) EXISTING ELECTRIC WELLS TO BE REMOVED, COORDINATE NEW WELLS LOCATION WITH ELECTRIC COMPANY
- (N) EXISTING ELECTRIC LINE TO REMAIN - PROPOSED SERVICE TO BE EXTENDED BY EXISTING ELECTRIC LINE
- (O) EXISTING OVERHEAD CANTY, COLUMN AND BELLEVALS TO BE REMOVED
- (P) EXISTING HVAC EQUIPMENT TO BE REMOVED
- (Q) EXISTING PAVEMENT TO BE REPAIRED - EXISTING ASPHALT MAY BE WELLED AND REUSED FOR SANDS AND DRAGWAYS APPROVAL
- (R) EXISTING NATURAL GAS LINE AND METERS TO BE REMOVED. STRIP CONNECTION AT DRIVEWAY FOR RE-USE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
- (S) EXISTING UTILITY POLE, TRANSFORMER AND ASSOCIATED OVERHEAD POWER LINES TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
- (T) SHALVE LIMITS/LIMITS OF PROXIMITY REDUNDANT
- (U) EXISTING CONCRETE WALK TO REMAIN
- (V) NEW LAID
- (W) EXISTING UNDERGROUND TANKS, AND ASSOCIATED UNDERGROUND PIPES, ETC. TO BE REMOVED
- (X) EXISTING BELLAND TO BE REMOVED
- (Y) EXISTING MONITORING WELL TO BE REMOVED
- (Z) EXISTING VEHICULAR TO BE REMOVED. ASSOCIATED STORM PIPING TO REMAIN. (SEE SHEET 14-1)
- (AA) EXISTING UTILITY POLE TO BE RELEGATED. COORDINATE WITH UTILITY COMPANY.
- (BB) EXISTING SECTION OF THURSDAY-WALK TO BE REMOVED

- CONSTRUCTION FENCE - TO BE PLACED AROUND EXIST. SITE AREA - SEE NOTE 4 BELOW
- SHALVE LIMITS/LIMITS OF PROXIMITY
- ▨ SHALVE LIMITS/LIMITS OF PROXIMITY WITHIN VEHICULAR RIGHT OF WAY

DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN AND ALL ALL REQUIRED DEMOLITION PERMITS FROM ALL REQUIRED AGENCIES PRIOR TO COMMENCEMENT OF WORK.
2. ALL UTILITY COMPANIES MUST BE NOTIFIED IN ADVANCE OF ANY DEMOLITION.
3. ANY EXISTING MATERIALS MUST BE STORED IN A SECURE AREA IN ADVANCE OF DEMOLITION.
4. PROTECT FENCING OR PUBLIC PROTECTION DEVICES MUST BE CONSTRUCTED AND MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES DURING DEMOLITION PHASE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST, AND DEBRIS DURING DEMOLITION AND CONSTRUCTION PHASES.
6. ALL REMOVED EXCESS MATERIALS SHALL BE WELLED OFF SITE TO AN APPROVED FACILITY.
7. ALL REMAINING TREES TO BE PRESERVED AND ALL AREAS DESIGNATED TO BE LEFT UNBURNED SHALL BE PROTECTED BY TREE PROTECTION FENCING AND SIGNAGE DURING CONSTRUCTION ACTIVITIES. TREE PROTECTION FENCING SHALL BE DECIDED BY THE SUPERVISOR OF REMOVAL. TREES TO BE PRESERVED ARE AT THE LIMITS OF CLEARING AND GRADING.

NOTE: EXISTING CONDITIONS FROM FIELD RUN TOPOGRAPHIC AND BOUNDARY SURVEY BY FIRST ORDER, LLC DATED FEBRUARY 22, 2010 AND UPDATED ON FEBRUARY 14, 2012.

THIS DRAWING IS THE SOLE PROPERTY OF SUNOCO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF SUNOCO, INC. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE.

CAUTION - NOTICE TO CONTRACTORS
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELEGATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

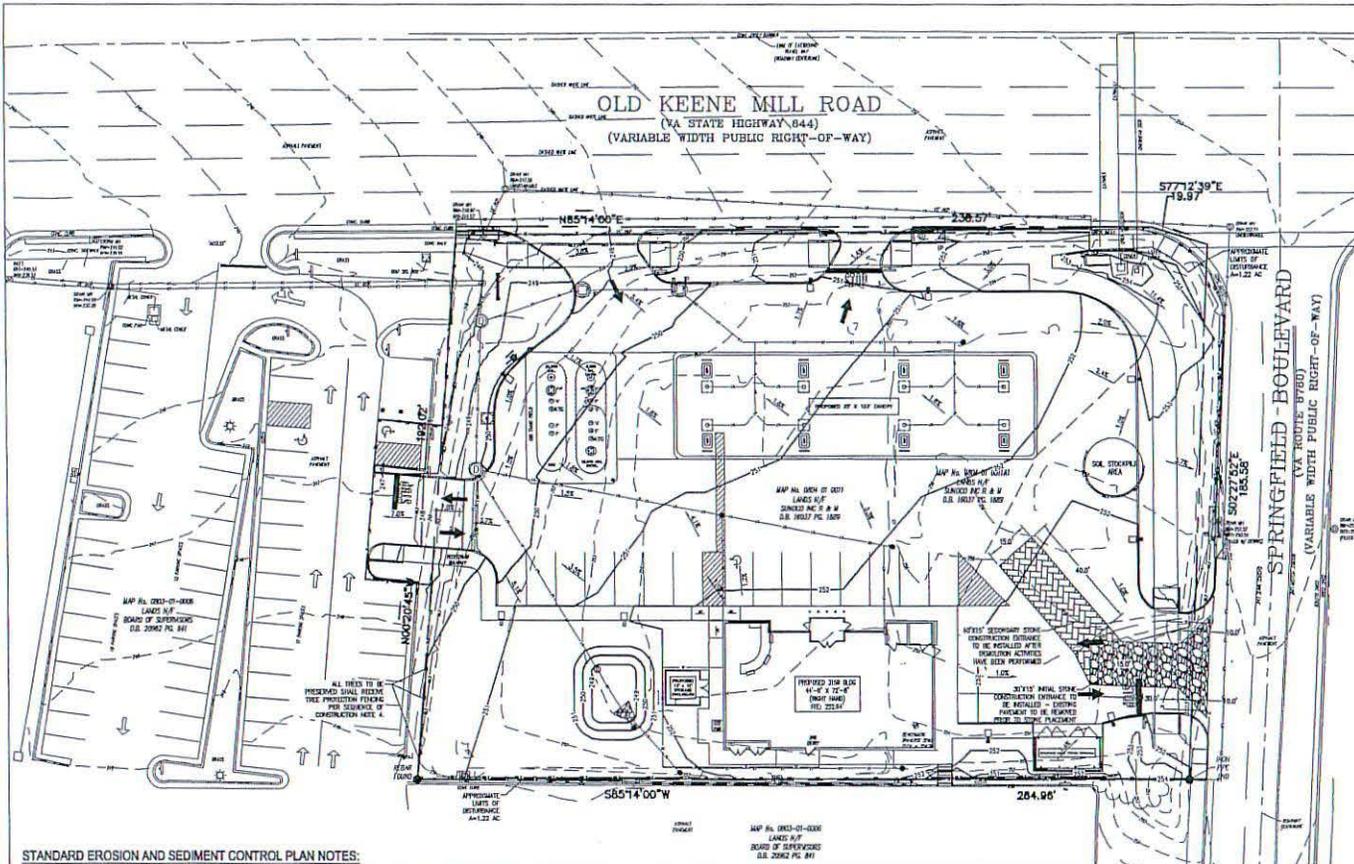


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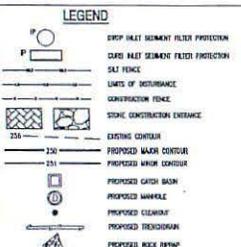


NOT FOR CONSTRUCTION				
NO.	DATE	REVISION	APP'D	CHK'D
3	08/9/12	VBDT/FBOT/CTY COMMENTS	AM	YED
2	07/3/12	VBDT/FBOT/CTY COMMENTS	AM	YED
1	04/26/12	PER GDP/SEA COMMENTS	AM	YED

SUNOCO, INC. Retail Engineering Lester, PA		PROJECT NO. 080104
7005 OLD KEENE MILL ROAD SPRINGFIELD, VA FAIRFAX COUNTY		EXISTING CONDITION PLAN
APPROVED BY: DESIGNED BY: DRAWN BY:	DATE: PROJECT NO. SHEET NO.:	SCALE: 1" = 20' DATE: 02/07/2012



EROSION AND SEDIMENT CONTROL MATERIALS	
SILT FENCE	540 LF
DROP INLET PROTECTION	2
CURB INLET PROTECTION	3
CONSTRUCTION FENCE W/ GATE	995 LF
ROCK RIPRAP D50=6"	25 SF



- SEQUENCE OF CONSTRUCTION:**
- PRE-CONSTRUCTION MEETING WILL BE HELD BY THE PROJECT MANAGER AND THE OPERATOR'S EMPLOYEE PRIOR TO LAND DISTURBING ACTIVITIES.
 - ONCE A QUALIFIED PROFESSIONAL CONSULTANT HAS BEEN SELECTED, THE CONSULTANT SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF EROSION AND SEDIMENT CONTROL MEASURES THAT HAVE BEEN ADEQUATELY REVIEWED AND APPROVED BY THE APPROPRIATE AGENCIES AND ADEQUATELY CONSIDERED IN THE DESIGN AND DESIGN CONSTRUCTION.
 - INSTALL CONSTRUCTION ENTRANCES, INLET PROTECTION AND TEMPORARY CONSTRUCTION FENCING AS INDICATED ON THE PLAN.
 - ALL REMAINING TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED SHALL BE PROTECTED BY TREE PROTECTION FENCING AND SOIL COVER CONSTRUCTION ACTIVITIES. TREE PROTECTION FENCING SHALL BE LOCATED AT THE TREE LINE OR PARALLEL THERE TO BE PROTECTED AND AT THE LIMITS OF CLEARING AND GRADING. SEE TREE PROTECTION FENCING DETAIL ON SHEET DC-2.
 - BEFORE DEMOLITION WORK, THE EXISTING ON-SITE PROTECTION CAN BE MAINTAINED AND RELATED FENCING THE USE IS COORDINATED WITH THE LOCAL ENFORCEMENT.
 - CLEAR AND GRAB THE LIMITS OF CLEARING/PROTECTION OF PROJECT SITE. ALL TREES THAT ARE TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.
 - STOP TOPSOIL AND STOCKPILE FOR LATER USE. STOP TOPSOIL STOCKPILE MUST BE COMPLETE WITH WITHIN FEDERAL REGULATORY REQUIREMENTS AT A RATE OF 2-4 IN. PER 100 SQ. FT. AREA TO BE STOCKPILED. MUST BE COVERED WITH WITHIN FEDERAL REGULATORY REQUIREMENTS AT A RATE OF 2-4 IN. PER 100 SQ. FT. AREA TO BE STOCKPILED. MUST BE COVERED WITH WITHIN FEDERAL REGULATORY REQUIREMENTS AT A RATE OF 2-4 IN. PER 100 SQ. FT. AREA TO BE STOCKPILED.
 - BEFORE GRUBBING AND STABILIZATION AREAS WHEN PROJECT SITE. ALL SITE GRUBBING SHALL BE COMPLETE BEFORE PERMANENT CONSTRUCTION CAN PROCEED.
 - CONSTRUCT THE PROPOSED ALLEYS AND INSTALL PROTECTION ON ALLEYS AS THEY ARE INSTALLED.
 - INSTALL UTILITIES AND STABILIZE. STORM PIPES SHOULD BE CONSTRUCTED FROM A DOWN SLOPE TO UP SLOPE WORK.
 - REMOVE EXISTING STORM PIPE AFTER CONSTRUCTION OF NEW STRUCTURES AND STABILIZE. REMOVE EXISTING STORM PIPE INTO SYSTEM THE SAME DAY THAT THE EXISTING PIPE ARE DEMOLISHED. THIS SHALL BE PERFORMED ON A DAILY BASIS.
 - CONSTRUCT BUILDING PAD AND FOUNDATION.
 - CONSTRUCT CURB, PAVING, SIDEWALKS, DRIVEWAYS AND WALKWAYS AS ONLY TO BE CONSTRUCTED BY A QUALIFIED CONTRACTOR WITH A QUALIFIED SUPERVISOR.
 - PAVING DRIVE DRIVE AND DRIVEWAY CURBS, DRIVEWAYS, DRIVEWAYS AND WALKWAYS.
 - ALL EROSION CONTROL MEASURES ON THE SITE OF EACH SQUARE YARD OF DISTURBED AREA IS STABILIZED WITH A PERMANENT STANDING VEGETATION OR PERMANENTLY STABILIZED BY MEANS OF THE FEDERAL GOVERNMENT.
 - IMMEDIATELY AFTER LAND DISTURBING ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES, DURING CONSTRUCTION. STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF COMPLETION OF THE ACTIVITIES. STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF COMPLETION OF THE ACTIVITIES. STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF COMPLETION OF THE ACTIVITIES.
 - AN AREA SHALL BE CONSIDERED TO HAVE ADEQUATE FINAL STABILIZATION WHEN IT HAS A MINIMUM 50% PERMANENT VEGETATION COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A SLOPE SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHANNELIZATION (SUFFICIENT TO RESIST SLICING AND OTHER WEARWAYS).

- ALLEY INSTALLATION NOTES:**
- ALLEYS SHOULD BE INSPECTED AND CLEANED OUT AFTER EVERY STORMWATER RAINFALL EVENT.
- MAINTENANCE PROGRAM NOTES:**
- UNTIL THE SITE IS STABILIZED, ALL BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BMP'S AFTER EACH STORM EVENT AND ON A REGULAR BASIS. ALL PERMANENT AND TEMPORARY MEASURES, INCLUDING SLOTTED CURBS, STORM, RETAINMENT, STABILIZATION, AND PROTECTIVE, MUST BE MAINTAINED PROPERLY.
 - SHOULD ANY BMP'S CONTAINING WITHIN THIS PLAN BECOME INADEQUATE TO PREVENT EROSION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING THE SURFACES INVOLVED. ADDITIONAL BMP'S MUST BE MAINTAINED BY THE PROPERTY OWNER TO MAINTAIN ALL SUCH PROBLEMS.
 - AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY BMP'S MUST BE REMOVED. AREAS DISTURBED DURING PERIOD OF THE BMP'S MUST BE STABILIZED.
 - SEEDING MUST BE MAINTAINED WHERE ACCUMULATING REACH ONE-THIRD THE ABOVE GRADE HEIGHT OF 3'42" FENCE BARRIERS.
 - STORMWATER ALLEYS MUST BE PROTECTED UNTIL THE TEMPORARY AREAS ARE STABILIZED AND CONTROL MEASURES MAINTAINED AFTER EACH STORM EVENT.
 - RIPRAP CONSTRUCTION DISTURBANCES MUST BE MAINTAINED AND REPAIRED.

TEMPORARY/PERMANENT SEEDING

AREAS DISTURBED BY ON-SITE GRUBBING AND/OR THAT WILL NOT BE CONSTRUCTED UPON SHALL BE STABILIZED WITH A PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULES:

PLANTING SITES	SEEDING	SEEDS PER ACRE	SEEDS PER 1000 SQ. FT.
1. RPT 1 - 100% OF AREA	1. 100% OF AREA (100% OF AREA)	100-100	1-2
2. RPT 2 - 100% OF AREA	2. 100% OF AREA (100% OF AREA)	100-100	1-2
3. RPT 3 - 100% OF AREA	3. 100% OF AREA (100% OF AREA)	100-100	1-2

AREAS TO BE LEFT EXPOSED FOR GREATER THAN 30 DAYS SHALL BE TEMPORARILY STABILIZED WITH PERMANENT VEGETATIVE COVER AT THE RATE OF 100 LBS. PER ACRE OR 1 LB. PER 1000 SQ. FT.

ALL SEEDING AREAS MUST BE MADE AN APPLICATION OF THE FOLLOWING:

- USE - 100% OF AREA TO OBTAIN A MINIMUM OF 100% OF AREA.
- FERTILIZER - 10 LBS. PER 1000 SQ. FT. OF FERTILIZER ON APPROVED SOIL.

WEEDING - UNWEEDED SHALL BE MAINTAINED FOR PERIOD OF 180 DAYS OR UNTIL WEEDS ARE CONTROLLED AT A MINIMUM RATE OF 3 INCH PER ACRE (1.50 LBS. PER 1000 SQ. FT.) OR 30 LBS. PER ACRE (1.50 LBS. PER 1000 SQ. FT.) OF WEEDS PER ACRE.

