



APPLICATION ACCEPTED: April 2, 2014
PLANNING COMMISSION: October 23, 2014
BOARD OF SUPERVISORS: October 28, 2014 @ 3:30 PM

County of Fairfax, Virginia

October 15, 2014

CRD

STAFF REPORT

SE 2014-MA-012

MASON DISTRICT

APPLICANT: AAA Mid-Atlantic, Inc.

ZONING: C-7 (Regional Retail Commercial);
CRD (Commercial Revitalization -
Bailey's Crossroads);
HC (Highway Corridor Overlay); and
SC (Sign Control Overlay)

PARCEL: 51-3 ((1)) 35A pt. and 35B pt.

ACREAGE: 1.06 acres

FAR: 0.16

OPEN SPACE: 15%

PLAN MAP: Retail and Other Commercial Uses

SE CATEGORY: Category 5 - Vehicle Light Service Establishment

PROPOSAL: A special exception to permit the
development of a vehicle light service
establishment with seven vehicle bays and
associated retail.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2014-MA-012, subject to the proposed development conditions in Appendix 1.

Joe Gorney

Staff recommends approval of the modifications, waiver, and deviation listed below:

- Modification of the off-street parking requirements of the CRD, pursuant to Par. 19 of Sect. 9-601 of the Zoning Ordinance, to permit the elimination of two parking spaces for the purpose of creating a seating area.
- Waiver of the interior parking lot landscaping requirements of the CRD, pursuant to Par. 1.D. of Sect. 9-622 of the Zoning Ordinance, in lieu of the alternatives as shown on the proposed plat and as conditioned.
- Modification of the peripheral parking lot landscaping requirements of the CRD, pursuant to Par. 1.D. of Sect. 9-622 of the Zoning Ordinance, in favor of the alternatives as shown on the proposed plat and as conditioned.
- Deviation to the Tree Preservation Target, pursuant to Section 12-0508 of the Public Facilities Manual, in favor of the alternatives as shown on the proposed plat and as conditioned.

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

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

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

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

O:\jgorney\SE-2014-MA-012\STAFF-REPORT-SE-2014-MA-012-101514.docx



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).

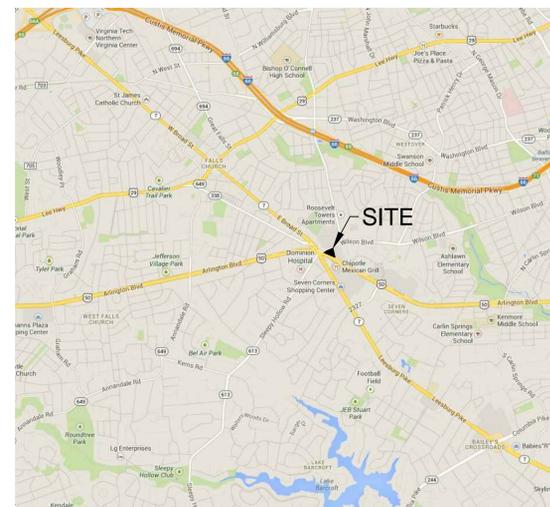
AAA CAR CARE CENTER

THE CORNER AT SEVEN CORNERS SHOPPING CENTER

MASON DISTRICT, FAIRFAX COUNTY SPECIAL EXCEPTION PLAT SE# 2014-MA-012 SEPTEMBER 19, 2014

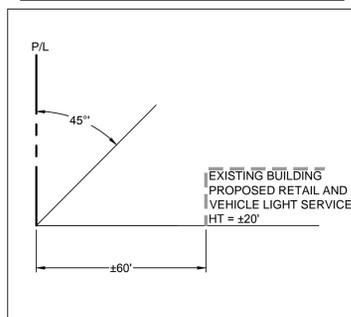
NOTES:

- APPLICANT: AAA MID-ATLANTIC, INC.
- ARCHITECT: AI DESIGN GROUP
500 SOUTH COLLEGE STREET
SUITE 200
CHARLOTTE, NC 28202
CONTACT PERSON: RYAN DOHERTY
TELEPHONE: 704-731-8067
EMAIL: RDOHERTY@AIDGING.COM
- ENGINEER: TIMMONS GROUP
1001 BOULDERS PARKWAY, SUITE 300
RICHMOND, VA 23225
CONTACT PERSON: LEE ANN GUDORP
TELEPHONE: 804-200-6495
FAX: 804-560-1016
EMAIL: LEEANN.GUDORP@TIMMONS.COM
- THE PROPERTY IS CURRENTLY ZONED C-7, REGIONAL RETAIL COMMERCIAL DISTRICT AREA. PROPERTY IS ALSO LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT, SIGN CONTROL OVERLAY DISTRICT, AND THE COMMERCIAL REVITALIZATION DISTRICT.
- A CATEGORY 5 SPECIAL EXCEPTION IS REQUESTED TO PERMIT A VEHICLE LIGHT SERVICE ESTABLISHMENT WITHIN THE LIMITS OF THE SPECIAL EXCEPTION.
- EXISTING CONDITIONS, TOPOGRAPHY AND BOUNDARY INFORMATION IS FROM TIMMONS FIELD SURVEY (DATED NOVEMBER 7, 2013). THE LIMITS OF THE DETAILED TOPOGRAPHIC SURVEY INFORMATION PROVIDED IS WITHIN THE LIMITS OF THE SPECIAL EXCEPTION BOUNDARY.
- THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED.
- THERE ARE NO RESOURCE PROTECTION AREAS AND ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THIS SITE AS WELL AS NO FLOODPLAIN ON THE PROPERTY.
- THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SANITARY SEWER.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 51059C0285E, DATED SEPTEMBER 17, 2010, THIS PROPERTY IS SHOWN AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ALL EXISTING BUILDINGS ARE TO REMAIN.
- ANY NEW SIGNAGE WILL BE IN COMPLIANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
- REVIEW OF THE FAIRFAX COUNTY COUNTYWIDE TRAILS PLAN MAP SHOWS THAT NO TRAILS ARE PROPOSED AROUND THE PROPERTY.
- UNLESS OTHERWISE SHOWN, UTILITY EASEMENTS HAVING A WIDTH OF 25' OR GREATER ARE NOT LOCATED ON THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES FOUND ON THIS PROPERTY.
- HAZARDOUS SUBSTANCES WILL BE ON SITE BUT WILL BE STORED IN AN ACCEPTABLE MANNER.
- THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.
- NO FREESTANDING SIGNAGE IS PROPOSED.

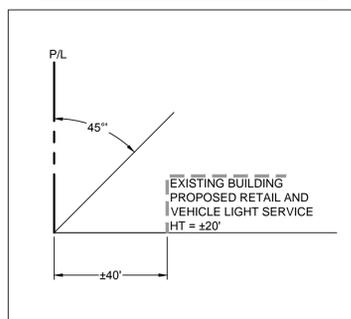


VICINITY MAP
SCALE: 1" = 2000'

ARLINGTON BOULEVARD - LIMITS OF SE FRONT YARD ANGLE BULK PLANE



WILSON BOULEVARD - OVERALL SITE FRONT YARD ANGLE BULK PLANE



Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	EXISTING VEGETATION MAP
4	OVERALL SITE
5	SPECIAL EXCEPTION PLAT
6	PRELIMINARY STORMWATER MANAGEMENT PLAN
7	PEDESTRIAN CONNECTIVITY PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE CORRESPONDENCE
10	ARCHITECTURAL ELEVATIONS (AI DESIGN)
11	ARCHITECTURAL ELEVATIONS (AI DESIGN)
12	ARCHITECTURAL ELEVATIONS (AI DESIGN)

BUILDING AREA TABULATION

MAIN SHOPPING CENTER BUILDINGS	
RETAIL (SHOPPING CENTER)	46,373 SF
OFFICE	2,466 SF
RESTAURANTS (ASSUMPTIONS: TOTAL # SEATS - 366; TOTAL # EMPLOYEES = 24)	14,054 SF
TOTAL AREA	62,893 SF

AREA OF SPECIAL EXCEPTION	
BY INDIVIDUAL USE: (LIMITS OF SPECIAL EXCEPTION)	
RETAIL (SHOPPING CENTER)	3,145 SF (GFA)
VEHICLE LIGHT SERVICE W/ 7 BAYS (ASSUMPTIONS: TOTAL # EMPLOYEES = 10)	3,766 SF (NFA)
STORAGE AREA	269 SF
TOTAL AREA	7,180 SF

PARKING TABULATION

MAIN SHOPPING CENTER PARKING REQUIREMENT	
RETAIL = 4.3 SPACES / 1,000 SF OF GFA = (46,373 SF / 1,000 SF) X 4.3	200 SPACES
OFFICE = 3.6 SPACES / 1,000 SF OF GFA = (2,466 SF / 1,000 SF) X 3.6	9 SPACES
RESTAURANT = 1 SPACE PER 4 SEATS, 1 SPACE PER 2 BAR STOOLS, 1 SPACE PER 2 EMPLOYEES = (366 SEATS / 4) = (24 EMPLOYEES / 2)	92 SPACES 12 SPACES
TOTAL PARKING REQUIRED:	313 SPACES

SPECIAL EXCEPTION PARKING REQUIREMENT	
OFFSTREET PARKING - VEHICLE LIGHT SERVICE ESTABLISHMENT:	
RETAIL = 4.3 SPACES PER 1,000 SF OF GROSS FLOOR AREA = (3,145 / 1,000 SF) X 4.3	14 SPACES
VEHICLE LIGHT SERVICE = 1 SPACE PER 200 SF NFA + 2 PER SERVICE BAY + 1 PER EMPLOYEE = (3,766 SF / 200 SF) + (7 BAYS X 2) + 10 EMPLOYEES	43 SPACES
STORAGE AREA = 0 SPACES REQUIRED	0 SPACES
TOTAL PARKING REQUIRED:	57 SPACES

TOTAL PARKING PROVIDED WITHIN THE SPECIAL EXCEPTION AREA: 55 SPACES (INCL. 3 H.C. SPACES)*
*PURSUANT TO PARAGRAPH 3 OF SECTION A7-209 OF THE ZONING ORDINANCE, THE MINIMUM OFF STREET PARKING REQUIREMENTS MAY BE REDUCED BY UP TO 20%

TOTAL SPACES REQUIRED BY ALL USES: 370 SPACES

TOTAL SPACES PROVIDED: 398 SPACES (INCL. 13 H.C. SPACES)

ZONING TABULATION

EXISTING ZONE: C-7 REGIONAL RETAIL COMMERCIAL DISTRICT
OVERALL SITE AREA: ±281,609 SF
SE SITE AREA: ±46,353 SF

	REQUIRED:	PROVIDED ON OVERALL SITE:	PROVIDED ON AREA OF SE:
MIN. LOT AREA:	40,000 SF	±281,609 SF	±46,353 SF
MIN. LOT WIDTH:	200 FT	±560 FT	±215 FT
MAX. BLDG HT:	90 FT	±25 FT	±20 FT
MIN. YARD REQUIREMENTS:			
FRONT	45° ABP; BUT NOT LESS THAN 40'	±40 FT	±60 FT (EX BLDG)
SIDE	NONE	N/A	N/A
REAR	20 FT	±30 FT	±22 FT
MAX. FAR:	0.80	±0.26	±0.16 (±7,180 SF OF GFA)
OPEN SPACE	15%	>=15%	>=15%