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATION AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO FEDERAL STANDARDS AND SPECIFICATIONS OF THE FEDERAL EROSION AND SEDIMENT CONTROL ACT AND FEDERAL REGULATIONS 40 CFR 122.31 THROUGH 122.33 AND 122.34 THROUGH 122.36.
- THE PLAN APPROVING AGENCY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PROVIDE TO COMMENCEMENT LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS (BARRIERS, BUT NOT EXCEPT TO, DIRT-SITE BORROW OR MADE AREAS), THE CONTRACTOR SHALL OBTAIN A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AGENCY.
- THE CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AGENCY.
- ALL DISTURBED AREAS ARE TO BE GRASS TO APPROVED SEEDING CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- GRASS SEEDING OPERATIONS SHALL BE PERFORMED UNDER AN APPROVED SEEDING DEVICE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RAINFALL-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL MEASURES SHALL BE MADE IMMEDIATELY.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO EXPOSED AREAS WITHIN 14 DAYS AFTER FINAL COVER IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO EXPOSED AREAS WITHIN 14 DAYS AFTER FINAL COVER IS REACHED ON ANY PORTION OF THE SITE. PERMANENT STABILIZATION SHALL BE APPLIED TO EXPOSED AREAS WITHIN 14 DAYS AFTER FINAL COVER IS REACHED ON ANY PORTION OF THE SITE.
- STORM CONSTRUCTION OF THE PROJECT, SIDE SLOPE AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INDIVIDUALLY TRANSPORTED FROM THE PROJECT SITE.
- A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON EXPOSED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A DRAINAGE COVER IS ACHIEVED THAT IS SUFFICIENT TO PROTECT AND MAINTAIN THE SOIL.
- SEEDING AREAS AND TRAPS, PROMOTED SLOPE, SEDIMENT TRAPPING AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

- STABILIZATION MEASURES SHALL BE APPLIED TO EXPOSED AREAS IMMEDIATELY AFTER INSTALLATION.
- CUT AND FILL SLOPES SHALL BE STABILIZED AND COVERED WITH A MINIMUM THAT WILL MAINTAIN EROSION. SLOPES THAT ARE FOUND TO BE EXPOSED EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROTECTED WITH ADDITIONAL SOIL STABILIZATION MEASURES UNTIL THE PROBLEM IS CORRECTED.
- CONSIDERED HEAVY SLOPE SHALL NOT EXCEED 1:1. SLOPES SHALL BE STABILIZED WITH AN ADEQUATE TREATMENT OR PERMANENT CHANNEL, FENCE OR SLOPE BREAK STRUCTURE.
- WATERWAYS SHALL BE PROTECTED BY A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
- ALL STORM SEWER ALLEYS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE DRAINAGE SYSTEM WITHOUT FIRST BEING FILTERED BY OTHERWISE DESIGNED TO REMOVE SEDIMENT.
- BEFORE ANY CONCRETE STORMWATER CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONCRETE CHANNEL AND RECEIVING CHANNEL.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ACCORDANCE TO OTHER APPLICABLE CODES:
 - NO MORE THAN 300 LBS. FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - EXPOSED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCH.
- EXPOSED UTILITY CHANNEL OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT AREAS OR OFF-SITE PROPERTY.
- LANDING ZONES FOR INSTALLING TRENCHES SHALL BE PROPERLY CONFINED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- A RESTORATION SHALL BE ACHIEVED IN ACCORDANCE WITH THIS CHAPTER.
- APPLICABLE SAFETY CODES SHALL BE COMPLIED WITH.
- WHEN CONSTRUCTION ACCESS WAYS ARE NOT OPEN TO PUBLIC ROAD, PROVISIONS SHALL BE MADE TO MAINTAIN THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE ROAD SURFACE. WHERE TRACKING IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED IMMEDIATELY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROAD BY SWEEPING OR WASHING AND TRANSPORTED TO A DESIGNATED STORAGE AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THE PROHIBITION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. UNLESS OTHERWISE AUTHORIZED BY THE LOCAL ENFORCEMENT AGENCY, TRAPPED SEDIMENT AND THE EXPOSED AREAS RESULTING FROM THE DESTRUCTION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

NOTICE TO CONTRACTORS

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CALLING - NOTICE TO CONTRACTORS

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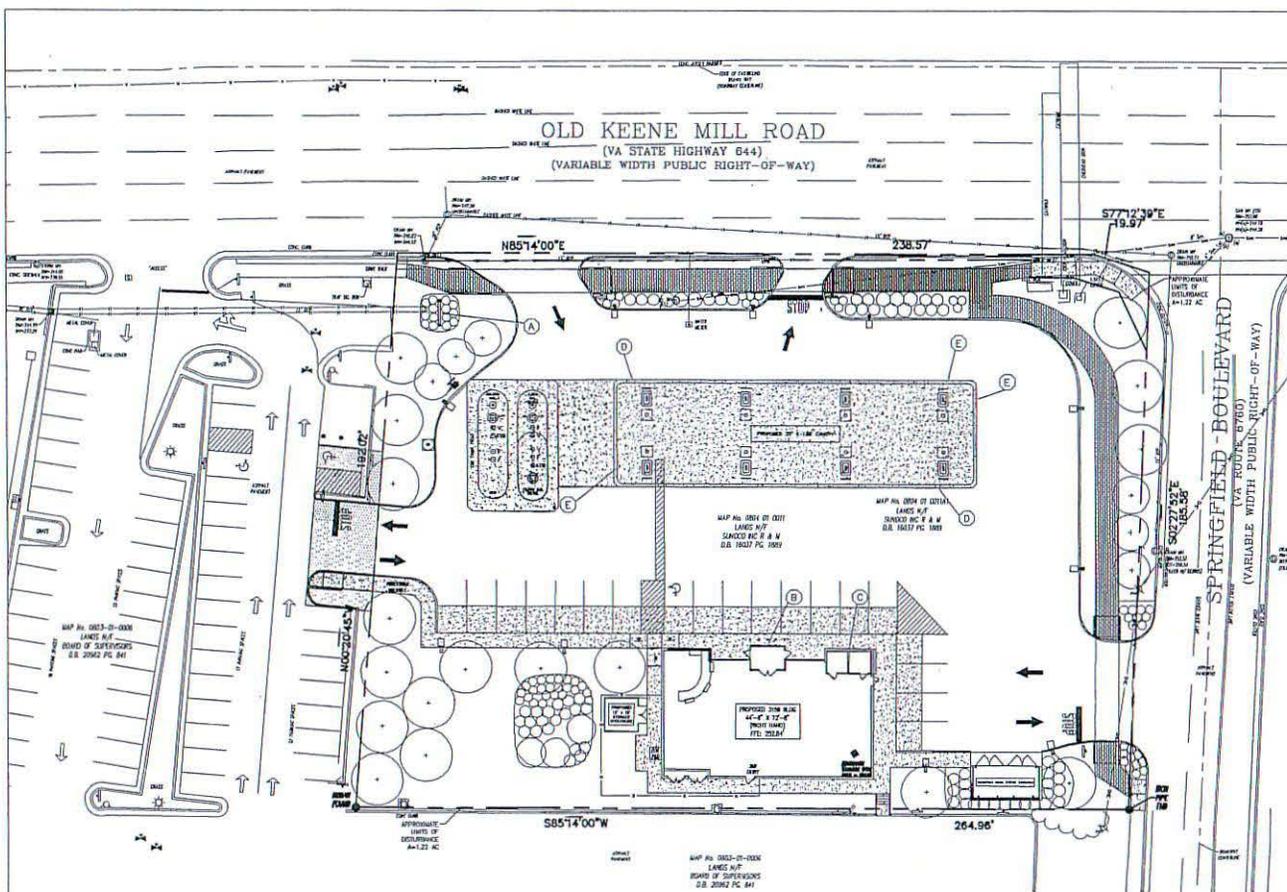
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	BY	CHKD	APPV
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2/07/12	VDDT/FDOT/CTY COMMENTS	AWH	TEJ	RPS
1/04/28/12	PER GDP/PA/CTY COMMENTS	AWH	TEJ	RPS

SUNOCO, Inc.
 Retail Engineering
 Lester, PA
 7925 OLD KEENE MILL
 SPRINGFIELD, VA
 FAIRFAX COUNTY

EROSION AND SEDIMENT CONTROL PLAN

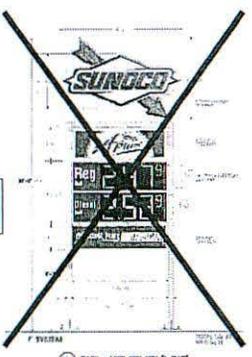
PROJECT NO. 9918.00
 SCALE 1" = 30'
 SHEET NO. ES-1
 DATE 02/07/2012
 DRAWING NO. 0207-7261
 SHEET NO. 3



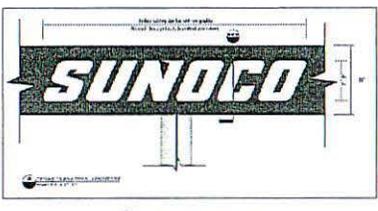
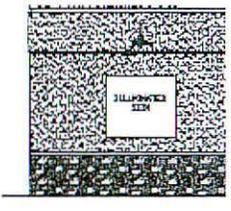
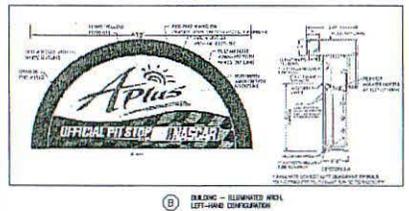
PROPOSED SIGN SCHEDULE						
MARK	DESCRIPTION	SIZE	AREA	QTY	TOTAL SF	REMARKS
A	PIELEN - LOGO SIGN	4'-00" (H) x 11'-00" (W)	28.80 SF	1	28.80	YES
A	PIELEN - "A-PLUS" GRAPHIC	2'-11" (H) x 9'-00" (W)	17.78 SF	1	17.78	YES
A	PIELEN - "OFFICIAL FUEL OF NASCAR"	2'-1" (H) x 9'-00" (W)	13.81 SF	1	13.81	YES
B	BUILDING - ELEVATED WHEEL LEFT-HAND CORNERPOST	12'-00" (H) (W)	26.50 SF	1	26.50	YES
C	BUILDING - SIGN FRAME SIGN	9'x14'	24.30 SF	1	24.30	YES
D	CANOPY - "OFFICIAL FUEL OF NASCAR" SIGN	1'-0" (H) x 15'-00" (W)	22.50 SF	2	45.00	YES
E	CANOPY - BACKLIT GRAPHIC SIGN	1'-0" (H) x 11'-00" (W)	22.50 SF	2	45.00	YES

TOTAL BUILDING SIGNAGE = 86.50 SF
 TOTAL CANOPY SIGNAGE = 108.00 SF
 TOTAL SIGN-SYSTEM SIGNAGE (NET INCLUDING FUEL FRAME SIGN) = 214.50 SF
 TOTAL SIGN-SYSTEM SIGNAGE (GROSS INCLUDING SIGNAGE) = 214.50 SF
 TOTAL SIGN-SYSTEM SIGNAGE (NET INCLUDING SIGNAGE) = 214.50 SF
 TOTAL SIGN-SYSTEM SIGNAGE (GROSS INCLUDING SIGNAGE) = 214.50 SF
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 TOTAL SIGN-SYSTEM SIGNAGE (GROSS INCLUDING SIGNAGE) = 214.50 SF
 TOTAL SIGN-SYSTEM SIGNAGE (NET INCLUDING SIGNAGE) = 214.50 SF

SEE ELEVATION PLAN FOR FURTHER CLARIFICATION OF SIGN LOCATIONS



NOTE: SUNOCO IS COMMITTED TO A MONUMENT SIGN IF AT ALL POSSIBLE. THE FINAL LOCATION AND SIZE WILL NEED TO BE RESOLVED.



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	APP.	CHK.	APP.
3	08/01/12	VSDOT/FSDOT/CTY COMMENTS	ANN	TED	RPS
2	07/12/12	VSDOT/FSDOT/CTY COMMENTS	ANN	TED	RPS
1	04/26/12	PER GOP/SEA COMMENTS	ANN	TED	RPS

SUNOCO, INC.
Retail Engineering
Lester, PA

7105 OLD KEENE MILL ROAD
SPRINGFIELD, VA
FAIRFAX COUNTY

PROJECT NO. 99218.01

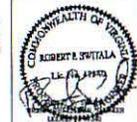
SIGNAGE PLAN

APPROVED RPS: [Signature] DATE: 8/10/12
 CHECKED BY: [Signature] DATE: 8/10/12
 DRAWING NO. 0207-7261
 SHEET NO. SN-1
 SCALE: 1" = 30'

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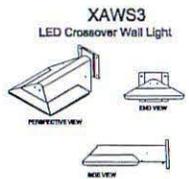
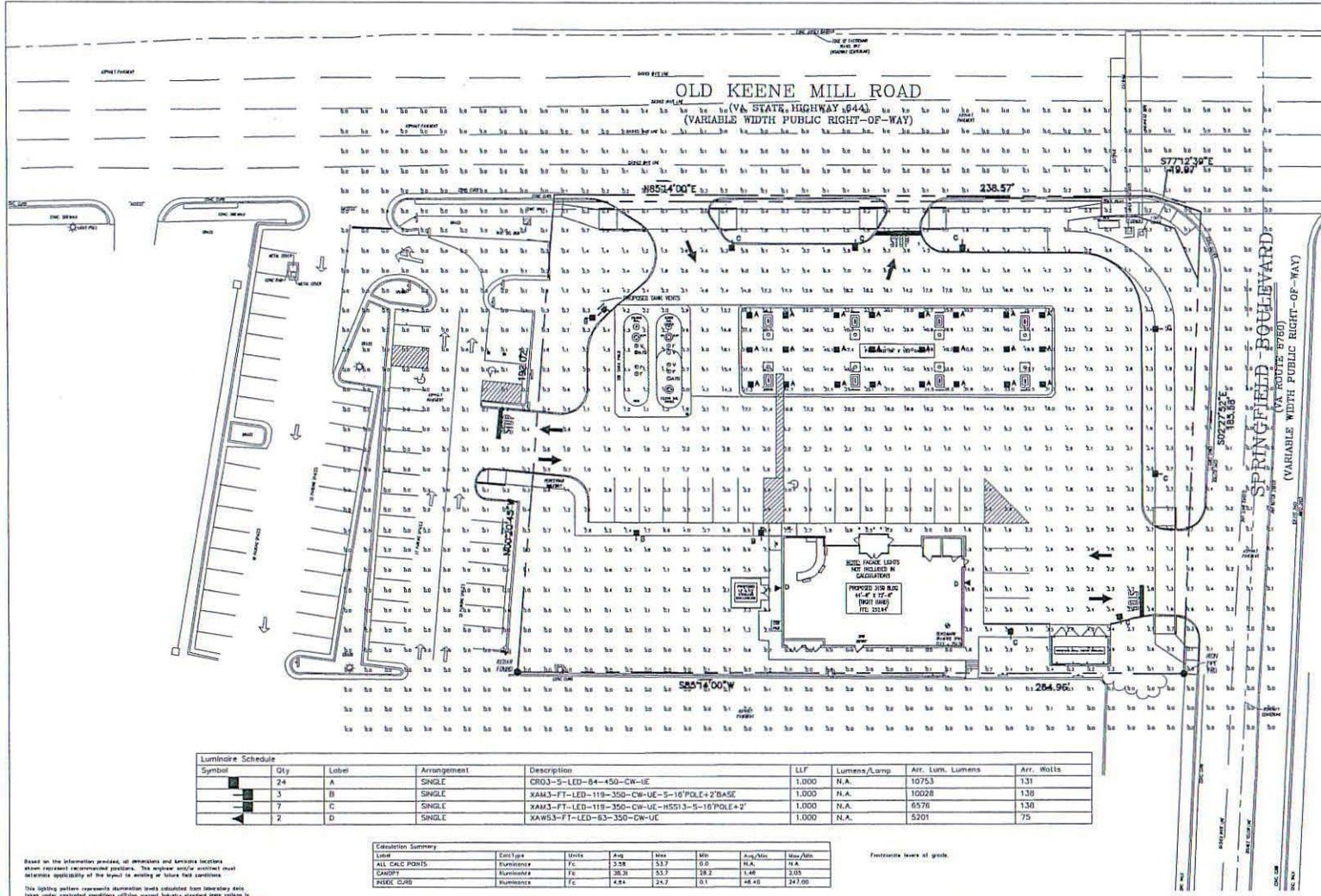
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OLD KEENE MILL ROAD

(VA. STATE HIGHWAY 644)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



XAWS3
LED Crossover Wall Light



Crossover
GENERATION 3



CRO3-S-LED-84
LED Crossover Symmetric Canopy Light



XAM3
LED Crossover Area Light



Crossover
GENERATION 3

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Waits
[Symbol A]	24	A	SINGLE	CRO3-S-LED-84-450-CW-UE	1.000	N.A.	10753	137
[Symbol B]	3	B	SINGLE	XAM3-FT-LED-119-350-CW-UE-S-16"POLE+2"BASE	1.000	N.A.	10028	138
[Symbol C]	7	C	SINGLE	XAM3-FT-LED-119-350-CW-UE-HSS3-3-S-16"POLE+2"	1.000	N.A.	6576	138
[Symbol D]	2	D	SINGLE	XAWS3-FT-LED-63-350-DW-UE	1.000	N.A.	5201	75

Calculation Summary							
Light	Ent. Type	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	luminaire	FC	3.58	53.7	0.0	N.A.	N.A.
CANOPY	luminaire	FC	28.20	53.7	0.0	1.48	2.65
FREE CURB	luminaire	FC	4.84	24.7	0.1	48.46	247.68

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

This lighting system represents illumination levels calculated from laboratory tests taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society recommended methods. Actual performance of any manufacturer's hardware may vary due to installation or electrical voltage. Differences in lumens and other technical field conditions. Collaborative do not include observations such as buildings, trees, landscaping, or any other architectural elements unless noted.

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Total Project Waiver
Total Waiver = 4875



Bergmann
associates
Engineers / Architects / Planners / Surveyors

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NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHKD	APPV
3	08/12/12	VDOT/FDOT/CTY COMMENTS	AMN	TEO	SPS
2	07/17/12	VDOT/FDOT/CTY COMMENTS	AMN	TEO	SPS
1	04/26/12	PER GSP/SEA COMMENTS	AMN	TEO	SPS

SUNOCO INC.
Retail Engineering
Lester, PA

7105 OLD KEENE MILL ROAD
SPRINGFIELD, VA
FAIRFAX COUNTY

PHOTOMETRIC PLAN
PREPARED BY LSI INDUSTRIES

APPROVED BY	DRAWN BY	CHECKED BY	DATE
[Signature]	[Signature]	[Signature]	08/02/2012

PROJECT NO. 090100
SCALE 1" = 20'

DATE	REVISION
08/02/2012	PH-1

DESCRIPTION OF THE APPLICATION

Proposal: The applicant, Sunoco, Inc.(R&M), is requesting a proffered condition amendment (PCA) and special exception amendment (SEA) for a site consisting of two parcels, totaling 1.15 acres (49,988 square feet), in order to expand and upgrade an existing Sunoco gasoline service station. The existing service station was approved with RZ 90-L-050, which rezoned the site from C-5 to C-6 and special exception SE-90-L-050, which permitted a service station, quick service food store, car wash, and vehicle light service establishment on the subject site. More recent approvals (PCA-90-L-050-02 and SEA 90-L-045-2) permitted site modifications to allow two vehicle light service bays, six fuel pumps, a car wash, and a quick service food store; however, these approved site and use modifications were never implemented.

Hours of Operation: Twenty-four hours a day, seven days a week.

Number of Employees: A maximum of four employees on-site at any one time.

Waivers and Modifications: 20% Parking Reduction in a CRD,
Modification of minimum rear yard requirement in the C-6 District to permit a rear yard of 10.4 feet.

A reduction of the combined Generalized Development Plan/Special Exception Amendment Plat (GDP/SE Plat) is included in the front of this report. The applicant's draft proffer statement for PCA 90-L-050-03 is included as Appendix 1. Appendix 2 contains the proposed development conditions for SEA 90-L-045-03. The applicant's affidavits are in Appendices 3 and 4, and the statement of justification provided by the applicant is in Appendix 5.

LOCATION AND CHARACTER

Subject Site

The application property is located on the south side of Old Keene Mill Road, west of Interstate 95 (I-95) at the intersection of Old Keene Mill Road and Springfield Boulevard in the Springfield Commercial Revitalization District (CRD). The

application property is comprised of two parcels (Tax Map 80-4 ((1)) 11 and 11 A1). Tax Map 80-4 ((1)) 11 is the western parcel and was previously developed with a fast food restaurant (Long John Silvers). The former restaurant building has been demolished and the parcel is now vacant. Tax Map 80-4 (1)) 11 A1 is currently developed with a service station (four fuel pumps) and mini mart. The application property is sparsely vegetated with limited landscaping on the perimeters of the site.



Surrounding Area

The site is surrounded by a variety of commercial uses developed on properties that are zoned C-5, C-6, and PDC.



Legend			
C-1	I-3	PDH-4	PRM
C-2	I-4	PDH-5	R-1
C-3	I-5	PDH-8	R-2
C-4	I-6	PDH-12	R-3
C-5	I-1	PDH-16	R-4
C-6	PDC	PDH-20	R-5
C-7	PDH-1	PDH-30	R-8
C-8	PDH-2	PDH-40	R-10
I-2	PDH-3	PRC	R-12
			R-15
			R-16
			R-20
			R-30
			R-C
			R-E
			R-A

BACKGROUND

Site History:

Application	Approval Date	Use	Board Action*
SE 81-S-046	8/3/81	Special exception (SE) for a service station	Approved with development conditions
SEA 81-S-046	4/25/88	Amend SE for service station to also permit a quick service food store	Approved with development conditions

Application	Approval Date	Use	Board Action*
SE 86-L-099	4/25/88	SE request for a waiver of minimum lot area to allow resubdivision of site	Approved with development conditions
SEA 81-S-046 & SE 86-L-099	5/21/90	Request to extend time period for implementation of special exceptions	Denied
RZ 90-L-050 & SE 90-L-045	3/4/91	Rezone subject site from C-5 to C-6 and special exception for service station, quick service food store, car wash, and vehicle light service establishment. Also included modification for lot width per Sect. 2-405 of Zoning Ordinance.	Approved with proffers and development conditions*
PCA 90-L-050 & SEA 90-L-045	11/16/92	Amend the proffers and SE to permit an increase in size and modification to the building footprint.	Approved with proffers and development conditions*
SEA 90-L-045	12/8/97	Additional 30 months to commence construction for SEA 90-L-045 until 5/16/2000.	Approved**
PCA 90-L-050-02 & SE 90-L-045-02	1/10/00	Amend the previously approved GDP and proffers and Amend the SE to permit an increase in the size and of the buildings and car wash, and increase the number of employees.	Approved with proffers and development conditions*

Copies of the approved proffers and development conditions for these applications are on file with the Department of Planning and Zoning.

The subject property is located at 7025 and 7037 Old Keene Mill Road at the southwest corner of the intersection of Old Keene Mill and Springfield Boulevard. The property lies within Land Unit E of the Franconia-Springfield and Ft. Belvoir North Area of the Springfield Planning District, and is part of the Springfield Community Business Center (CBC).

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

Title of Combined GDP/SE Plat: Sunoco, Store #0207-7261

Prepared By: Bergmann Associates

Original and Revision Dates: March 14, 2012 as revised through August 9, 2012

GDP/SE Plat Description:

Service Station/Quick Service Food Store: The proposed service station/quick service food store structure would be 3,159 SF in size. It would be oriented in the southern portion of the site, 10.4 feet from the southern property line. A 10', 6" high, 144 SF storage shed is shown to be provided along the west side of the quick service food store structure, and a trash enclosure is shown to be provided in the southeastern portion of the site. A canopy structure 18 feet high would cover all eight gas pumps.

Access: Access to the site is provided from eastbound Old Keene Mill Road via a right-in access point near the western boundary of the site and a right-out only exit near the center of the site. Access is also provided to the site from Springfield Boulevard, and the site can also be accessed from the west via an interparcel access to the existing commuter parking lot located to the south and west of the subject property. An eight-foot wide stamped concrete trail is depicted along the site's Old Keene Mill and Springfield Boulevard frontages of the site. A pedestrian crosswalk is proposed at the intersection of Old Keene Mill Road and Springfield Boulevard.

Parking/Stacking/Loading: A total of 19 parking spaces will be provided (two less than the minimum required parking spaces). Fifteen of these spaces are located along the front of the quick service food store, and four spaces are depicted along the east side of the quick service food store structure. The applicant has requested a reduction of the minimum required parking, which is a modification that can be requested in a CRD.

Architecture: The architectural elements for the proposed quick service food store structure will consist of white split faced concrete masonry unit, stone veneer kneewall, a red curved metal roof, and a fully adhered roofing membrane system.

Landscaping: 23.8% open space is shown to be provided (15% required). Shade trees (3" in caliper at time of planting) would be provided along the site's western, southern, and eastern boundaries, with mainly shrubs provided along the Old Keene Mill frontage of the site. Shrubs are also proposed around the bio-retention area and the trash dumpster enclosure.

Stormwater Management: Stormwater detention and Best Management Practices (BMPs) requirements are proposed to be satisfied via the provisions of a stormceptor unit and a bio-retention basin. In addition, in order to provide adequate outfall, the outfall narrative proposes a number of improvements to the existing conveyance system located to the east of the site, including the removal of debris from an existing drain.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Franconia-Springfield Area and Fort Belvoir North Area, Amended through February 8, 2011, Franconia Springfield Area Land Unit Recommendations, Land Unit E, p. 40-41:

“Land Unit E

Land Unit E is located south of Old Keene Mill Road between the Springvale community, Amherst Avenue, and north of the junction of Amherst Avenue with Backlick Road.

Tax Map 90-2 ((1)) 11D and 11E are planned to continue as automobile sales and service use up to .50 FAR. The remainder of the sub-unit is planned for low intensity retail and office uses up to .50 FAR with a height limitation of 50 feet. Any development should be screened from the Springvale community and meet the recommendations for optional redevelopment in Land Unit D.

Parcels in the vicinity of Springfield Boulevard and Amherst Avenue south of Old Keene Mill Road may be appropriate for use as a structured, commuter parking facility of 1,000+ spaces. The commuter parking facility should be designed as a multi-modal transportation center and supplemented with additional features to serve both carpools and transit users in an orderly fashion. These features should include bus bays, information kiosks, bicycle storage facilities, and improved pedestrian access. The facility should be designed and developed to include additional public and private space to accommodate community-serving retail uses along the Old Keene Mill Road frontage and Parks and Recreation facilities on the rooftop and, potentially, in the structure. These uses should complement the commuter function by taking advantage of the available parking on evenings and weekends. It is expected that as the HOT lanes improvements are completed to serve the Shirley Highway (I-95/I-395) and Capital Beltway (I-495) corridors, park-and-ride demand in the CBC will grow substantially.”

Land Use Analysis

Use and Intensity

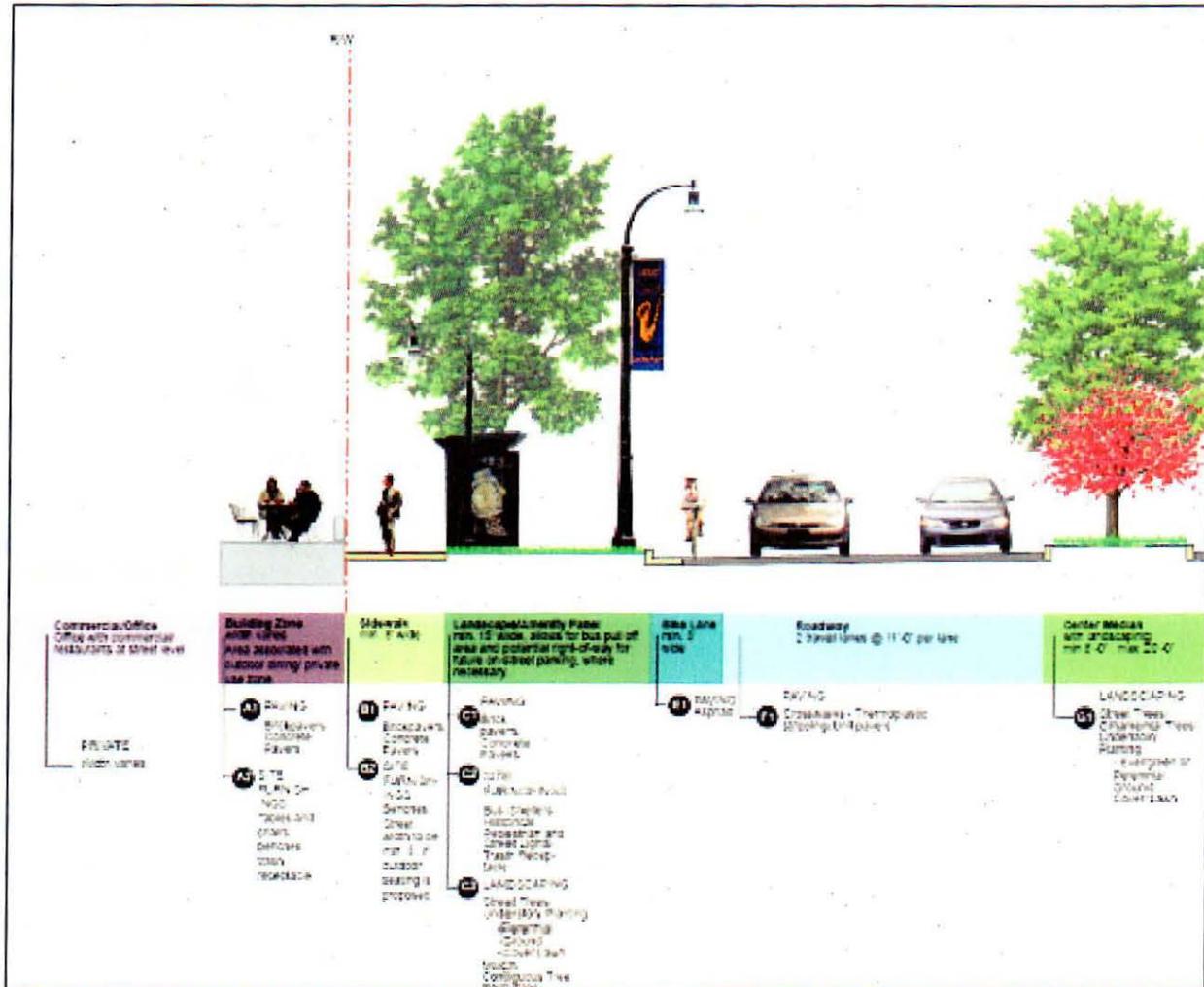
The subject property is within Land Unit E of the Franconia-Springfield and Ft. Belvoir North Area of the Springfield Planning District, and is part of the Springfield Community Business Center (CBC). The overall guidance for Land Unit E is for low intensity retail and office uses up to 0.50 FAR with a height limitation of 50 feet. There is specific guidance for property in the vicinity of Springfield Boulevard and Amherst Avenue south of Old Keene Mill Road, which states that this area may be appropriate for use as a structured, commuter parking facility of 1,000+ spaces. It further states that this commuter facility should be designed as a multi-modal transportation center and supplemented with additional features to serve both carpools and transit users in an orderly fashion.

The proposed uses meet the general guidance for Land Unit E (low intensity retail) and the site-specific guidance is written such that a commuter parking facility is allowed but not specifically expected. Furthermore, the continued operation of a service station and quick service food store at this location provides a service to the adjacent commuter lot, and the applicant has committed to providing interparcel vehicular and pedestrian access between the commuter lot and subject site in order to reduce additional ingress/egress on Old Keene Mill Road. Therefore, staff finds that the proposed use and intensity are in general conformance with the Comprehensive Plan.

Urban Design Guidelines

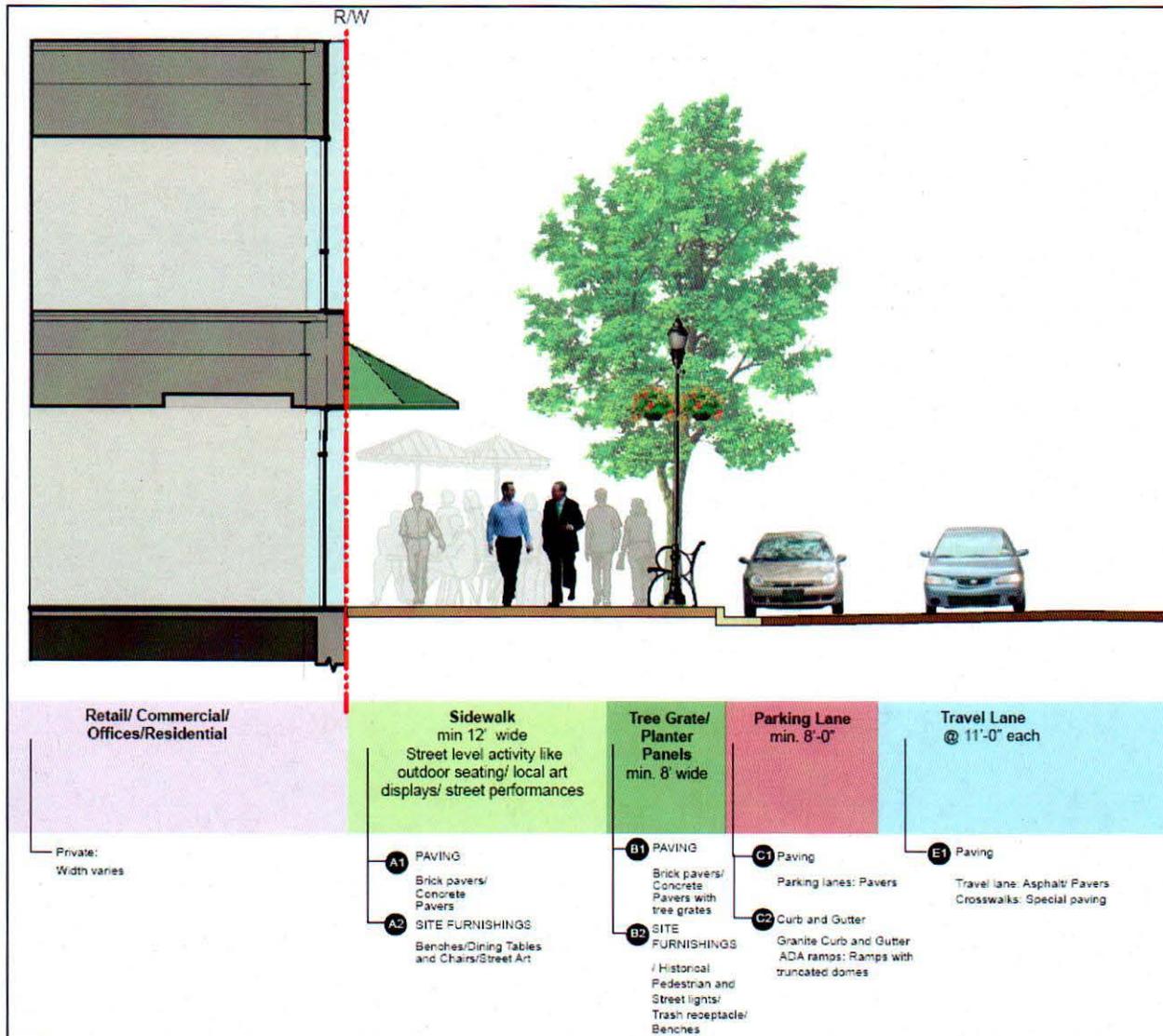
The Comprehensive Plan includes urban design and streetscape guidelines for the Franconia-Springfield Area. The streetscape guidelines are of particular importance in helping transform the area from an auto-oriented district into a high quality, attractive and safe environment for the pedestrian, bicyclist, or transit rider.