REQUESTED WAIVERS AND MODIFICATIONS

- MODIFICATIONS OR WAIVER OF THE PROVISIONS OF A COMMERCIAL REVITALIZATION DISTRICT (AS PER 9-622D) WITH RESPECT TO INTERIOR PARKING LOT LANDSCAPING.
- MODIFICATION FOR 8' WIDE LANDSCAPED STRIP ALONG ARLINGTON BOULEVARD WHERE 10' IS REQUIRED. (EXISTING CONDITION)



THIS DRAWING PREPARED AT THE
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TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 01-14-2014
DRAWN BY: S. MITCHELL
DESIGNED BY: S. MITCHELL
CHECKED BY: L. GUDORP
SCALE: AS SHOWN

TIMMONS GROUP

AAA CAR CARE - FALLS CHURCH, VA
MASON DISTRICT - FAIRFAX COUNTY - VA
COVER SHEET

JOB NO. 34689
SHEET NO. 1 of 12



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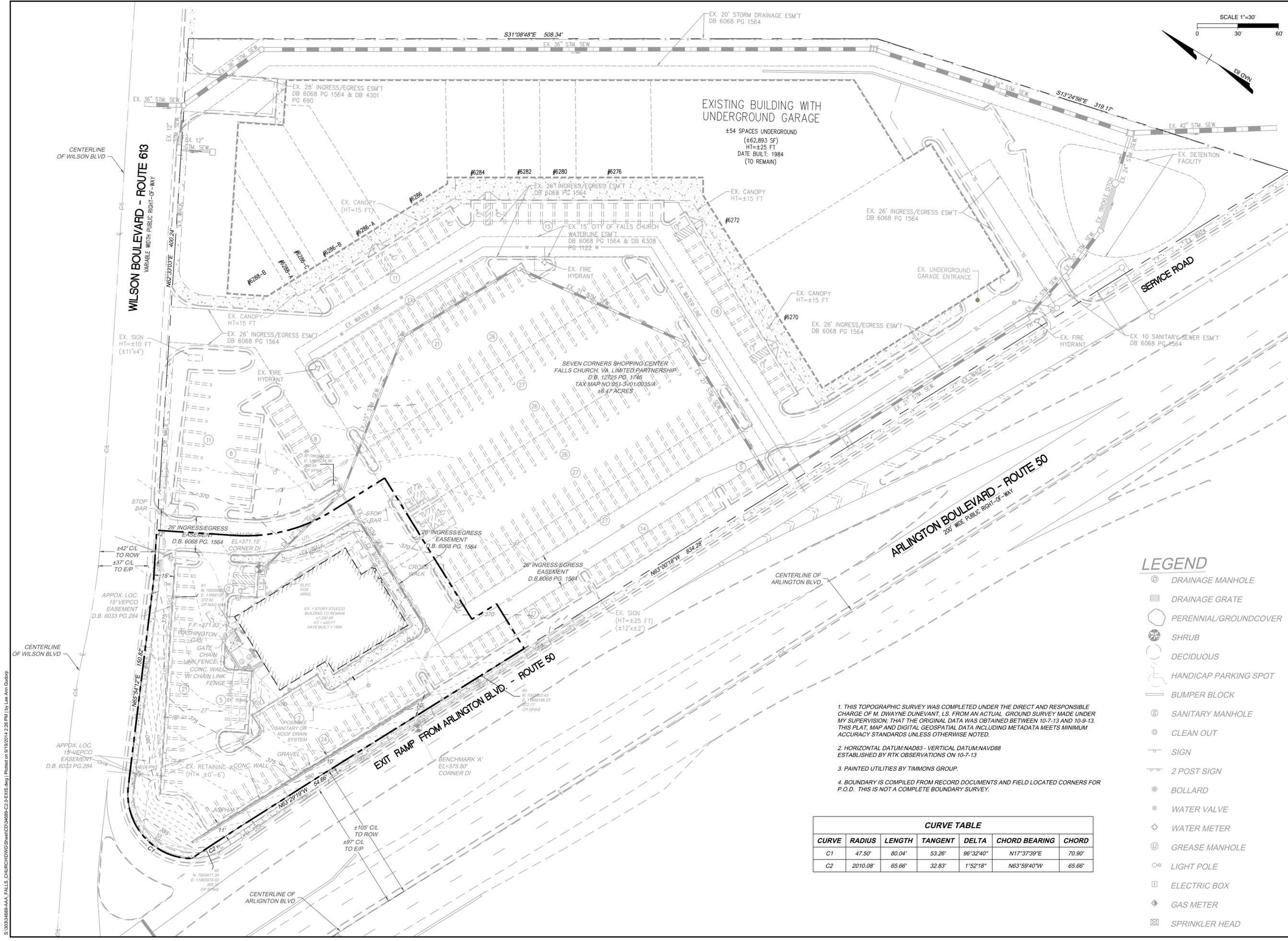
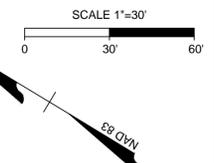
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DATE: 01-14-2014
 DRAWN BY: S. MITCHELL
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 CHECKED BY: L. GUDORP

SCALE: 1" = 30'

AAA CAR CARE - FALLS CHURCH, VA
 MASON DISTRICT - FAIRFAX COUNTY - VA
EXISTING CONDITIONS

JOB NO. 34689
 SHEET NO. 2 of 12



EXISTING BUILDING WITH UNDERGROUND GARAGE
 ±54 SPACES UNDERGROUND
 (±62,893 SF)
 HT=±25 FT
 DATE BUILT: 1984
 (TO REMAIN)

SEVEN CORNERS SHOPPING CENTER
 FALLS CHURCH, VA. LIMITED PARTNERSHIP
 D.B. 12725 PG. 1746
 TAX MAP NO.051-3701/0035/A
 ±6.47 ACRES

LEGEND

- ⊙ DRAINAGE MANHOLE
- ▭ DRAINAGE GRATE
- PERENNIAL/GROUNDCOVER
- SHRUB
- DECIDUOUS
- ♿ HANDICAP PARKING SPOT
- ▬ BUMPER BLOCK
- ⊙ SANITARY MANHOLE
- ⊙ CLEAN OUT
- ⊙ SIGN
- ⊙ 2 POST SIGN
- ⊙ BOLLARD
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ GREASE MANHOLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC BOX
- ⊙ GAS METER
- ⊙ SPRINKLER HEAD

1. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF M. DWAYNE DUNEVANT, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED BETWEEN 10-7-13 AND 10-9-13. THIS PLAT, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
2. HORIZONTAL DATUM:NAD83 - VERTICAL DATUM:NAVD88 ESTABLISHED BY RTK OBSERVATIONS ON 10-7-13
3. PAINTED UTILITIES BY TIMMONS GROUP.
4. BOUNDARY IS COMPILED FROM RECORD DOCUMENTS AND FIELD LOCATED CORNERS FOR P.O.D. THIS IS NOT A COMPLETE BOUNDARY SURVEY.

CURVE TABLE

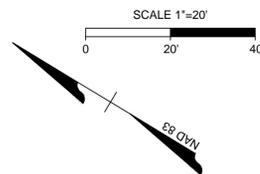
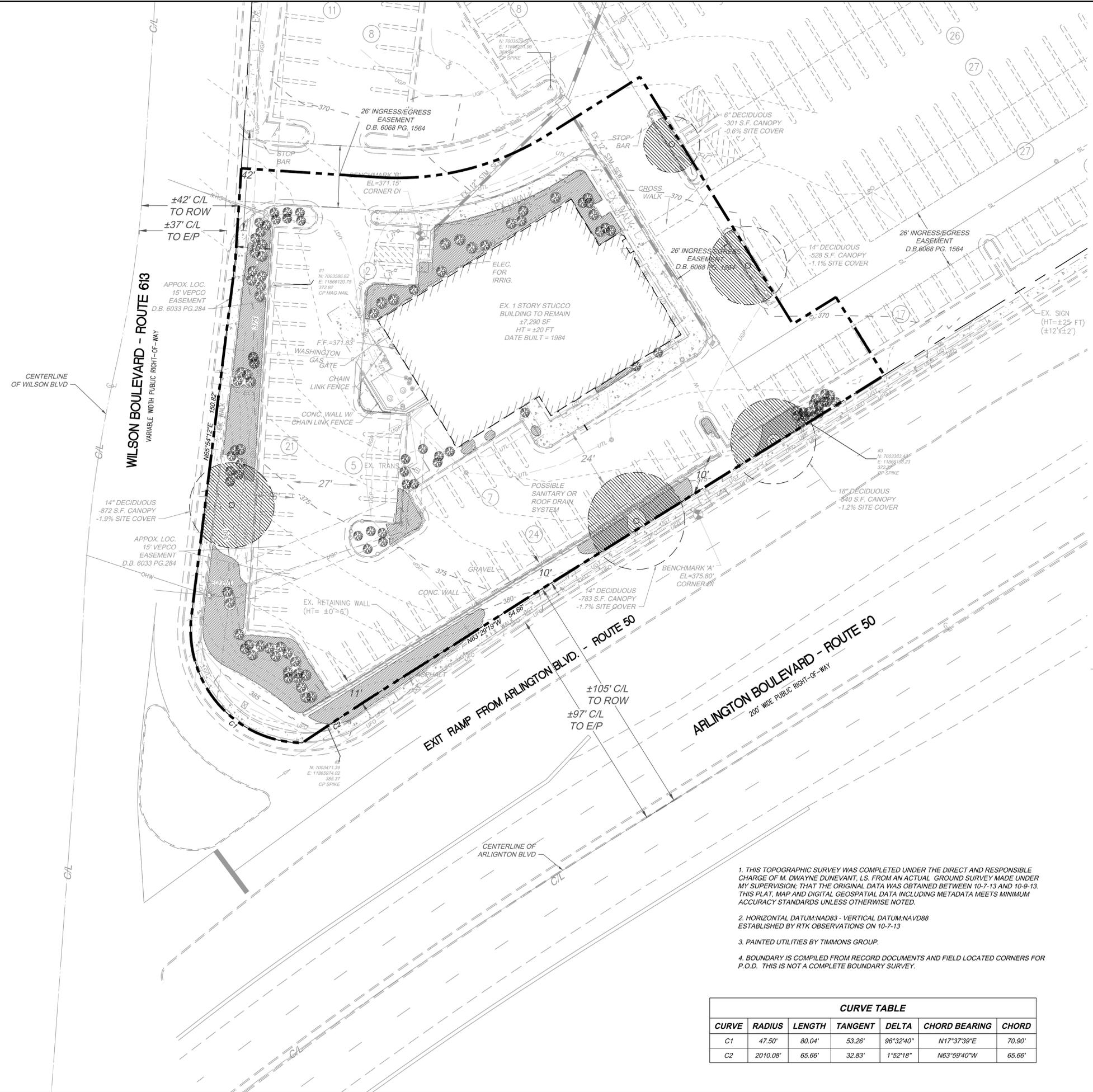
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	47.50'	80.04'	53.26'	96°32'40"	N17°37'39"E	70.90'
C2	2010.08'	65.66'	32.83'	1°52'18"	N63°59'40"W	65.66'

S:\03034889\AAA_FALLS_CHURCH\DWG\SheetCD\4689-C2.dwg | Plotted on 9/19/2014 2:28 PM | By Lee Ann Gudorp

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EXISTING VEGETATION SUMMARY
 • EXISTING TREE COVER CALCULATIONS
 - SITE AREA: 46,353 S.F.
 - TREE COVER: 3,024 S.F.
 - SITE PERCENTAGE: 6.5%
 • THE SITE CONSISTS PRIMARILY OF TRANSPLANTED NON-NATIVE SPECIES TYPICALLY ASSOCIATED WITH SHOPPING CENTER DEVELOPMENT. THE SITE HAS SUFFERED THROUGH YEARS OF VACANCY WHERE THE INVASIVE GROUNDCOVERS (ENGLISH IVY, CREEPING EUONYMOUS, PERIWINKLE) HAVE SPREAD THROUGHOUT THE PLANTING BEDS, CHOKING OUT MANY OF THE SHRUBS (JAPANESE BARBERRY, EUONYMOUS, NANDINA, JUNIPER, MUGO PINE, SPIRAEA). THE CROWNS OF THE EXISTING TREES (HONEYLOCUST, RED MAPLE) HAVE BEEN REMOVED AND ARE IN POOR HEALTH.