Old Keene Mill Road is designated as a minor arterial route, and the streetscape guidance recommends a bicycle lane, landscape amenity panel that is 15' wide, a minimum 8' wide sidewalk, and a building zone. The Plan's envisioned streetscape for minor arterials is shown below. A major paved trail (8' or more in width) is also recommended along this route, as depicted on the Countywide Trails Plan Map.



Minor Arterial Half-Section, as provided in the Franconia-Springfield Area Urban Design Guidelines, p.74.

Springfield Boulevard is designated as a Local Street, and the guideline for this type of roadway recommends an on-street parking lane, an 8' wide landscape panel, and a 12' wide sidewalk as shown in the street section below. Additionally, the Areawide guideline for Franconia-Springfield recommends Springfield Boulevard as a bicycle route.



Local Street Half Section, from Urban Design Guidelines, p.80

The applicant's original submission proposed a 5-foot wide sidewalk along both the Old Keene Mill Road and Springfield Boulevard frontages of the site, with a wide landscape buffer along Springfield Boulevard and at the corner of Old Keene Mill Road. Staff did not feel the proposed sidewalk width and streetscape adequately reflected the streetscape guidance of the Plan. A crosswalk across the intersection of Old Keene Mill Road and Springfield Boulevard was also recommended.

The applicant subsequently revised the GDP/SE Plat and is now providing an eight-foot wide stamped concrete sidewalk along both frontages of the site. The applicant also proposes to provide a crosswalk across the intersection of Old Keene Mill Road and Springfield Boulevard, however with a narrower (five-foot wide) sidewalk leading from the eight-foot wide section to the intersection due to existing utility facilities. Other streetscape features are largely the same as previously shown on the GDP/SE Plat, except that the Springfield Boulevard sidewalk was moved outward to provide a five-foot wide landscape buffer between the parking lot and sidewalk.

While the revised streetscape does not fully meet the Plan's streetscape guidance, they are an improvement from the original submission, particularly in regards to the sidewalk width. Furthermore, the streetscape guidelines state the following:

"Variation from the streetscape guidance should be permitted if infill or expansion of buildings or other existing features constrain a site's design. Where flexibility is granted, the streetscape should include acceptable sidewalk widths and an acceptable amount of street trees and landscaping planted within an environment that will sustain growth. When street trees and other plantings are to be located in proximity to roadways or within medians, safety and sight distance should be taken into consideration upon reviewing a development proposal's streetscape design. Modifications to the streetscape guidance are appropriate to account for these issues when viable alternatives in streetscape design are provided to ensure continuity in the streetscape pattern."

The applicant contends that due the size of the site, standard design necessary to provide safe vehicular circulation through the site, and required VDOT buffers between the proposed sidewalks and the roadway, the full sidewalk width and landscaping widths cannot be provided along the full frontages of the site. While the full streetscape guidelines have not been met, staff believes that the proposed streetscape includes acceptable sidewalk widths to provide pedestrian connections throughout the site. In addition the applicant has proffered that the color of the stamped concrete will be similar to the color of the brick pavers sidewalks existing at the Residence Inn Hotel and Springfield Hotel under construction on the north side of Old Keene Mill Road.

Building Design

The applicant is requesting a reduction in the rear yard setback in part to provide for a more efficient site layout and more convenient access between the commuter parking facility and the food store. However, the southern façade of the building, which faces the commuter parking facility, is enclosed with a six-foot chain link fence, is partially lined, and is separated from the commuter parking facility by a 3ft. high retaining wall. Staff recommended that in order to provide a more attractive

façade facing the commuter parking lot to better serve users who will walk between the commuter facility and the retail store, the applicant should:

- Remove the chain link fence from south side of the site;
- Consolidate back-of-house functions to a smaller portion of the rear of the property. Back of house functions include: a storage shed, CO2 canisters, garbage, et; and
- Provide additional landscaping at the rear of the property.
- Provide rear building elevations in addition to the front and side elevations provided, as well as clarify the purpose of exterior door on the east side of the building.

The applicant has provided a response stating; for security purposes, as well as the internal design of the quick service food store, the chain link fence is needed along the southern boundary of the site. The applicant further stated that due to the grade difference between the subject property and the commuter parking lot to the south, additional landscaping cannot be provided in that portion of the site. Regarding the locations of the storage shed, CO2 canisters, and trash dumpsters, due to the limited site area and the required distance needed between the fuel tanks and the quick-service food store, the applicant contended that it would not be feasible to further reduce the area occupied by those items. Finally, the applicant has provided elevations, which note that the rear building elevations will be similar to the side elevations. Staff has proposed a development condition to reflect that. With the adoption of the development conditions, this issue will be resolved.

Environmental Analysis

This section characterizes the environmental concerns raised by the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff.

Sustainability

The Areawide Recommendations for the Franconia-Springfield Area provide guidance for Sustainability in planning and design that are applicable to the subject site. Redevelopment in the Franconia-Springfield Area should include sustainable practices including Low Impact Development (LID) stormwater techniques, sustainable site design and construction, protection of habitat and wetlands, and pedestrian and transit-oriented design that minimize automobile dependence.

Although the applicant is adding a new use to the property (quick service food store), the use was previously approved for the site with SE 90-L-045. As the uses currently proposed for the site are uses that have been previously approved for the site, and the intensity proposed is not in the upper 40% of the planned range.

While LEED certification is not expected, the applicant was strongly encouraged to provide other green building commitments. In the draft proffers, the applicant states they will incorporate energy efficient practices and techniques 'to the extent feasible', and these practices may include the use of Glycol refrigerant, use of LED lights in medium temperature refrigerated display cases, use of high-efficiency fixtures and bulbs, and use of recycled products that have low indoor air quality emissions. While the proffer does not guarantee that these practices would be employed, and staff would recommend that a more specific or measurable commitment towards meeting the sustainability goals, such as a commitment to meeting some of the credits of LEED certification or a similar sustainable rating program be provided, this issue has been resolved.

Stormwater Quality and Quantity

The existing site is approximately 81.5% impervious cover. The proposed development would reduce the impervious surface area on the site to 76% by providing additional landscaped areas. Because of the reduction of impervious surface area, the application is classified as redevelopment for purposes of stormwater management. A proposed stormceptor facility would provide stormwater filtration of approximately 0.61 acres of the site. A bio-retention facility is also proposed on the site as a low-impact development technique to provide best management practices for the site. The stormwater management narrative states that a minimum of 10% phosphorous removal would be provided; however, further calculations are needed to demonstrate that 10% phosphorous removal will indeed be provided. Therefore, it is not clear that the applicant is providing stormwater/bmp measures beyond that which would normally be required for redevelopment of this site. Staff has proposed a development condition to ensure that bmp calculations be provided prior to site plan approval. With the adoption of the development conditions, this issue will be resolved.

Signage

The applicant originally proposed a new pole mounted sign, a maximum of 20 feet in height, at the northwest corner of the site along Old Keene Mill Road. However, the Springfield Urban Design and Streetscape Guidelines discourage pole-mounted signs and encourage ground-mounted signage incorporated within planting strips or building mounted signage. Staff recommended that the applicant provide a monument sign in the northwest corner of the site instead of the pole mounted sign.

The applicant has revised the proposal and now proposes a monument sign (88 SF) in the northwest corner of the site. The applicant has requested a waiver of certain sign regulations to permit the sign within a sign control overlay district, which limits the size of a monument sign to 40 SF. Because the proposed monument sign is in harmony with the urban design guidelines and works to reduce sign clutter along Old Keene Mill Road, and will not impact overhead power lines in that portion of the property, staff is not opposed to the proposed sign.

Transportation Analysis (Appendix 10)

With respect to the subject application, the Fairfax County Department of Transportation (FCDOT) made the following comments:

- The applicant should determine if an eastbound right-turn lane on Old Keene Mill Road is warranted, and if warranted the applicant should provide turn lane.
- The Virginia Department of Transportation and FCDOT supported the closure of the proposed access to Old Keene Mill Road closest to Springfield Boulevard.
- The applicant should provide standardized sidewalks along Springfield Boulevard to the Central Business District.
- The applicant should provide an easement area for the anticipated pedestrian commuter bridge at the northwestern portion of the site.

The applicant submitted a right turn waiver request to VDOT and the waiver was approved by VDOT, therefore a right turn lane is not required along eastbound Old Keene Mill Road. The applicant also shifted the access to Old Keene Mill closest to Springfield Boulevard to the west, farther away from the Springfield Boulevard intersection. VDOT and FCDOT staff have reviewed the relocated access and support the location of the access point as revised. The applicant has proffered to provide an easement at no cost to the County, to accommodate a possible landing for a future grade-separated pedestrian bridge over Old Keene Mill Road. Finally, the applicant has provided sidewalks in accordance with the sidewalk type within the urban design guidelines. The proposed sidewalks are proposed outside of the VDOT right-of-way and will be maintained by the applicant. Therefore, all of the transportation issues have been resolved.

In addition, FCDOT staff noted that no additional right-of-way is needed for on-road bike lanes.

Urban Forest Management Analysis**Tree Preservation**

Urban Forest Management Division staff reviewed the GDP/SE Plat and recommended that the applicant:

- Revise the Tree Preservation Target Calculation and Narrative and the 10-year Tree Canopy Calculation Worksheet for consistency and accuracy; and
- Provide clarification on the proposed tree preservation by clearly showing and labeling the proposed tree preservation areas on the plan, with the area in square feet. UFMD staff further noted that if the Tree Preservation Target cannot

be met, a deviation should be requested as provided for in the Public Facilities Manual (PFM) Sec. 12-0508.3.

The applicant revised the landscaping calculations and submitted a request to permit a deviation from the tree preservation target, stating that one or more of the justifications listed in Chapter 122-2-3(b) of the County Code. The applicant also submitted a narrative providing a site-specific explanation of why the Tree Preservation Target cannot be met. The Urban Forest Management Division has reviewed the request and justification and has no objection to the requested deviation. UFMD staff noted that the entire tree canopy requirement will be met with proposed tree planting on the site. Therefore, this issue has been resolved.

ZONING ORDINANCE PROVISIONS (Appendix 12)

Bulk Standards

This application request to expand and upgrade an existing Sunoco gasoline service station previously approved pursuant to RZ 90-L-050 and SE 90-L-045, is in conformance with the bulk standards applicable in the C-6 District. The bulk standards and other requirements of the C-6 District are contained in Appendix 12.

Bulk Standards C-6		
Standard	Required	Provided
Lot Size	40,000 square feet	49,988 square feet (1.15acres)
Maximum Building Height	40 feet	17.5 feet
Front Yard (Old Keene Mill)	40 feet	136.4 feet
Front Yard (Springfield Blvd.)	40 feet	87.3 feet
Side Yard	No requirement	100.8 feet
Rear Yard	20 feet	10.4 feet *
FAR	0.40	0.06
Open Space	15%	23.8%
Parking Spaces	21 spaces	19 spaces *
* CRD modification requested		
<i>There are no transitional screening and barrier requirements for the subject site.</i>		

Special Exception Requirements (See Appendix 12)**General Standards (Sect. 9-006)**

General Standard 1 requires that the proposed use be in harmony with the Comprehensive Plan. Staff has concluded the proposed service station and quick service food store is in harmony with the land use recommendations of the Comprehensive Plan, including Plan guidelines for use and intensity, and urban design guidelines.

General Standard 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. Staff has concluded that the purpose and intent of the C-6 District has been satisfied because the proposed uses (service station and quick service food store) are consistent with the purpose of the C-6 District to provide locations for retail commercial and service uses that are oriented to serve several neighborhoods.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of adjacent properties. The subject application proposes a development that is generally in harmony with the Comprehensive Plan recommendations for the site; provides streetscape elements that will enhance the pedestrian experience within the site; and provides for coordinated vehicular and pedestrian connections to adjacent properties. The proposed development will not affect the potential for adjacent properties to be developed or redeveloped in accordance with the Comprehensive Plan. Therefore, staff does not believe that the development will adversely affect the use or development of adjacent properties.

General Standard 4 states that pedestrian and vehicular traffic associated with the use not be hazardous or conflict with existing or anticipated traffic in the neighborhood. The application proposes to provide interparcel access to the existing commuter parking lot located to the south and west of the site. This will allow vehicles from the commuter parking lot to access the service station without traveling on Old Keene Mill Road and affecting traffic flow along that road. In addition, clearly identified and coordinated pedestrian linkages are provided from the commuter parking lot to the subject site and along the boundaries of the site, including crosswalks along the vehicle access points and across the intersection of Old Keene Mill Road and Springfield Boulevard. Based on these provisions, staff believes that this standard has been satisfied.

General Standard 5 addresses the requirements of Article 13, Landscaping, and Screening. Transitional screening and barriers are not required along any of the boundaries of the proposed development. Landscaping is shown to be provided along the boundaries of the site and to screen the proposed shed and trash dumpster on the site. Based on the sparse vegetation on the site, the applicant has requested a deviation from the Tree Preservation Target. UFMD staff has reviewed the deviation request and has no objections to the request, as the

entire tree canopy requirement will be met with proposed tree planting on the site. Therefore, this standard has been met.

General Standard 6 requires that open space be provided as required in the zoning district. The site is proposed to have 23.8% open space, which exceeds the 15% minimum requirement. Therefore, staff concludes that this standard has been satisfied.

General Standard 7 addresses the adequate provision of utilities, drainage, parking and loading at the site. Adequate utilities and drainage requirements have been met with this application. The minimum required parking required for the service station and quick service food store is 21 parking spaces. The applicant proposes 19 parking spaces, including one handicapped accessible space. The applicant has requested a reduction of the minimum required parking, which is automatically permitted in the Richmond Highway CRD overlay District pursuant to Sec. A7-409 Par. 3 of the Zoning Ordinance. Staff believes the utilities, drainage, and parking measures for the development are adequate and this standard has been met.

General Standard 8 states that all signs are regulated by the provisions of Article 12, Signs. The applicant proposes a free-standing monument sign (88 SF) in the northwest corner of the site. The applicant has requested a waiver of certain sign regulations to permit the sign greater than 40 SF within a sign control overlay district. The proposed monument sign is in harmony with the urban design guidelines for Springfield and at a maximum height of eight feet, will not impact overhead power lines in that portion of the property, as a pole-mounted sign might. Staff supports the applicant's request for a waiver of certain sign regulations and has proposed a development condition to ensure all building mounted signs on the site be in accordance with Article 12 of the Zoning Ordinance; therefore, this standard has been satisfied.

Highway Corridor Overlay District Standards (Sect. 7-607)

Standard 1 states that except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located. The application meets the lot size and bulk requirements for the C-6 District, except for the minimum rear yard requirement, which is a standard that may be modified in a CRD District; therefore, this standard has been met.

Standard 2 states that except as permitted by right, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts subject to the provisions of Part 6 of Article 9 and Sect. 608..

Use Limitations, Drive-In Financial Institutions, Fast Food Restaurants, Quick Service Food Stores, Service Stations, and Service Stations/Mini-Marts (Sect. 7-608)

Additional Standard 1(A) states that such use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. The vehicular circulation proposed with this shows an interparcel access to the adjacent commuter parking lot in the western portion of this site. In addition, five-foot wide stamped concrete sidewalks are provided along the site's frontages, providing connections to the abutting properties to the east, west, and south. In addition, a crosswalk is proposed at the intersection of Old Keene Mill Road and Springfield Boulevard. Therefore, this standard has been met.

Additional Standard 1(B) states that such uses shall have access designed so as not to impede traffic on a public street intended to carry through traffic. As previously discussed in this report, the application proposes to provide interparcel access to the existing commuter parking lot located to the south and west of the site. This will allow vehicle from the commuter parking lot to access the service station without accessing Old Keene Mill Road and affecting traffic flow along that road. Staff believes that this standard has been satisfied.

Additional Standard 1(C) states 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. Staff has proposed a development condition to ensure that there will be no outdoor storage or display of goods offered for sale; therefore this standard has been met.

Additional Standard 3(A) states that in the C-6 District, service stations and service station/mini-marts shall not be used for the performance of major repairs; and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than 72 hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, this standard states that in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding 72 hours. With the implementation of the staff-proposed development conditions, this standard will be satisfied.

9-620 Waiver of Certain Sign Regulations

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

Standard 1 states that such a waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104. The waiver request is to allow an increase in the sign area for a proposed freestanding monument sign on the site. A freestanding sign is permitted on the site, but due to the existence of overhead power lines along Old Keene Mill Road staff was concerned about allowing a pole-mounted sign in that area and recommended a monument sign be provided. The increase in sign area would allow the monument sign to be clearly visible to vehicles traveling along Old Keene Mill Road. This standard has been met.

Standard 2 states such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use; and Standard 3 states a waiver may only be approved when it is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan. As previously mentioned, the existence of overhead power lines raised concerns regarding the provision of a pole-mounted sign; furthermore, monument signs are the types of signs that are recommended in the urban design guidelines for the area. The waiver will allow the applicant to provide a sign that is harmony with the Plan and allows sufficient area for the sign to be clearly visible to drivers along Old Keene Mill Road. This standard has been met.

Standard 4 states that a waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12. The proposed monument sign is in the appropriate location for such a sign to the existing utilities constraints on the site. The proposed sign will not have any deleterious effect on adjacent properties.

The Urban Design Guidelines for the Franconia-Springfield area recommend that in order to avoid visual clutter, pole mounted business signs should be prohibited. Therefore, staff believes the proposed monument sign is in harmony with the design guidelines, and this standard has been met.

9-622 Provisions for Modifications/Waivers/Increases and Uses in a Commercial Revitalization District

In a Commercial Revitalization District, the Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the following:

A modification or waiver of the minimum lot size, minimum yard and/or minimum open space requirements of the underlying zoning district regulations,

The approval of a requested modification/waiver/increase or use shall be in accordance with and shall further the implementation of the adopted comprehensive plan for the commercial revitalization area. The applicant has requested a waiver of the minimum rear yard requirement for the proposed development. The minimum required rear yard is 20 feet, but the GDP/SE Plat depicts the quick service food store being located 10.4 feet from the southern boundary of the site. The applicant contends that in order to provide efficient vehicle circulation on the site, allow for fuel truck travel through the site, and meet the distance requirements from fuel tanks on the site, the 20-foot rear yard requirement cannot be met. Staff believes that the proposed development is generally in conformance with the Comprehensive Plan with regards to the urban design guidelines and use and intensity, and the location of the building will make it more conveniently accessible to users of the commuter parking lot. Therefore, this standard has been met.

CONCLUSIONS AND RECOMMENDATIONS**Staff Conclusions**

Staff finds that the proposal for a service station and quick service food store located in the southwestern quadrant of the intersection of Old Keene Mill Road and Springfield Boulevard is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends that PCA 90-L-050-03 be approved subject to the draft proffers contained in Appendix 1.

Staff recommends that SEA 90-L-045-03 approved be subject to the draft development conditions in Appendix 2.

Staff recommends approval of a modification of the minimum rear yard requirement to permit a rear read of 10.4 feet.

Staff recommends approval of a parking reduction as permitted in a CRD

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

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

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

APPENDICES

1. Draft Proffers
2. Draft Development Conditions
3. Proffered Condition Amendment Affidavit (PCA 90-L-050-03)
4. Special Exception Amendment Affidavit (SEA 90-L-045-03)
5. Statement of Justification
6. Land Use and Environmental Analysis
7. Office of Commercial Revitalization Analysis
8. Transportation Analysis
9. Stormwater Analysis
10. Selected Excerpts from the Zoning Ordinance
11. Glossary of Terms

PROFFERS**SUNOCO, INC. (R&M)****PCA 90-L-050-03****August 10, 2012**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Sunoco, Inc. (R&M) (hereinafter referred to as the "Applicant"), for themselves, successors and assigns in PCA 90-L-050-03, filed for property identified as Tax Map 80-4 ((1)) 11 and 11A (hereinafter referred to as the "Application Property") hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA 90-L-050-03 and SEA 90-L-045-03. These proffers shall supersede and replace all previously approved proffers applicable to the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan/special exception amendment plat ("GDP/SEA Plat") consisting of fourteen (14) sheets, prepared by Bergmann Associates dated March 14, 2012 and revised through August 9, 2012.
- b. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SEA Plat may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP/SEA Plat at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping as shown on the GDP.

2. USES

As shown on the GDP/SEA Plat, the Application Property shall be permitted to be developed with a service station and quick service food store.

3. TRANSPORTATION

- a. The Applicant shall provide interparcel access to the property identified as Tax Map 80-3 ((1)) 6 ("Parcel 6"). This interparcel access shall be provided as generally shown on the GDP/SEA Plat, subject to the approval of the owner of Parcel 6, in the form of an easement in a form acceptable to the Fairfax County Attorney. If the owner of Parcel 6 and the Applicant

cannot agree on a location for the interparcel access in spite of diligent efforts to come to an agreement, the Applicant shall have no further obligation to provide the interparcel connection under these proffers.

- b. Upon demand by Fairfax County, the Applicant shall grant an easement at no cost to Fairfax County to accommodate a possible landing area and/or other appurtenances necessary to serve a future mid-block, grade-separated pedestrian crossing over Old Keene Mill Road in proximity to the Application Property, should such an easement be necessary based on final design of the pedestrian crossing. Should an easement be requested by the County, the easement shall be no larger than 400 square feet and provided in a location approved by the Applicant.
- c. The Applicant shall provide crosswalk across Springfield Boulevard as generally shown on the GDP/SEA Plat.

4. STORMWATER MANGEMENT/BEST MANAGEMENT PRACTICES

- a. At time of site plan approval, the Applicant shall provide stormwater management (SWM) and Best Management Practices (BMPs) as generally shown on the GDP/SEA Plat. Said facilities shall be designed in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless modified by the Department of Public Works and Environmental Services (DPWES). In the event that the SWM or BMPs are relocated to meet PFM requirements, those modifications to the SWM/BMP facilities shown on the GDP/SEA Plat shall not require the approval of a proffered condition amendment as determined by the Department of Planning and Zoning (DPZ).
- b. The Applicant shall implement low impact development techniques on the Application Property to the extent feasible. Such techniques shall include a rain garden as shown on the GDP/SEA Plat.

5. LANDSCAPING AND OPEN SPACE

- a. The Applicant shall provide landscaping on the Application Property as generally shown on the GDP/SEA Plat. Deciduous trees shall have a minimum of two (2) to three (3) inch caliper.
- b. All landscaping shall be maintained in good health by the Applicant. Any items that should die shall be promptly replaced by the Applicant.
- c. The Applicant shall submit a detailed landscape plan as part of the site plan submission for review and approval by Urban Forest Management

Division (UFM). The Applicant shall utilize native species where possible as coordinated with UFM.

6. GREEN BUILDING PRACTICES

- a. To the extent feasible, the Applicant shall incorporate energy efficient practices and techniques in the proposed development.
- b. Green building practices may include, but not be limited to, the use of Glycol refrigerant, use of LED lights in medium temperature refrigerated display cases, use of high-efficiency light fixtures and bulbs, and use of recycled products and products that have low indoor air quality emissions.

7. DESIGN AND OPERATION

- a. The Applicant shall construct an eight (8) foot stamped concrete sidewalk as generally shown on the GDP/SEA Plat on Old Keene Mill Road and Springfield Boulevard. The Applicant shall use its best efforts to match the color of the stamped concrete to the brick pavers that will be installed pursuant to RZ 2010-LE-013 and located on property identified among the Fairfax County tax assessment records as 80-4 ((9)) 4, 5, and 6.
- b. The Applicant shall regularly monitor the parking lot for trash.
- c. The Applicant shall regularly monitor the Application Property to ensure that vehicles do not block site access points or parking areas.

8. LIGHTING

All lighting standards shall comply with Zoning Ordinance Article 14, Part 9, Outdoor Lighting Standards.

[SIGNATURES BEGIN ON NEXT PAGE]

SUNOCO, INC. (R&M)


By: John P. Steel
Its: Disposition Manager

[SIGNATURES END]

PROPOSED DEVELOPMENT CONDITIONS**SEA 90-L-045-03****September 13, 2012**

If it is the intent of the Board of Supervisors to approve SEA 90-L-045-03 located at 7025 and 7037 Old Keene Mill Road Tax Map 80-4 ((1)) 11 and 11 A1, to permit a service station and quick service food store, pursuant to Section 4-604 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous 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 (GDP/SE Plat) approved with this 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 GDP/SE Plat entitled "Sunoco, Store #0207-7261" prepared by Bergmann Associates., consisting of 14 sheets, dated March 14, 2012, with revisions through August 9, 2012. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of these special exception conditions shall be posted in a conspicuous place, and made available to all departments of the County of Fairfax during hours of operation.
5. Architectural elements for the proposed quick service food store structure shall consist of white split faced concrete masonry unit, stone veneer kneewall, a red curved metal roof, and a fully adhered roofing membrane system. Architecture for the shed, and canopy shall be in substantial conformance with that shown on the GDP/SE Plat.
6. No more than one freestanding identification sign, a maximum of 88 square feet and eight feet in height, shall be permitted on the site which shall be a monument-style sign as depicted in Exhibit A (attached) (all uses may be represented on such sign). All building-mounted signs shall meet the requirements of Article 12, as well as the sight line requirements of the Zoning Ordinance, VDOT, and the PFM.
7. Temporary promotional banners (other than those allowed by the Zoning Ordinance), balloons, flags, or rooftop displays shall not be permitted on site.
8. There shall be no outside storage or display of goods offered for sale.

9. To ensure protection of groundwater quality, all existing and future underground storage tanks on the site shall be maintained or installed in accordance with current federal, state, and local regulations as may be determined by the State Water Quality Control Board, DPWES, and the Fire and Rescue Department.
10. Prior to Site Plan approval, Best Management Practices (BMP) calculations shall be submitted to DPWES, demonstrating more than the minimum required phosphorous removal percentage shall be provided on the site.
11. The trash dumpster shall be fully screened from view as depicted on the GDP/SE Plat. The subject site shall be patrolled by employees to pick up any trash on-site and to ensure that the doors to the dumpster enclosure are fully closed and in good working condition.
12. The rear elevation of the quick service food store shall be similar to the side elevation.
13. The service station shall not be used for the performance of major vehicle repairs. There shall be no storage of abandoned, wrecked, or inoperable vehicles on the site. There shall be no dismantling, wrecking or sale of vehicles or parts thereof on the site.

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

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

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

EXHIBIT A



NOTE: STONE BASE SUPPLIED BY OTHER CONTRACTORS



DISCLAIMER Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.

These drawings and designs are the exclusive property of Everbrite, LLC Use of, or duplication in any manner without express written permission of Everbrite, LLC is prohibited.

Customer: Sunoco	
Project No: 286308-1	Scale: 3/8"=1'-0"
Date: 8/20/12	Drawn By: CH
Location & Site No:	

Description: 5' System 2 Product LumiDigit2 Monument Sign
Revised:
Revised:
Revised:

Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

Please read carefully, check appropriate box and fax back to Everbrite:

Sketch OK as is
 New sketch required

SIGNATURE _____ DATE _____

REZONING AFFIDAVIT

DATE: July 30, 2012
 (enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 116 222-8

in Application No.(s): PCA 90-L-050-03
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Sunoco, Inc. (R&M) Agents: Clayton L. McCane Donald N. Lore John P. Steel S. Blake Heinemann Roy G. Lance Anthony M. Williams	1735 Market Street, Suite LL Philadelphia, PA 19103	Applicant/Title Owner of Tax Map 80-4 ((1)) 11 and 11A1
Bergmann Associates, Inc. Agents: Thomas J. Davis Brian J. Burri	1040 First Avenue, Suite 430 King of Prussia, PA 19406	Engineer/Agent

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

* 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).

Rezoning Attachment to Par. 1(a)

DATE: July 30, 2012
(enter date affidavit is notarized)

1162226

for Application No. (s): PCA 90-L-050-03
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

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

REZONING AFFIDAVIT

DATE: July 30, 2012
(enter date affidavit is notarized)

116 2220

for Application No. (s): PCA 90-L-050-03
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Sunoco, Inc. (R&M)
1735 Market Street, Suite LL
Philadelphia, PA 19103

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)

Publicly traded.

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

Joan C. Scarpa, VP; Patricia J. Green, Operations Administration Manager; S. Blake Heinemann, VP, Operations; Roy G. Lance, Real Estate Manager; John P. Steel, Disposition Manager; Anthony M. Williams, Real Estate Manager

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

Rezoning Attachment to Par. 1(b)

DATE: July 30, 2012
(enter date affidavit is notarized)

1162226

for Application No. (s): PCA 90-L-050-03
(enter County-assigned application number (s))

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

Bergmann Associates, Inc.
1040 First Avenue, Suite 430
King of Prussia, PA 19406

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Brian M. Dougherty
Gary B. Olin

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

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

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

Rezoning Attachment to Par. 1(b)

DATE: July 30, 2012
(enter date affidavit is notarized)

1162226

for Application No. (s): PCA 90-L-050-03
(enter County-assigned application number (s))

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: July 30, 2012
(enter date affidavit is notarized)

1162226

for Application No. (s): PCA 90-L-050-03
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

REZONING AFFIDAVIT

DATE: July 30, 2012
(enter date affidavit is notarized)

1162224

for Application No. (s): PCA 90-L-050-03
(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 "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: July 30, 2012
(enter date affidavit is notarized)

1162228

for Application No. (s): PCA 90-L-050-03
(enter County-assigned application number(s))

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 "Rezoning Attachment to Par. 3" form.

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

WITNESS the following signature:

Sara V. Mariska

(check one)

[] Applicant

[x] Applicant's Authorized Agent

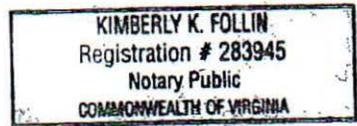
Sara V. Mariska, attorney/agent

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

Subscribed and sworn to before me this 30 day of July, 2012, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



SPECIAL EXCEPTION AFFIDAVIT

DATE: July 30, 2012
 (enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

1162216

in Application No.(s): SEA 90-L-045-03
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Sunoco, Inc. (R&M) Agents: Clayton L. McCane Donald N. Lore John P. Steel S. Blake Heinemann Roy G. Lance Anthony M. Williams	1735 Market Street, Suite LL Philadelphia, PA 19103	Applicant/Title Owner of Tax Map 80-4 ((1)) 11 and 11A1
Bergmann Associates, Inc. Agents: Thomas J. Davis Brian J. Burri	1040 First Avenue, Suite 430 King of Prussia, PA 19406	Engineer/Agent

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: July 30, 2012
 (enter date affidavit is notarized)

1162218

for Application No. (s): SEA 90-L-045-03
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 30, 2012
(enter date affidavit is notarized)

116 2210

for Application No. (s): SEA 90-L-045-03
(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)
Sunoco, Inc. (R&M)
1735 Market Street, Suite LL
Philadelphia, PA 19103

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)
Publicly traded.

(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: July 30, 2012
(enter date affidavit is notarized)

1/16/2016

for Application No. (s): SEA 90-L-045-03
(enter County-assigned application number (s))

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

Bergmann Associates, Inc.
1040 First Avenue, Suite 430
King of Prussia, PA 19406

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Brian M. Dougherty
Gary B. Olin

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner	William A. Fogarty, John H. Foote	M. Catharine Puskar, John E. Rinaldi
E. Andrew Burcher	H. Mark Goetzman	Lynne J. Strobel
Thomas J. Colucci	Bryan H. Guidash	Garth M. Wainman
Peter M. Dolan, Jr.	Michael D. Lubeley	Nan E. Walsh
Jay du Von	J. Randall Minchew	Martin D. Walsh

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

Special Exception Attachment to Par. 1(b)

DATE: July 30, 2012
(enter date affidavit is notarized)

1162216

for Application No. (s): SEA 90-L-045-03
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 30, 2012
(enter date affidavit is notarized)

116 2210

for Application No. (s): SEA 90-L-045-03
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 30, 2012
(enter date affidavit is notarized)

116-2216-

for Application No. (s): SEA 90-L-045-03
(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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 30, 2012
(enter date affidavit is notarized)

116 2210

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:

Sara V. Mariska

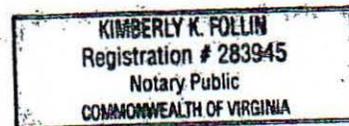
(check one) Applicant Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 30 day of July, 20 12, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





Sara V. Mariska
 (703) 528-4700 Ext. 5419
smariska@arl.thelandlawyers.com

WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC

March 16, 2012

Via Hand Delivery

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

RECEIVED
 Department of Planning & Zoning

MAR 16 2012

Zoning Evaluation Division

Re: Proposed Proffered Condition Amendment and Special Exception Amendment
 Applications
 Applicant: Sunoco, Inc. (R&M)

Dear Ms. Berlin:

Please accept this letter as a statement of justification for proffered condition amendment and special exception amendment applications on property identified among the Fairfax County tax map records as 80-4 ((1)) 11 and 11A1 (the "Subject Property").