- LEGEND**
- ⊙ DRAINAGE MANHOLE
 - ⊞ DRAINAGE GRATE
 - ⊞ PERENNIAL/GROUND COVER
 - ⊞ SHRUB
 - ⊞ DECIDUOUS
 - ⊞ HANDICAP PARKING SPOT
 - ⊞ BUMPER BLOCK
 - ⊞ SANITARY MANHOLE
 - ⊞ CLEAN OUT
 - ⊞ SIGN
 - ⊞ 2 POST SIGN
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- HORIZONTAL DATUM: NAD83 - VERTICAL DATUM: NAVD88 ESTABLISHED BY RTK OBSERVATIONS ON 10-7-13
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	47.50'	80.04'	53.26'	96°32'40"	N17°37'39"E	70.90'
C2	2010.08'	65.66'	32.83'	1°52'18"	N63°59'40"W	65.66'



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YOUR VISION ACHIEVED THROUGH OURS.

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 DESIGNED BY: S. MITCHELL
 CHECKED BY: L. GUDORP
 SCALE: 1" = 20'

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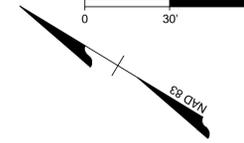
AAA CAR CARE - FALLS CHURCH, VA
 MASON DISTRICT - FAIRFAX COUNTY - VA
 EXISTING VEGETATION MAP

JOB NO. 34689
 SHEET NO. 3 of 12

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S31°08'48"E 508.34'

SCALE 1"=30'



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DATE	REVISION DESCRIPTION
03/24/2014	REVISED PER FAIRFAX COUNTY COMMENTS
07/08/2014	SECOND SUBMISSION
08/25/2014	THIRD SUBMISSION
08/19/2014	FOURTH SUBMISSION

DATE
01-14-2014

DRAWN BY
S. MITCHELL

DESIGNED BY
S. MITCHELL

CHECKED BY
L. GUDORP

SCALE
1" = 30'

TIMMONS GROUP

AAA CAR CARE - FALLS CHURCH, VA
MASON DISTRICT - FAIRFAX COUNTY - VA
OVERALL SITE

JOB NO.
34689

SHEET NO.
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EXISTING BUILDING WITH UNDERGROUND GARAGE
±54 SPACES UNDERGROUND
(±62,893 SF)
H1=±25 FT
DATE BUILT: 1984
(TO REMAIN)

SEVEN CORNERS SHOPPING CENTER
FALLS CHURCH, VA, LIMITED PARTNERSHIP
D.B. 17225 PG. 1746
TAX MAP NO 051-3-011/0035/A
±6.47 ACRES

PROPOSED VEHICLE LIGHT SERVICE ESTABLISHMENT ±3,766 SF

PROPOSED RETAIL ±3,145 SF

STORAGE AREA (269 SF)

LIMITS OF SPECIAL EXCEPTION AREA (±46,353 SF OR 1.06 AC)

WILSON BOULEVARD
STATE ROUTE 613 - D.B. 6068 PG. 1564
VARIABLE WIDTH RIGHT-OF-WAY

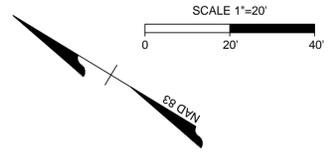
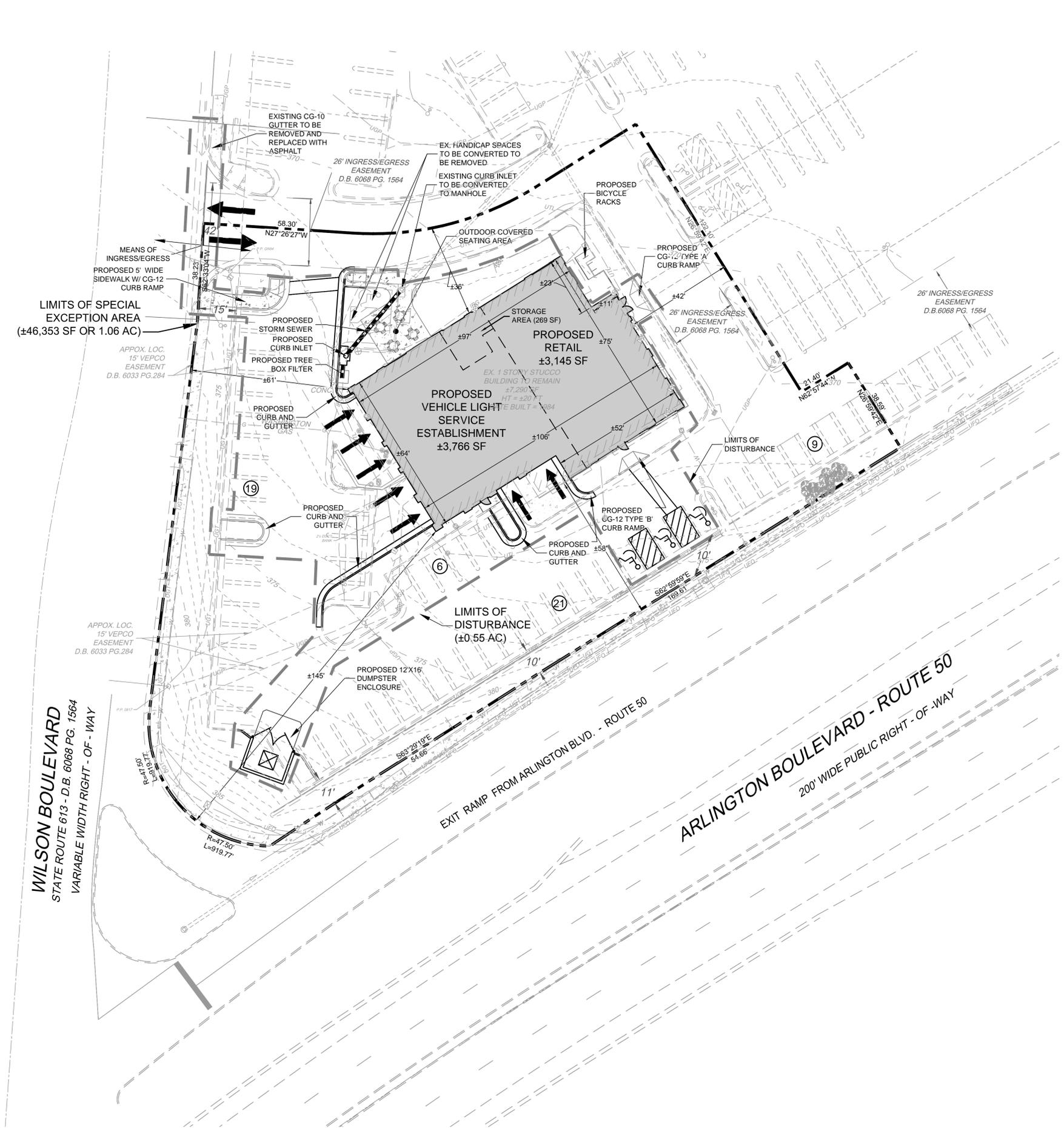
EXIT RAMP FROM ARLINGTON BLVD. - ROUTE 50

ARLINGTON BOULEVARD - ROUTE 50
200' WIDE PUBLIC RIGHT-OF-WAY

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	47.50'	80.04'	53.26'	96°32'40"	N17°37'39"E	70.90'
C2	2010.08'	65.66'	32.83'	1°52'18"	N63°59'40"W	65.66'

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DRAWN BY
S. MITCHELL

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S. MITCHELL

CHECKED BY
L. GUDORP

SCALE
1" = 20'

REVISION DESCRIPTION

DATE

03/24/2014

07/08/2014

08/23/2014

08/19/2014

REVISION DESCRIPTION

REVISED PER FAIRFAX COUNTY COMMENTS

SECOND SUBMISSION

THIRD SUBMISSION

FOURTH SUBMISSION

JOB NO.

34689

SHEET NO.

5 of 12

TIMMONS GROUP

AAA CAR CARE - FALLS CHURCH, VA
 MASON DISTRICT - FAIRFAX COUNTY - VA
SPECIAL EXCEPTION PLAT

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OVERALL SITE DRAINAGE SUMMARY

1. PRE-DEVELOPMENT

- A. DISTURBED AREA = 0.55 ACRES
- CONTRIBUTING AREAS:
0.49 AC. @ 0.90 (IMPERVIOUS AREA ON-SITE)
0.06 AC. @ 0.30 (GREEN AREA ON-SITE)
0.55 AC.
- B. WEIGHTED "C":
 $\frac{(0.49)(0.90) + (0.06)(0.30)}{0.55} = 0.83$
- C. TIME OF CONCENTRATION = 5 MIN.
- D. RUNOFF: $Q2 = (0.83)(5.45)(0.55) = 2.49$ CFS
 $Q10 = (0.83)(7.27)(0.55) = 3.32$ CFS

2. POST-DEVELOPMENT

- A. CONTRIBUTING AREAS:
0.49 AC. @ 0.90 (IMPERVIOUS AREA ON-SITE)
0.06 AC. @ 0.30 (GREEN AREA ON-SITE)
0.55 AC.
- B. WEIGHTED "C":
 $\frac{(0.49)(0.90) + (0.06)(0.30)}{0.55} = 0.83$
- C. TIME OF CONCENTRATION = 5 MIN.
- D. RUNOFF: $Q2 = (0.83)(5.45)(0.55) = 2.49$ CFS
 $Q10 = (0.83)(7.27)(0.55) = 3.32$ CFS

NOTE: THIS SUMMARY IS PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF SITE PLAN/FINAL ENGINEERING

PRELIMINARY WATER QUALITY CALCULATIONS

COMPUTATIONS, ASSUMPTIONS AND CONSTANTS TAKEN FROM THE VIRGINIA RUNOFF REDUCTION REDEVELOPMENT CRITERIA SPREADSHEET, APRIL 2013

- ASSUMPTIONS:
ANNUAL RAINFALL (IN.): 43 INCHES
TARGET RAINFALL EVENT (IN.): 1 INCH
PHOSPHORUS EMC(MG/L): 0.26
TARGET PHOSPHORUS LOAD (LB/ACRE/YEAR): 0.41
P: 0.9

PRE REDEVELOPMENT LOAD
SITE RV = 0.87
SITE AREA = 0.55 ACRES

PRE REDEVELOPMENT TREATMENT VOLUME = $(1 \text{ INCH}) \times (0.87) \times (0.55 \text{ AC}) / 12 = 0.04 \text{ AC-FT}$
PRE REDEVELOPMENT LOAD (TN) LB/YR = 7.84 LB/YR

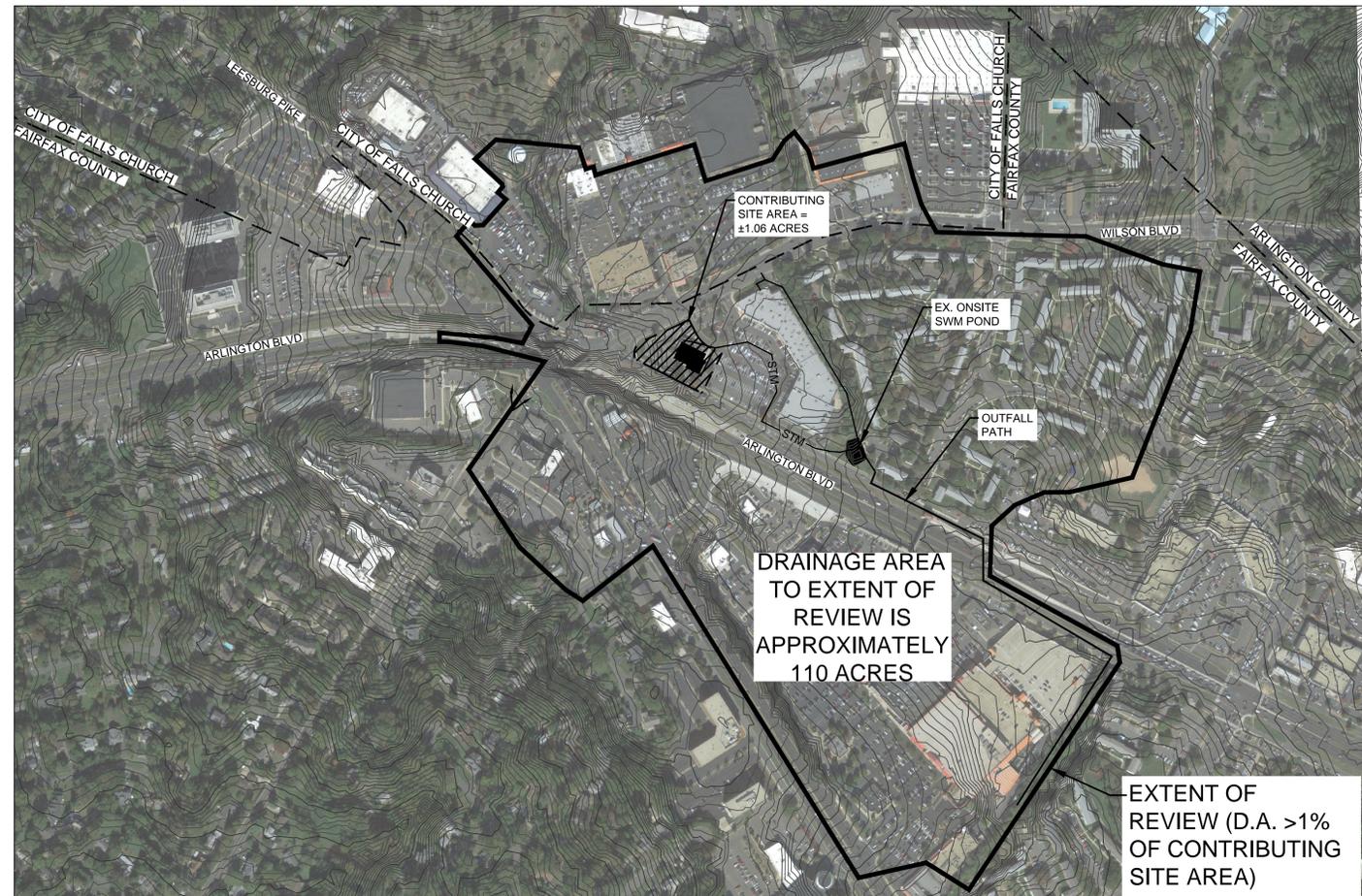
POST REDEVELOPMENT LOAD
SITE RV = 0.87
SITE AREA = 0.55 ACRES

POST REDEVELOPMENT TREATMENT VOLUME = $(1 \text{ INCH}) \times (0.87) \times (0.55 \text{ AC}) / 12 = 0.04 \text{ AC-FT}$
POST REDEVELOPMENT LOAD (TN) LB/YR = 7.84 LB/YR

PER THE VIRGINIA RUNOFF REDUCTION SPREADSHEET, FOR A DISTURBED AREA LESS THAN 1 ACRE WITH NO INCREASE OF IMPERVIOUS AREA, A 10% MAXIMUM REDUCTION IS REQUIRED.

TP LOAD REDUCTION REQUIRED FOR REDEVELOPED AREA = 0.11 LB/YR
THE PROPOSED TREE BOX FILTER WILL MEET THIS REQUIREMENT UTILIZING AN EFFICIENCY RATE OF 55% PER FAIRFAX COUNTY LETTER TO INDUSTRY 09-04. DETAILED CALCULATIONS WILL BE PROVIDED AT THE SITE PLAN SUBMISSION.

NOTE: THESE COMPUTATIONS AND ASSUMPTIONS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AT THE TIME OF SITE PLAN/FINAL ENGINEERING.



SWM AND BMP NARRATIVE

THE PROPOSED REDEVELOPMENT RESULTS IN NO INCREASE IN IMPERVIOUS AREA WITHIN THE LIMITS OF DISTURBANCE. STORM WATER QUANTITY REQUIREMENTS ARE SATISFIED THROUGH AN EXISTING ON SITE DETENTION FACILITY. DUE TO NO INCREASE IN IMPERVIOUS AREA, THE ON SITE DETENTION FACILITY WILL NOT BE IMPACTED WITH THIS PROJECT.

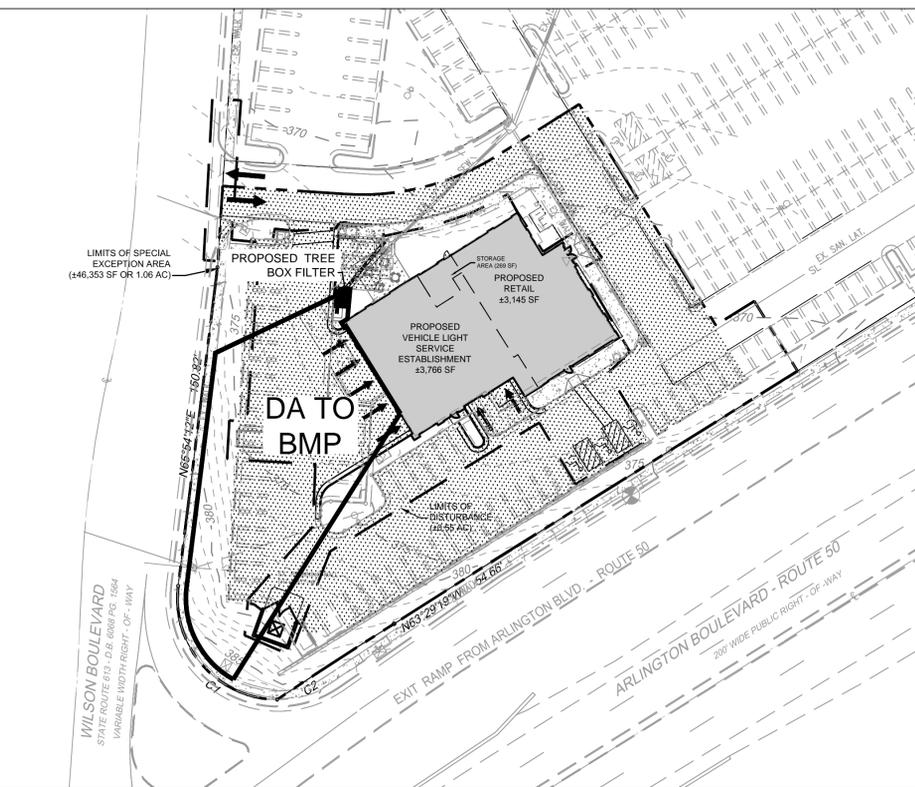
STORM WATER QUALITY REQUIREMENTS WILL BE MET THROUGH THE DESIGN AND INSTALLATION OF A TREE BOX FILTER. THE TREE BOX FILTER WILL TREAT RUNOFF FROM THE SITE PARKING LOT AREA. THE TREE BOX FILTER WILL BE DESIGN IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND VIRGINIA STORMWATER BMP CLEARINGHOUSE, CURRENT EDITIONS. THE TREE BOX FILTER WILL BE PRIVATELY OWNED AND MAINTAINED.

OUTFALL ANALYSIS NARRATIVE

FOR PURPOSES OF DEMONSTRATING COMPLIANCE WITH THE FAIRFAX COUNTY OUTFALL REQUIREMENTS THE SITE AREA IS EQUAL TO THE LIMITS OF THE SPECIAL EXCEPTION (APPROXIMATELY 1.06 ACRES).

THIS SITE IS LOCATED IN THE FOUR MILE RUN WATERSHED. THE STORM WATER FROM THIS SITE ENTERS AN EXISTING STORM SEWER NETWORK VIA ONSITE DROP INLETS. THE STORM WATER FLOWS TO AN EXISTING STORM WATER MANAGEMENT POND SERVING THE EXISTING SHOPPING CENTER. THE POND OUTFALLS TO AN EXISTING STORM SEWER NETWORK ALONG ARLINGTON BOULEVARD THAT DAYLIGHTS AT A TRIBUTARY TO LONG BRANCH. USING COUNTY TAX MAP INFORMATION THE EXTENT OF REVIEW HAS BEEN ESTABLISHED UNDER THE ONE PERCENT RULE (SEE OUTFALL MAP THIS SHEET). THE DRAINAGE AREA AT THE EXTENT OF REVIEW IS MOST NEARLY 110 ACRES WHICH IS MORE THAN ONE HUNDRED TIMES THE CONTRIBUTING SITE AREA (1.06 ACRES).

THEFORE, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THIS SITE HAS AN ADEQUATE OUTFALL. THIS ANALYSIS IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN.