The Subject Property is located in the southwestern quadrant of the intersection of Old Keene Mill Road (Route 644) and Springfield Boulevard (Route 8760) in the Lee Magisterial District. Zoned to the C-6 District, the Subject Property is comprised of approximately 49,088 square feet (1.13 acres), and is also within the Highway Corridor (HC), Sign Control (SC), and Commercial Revitalization (CRD) Overlay Districts.

The Subject Property has been the subject of prior land use approvals. On August 3, 1981, the Fairfax County Board of Supervisors (the "Board") approved SE 81-S-046 to allow a service station on the Subject Property. A number of subsequent amendments to the original special exception were approved. On March 4, 1991, the Board approved rezoning RZ 90-L-050 and special exception SE 90-L-045 to rezone the Subject Property from the C-5 District to the C-6 District and to permit a service station, car wash, vehicle light service establishment, and quick service food store. Most recently, on January 10, 2000, the Board approved PCA 90-L-050 and SEA 90-L-045-2. Although these most recent approvals permitted site modifications and proposed construction of two (2) vehicles light service bays, six (6) fuel pumps, car wash, and quick service food store, the modifications were not implemented.

The Subject Property is currently developed with a mini-mart and four (4) fuel pumps on the property identified as Fairfax County Tax Map Reference 80-4 ((1)) 11A1. The Applicant also owns the adjacent parcel, identified as Fairfax County Tax Map Reference 80-4 ((1)) 11 that was previously developed with a fast food restaurant (Long John Silvers) that has been

demolished, leaving Parcel 11 vacant. The Applicant now proposes a proffered condition amendment and special exception amendment to redevelop and upgrade the Subject Property.

The Applicant proposes to upgrade the existing service station to provide a more attractive station to better serve customer demand. The Applicant proposes to increase the number of fuel pumps from four (4) to eight (8) and add an approximately 3,159 square foot quick service food store to the Subject Property to replace the small kiosk that currently exists. A quick service food store will provide sufficient retail space to offer a wide range of products in a convenient location. The Applicant's use of two (2) parcels will better accommodate site access and circulation.

The Applicant is proposing to locate the quick service food store at the rear of the Subject Property with the pump island and canopy parallel to the store's orientation. Parking will be provided directly in front of the store and to the south of the proposed canopy. The existing layout is difficult for vehicles to navigate and does not fully utilize the Subject Property. The existing points of access will be modified to eliminate the middle access point on Old Keene Mill Road. The proposed layout provides for more convenient site access and on-site circulation. The Applicant's proposal will result in a reduction of the existing impervious surface area. The proposed improvements result in an overall site intensity of 0.06 floor area ratio ("FAR") that is well below the 0.40 FAR permitted in the C-6 District.

The Subject Property is located within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within Franconia-Springfield Area and Fort Belvoir North Area, within Land Unit E. The Plan map designates the Subject Property as appropriate for retail and other uses. The Plan states that the sub-unit is planned for low-intensity retail and office uses up to 0.50 FAR with a height limitation of 50 feet. The Plan further states that the property in the vicinity of Springfield Boulevard and Amherst Avenue south of Old Keene Mill Road may be appropriate for a structured, commuter parking facility of 1,000 spaces. The facility should be designed to accommodate community-serving retail uses along Old Keene Mill Road frontage. Fairfax County is planning to locate this commuter facility on property identified as Fairfax County tax map reference 80-3 ((1)) 6, directly south of the Subject Property. The continued use of the Subject Property as a service station and quick service food store is in conformance with the Plan's recommendation for community-serving retail uses on the Subject Property.

The Subject Property's location is ideal for continued use as a service station and quick service food store. The Subject Property has been approved for similar uses since 1981. Given the Subject Property's location on Old Keene Mill Road which provides direct access to I-395/I-495/I-95, the site is well-suited to provide a necessary service in a convenient location. Additionally, the Applicant has designed the site with the County's proposed commuter parking facility to the south and west of the Subject Property in mind. The Applicant proposes an interparcel access to the commuter parking facility on the western side of the Subject Property to allow access between compatible uses. The Applicant has also located a pedestrian pathway on the south side of the Subject Property to provide a direct pedestrian connection from the Subject Property to the commuter parking facility.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") please accept the following information:

- The type of operation proposed is a service station with a quick service food store.
- Hours of operation:

The service station and quick service food store will be open twenty-four (24) hours a day, seven (7) days a week.
- The estimated number of patrons is approximately 1,000 persons per day.
- The estimated number of employees is a maximum of four (4) on-site at any one time.
- The proposed use will generate approximately 2,604 trips per day, with approximately 169 trips during the peak A.M. hour and 217 trips during the peak P.M. hour.
- The general area to be served by the use is the greater Springfield/Franconia area.
- The proposed use results in approximately 3,159 square feet in building improvements. The building materials may include glass, vinyl siding, or concrete block.
- Petroleum products, as defined in Title 40, Code of Federal Regulations, are the only known hazardous or toxic substances to be utilized and stored on the Subject Property. These substances will be handled in accordance with Federal and State regulations.
- The proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and conditions except as follows:
 - Pursuant to Section A7-507, a modification of the rear yard requirement of 20 feet as required by Section 4-607(2) of the Zoning Ordinance is hereby requested. The Applicant proposes a rear yard of approximately 10.4 feet. A modification of the rear yard requirement allows the Applicant to locate the quick service food store at the rear of the Subject Property which allows for more efficient site layout and design. Additionally, the store's location at the rear of the Subject Property allows for convenient, direct access between the proposed commuter parking facility and the quick service food store.

- Pursuant to Section A7-509(3), the Applicant requests a reduction in the amount of required parking. In lieu of the twenty-one (21) spaces required under the Zoning Ordinance, the Applicant proposes a reduction of two (2) spaces to allow a total of nineteen (19) spaces on the Subject Property. Nineteen (19) spaces are sufficient to accommodate the proposed uses and conforms to the goals of the CRD.

In conclusion, the Applicant's proposal of a service station and quick service food store will allow the Subject Property to continue to serve as a community-serving use that is convenient for area residents, workers, and visitors to the Springfield Area. The Applicant's proposal will decrease the existing impervious site are, update the site landscaping, and allow for improved architecture. These features are consistent with the revitalization goals of the Springfield area.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your convenience.

Very truly yours,

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



Sara V. Mariska

cc: Clayton McCane
Don Lore
Thomas Davis
Robin Antonucci
Kevin Fellin
Lynne J. Strobel
Martin D. Walsh



County of Fairfax, Virginia

MEMORANDUM

DATE: September 4, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis & Environmental Assessment:**
PCA 90-L-050/SE 90-LE-045 (Sunoco, Old Keene Mill Rd.)

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the general development plan/special exception plat dated May 1, 2012 and revised through August 9, 2012, with draft proffers dated August 10, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. 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, Sunoco, Inc., is requesting a proffered condition amendment and special exception amendment for a site consisting of two parcels, totaling 1.15 acres (49,988 square feet), in order to expand an existing Sunoco gasoline service station. The property is zoned C-6 Commercial and within the Commercial Revitalization District, Sign Control and Highway Corridor (CRD, SC and HC) zoning overlay districts, with the current uses approved through a rezoning from C-5 to C-6 (RZ-90-L-050) and special exception (SE-90-L-050). More recent approvals (PCA-90-L-050 & SEA 90-L-045-2) permitted site modifications to allow two vehicle light service bays, six fuel pumps, a car wash, and a quick service food store; however, these approved site and use modifications were never implemented.

The existing and operating Sunoco station consists of a mini-mart and four fuel pumps on the easternmost parcel (11A1). The vacant, adjacent property to the west (also owned by the applicant) is included to accommodate the expanded size of the station. Through the subject application, the applicant proposes an upgraded and expanded fuel station with eight fuel pumps under a single canopy, along with a quick service food store of 3,159 square feet and height of

17.5'. Two small outbuildings are also proposed in proximity to the quick service food mart: a trash enclosure area for two dumpsters and a 12' x 12' storage shed.

Two vehicular access points (one entrance-only and one right-out only) are proposed along Old Keene Mill Road on the north side of the property, and two-way access point is proposed along Springfield Boulevard at the southeast corner of the site. Also proposed is a two-way inter-parcel vehicular access at the west end of the property for connection with the adjacent commuter parking lot. Nineteen parking spaces are proposed (including 1 ADA accessible space), which is two spaces short of the required twenty-one spaces in the CRD district (a modification is requested). Pedestrian access would be accommodated by 8' wide sidewalks proposed along Old Keene Mill Road and Springfield Boulevard, as well as a 5' wide walkway surrounding the food mart with west and south connections to the adjacent commuter parking lot.

The following waivers and modifications are requested in this application:

- Modification of parking requirements as permitted in the CRD overlay
- Modification of the 20 foot rear yard requirement for the trash enclosure area.
- Modifications to the trail, bike and sidewalk requirements to provide those proposed in the GDP.

LOCATION AND CHARACTER OF THE AREA

The subject property is located at 7025 and 7037 Old Keene Mill Road at the southwest corner of the intersection of Old Keene Mill and Springfield Boulevard. The property is within Land Unit E of the Franconia-Springfield and Ft. Belvoir North Area of the Springfield Planning District, and is part of the Springfield Community Business Center (CBC). The eastern parcel of the property, tax map parcel 80-4 ((1))-11A1, is at the corner and is occupied by the existing Sunoco gas station. The western parcel, 80-4 ((1))-11 was formerly occupied by a fast food restaurant which has been demolished and the property now sits vacant and primarily covered with concrete and asphalt.

The L-shaped adjacent parcel that wraps around the subject to the south and west, also fronting both Old Keene Mill Rd. and Springfield Blvd., is Fairfax County property and operates as a commuter parking lot. Further west along Old Keene Mill Road beyond the commuter lot is Springfield Methodist Church which occupies the remainder of the frontage up to the Spring Road intersection. All points west beyond the commuter lot on the south side of Old Keene Mill are outside of the Springfield CBC.

Across Old Keene Mill Road to the north is Springfield Plaza, a large retail shopping center. Additional large-scale retail services are located along Old Keene Mill Road and to the north between Amherst Avenue and I-95. Although these uses are in close proximity to the subject property, there are no vehicular or pedestrian crossings of Old Keene Mill Road between Spring Road to the west and I-95 to the east, with the exception of Amherst Avenue, which overpasses Old Keene Mill Road and can only be accessed an entire block to the north or south. The areas

beyond Springfield Plaza to the north and west are developed with single-family residences and are outside of the Springfield CBC.

Directly east of the property across Springfield Boulevard is a two-parcel island of land zoned C-5 that is bounded by Old Keene Mill Road, the wall of the elevated section of Amherst Avenue, and the south to east curve of Springfield Boulevard. On the opposite (east) side of Amherst Avenue is Land Unit D which extends out to I-95, and is occupied by primarily auto-oriented retail services.

To the south and southeast of the subject property and commuter lot are properties along Amherst Ave. and Backlick Road that are part of Land Units D, E, and F and currently developed as a mix of low-rise office, retail services and auto-oriented uses. There are single-family residences to the south of the commuter lot between the properties fronting Amherst Avenue and Spring Road to the west. This area is outside of the CBC boundaries.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Franconia-Springfield Area and Fort Belvoir North Area, Amended through February 8, 2011, Franconia Springfield Area Land Unit Recommendations, Land Unit E, p. 40-41:

“Land Unit E

Land Unit E is located south of Old Keene Mill Road between the Springvale community, Amherst Avenue, and north of the junction of Amherst Avenue with Backlick Road.

Tax Map 90-2 ((1)) 11D and 11E are planned to continue as automobile sales and service use up to .50 FAR. The remainder of the sub-unit is planned for low intensity retail and office uses up to .50 FAR with a height limitation of 50 feet. Any development should be screened from the Springvale community and meet the recommendations for optional redevelopment in Land Unit D.

Parcels in the vicinity of Springfield Boulevard and Amherst Avenue south of Old Keene Mill Road may be appropriate for use as a structured, commuter parking facility of 1,000+ spaces. The commuter parking facility should be designed as a multi-modal transportation center and supplemented with additional features to serve both carpools and transit users in an orderly fashion. These features should include bus bays, information kiosks, bicycle storage facilities, and improved pedestrian access. The facility should be designed and developed to include additional public and private space to accommodate community-serving retail uses along the Old Keene Mill Road frontage and Parks and Recreation facilities on the rooftop and, potentially, in the structure. These uses should

complement the commuter function by taking advantage of the available parking on evenings and weekends. It is expected that as the HOT lanes improvements are completed to serve the Shirley Highway (I-95/I-395) and Capital Beltway (I-495) corridors, park-and-ride demand in the CBC will grow substantially.”

Fairfax County Comprehensive Plan, 2011 Edition, Franconia-Springfield Area and Fort Belvoir North Area, Amended through February 8, 2011, Franconia-Springfield Area Urban Design and Streetscape Guidance, p.57-87:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon1.pdf>

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 b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:
- Development in accordance with Comprehensive Plan Options;
 - Development involving a change in use from what would be allowed as a permitted use under existing zoning;
 - Development at the Overlay Level; or
 - Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between

by-right development potential and the maximum Plan intensity to constitute the high end of the range.”

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

Use and Intensity

The overall guidance for Land Unit E is for low intensity retail and office uses up to 0.50 FAR with a height limitation of 50 feet. There is specific guidance for property in the vicinity of Springfield Boulevard and Amherst Avenue south of Old Keene Mill Road in that this area may be appropriate for use as a structured, commuter parking facility of 1,000+ spaces. This commuter facility should be designed as a multi-modal transportation center and supplemented with additional features to serve both carpools and transit users in an orderly fashion.

The guidance for a commuter facility is worded that this area ‘may be appropriate’ for a commuter parking facility, rather than ‘is planned for.’ Because the proposed uses meet the general guidance for Land Unit E (low intensity retail) and site specific guidance is written such that a commuter parking facility is allowed but not specifically expected, the uses proposed by the subject application are in line with the land unit recommendations. Further, the continued operation of a gasoline station and food store at this location provides a service to the adjacent commuter lot, and the applicant has committed to providing interparcel vehicular and pedestrian access between the commuter lot and subject site in order to reduce additional ingress/egress on Old Keene Mill Road that would result from usage between the two properties. The floor area ratio proposed is 0.06 FAR, which is within the planned intensity of 0.50 FAR.

The proposed use and intensity of the subject application is in general conformance provided the application also substantially meets other applicable guidance in the County’s Policy Plan and Franconia-Springfield Plan’s Areawide Recommendations and Design Guidelines.