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

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

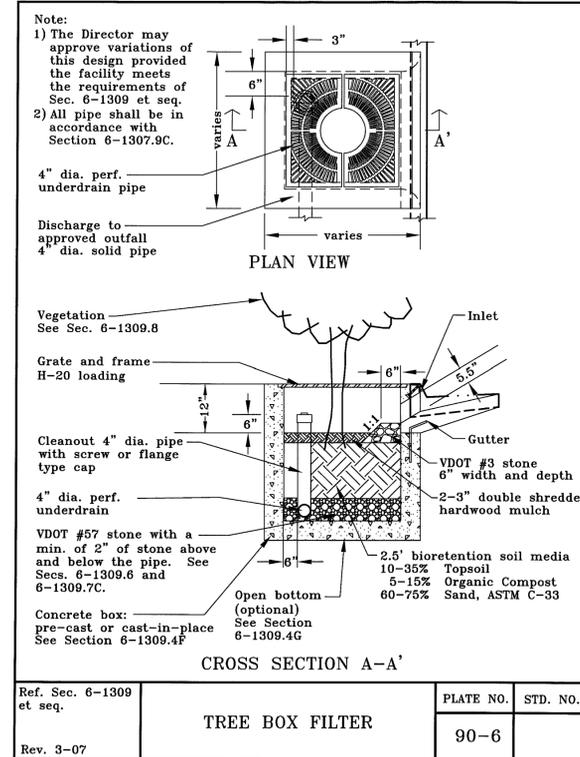
This information is required under the following Zoning Ordinance paragraphs:

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

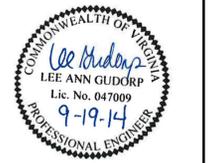
- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C1.0-C4.0
- 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
TREE BOX FILTER	0.24 AC	0 AC	0.24 AC	N/A	N/A	N/A
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C4.0
- 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet L1.0
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet C4.0
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C4.0
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C4.0
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C2.0
- 11. A submission waiver is requester for N/A
- 12. Stormwater management is not required because DETENTION POND SERVING SHOPPING CENTER IS EXISTING. PROPOSED DEVELOPMENT DECREASES EXISTING IMPERVIOUS COVER

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 6-1309 et seq.	TREE BOX FILTER	PLATE NO.	STD. NO.
Rev. 3-07		90-6	



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08/19/2014	FOURTH SUBMISSION

DATE: 01-14-2014
DRAWN BY: S. MITCHELL
DESIGNED BY: S. MITCHELL
CHECKED BY: L. GUDORP
SCALE: NONE

TIMMONS GROUP

AAA CAR CARE - FALLS CHURCH, VA
MASON DISTRICT - FAIRFAX COUNTY - VA
PRELIMINARY STORMWATER MANAGEMENT PLAN

JOB NO. 34689
SHEET NO. 6 of 12

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LANDSCAPE REQUIREMENTS

AREA	QUANTITY	RATIO	REQUIRED	PROVIDED
ARLINGTON BOULEVARD PERIPHERAL PARKING LOT LANDSCAPING	269 L.F.	1 LARGE TREE PER 30 L.F. OF R.O.W. FRONTAGE	9 TREES	11 PROPOSED TREES
WILSON BOULEVARD PERIPHERAL PARKING LOT LANDSCAPING	164 L.F.	1 SMALL/MEDIUM TREE PER 25 L.F. OF R.O.W. FRONTAGE	7 TREES	8 PROPOSED TREES

MODIFICATIONS OR WAIVER OF THE PROVISIONS OF A COMMERCIAL REVITALIZATION DISTRICT (AS PER 9-622D) WITH RESPECT TO INTERIOR PARKING LOT LANDSCAPING.

Table 12.3 Tree Preservation Target Calculations and Statement

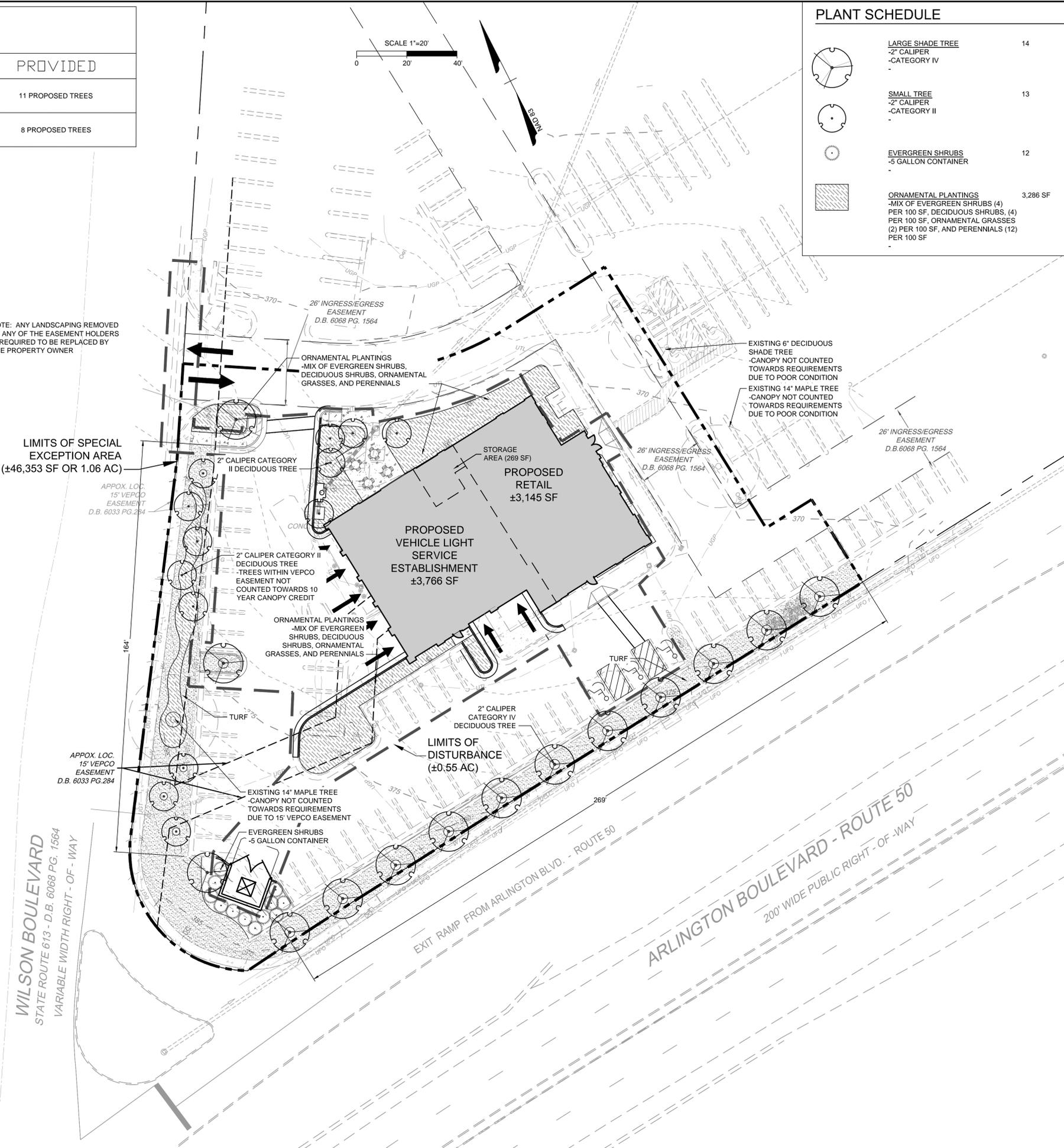
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	3,024 s.f.
B	Percentage of gross site area covered by existing tree canopy =	6.5%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	6.5%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%
F	Has the Tree Preservation Target minimum been met?	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	SHEET 9
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	

Table 12.10 10-year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	See table above; see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	46,353 s.f. § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	0 s.f. § 12-0511.1B
B3	Subtract area of exemptions =	0 s.f. § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	46,353 s.f.
B5	Identify site's zoning and/or use =	C-7
B6	Percentage of 10-year tree canopy required =	10% § 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	4,635 s.f.
B8	Modification of 10-year Tree Canopy Requirements requested?	No Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area =	301 s.f.
C2	Total canopy area meeting standards of § 12-0400 =	0 s.f.
C3	C2 x 1.25 =	0 s.f. § 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0 s.f.
C5	C4 x 1.5 =	0 s.f. § 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0 s.f.
C7	C6 x 1.5 to 3.0 =	0 s.f. § 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0 s.f.
C9	C8 x 1.0 =	0 s.f. § 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	0 s.f. If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	4,635 s.f.
D2	Area of canopy planted for air quality benefits =	0 s.f.
D3	x 1.5 =	0 s.f. § 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0 s.f.
D5	x 1.5 =	0 s.f. § 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0 s.f.
D7	x 1.25 =	0 s.f. § 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	0 s.f.
D9	x 1.5 =	0 s.f. § 12-0510.4B(4)
D10	Area of canopy provided by native trees =	3,300 s.f.
D11	x 1.5 =	4,950 s.f. § 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0 s.f.
D13	x 1.25 =	0 s.f. § 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0 s.f.
D15	x 1.0 =	0 s.f. § 12-0510.4D(1)
D16	Area of canopy provided through native shrubs =	0 s.f.
D17	Percentage of D14 represented by D15 =	0 Must not exceed 33% of D14
D18	Total of canopy area provided through tree planting =	4,950 s.f.
D19	Is an off-site planting relief requested?	No Yes or No
D20	Tree Bank or Tree Fund?	No § 12-0512
D21	Canopy area requested to be provided through off-site banking or tree fund =	0 s.f.
D22	Amount to be deposited into the Tree Preservation and Planting Fund =	0 s.f.
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	0 s.f.
E2	Total of canopy area provided through tree planting (D17) =	4,950 s.f.
E3	Total of canopy area provided through off-site mechanism (D19) =	0 s.f.
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	4,950 s.f. Total of E1 through E3. Area should meet or exceed area required by B7

NOTE: ANY LANDSCAPING REMOVED BY ANY OF THE EASEMENT HOLDERS IS REQUIRED TO BE REPLACED BY THE PROPERTY OWNER

LIMITS OF SPECIAL EXCEPTION AREA (±46,353 SF OR 1.06 AC)



PLANT SCHEDULE

LARGE SHADE TREE -2" CALIPER -CATEGORY IV	14
SMALL TREE -2" CALIPER -CATEGORY II	13
EVERGREEN SHRUBS -5 GALLON CONTAINER	12
ORNAMENTAL PLANTINGS -MIX OF EVERGREEN SHRUBS (4) PER 100 SF, DECIDUOUS SHRUBS (4) PER 100 SF, ORNAMENTAL GRASSES (2) PER 100 SF, AND PERENNIALS (12) PER 100 SF	3,286 SF



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08/19/2014	FOURTH SUBMISSION

DATE: 01-14-2014
DRAWN BY: F. HANCOCK
DESIGNED BY: F. HANCOCK
CHECKED BY: N. BEASLEY
SCALE: 1" = 20'

TIMMONS GROUP

AAA CAR CARE - FALLS CHURCH, VA
MASON DISTRICT - FAIRFAX COUNTY - VA
LANDSCAPE PLAN

JOB NO. 34689
SHEET NO. 8 of 12

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July 8, 2014

Keith Cline, Director
Department of Public Works and Environmental Services
Urban Forestry Management Division
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: SE 2014-MA-012
Applicant: AAA Mid-Atlantic, Inc.
Subject Property: 51-3 ((1)) 35A pt. and 35B pt.

Dear Mr. Cline:

Please accept this letter as a request to deviate from the Public Facilities Manual (PFM), Chapter 12, Tree Conservation Preservation Area Target.

The Applicant requests a deviation in accordance with Section 12-0508.3A(2) of the Public Facilities Manual (PFM). As noted in a memo dated May 19, 2014 from Nicholas J. Drunasky, the existing trees on the Subject Property do not meet the condition and health standards of PFM 12-0403. Meeting the Tree Preservation Target on the Application Property could only be achieved through preservation of trees that do not meet standards for health and structural condition and other vegetation and risk management requirements of the PFM.

Although the Applicant cannot meet the Tree Preservation Target, the Applicant has proposed landscaping as shown on a revised Special Exception Plat (SE Plat) dated July 8, 2014, in excess of PFM requirements. The Applicant further proposes to provide a detailed landscaping plan at time of site plan approval that shall be coordinated with the Urban Forest Management Division.

Given the existing condition of the trees and the Applicant's proposed landscaping in excess of PFM requirements, a deviation of the Tree Preservation requirement is justified. Should you have any questions, or need any additional information, do not hesitate to contact me.

Very truly yours,

Frank W. Hancock III, ASLA
Landscape Architect, Timmons Group

CIVIL ENGINEERING | ENVIRONMENTAL | SURVEYING | GIS | LANDSCAPE ARCHITECTURE | CONSTRUCTION SERVICES

TREE PRESERVATION DEVIATION REQUEST LETTER



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08/19/2014	FOURTH SUBMISSION

DATE	01-14-2014
DRAWN BY	F. HANCOCK
DESIGNED BY	F. HANCOCK
CHECKED BY	N. BEASLEY
SCALE	---



AAA CAR CARE - FALLS CHURCH, VA
MASON DISTRICT - FAIRFAX COUNTY - VA
LANDSCAPE CORRESPONDENCE

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AAA Mid-Atlantic
 Falls Church, VA

Schematic Rendering

2014-08-14

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 ARCHITECTURAL ELEVATIONS BY AI DESIGN

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NOTE:
ALL FINISHES TO MATCH THE MATERIAL SPECS & COLOR AS DICTATED BY ADJACENT SHOPPING CENTER STANDARDS.

NOTE:
OH DOORS TO BE WAYNE DALTON 452 DOOR WITH 1/2" INSULATED TEMPERED CLEAR VISION GLASS. FINISH TO BE PREFINISHED BONE WHITE

NOTE:
STOREFRONT GLASS TO BE 1/2" INSULATED CLEAR VISION GLASS TO MATCH ADJACENT SHOPPING CENTER STANDARD.

FRONT ELEVATION - EAST



LEFT ELEVATION - SOUTH

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SOUTH & EAST ELEVATIONS
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REAR ELEVATION - WEST

NOTE:
ALL FINISHES TO MATCH THE MATERIAL SPECS & COLOR AS DICTATED BY ADJACENT SHOPPING CENTER STANDARDS.

NOTE:
OH DOORS TO BE WAYNE DALTON 452 DOOR WITH 1/2" INSULATED TEMPERED CLEAR VISION GLASS. FINISH TO BE PREFINISHED BONE WHITE

NOTE:
STOREFRONT GLASS TO BE 1/2" INSULATED CLEAR VISION GLASS TO MATCH ADJACENT SHOPPING CENTER STANDARD



RIGHT ELEVATION - NORTH

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DESIGNED BY: AI DESIGN

CHECKED BY: AI DESIGN

SCALE: NOT TO SCALE

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NORTH & WEST ELEVATIONS

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

APPLICATION DESCRIPTION

The applicant, AAA Mid-Atlantic, Inc., requests approval of a Special Exception to permit the development of a vehicle light service establishment with seven vehicle bays (approximately 3,766 sf); a related retail use (a by-right travel agency, approximately 3,145 sf); and a small storage area (approximately 248 sf). The project site consists of 1.06 acres, located at 6290 Arlington Boulevard, within the C-7 (Regional Retail Commercial); the CRD (Commercial Revitalization Overlay - Bailey's Crossroads); H-C (Highway Corridor Overlay); and SC (Sign Control Overlay) Districts. The proposed use is part of The Corner at Seven Corners shopping center, which has a total area of approximately 6.47 acres.

Aerial View of the Project Site Looking North



Modifications and Deviation:

The applicant requests approval of the modifications and deviation listed below:

- Modification of the off-street parking requirements of the CRD, pursuant to Par. 19 of Sect. 9-601 of the Zoning Ordinance, to permit the elimination of two parking spaces for the purpose of creating a seating area.
- Waiver of the interior parking lot landscaping requirements of the CRD, pursuant to Par. 1.D. of Sect. 9-622 of the Zoning Ordinance, in lieu of the alternatives as shown on the proposed plat and as conditioned.
- Modification of the peripheral parking lot landscaping requirements of the CRD, pursuant to Par. 1.D. of Sect. 9-622 of the Zoning Ordinance, in favor of the alternatives as shown on the proposed plat and as conditioned.
- Deviation to the Tree Preservation Target, pursuant to Section 12-0508 of the Public Facilities Manual, in favor of the alternatives as shown on the proposed plat and as conditioned.

A reduced copy of the Special Exception plat is included at the front of this report. Copies of the proposed development conditions, the affidavit, and the applicant's statement of justification are included in Appendices 1, 2 and 3, respectively. The most recently approved development conditions and plat, associated with a use within the same shopping center, are included in Appendices 4 and 5. Agency analyses are included in Appendices 6 through 13. The applicable Comprehensive Plan text is included as Appendix 14 and the applicable Zoning Ordinance standards are included in Appendix 15.

LOCATION AND CHARACTER**Site Description:**

The 1.06-acre site is located on Parcel 51-3 ((1)) 35A pt. and 35B pt. at 6290 Arlington Boulevard (on the north side of Arlington Boulevard; east of the intersection of Wilson Boulevard and Arlington Boulevard) within The Corner at Seven Corners shopping center. The project site contains a vacant building, previously used as a restaurant.

A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Eden Center (commercial)	n/a	n/a – City of Falls Church
East	The Corner at Seven Corners (commercial)	C-7	Retail and Other Commercial Uses
South	Arlington Boulevard; Commercial development	C-8	Alternative Uses (multiple options); Transit Transfer Center
West	Commercial development	C-8	Retail and Other Commercial Uses

BACKGROUND

A rezoning (RZ B-843) was approved on May 20, 1953 for 34 acres, which included the project site, from the Suburban Residence and/or General Business District to the General Business District.

A rezoning (RZ C-211) from the C-D (Commercial Designed Shopping Center) to the PDC (Planned Development Commercial) District was requested in 1970 for Parcel 51-3 ((1)) 35, but was subsequently withdrawn on May 19, 1972.

Site Plan 4946-SP-01-2, The Corner at Seven Corners, was approved on August 15, 1983. Building Permit 84343B1020 was issued on August 29, 1984 for a 55,000 sf retail center and a 10,000 sf eating establishment. A Certificate of Completion (CC-0022-87) was issued on June 13, 1987 verifying that the development, use, and plans related to the property met all applicable codes and ordinances of the County.

The Board of Supervisors established five Commercial Revitalization Districts on October 12, 1998 (RZ 1998-MD-037), including the Bailey's Cross Roads/Seven Corners CRD. These districts were intended to improve the overall appearance, quality, and economic vitality of the revitalization areas.

Special exception (SE 2004-MA-034) was approved by the Board of Supervisors on March 21, 2005, for a vehicle rental establishment at 6288 Arlington Boulevard, which is located within the larger building associated with The Corner at Seven Corners shopping center (Tax Map 51-3 ((1)) 35A and 35B).

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	I
Planning District:	Bailey's
Planning Sector:	Seven Corners Community Business Center, Sub-Unit A-1
Plan Map:	Retail and Other Commercial Uses

The Corner at Seven Corners shopping center area is planned and developed for community-serving retail uses. The Comprehensive Plan anticipates a continuation of the community-serving retail uses at their current intensities. Land Use Guidelines state that "new uses and the replacement or expansion of existing buildings should not inhibit achieving the long-term recommendations of the Plan. To facilitate this, improvements to the open space or pedestrian systems that are identified in the Plan are encouraged or, if not feasible due to an existing building's location on the site, alternative streetscape and other design improvements which may help implement the Plan's intent may be considered." The Plan encourages additional parking lot landscaping and pedestrian connections to adjacent uses as part of revitalization efforts.

A Comprehensive Plan amendment for the entire Seven Corners revitalization area is currently in process; this amendment is studying the roadway network and land use policies in the Seven Corners area.

Relevant Comprehensive Plan text is included in Appendix 14.

ANALYSIS

Special Exception Plat:	(copy at front of staff report)
Title:	AAA Car Care Center
Prepared by:	Timmons Group
Date:	August 25, 2014
Number of Pages:	12

Proposal: The applicant proposes the renovation of an existing one-story building as a vehicle light service establishment with seven vehicle bays (3,766 sf); an interior storage area (269 sf); and a permitted retail sales establishment (travel agency) (3,145 sf). The retail sales and the vehicle light service uses would share a customer entrance at the east side of the building. The retail use would occupy the eastern portion of the building and the vehicle service use would occupy the western portion of the building. Five vehicle bays for the vehicle light service establishment would be located along the western wall, which fronts onto Wilson Boulevard. Two bays would be located along the southern wall, which fronts onto Arlington Boulevard.

The proposed hours of operation are Monday to Saturday, from 7:00 a.m. to 7:00 p.m., and Sunday, from 10:00 a.m. to 4:00 p.m. The projected number of patrons for the proposed vehicle light service establishment is approximately 20 per day. The expected number of vehicle service employees on-site at any one time is 10. The applicant anticipates that the peak vehicle trip generation would occur between 8:00 a.m. and 9:00 a.m. and between 4:15 p.m. and 5:15 p.m.

The proposed building would incorporate architectural features consistent with the plat, to include brick, pre-cast masonry, various window awnings, EIFS (Exterior Insulation and Finish Systems), and ACM (Aluminum Composite Material) panels. The applicant would extend a sidewalk from Wilson Boulevard into the site along an internal drive aisle. The applicant proposes a seating area for patrons and employees on the northern side of the building, between the sidewalk and the building. The applicant proposes the placement of a dumpster and enclosure at the southwest corner of site, near the intersection of Wilson and Arlington Boulevards (to be screened with a combination of topography, constructed screening, and landscaping). Landscape areas would be enhanced through the removal of invasive groundcovers and shrubs, and their replacement with indigenous trees, shrubs, and groundcovers.