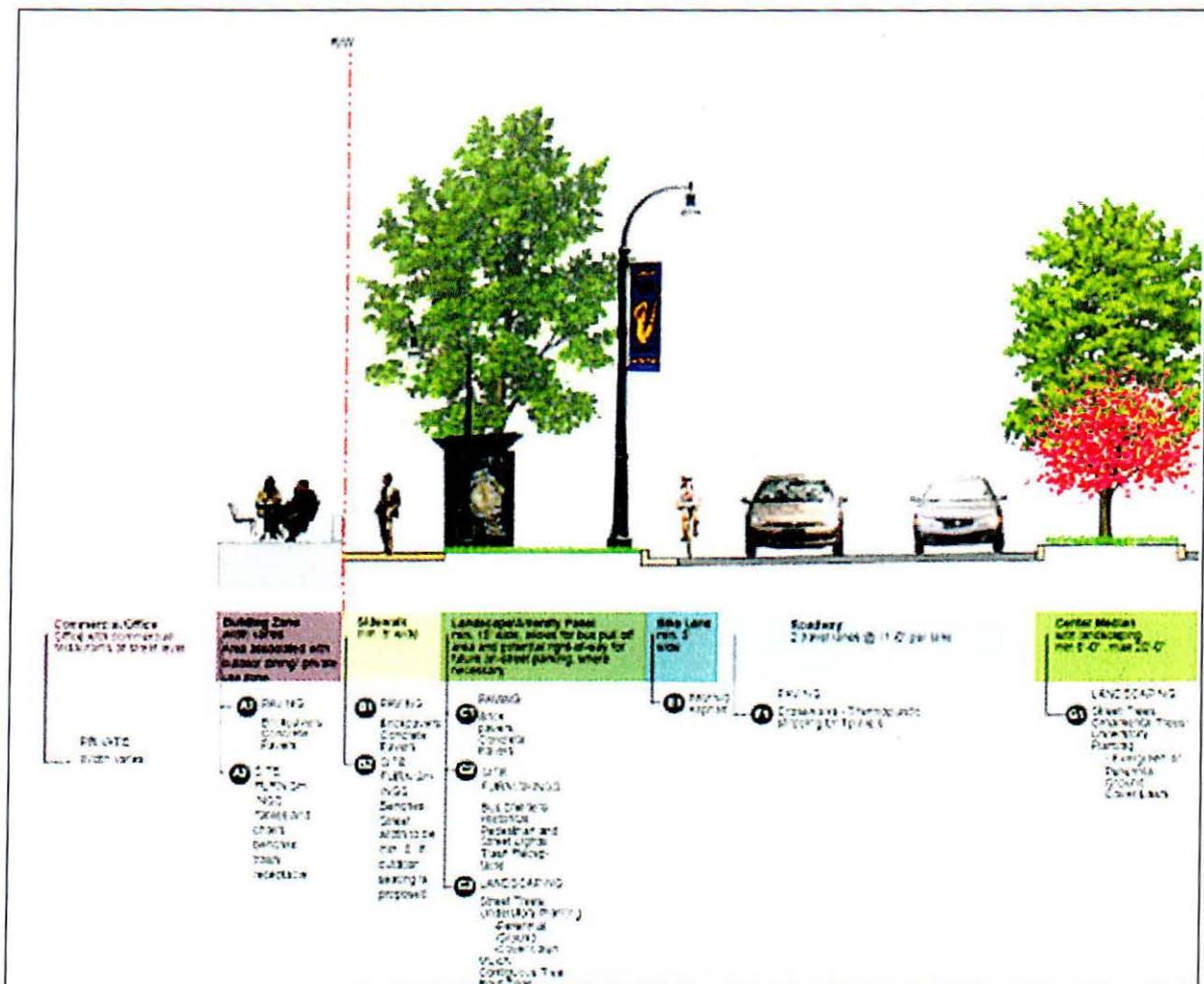
Urban Design Guidelines

The Urban Design and Streetscape guidelines support the vision for the Franconia-Springfield Area by providing the means to improve the image, appearance and function as an important place and destination. The streetscape guidance in the Guidelines is of particular importance in helping transform the area from an auto-oriented district into a high quality, attractive and safe environment for the pedestrian, bicyclist, or transit rider. This ‘complete streets’ policy is reflected in the recommended streetscape guidance that is provided in this section of the Plan.

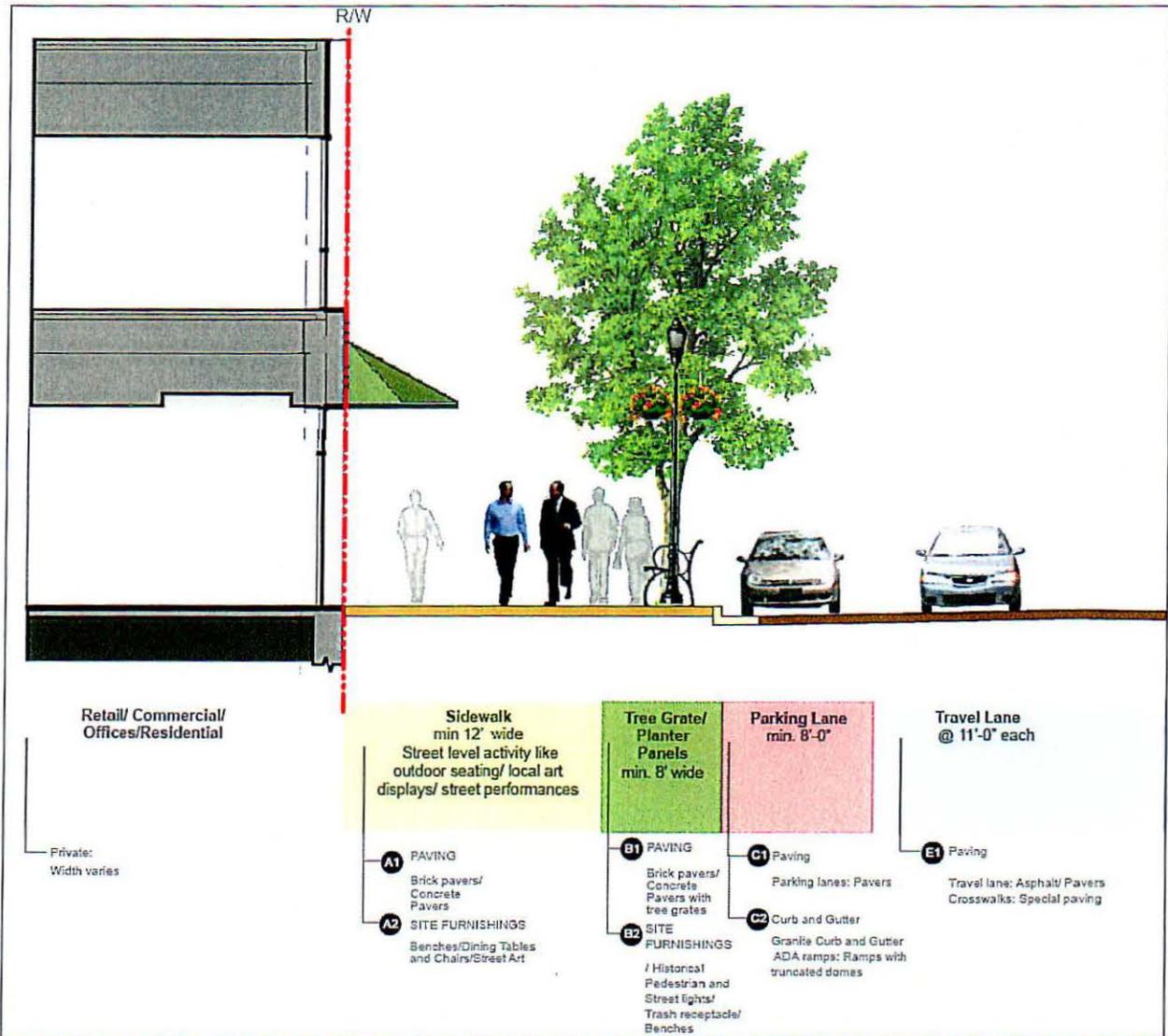
Old Keene Mill Road is designated as a minor arterial route, and the streetscape guidance recommends a bicycle lane, landscape amenity panel that is 15’ wide, a minimum 8’ wide sidewalk, and a building zone. The envisioned streetscape for minor arterials from the Plan is

shown below. A major paved trail (8' or more in width) is also recommended along this route in the Countywide Trails Plan Map.

Minor Arterial Half-Section, as provided in the Franconia-Springfield Area Urban Design Guidelines, p.74.



Springfield Boulevard is designated as a Local Street, and the guideline for this type of roadway recommends an on-street parking lane, an 8' wide landscape panel, and a 12' wide sidewalk as shown in the street section below. Additionally, the Areawide recommendations for Franconia-Springfield recommends Springfield Boulevard as a bicycle route.



Local Street Half Section, from Urban Design Guidelines, p.80

The subject application originally proposed a 5' foot sidewalk along both Old Keene Mill Road and Springfield Boulevard.

The original submission of the application proposed a 5' wide sidewalk along both road frontages, with a wide landscape buffer along Springfield Boulevard and at the corner of Old Keene Mill Road. Staff did not feel the sidewalk width and streetscape proposed adequately reflected the streetscape guidance of the Plan. A crosswalk over Springfield Boulevard was also recommended.

Resolution:

Subsequent revisions were made, and the applicant is now providing an 8' wide sidewalk along both frontages. The applicant is also proposing to provide a crosswalk across Springfield Boulevard, however with a narrower (5') walk leading from the sidewalk to the intersection due to existing utility components. Other streetscape features are largely the same, except that the Springfield Boulevard sidewalk was moved outward to provide a 5' landscape buffer between the parking lot and sidewalk.

The newly proposed streetscapes are an improvement over the original offering, particularly in regards to the sidewalk width; however, they do not fully meet the Plan's guidance. In regard to modifications from the streetscape recommendations of the Franconia-Springfield Design Guidelines, the following section from the Streetscape section in the Areawide Recommendations (page 14) provides guidance:

"Variation from the streetscape guidance should be permitted if infill or expansion of buildings or other existing features constrain a site's design. Where flexibility is granted, the streetscape should include acceptable sidewalk widths and an acceptable amount of street trees and landscaping planted within an environment that will sustain growth. When street trees and other plantings are to be located in proximity to roadways or within medians, safety and sight distance should be taken into consideration upon reviewing a development proposal's streetscape design. Modifications to the streetscape guidance are appropriate to account for these issues when viable alternatives in streetscape design are provided to ensure continuity in the streetscape pattern."

Springfield Boulevard

Although the proposed 8' sidewalk does not meet the 12' width recommended for Local Streets in the Urban Design Guidelines, it meets the objective of providing an acceptable sidewalk width, especially considering that the subject property is not within a planned activity nodes or along a planned primary pedestrian route as are designated by the Framework Plan for the Franconia-Springfield CBC area. The proposed sidewalk also provides continuity with the sidewalk width and style that is proposed for the Old Keene Mill frontage. A variable width, but minimum 10' tree planting area is proposed on the outside of the sidewalk which meets the guidance. The 5' wide building zone proposed does not meet the Local Street guidance; however, this should not be considered a crucial component for the type of use proposed on the property.

The remaining concerns for Springfield Boulevard are that neither a bicycle lane nor on-street parking has been proposed. Springfield Boulevard is indicated as a future Bicycle Route in the Transportation section of the Franconia-Springfield Areawide Recommendations (Figure 4 on p. 25). Fairfax County Department of Transportation (FCDOT) has provided input that a

bicycle lane would only be necessary on Springfield Boulevard south of the property linking the commuter lot to Amherst Avenue; therefore, this is not a concern.

Old Keene Mill Road

The 8 foot wide stamped concrete sidewalk is in line with the minor arterial streetscape guidance, and the interior landscape zone proposed between the sidewalk and parking lot is adequate for the building zone considering the proposed use. However, only a 5' wide exterior landscape strip between the sidewalk and curb is provided, which is significantly narrower than the recommendations. Some flexibility could be expected given that this section of Old Keene Mill Road has little connectivity to other areas of the CBC – there are no opportunities to cross Old Keene Mill in the vicinity, and the elevated section of Amherst Avenue to the east provides a significant pedestrian barrier. But the width of the landscape area does not provide the opportunity for street tree plantings, and is not of adequate to safely separate pedestrian activity from the roadway. The applicant is encouraged to shift the sidewalk further to the south to allow more planting room and/or consider the use of structural soils under the sidewalk to allow root growth for a narrower tree planting area.

Although the streetscape guidance for Old Keene Mill recommends a bicycle lane, FCDOT has stated this would not be needed east of Commerce Street – which is west of the subject property; therefore there should not be an expectation for a bicycle lane along Old Keene Mill Road.

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.

Sustainability

In addition to the guidance of the Policy Plan, the Areawide Recommendations for the Franconia-Springfield Area provide guidance for Sustainability in planning and design that are applicable to the site (p.32). Redevelopment in the Franconia-Springfield Area should include sustainable practices including: Low Impact Development (LID) stormwater techniques, sustainable site design and construction, protection of habitat and wetlands, and pedestrian and transit-oriented design that minimize automobile dependence.

Green Building Policy

Although the applicant is adding a new use to the property (quick service food store), they were previously approved for this use in the prior Special Exception. Because of this, no change of use from the existing SE is requested, and the intensity proposed is not in the upper 40% of the planned range, and so there is not a Plan expectation for LEED building design. However, the above-referenced Areawide Recommendations for Sustainability provides an expectation for including sustainable practices such as green building design.

Resolution:

Although LEED certification is not expected, the applicant was strongly encouraged to provide other green building commitments. In the draft proffers, the applicant states they will incorporate energy efficient practices and techniques ‘to the extent feasible’, and these practices may include the use of Glycol refrigerant, use of LED lights in medium temperature refrigerated display cases, use of high-efficiency fixtures and bulbs, and use of recycled products that have low indoor air quality emissions. It is not clear what benefit towards energy efficiency and sustainability these potential practices would provide, and the proffer does not guarantee that these practices would be employed. A more specific or measurable commitment towards meeting the sustainability goals is recommend, such as a commitment to meeting some of the credits of LEED certification or a similar sustainable rating program.

Stormwater Quality and Quantity Controls

The existing site is approximately 81.5% impervious cover. The proposed development would reduce the impervious surface area on the site to 75.7% by providing additional landscaped areas. Because of the reduction of impervious surface area, the development proposed under this application is classified as redevelopment. A proposed stormceptor facility would provide stormwater filtration of approximately 0.61 acre of the site.

Although this meets the required stormwater management for a redevelopment, there is Comprehensive Plan guidance for enhanced stormwater management through low-impact development techniques. It is not clear that the applicant is providing an environmental benefit towards the Franconia-Springfield sustainability goals beyond that which would normally be required for redevelopment of this site.

Resolution:

The applicant has provided calculations that indicating that only 3.4% phosphorous removal is required for this property based on the proposed reduction of impervious area. They are proposing a 13.7% removal of phosphorous through the use of the stormceptor facility and onsite raingarden. This is four times the amount of phosphorous removal required, and are therefore exceeding the baseline requirements for water quality management. Additionally, they are providing a 10-year peak flow reduction of 1.17% and a runoff volume reduction of 2.58%, and although these are minimal numbers, they are only required not to exceed the existing (pre-development) flow.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan map indicates a Major Paved Trail (8’ or greater in width) is planned along Old Keene Mill Road in front of the subject property. The applicant is proposing an 8’ wide stamped concrete sidewalk.

PGN/STB

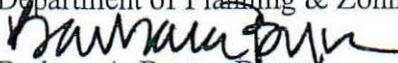


County of Fairfax, Virginia

MEMORANDUM

DATE: August 7, 2012

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

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

SUBJECT: Comments on PCA 90-L-050-03/SEA 90-L-045-03
(Springfield Sunoco)

The Office of Community Revitalization (OCR) has reviewed the above referenced Proffered Condition Amendment (PCA) and Special Exception Amendment (SEA) application marked "Received" by the Department of Planning and Zoning on July 17, 2012. The following comments and analysis are offered for consideration.

The applicant is requesting a PCA and SEA for two properties located at 7025 and 7037 Old Keene Mill Road to allow for a larger service station and quick service food store including increasing the number of fuel pumps from four to eight. The applicant requests a reduction in the rear yard setback as well as a reduction in the amount of required parking. The properties are located within the Springfield Commercial Revitalization District.

Description:

The two sites total approximately 1.15 acres and are located at the corner of Springfield Blvd and Old Keene Mill Road. Together, the two properties currently have three access points along Old Keene Mill Road, one access point along Springfield Blvd, and are bordered by a Fairfax County commuter parking facility on the south and west sides.

The applicant has proposed consolidating the two properties in order to upgrade the existing service station. This will reduce the number of access points along Old Keene Mill Road from three to two and will also provide for interparcel access to the commuter parking lot. In addition to eight fuel pumps, a new 3,159 sq.ft. retail structure is proposed along the southern edge.



OCR Comments:

The applicant is proposing a number of significant positive improvements to the site that will further revitalization efforts in the Springfield Commercial Revitalization District. Streetscape improvements including improved sidewalks, street trees, landscaping, and lighting will increase the attractiveness and functionality of the area while enhancing the pedestrian experience. Additionally, interparcel access with the adjacent commuter parking facility will reduce traffic impacts to Old Keene Mill Road. There are however several outstanding issues which are recommended to be addressed in the proffers and/or the SEA plat. They are:

Building Design

The applicant is requesting a reduction in the rear yard setback in part to provide for a more efficient site layout and more convenient access between the commuter parking facility and the food store. However, the southern façade of the building, which faces the commuter parking facility, is enclosed with a six-foot chain link fence, is partially lined with back-of-house functions, and is separated from the commuter parking facility by a 3ft. high retaining wall.

The OCR recommends that the rear façade present a more attractive façade facing the commuter parking lot and better serve users who will walk between the commuter facility and the retail store. To address this, the applicant should:

- Remove the chain link fence from south side of the site;
- Consolidate back-of-house functions to a smaller portion of the rear of the property. Back of house functions include: a storage shed, CO2 canisters, garbage, et; and
- Provide additional landscaping at the rear of the property.

The applicant should provide rear building elevations in addition to the front and side elevations provided, as well as clarify the purpose of exterior door on the east side of the building.

Offsite Improvements and ROW Dedication for Springfield Blvd

The applicant should provide an easement at no cost to Fairfax County to accommodate the landing for a future mid-block, above-grade pedestrian crossing over Old Keene Mill Road. The location of the easement should be determined by FCDOT.

Additionally, consideration should be given to a crosswalk across Springfield Blvd. at either the intersection with Old Keene Mill Road or a mid-block crossing at the south-east corner of the Sunoco property.