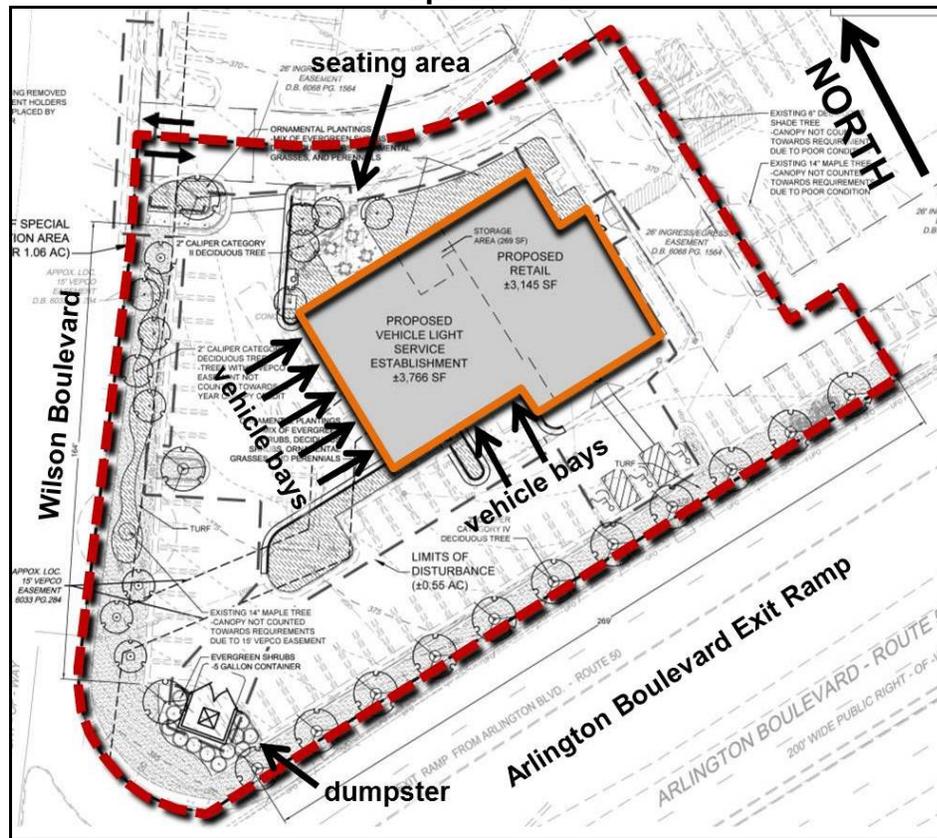
Existing Site Conditions: The site currently contains a vacant one-story restaurant surrounded by parking to the west and south and parking lot drive aisles to the north and east. A six-foot wide sidewalk runs along Arlington Boulevard and Wilson Boulevard, to the south and west of the site, respectively. A 10-foot wide landscape strip is located along the Arlington Boulevard frontage. Another landscape strip is located along the Wilson Boulevard frontage. The Wilson Boulevard landscape strip is approximately 15 feet wide at the western entrance to the shopping center and widens to approximately 25 feet at the corner of Wilson and Arlington Boulevards. The Wilson Boulevard landscape strip is underlain by a 15-foot wide electrical easement. These landscape areas slope downward toward the interior of the site. The drop in elevation ranges from two to eight feet.

Access and Parking: Vehicular access for the site is provided through internal shopping center drive aisles from both Wilson and Arlington Boulevards. The SE area would contain 55 parking spaces dedicated to the proposed use.

Existing Building (view to northeast)

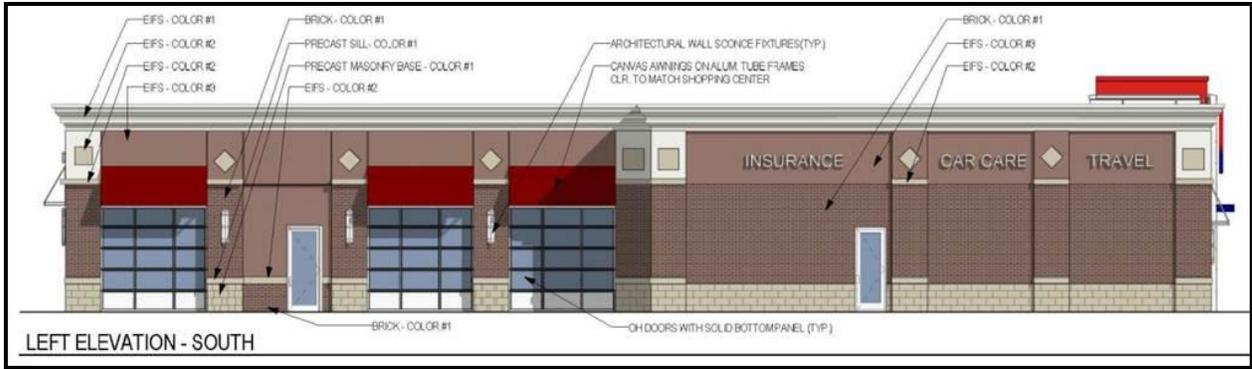


Proposed Plat



Elevations





Perspective (view to northwest)**Land Use Analysis (Appendix 6)**

The subject property is designated as Retail and Other Commercial Uses on the Comprehensive Plan Land Use Map. The project site is surrounded by commercial uses. The site is planned and developed for community-serving retail use at the current intensity. The Comprehensive Plan text anticipates the eventual redevelopment of the site:

“The Plan is not intended to interfere with the continuation of existing land uses or buildings which is the decision of the business or building owner. However, new uses and the replacement or expansion of existing buildings should not inhibit achieving the long-term recommendations of the Plan. To facilitate this, improvements to the open space or pedestrian systems that are identified in the Plan are encouraged or, if not feasible due to an existing building's location on the site, alternative streetscape and other design improvements which may help implement the Plan's intent may be considered” (Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, Amended through 4-29-2014, Seven Corners Community Business Center, Page 111).

Planning staff reviewed the application and noted that the Comprehensive Plan encourages the creation of open spaces and pedestrian improvements for new uses in existing buildings. In response to these considerations, the applicant proposes additional canopy and understory trees and ornamental plantings along the site's frontage and surrounding the building. While canopy tree plantings might not be feasible along the Wilson Boulevard frontage due to a 15-foot wide electrical easement, a development condition is proposed for the alternative placement of those plants, in the event that the plants cannot be placed as proposed. The applicant also proposes an outdoor seating area for patrons and employees on the northern side of the building, adjacent to an internal shopping center sidewalk.

Trash storage and a dumpster enclosure are also proposed at the corner of the project site near the intersection of Wilson and Arlington Boulevards. Due to a grade change in the area, commitments to architectural treatment of the enclosure, and proposed evergreen plantings, staff does not anticipate that the dumpster would be visible by vehicular traffic.

Given the placement of five bay doors along the western façade, a drop in elevation of approximately seven to eight feet, and the limited options for screening due to the electrical easement, staff has proposed a development condition to require that the bay doors be closed when not in use, and believes that this combination of treatments will adequately mitigate the visual impact of the service bays.

Staff concludes that the application is in conformance with the land use recommendations of the Comprehensive Plan for the subject property.

Community Revitalization Analysis (Appendix 7)

Office of Community Revitalization (OCR) staff reviewed the application and recommended that the northern side of the building, facing the shopping center entrance drive aisle, be the principal face of the building and contain the main entrance. In the event that the retail entrance could not be located on this façade, staff recommended that the following considerations be addressed:

- A large blank wall on the north building façade is not in keeping with the revitalization goals of the Seven Corners area. The storage room should be relocated and windows added along the retail portion of this façade.
- The two handicapped parking spaces located to the left of the service bays should be removed and a larger landscape area created adjacent to the building to include outdoor waiting areas for patrons and outdoor seating for employees. Moveable seating, tables, and shade devices should be incorporated. The applicant could consider low fencing and specialty paving materials to further define this space. The storage room door can be used as building access to the outdoor waiting space. OCR would encourage a parking reduction request, if necessary, to reduce the number of surface parking spaces and allow more landscaping, pedestrian circulation, and other urban design elements.
- The service bay doors should be made of high-quality materials with appropriate architectural details to integrate the doors into the building design.
- The dumpster enclosure at the corner of Wilson and Arlington Boulevards is very prominent. The dumpster should be moved to minimize visual impacts, preferably adjacent to the south side of the building near the two service bays.

The applicant responded that relocating the bays to the east side of the building would conflict with an internal shopping center drive aisle. Placing the bays on

the western side of the building allows the movement of vehicles into and out of the bays without conflicting with shopping center traffic. Staff concurs with the applicant's assessment.

In regards to doorways and windows, the applicant stated that the current building will be reused to the extent feasible and that the load-bearing requirements of the northern wall and the programmed floor plan preclude the installation of doors and windows. Additionally, the applicant purposely avoided the placement of the primary entrance along the northern façade, due to the amount of traffic entering the shopping center from Wilson Boulevard on the adjacent drive aisle. However, in an effort to enliven the sidewalk along the northern side of the building, the applicant has incorporated a landscaped seating area for patrons and employees, along with various architectural features, designed to add texture and interest to the façade. The creation of the seating area was made possible through the elimination of two handicapped parking spaces, which were relocated to the parking area near the southern façade. The applicant has requested an associated parking reduction, pursuant to Para. 19 of Sect. 9-601 of the Zoning Ordinance. The applicant has also agreed to architectural treatment of the bay doors, as depicted within the SE plat. Additionally, as described above, the applicant has integrated the dumpster into the slope at the southwest corner of the site, agreed to a condition regarding the architectural treatment of the enclosure, and proposes a vegetative screen around the enclosure. The location of the enclosure at the southwest corner of the site will allow convenient access for refuse trucks, without significant conflicts with retail sales or vehicle service patrons.

Given these considerations, staff concludes that the proposed layout adequately addresses staff's concerns and meets the objectives of the revitalization district plan.

Forestry Analysis (Appendix 8)

The site contains two parking lot islands and peripheral landscape areas surrounding the building and along the road frontages. UFMD staff noted that all trees present, including red maples and honeylocusts, have been topped and are generally in poor condition. Also present within the landscape areas are shrubs of various conditions consisting of Japanese barberry, euonymus, heavenly bamboo, junipers, mugo pine, and spirea. The landscape areas include various ground covers that are invasive in nature, including English ivy, ground euonymus, and periwinkle.

Given the condition of the existing vegetation, UFMD staff recommended that the applicant request a deviation from the tree preservation target; commit to additional plantings in order to meet the minimum 10-year canopy requirement; request permission from the holder of the electrical easement along Wilson Boulevard for additional plantings; commit to an invasive species management

plan; and commit to native landscaping. Staff also recommended a revision of the calculated tree preservation target.

The applicant has committed to UFMD recommendations, including the removal of the invasive plantings and their replacement with native species, to include canopy trees, understory trees, evergreen and deciduous shrubs, ornamental grasses, and perennial forbs.

The proposed actions would improve the aesthetics of the site, enhance compatibility with the surrounding uses, increase the amount of shade, and reduce the heat generated by the impervious surfaces.

Staff concludes that all landscaping and tree preservation requirements have been adequately addressed.

Transportation Analyses (Appendices 9 and 10)

FCDOT and VDOT staff evaluated the proposal. The applicant has proposed a sidewalk connection from Wilson Boulevard to the proposed use and three bicycle racks near the eastern entrance of the building. Staff has proposed development conditions for (i) a public ingress-egress easement for the Wilson Boulevard sidewalk; and (ii) bicycle racks, with the final number, location, and design to be determined at the time of site plan review, in coordination with FCDOT.

Staff noted that, if the application property were to be redeveloped for a higher intensity use, significant transportation improvements would be recommended based on the Comprehensive Plan and the ongoing Seven Corners interchange study by the County, which are anticipated to include:

- Right-of-Way for the planned widening of Arlington Blvd to six lanes;
- Bicycle facilities on Arlington and Wilson Boulevards;
- Consolidation of the two Wilson Boulevard entrances into one entrance to ensure adequate spacing from the Seven Corners interchange;
- Adherence to current standards for all sidewalks;
- A crosswalk on Wilson Boulevard; and
- A five-foot wide sidewalk in the right-turn channelization island at the intersection of the westbound Arlington Boulevard off-ramp and Wilson Boulevard.