Streetscape

The applicant proposes to improve the streetscape and pedestrian facilities along Old Keene Mill Road and Springfield Boulevard. These improvements propose to create a



connected sidewalk along the both road frontages, planted street trees, and enhanced landscape areas. In addition, the applicant will reduce the current roadway access points from four to three. All of these proposed enhancements will serve to improve the pedestrian experience and reduce the overall impervious surface area. In order to better enhance the pedestrian realm, additional modifications are recommended:

- The proposed sidewalks along Old Keene Mill Road and Springfield Blvd. should be installed with brick pavers or stamped concrete that match the color and size of pavers installed on nearby properties such as those contained in RZ 2005-LE-022 and RZ 2010-LE-013
- The Comprehensive Plan recommends that, "Street lighting should maintain the overall character and quality of the area..." The applicant should add a streetlight detail that includes both the pole and head to Sheet PH-1

Signage

The applicant proposes a new pylon sign at the northwest corner of the site along Old Keene Mill Road ('P' on Sheet D-1, 'A' on Sheet SN-1). The Springfield Urban Design and Streetscape Guidelines in the Comprehensive Plan discourage pole mounted signs and encourage ground-mounted signage incorporated within planting strips or building mounted signage.

The proposed pylon-logo sign be replaced by a monument scale sign integrated within the planting strip.

CC: St. Clair Williams, Senior Staff Coordinator, DPZ/ZED
Scott Sizer, Revitalization Program Manager, OCR
JoAnne Fiebe, Revitalization Program Manager, OCR
OCR File



Office of Community Revitalization
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Fairfax, VA 22035
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www.fcrevit.org



County of Fairfax, Virginia

MEMORANDUM

DATE: August 22, 2012

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

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

SUBJECT: Comments on PCA 90-L-050-03/SEA 90-L-045-03
(Springfield Sunoco)

The Office of Community Revitalization (OCR) has reviewed the above referenced Proffered Condition Amendment (PCA) and Special Exception Amendment (SEA) application marked "Received" by the Department of Planning and Zoning on August 13, 2012. The following comments and analysis are offered for consideration.

The applicant is requesting a PCA and SEA for two properties located at 7025 and 7037 Old Keene Mill Road to allow for a larger service station and quick service food store including increasing the number of fuel pumps from four to eight. The applicant requests a reduction in the rear yard setback as well as a reduction in the amount of required parking. The properties are located within the Springfield Commercial Revitalization District.

Description:

The two sites total approximately 1.15 acres and are located at the corner of Springfield Blvd and Old Keene Mill Road. Together, the two properties currently have three access points along Old Keene Mill Road, one access point along Springfield Blvd, and are bordered by a Fairfax County commuter parking facility on the south and west sides.

The applicant has proposed consolidating the two properties in order to upgrade the existing service station. This will reduce the number of access points along Old Keene Mill Road from three to two and will also provide for interparcel access to the commuter parking lot. In addition to eight fuel pumps, a new 3,159 sq.ft. retail structure is proposed along the southern edge.



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OCR Comments:

The applicant has addressed the majority of concerns raised by the OCR, principally providing pedestrian access between the Sunoco site and the commuter parking facility, adding a crosswalk across Springfield Boulevard, improving the sidewalk facilities, and proffering an easement to accommodate a pedestrian landing for an above-grade pedestrian crossing over Old Keene Mill Road. The applicant also made a modest attempt to consolidate back-of-house functions to a smaller portion of the rear of the property.

The OCR has two remaining concerns which are recommended to be addressed in the development conditions and/or the SEA plat:

1. According to applicant, "a security fence is necessary due to the presence of utilities and storage in the southwest area of the property." The plan's specifications show that the proposed fence is six-feet high and made of chain link with vinyl slats. The OCR recommends the fence be constructed of higher quality materials due to its prominent location adjacent to the commuter parking facility.
2. The applicant has agreed to replace the proposed pylon sign as shown on the plan at the northwest corner of the site along Old Keene Mill Road ('P' on Sheet D-1, 'A' on Sheet SN-1) with a monument scale sign anticipated to have 54 sq.ft. of area. A recently submitted subcontractor sketch of a monument sign appears to conform to the county's request. The new design should replace the current sign shown on the Generalized Development Plan.

The applicant is proposing a number of significant positive upgrades to the site that, if approved, will further revitalization efforts in the Springfield Commercial Revitalization District. Streetscape enhancements including a reduction in the number of roadway access points, wide sidewalks finished with stamped concrete, street trees, landscaping, and site lighting will increase the attractiveness and functionality of the area while improving the pedestrian experience. Additionally, interparcel access with the adjacent commuter parking facility will reduce traffic impacts to Old Keene Mill Road.

CC: St. Clair Williams, Senior Staff Coordinator, DPZ/ZED
JoAnne Fiebe, Revitalization Program Manager, OCR
OCR File



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County of Fairfax, Virginia

MEMORANDUM

DATE: June 21, 2012

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

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

FILE: 3-4 (RZ 90-L-050-03)
3-5 (SE 90-L-045-03)

SUBJECT: Transportation Impact

REFERENCE: PCA 90-L-050-03; SEA 90-L-045-03; Sunoco (Old Keene Mill Road)
Traffic Zone: 1501
Land Identification Map: 80-4 ((01)) 11, 11A1

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the submitted plan dated April 26, 2012.

A recent site approval (year 2000) would allow two (2) vehicle light service bays, six (6) fuel pumps, car wash and quick service food store. These modifications were not implemented.

This proposal is to increase the number of fuel pumps from four (8 hoses) to eight (16 hoses) and add approximately 3,159 square feet for a quick service food store.

The department has reviewed the application and provides the following comments:

- The applicant should determine if an eastbound right-turn lane on Old Keene Mill Road is warranted. If warranted the applicant should provide this turn lane. The applicant may submit to VDOT a waiver for this turn lane. The results of this waiver should be determined before this application goes to public hearing.
- VDOT and FCDOT support the closure of the proposed access to Old Keene Mill Road that is closest to Springfield Boulevard.
- Standardize the sidewalk along Springfield Boulevard to Central Business District.
- Provide an easement area for the anticipated Pedestrian Commuter Bridge at the northwestern portion of the site.

AKR//AK C:PCA90L050-03SEA90L45-03SunocoOldKeeneMillRd

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County of Fairfax, Virginia

MEMORANDUM

September 6, 2012

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, DPWES

SUBJECT: Sunoco, Inc., PCA 90-L-050-03

RE: Request received August 22, 2012, to review proposed Proffered Condition Amendment

I have reviewed the above referenced PCA application, including the GDP/SEAP stamped as received by the Zoning Evaluation Division on August 13, 2012, and draft proffers dated August 10, 2012. The following comments are based on this review and a site visit conducted during review of a previous submission of this application.

1. **Comment:** Tree Preservation, Line C1, indicates the Tree Preservation Target is 0 sq. ft. This is not in agreement with the Tree Preservation Target Calculation which correctly establishes the Tree Preservation Target at 250 sq. ft. Line C1 should show the Tree Preservation Target as 250 sq. ft. Lines C2, C3 and C10 correctly indicate 0 sq. ft., thus the request for a deviation and proposed tree planting satisfying the entire tree canopy requirement.

Recommendation: Line C1 should indicate the Tree Preservation Target as 250 sq. ft.

2. **Comment:** A deviation from the tree preservation target has been requested on the GDP/SEAP that states one or more of the justifications listed in Chapter 122-2-3(b) of the County Code, along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. The Urban Forest Management Division has reviewed the request and justification and has no objection to the proposed deviation from the Tree Preservation Target. The entire tree canopy requirement will be met with proposed tree planting on the site.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division

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Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769

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Sunoco, Inc.
PCA 90-L-050-03
September 6, 2012
Page 2 of 2

Recommendation: Proffer language should be provided containing a directive from the Board of Supervisors to the Urban Forest management Division, DPWES, or the Director of DPWES to permit a deviation from the Tree Preservation Target.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 170440

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

August 8, 2012

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, DPWES

SUBJECT: Sunoco, Inc., PCA 90-L-050-03

RE: Request received July 25, 2012, to review proposed Proffered Condition Amendment

I have reviewed the above referenced PCA application, including the GDP stamped as received by the Zoning Evaluation Division on July 17, 2012, and draft proffers dated July 16, 2012. The following comments are based on this review and a site visit conducted on June 12, 2012, during review of the previous submission of this application.

- Comment:** The calculation for C. Tree Preservation, in the 10-year Tree Canopy Calculation Worksheet, shows the Tree Preservation Target (C1) as 600 sq.ft.; whereas, the Tree Preservation Target Calculation (Table 12.3) indicates the Tree Preservation Target area is 250 sq. ft. (D). Line E shows the proposed percentage of canopy requirement that will be met through tree preservation as 12 percent (600 sq.ft.), while total tree preservation (C10) is indicated as 312.5 sq.ft.

Recommendation: Require revision of Table 12.3, Tree Preservation Target Calculation and Narrative; and Table 12.10, 10-year Tree Canopy Calculation Worksheet for consistency and accuracy.

- Comment:** The plan proposes preservation of 312.5 sq.ft. of existing tree canopy. It is unclear where tree preservation is proposed. Three crape myrtles, identified during the site visit, are shown to remain and to be protected in the southwest corner of the site. These crape myrtles are not eligible for tree canopy credit, as stated in previous comments dated June 12, 2012. An Existing Tree Inventory and Condition Analysis includes two London planetrees and eight Bradford pears, but it does not appear any of these trees are proposed for preservation. For the most part, existing trees do not meet condition and health standards of PFM 12-0403 and cannot be given tree canopy credit.



Sunoco, Inc.
PCA 90-L-050-03
August 8, 2012
Page 2 of 2

Recommendation: Require clarification of proposed tree preservation with proposed tree preservation areas clearly shown and labeled on the plan with the area in square feet. If the Tree Preservation Target cannot be met, a deviation should be requested as provided for in PFM 12-0508.3.

3. **Comment:** Symbols for trees proposed to be planted on the site are not drawn to scale to accurately represent the 10-year project canopy area for the sizes and species proposed.

Recommendation: Require symbols for trees proposed to be planted on the site to be drawn to scale to accurately represent the 10-year project canopy area for the sizes and species proposed.

If there are any questions, please contact me at 703-324-1770.

HCW/
UFMID #: 170440

cc: RA File
DPZ File



4-600 C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT

4-606 Lot Size Requirements

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 200 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-607 Bulk Regulations

1. Maximum building height: 40 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 20 feet
3. Maximum floor area ratio: 0.40, provided however an increase to 0.50 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-608 Open Space

15% of the gross area shall be landscaped open space

4-609 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

PART 6 7-600 HIGHWAY CORRIDOR OVERLAY DISTRICT

7-601 Purpose and Intent

In furtherance of the purposes set forth in Sections 15.2-2200, 15.2-2283, 15.2-2284 and 15.2-1200 of Va. Code Ann. and, in general, to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets, a limitation is placed on certain automobile oriented, fast service, or quick turn-over uses by the imposition of the Highway Corridor Overlay District. Except as allowed by right or except as qualified by Sections 607 and 608 below, the following uses shall be regulated in the Highway Corridor Overlay District:

1. Drive-in banks.
2. Fast food restaurants.
3. Quick-service food stores.
4. Service stations.
5. Service station/mini-marts.

Nothing herein shall be construed so as to impair a vested right.

7-607 Special Exception Uses

1. All uses permitted by special exception in the underlying zoning district(s) except as qualified by Sect. 601 above.
2. Except as permitted by right pursuant to Sections 4-502, 4-602, 4-702, 4-802, 4-902 and 10-202, drive-in banks, fast food restaurants, quick-service food stores, service stations and service station/mini-marts subject to the provisions of Part 6 of Article 9 and Sect. 608 below.

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 banks, 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 shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than 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, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

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 shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than 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, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

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 shall not include the outdoor storage of more than four (4) abandoned, wrecked or inoperable vehicles on the site for more than 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, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

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.

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.

Waiver of Certain Sign Regulations

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

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

9-622 Provisions for Modifications/Waivers/Increases and Uses in a Commercial Revitalization District

1. In a Commercial Revitalization District, the Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the following:

- A. A modification or waiver of the minimum lot size, minimum yard and/or minimum open space requirements of the underlying zoning district regulations,
- B. An increase in the amount of office use permitted, increase in the maximum permitted building height or increase in the maximum permitted FAR in accordance with the underlying zoning district regulations,
- C. A use allowed by special exception in the underlying zoning district regulations, to include other applicable Category 6 special exception uses,
- D. A modification or waiver of the provisions of a Commercial Revitalization District, as provided for in that district, and/or
- E. The establishment of a vehicle transportation service establishment in the C-6, C-7, C-8 or C-9 Districts.

2. Notwithstanding the provisions of Par. 2 of Sect. 011 above, the plat requirements set forth below shall apply. Upon receipt of a written request with justification, the Zoning Administrator may modify or waive a plat requirement, if it is determined that the requirement is clearly not necessary for the review of the application.

A. Twenty-three (23) copies of a plat, including any resubmissions of the plat and supporting graphics, drawn to designated scale of not less than one inch equals fifty feet (1" = 50'), certified by a professional engineer, land surveyor, architect or landscape architect licensed by the State of Virginia, presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat and supporting graphics. If the proposal cannot be accommodated on one 24" x 36" sheet at a scale of 1" = 50', a scale of not less than 1" = 100' may be used. If presented on more than one (1) sheet, match lines shall clearly indicate where the several sheets join. Such plat shall contain the following information:

- (1) Boundaries of entire property, with bearings and distances of the perimeter property lines and of each zoning district.
- (2) Total area of the property and of each zoning district in square feet or acres.
- (3) Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and all supporting graphics.
- (4) Location, dimensions and maximum height in feet, including penthouses, of all existing and proposed structures.
- (5) A statement of the architectural concepts, building materials and color of any proposed structures, and schematic architectural sketches, if available.
- (6) The location, dimensions, style and lighting of all signs.
- (7) The distances of all existing structures that are proposed to remain and all proposed structures from the lot boundaries and abutting streets, and a graphic depiction of the angle of bulk plane, if applicable.
- (8) Public right(s)-of-way, indicating names, route numbers and width, any required and/or proposed improvements to the public right(s)-of-way and delineation of the existing centerline of all streets abutting the property,

including dimensions from the existing centerline to the edge of the pavement and to the edge of the right-of-way.

(9) Proposed means of ingress and egress to the property from a public street(s).

(10) Location of all existing and/or proposed parking spaces, indicating minimum distance from the nearest property line(s), and a schedule showing the number of parking spaces provided and the number required by the provisions of the Commercial Revitalization District. If parking spaces are to be located off-site, the location, number and access to such spaces.

(11) Location of well and/or septic field, or indication that the property is served by public water and/or sewer. Where applicable, a statement from the Health Department that available facilities are adequate for the proposed use.

(12) Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams, and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:

(a) A graphic depicting:

(i) The approximate footprint of the stormwater management facility and, where applicable, the height of the dam embankment and the location of the emergency spillway outlet for each stormwater management facility.

(ii) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.

(iii) A preliminary layout of all on-site drainage channels, outfalls and pipes, including inlet and outlet pipes within the stormwater management facility.

(iv) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.

(v) Proposed landscaping and tree preservation areas in and near the stormwater management facility.

(vi) The approximate limits of clearing and grading on-site and offsite for the stormwater management facility, storm drainage pipes, spillways, access roads and outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures.

(b) A preliminary stormwater management narrative setting forth the following:

(i) Description of how the detention and best management practice requirements will be met.

(ii) The estimated area and volume of storage of the stormwater management facility to meet stormwater detention and best management practice requirements.

(iii) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions,

including any existing ponds or structures in the outfall area.
The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.
(iv) Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.

(13) A statement setting forth the maximum gross floor area and FAR proposed for all uses other than residential, and the maximum density of dwelling units, if applicable.

(14) Existing topography with a maximum contour interval of two (2) feet and a statement indicating whether it is air survey or field run.

(15) A plan showing the open space areas and how the development meets any applicable streetscape/urban design guidelines set forth in the adopted comprehensive plan, with a statement of the percent of open space required and percent of open space provided. The plan shall also include the limits of clearing, existing vegetation, and when there is 2500 square feet or more of land disturbing activity, an existing vegetation map; proposed landscaping in accordance with the Commercial Revitalization District regulations to include interior and peripheral parking lot landscaping, screening and barrier measures, and proposed tree cover.

(16) Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.

(17) Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.

(18) Location of all walkways on the site and to adjacent sites and trails required by the adopted comprehensive plan.

(19) Approximate delineation of any grave, object or structure marking a place of burial if known, and a statement indicating how the proposed development will impact the burial site.

(20) Where applicable, seating capacity, useable outdoor recreation area, emergency

access, bicycle parking, fencing, outside lighting, and loudspeakers.

(21) Seal and signature of professional person certifying the plat.

In addition, an application shall include a statement and any supporting materials detailing any requested modification/waiver/increase and the justification for same.

3. The approval of a requested modification/waiver/increase or use shall be in accordance with and shall further the implementation of the adopted comprehensive plan for the commercial revitalization area.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals.

It should not be construed as representing legal definitions.

Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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