VDOT staff requested that the applicant increase the width and radius of the commercial entrance to the site from Wilson Boulevard and noted that right-of-way should be provided one foot beyond the sidewalk for public maintenance.

The applicant stated that the proposed use is expected to result in a lower number of vehicle trips than that of a restaurant. Additionally, the sidewalk along

Wilson Boulevard is currently maintained by the shopping center owner, and no changes to that maintenance are expected. The applicant has committed to development conditions regarding public ingress-egress easement for the Wilson Boulevard sidewalk and for bicycle racks.

Staff notes that significant changes to the adjacent roadways might be forthcoming as a result of the Seven Corners interchange study. Given the possibility of significant realignments and reconfigurations to the local roadways, further changes to the current access driveways might be premature.

Staff finds that transportation issues associated with the application have been adequately addressed as conditioned.

Stormwater Analysis (Appendix 11)

The applicant has indicated on the plat that stormwater quantity control requirements for the existing development are satisfied through an existing on-site detention facility located at the southeast corner of The Corner at Seven Corners shopping center site and that the development would result in a slight reduction in impervious cover. The applicant proposes a tree box filter at the northwest corner of the building for stormwater quality control.

Stormwater Management staff reviewed the application and noted that the site is located within the Four Mile Run Watershed and that there are two water quantity and quality control projects near the project site. Staff noted that stormwater detention and water quality requirements must be addressed at the site plan stage. Staff provided guidance regarding drainage diversions, adequate outfall, and recent updates to the Public Facilities Manual (PFM), which became effective on July 1, 2014. Staff has strongly encouraged the applicant to provide more than the minimum water quality treatment necessary.

Staff notes that the applicant will be required to meet all updated stormwater requirements, in accordance the revised PFM and the associated stormwater ordinance. A development condition is proposed regarding adherence to the recently adopted ordinance.

Sanitary Sewer and Parks Analyses (Appendices 12 & 13)

DPWES staff found that the existing sanitary sewer facilities are adequate to serve the proposed use. Park Authority staff determined that the application bears no adverse impact on the land, resources, facilities, or service levels of the Park Authority.

ZONING ANALYSIS**Lot Size Requirements, Bulk Regulations, and Parking**

C-7 Lot Requirements and Parking (Sect. 4-706, Sect. 4-707, Sect. 4-708, & Article 11, Part 1)			
Standard	Required	Provided (Shopping Center)	Provided (Project Site)
Min. Lot Area	40,000 sf	6.47 acres	1.06 acres
Min. Lot Width	200 feet	+/- 560 feet	+/- 215 feet
Max. Building Height	90 feet	+/- 25 feet	+/- 20 feet
Front Yard	45° angle of block plane, not less than 40 feet	40 feet	+/- 60 feet
Rear Yard	20 feet	30 feet	+/- 22 feet
Maximum FAR	0.80	0.26	0.16
Open Space	15%	15%	15% ¹
Parking	370 (shopping center) 57 (proposed uses)	398	55 spaces ²

¹ The increase in open space from the conversion of two parking spaces into a seating area is offset by a slight reduction in open space from the construction of a dumpster enclosure, resulting in no net change in the open space.

² The applicant has requested a modification of the off-street parking requirements of the CRD, pursuant to Para. 19 of Sect. 9-601 of the Zoning Ordinance; see following discussion.

Section 9-006 - General Standards

All special exception uses shall satisfy the following general standards:

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan.

As previously discussed, staff concludes that the proposal, which is located in an area that envisions Retail and Other Commercial uses, is in harmony with the Comprehensive Plan. This standard has been met.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations.

Section 4-701 of the Zoning Ordinance states, in part, that “[t]he C-7 District is established to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area containing 100,000 or more persons. The district should be located adjacent to major transportation facilities, and development within the district should be encouraged in centers that are planned as a unit.”

Given that the proposed use would continue to be located within an established shopping center that provides a range of retail commercial and service uses; that the proposed use is located adjacent to two major transportation arterials; that the proposed use is located in a center that is planned as a unit; and that no changes are proposed to the site's access points, staff feels that the proposed use would continue to effectively serve both local and regional needs and meets the general standard.

General Standard 3 requires that the proposed use be harmonious with and 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.

The vehicle light service establishment is designed to be compatible with the other existing uses through the articulation of all four sides of the building and a commitment to the elevations contained on Sheets 11 and 12 of the SE plat. The vehicle light service establishment has been integrated into the larger 6.47-acre commercial site and the surrounding community, with both vehicular and pedestrian connections and appropriate screening, and would not adversely impact the surrounding uses.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The proposed plat identifies enhanced pedestrian and vehicular pathways, such that residents are able to drive or walk to the use, and has provided additional landscaping and a small seating area, as well as bicycle parking to further enhance the pedestrian experience on a property which was previously oriented to only vehicular traffic.

General Standards 5, 6 and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning Ordinance.

In order to enhance the site, the applicant would commit to additional plantings, an invasive species management plan, and native landscaping. Adequate utilities and stormwater facilities are available to serve the use and the applicant would provide an additional tree filter/BMP. A modification of the off-street parking requirements, a modification of the interior parking lot landscaping requirements of the CRD, and a deviation to the Tree Preservation Target are

recommended, as discussed below. Staff feels that this standard has been met.

General Standard 8 states that signs shall be regulated by the provisions of Article 12 and that the Board may impose more strict requirements for a given use than those set forth in the Zoning Ordinance.

Any signs would be required to be in conformance with Article 12 of the Zoning Ordinance. Staff believes that the signage depicted on the SE plat enhances the architectural treatment of the building and is in conformance with Plan expectations. The proposed development conditions would prohibit the use of pole signs; all signs would be building-mounted.

Section 9-503 - Standards for all Category 5 Uses

All Category 5 special exception uses shall comply with the lot size and bulk regulations of the zoning district in which located; shall comply with the performance standards specified for the zoning district in which located; and shall be subject to the provisions of Article 17, Site Plans.

The proposed vehicle light service establishment complies with the lot size and bulk regulations of the C-7 District. The applicant would meet the performance standards for the zoning district, with the exception of the requested modifications and deviation, as discussed below, and would be required to comply with the provisions of Article 17, Site Plans.

Section 9-505 - Additional Standards for Automobile-Oriented Uses

In all districts where permitted by special exception, vehicle light service establishments shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated; shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties; and shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site. The lot shall be of sufficient area and width to accommodate the use and any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.

The vehicle light service establishment is designed to be compatible with the other existing uses through the articulation of all four sides of the building and a commitment to the elevations on Sheets 11 and 12 of the plat. Pedestrian and vehicular pathways are coordinated with those of adjacent properties and the applicant proposes the creation of an on-site outdoor seating area for patrons and employees. Additionally, the applicant proposes the removal of invasive

plant species and their replacement with native plants, including canopy trees, understory trees, evergreen and deciduous shrubs, ornamental grasses, and perennial forbs. All building and site lighting will be required to conform to Zoning Ordinance requirements. Noise generation will be required to conform to Chapter 108 of The Fairfax County Code.

Staff concludes that the proposed vehicle light service establishment meets the standards of Sect. 9-505 related to automobile-oriented uses.

Overlay District Requirements

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

The zoning provisions for the Baileys Crossroads/Seven Corners CRD allow up to a 20 percent reduction in the standard parking requirements and, by special exception, a waiver or modification of any other zoning ordinance requirement. The applicant requests a parking reduction and a modification of the peripheral and interior parking lot landscaping requirements, as discussed more fully below.

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

Sign Control Overlay Districts are established in furtherance of Sect. 12-101 by restricting freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12.

A development condition is proposed that requires conformance with the provisions of Article 12 of the Zoning Ordinance. The proposed development conditions would prohibit the use of pole signs; all signs would be building-mounted.

Highway Corridor Overlay District (HC) (Sect. 7-600)

Certain automobile oriented, fast service, or quick turn-over uses are regulated by the Highway Corridor Overlay District, including drive-in financial institutions; fast food restaurants; quick-service food stores; service stations; and service station/mini-marts. Vehicle light service establishments are not subject to these additional regulations.

MODIFICATIONS, WAIVER, AND DEVIATION

The applicant has requested a modification of the off-street parking requirements of the CRD, pursuant to Para. 19 of Sect. 9-601 of the Zoning Ordinance; a waiver of the interior parking lot landscaping requirements of the CRD, pursuant to Para. 1.D. of Sect. 9-622 of the Zoning Ordinance; a modification of the peripheral parking lot landscaping requirements of the CRD, pursuant to Para. 1.D. of Sect. 9-622 of the Zoning Ordinance; and a deviation to the Tree Preservation Target, pursuant to Section 12-0508 of the Public Facilities Manual, as discussed below.

Off-Street Parking Requirements

Para. 3.A. of Sect. A7-209 allows for up to a 20 percent reduction in the off-street parking requirement for non-residential uses in a CRD with Board approval in conjunction with a rezoning or special exception application when it is demonstrated that such reduction is in furtherance of the goals of the CRD as set forth in the Comprehensive Plan.

The parking requirement for this use is determined by the net floor area, the number of service bays, and the number of employees. With no reduction, 57 spaces would be required. The applicant proposes to provide 55 spaces, a reduction of two spaces, or 3.5 percent, which is within the 20 percent reduction allowed by the ordinance. The two parking spaces would be eliminated in favor of landscaping and an outdoor seating area. Staff notes that the larger shopping center contains 30 parking spaces above the minimum required for the proposed and existing uses and that cooperative parking agreements would permit joint use. Staff supports the requested parking reduction.

Interior and Peripheral Parking Lot Landscaping

In accordance with Para. 1.D. of Sect. 9-622 of the Zoning Ordinance, the Board may approve, either in conjunction with the approval of a rezoning or as a special exception, a modification or waiver of the provisions of a CRD, as provided for in that district. Para. 5.A. and Para. 5.B. of Sect. A7-209 requires redevelopments and new developments to meet the interior and peripheral parking lot landscaping requirements, respectively.

Given that the project site is within an established shopping center, with steep grades and utilities along both road frontages, there are limited opportunities for additional planting areas without significant additional parking reductions and site work. Within the special exception area, the applicant has committed to the enhancement of existing landscape areas; the conversion of two parking spaces for an expanded landscape area and outdoor seating; and the completion of a pedestrian connection to Wilson Boulevard, in accordance with Comprehensive Plan guidance.

Staff supports the proposed waiver of the interior parking lot landscaping requirement and the modification of the peripheral parking lot landscaping requirement in favor of the plantings as depicted on the proposed plat and as conditioned.

Tree Preservation Target

Section 12-0508.3 of the Public Facilities Manual states that the Director may approve a deviation from the site's Tree Preservation Target when meeting the Target would require the preservation of trees that do not meet standards for health and structural condition and other vegetation and risk management requirements of the Public Facilities Manual.

Trees in the landscape areas have been topped, rendering all of them in generally poor condition. Existing shrubs and groundcovers consist primarily of invasives. Accordingly, the applicant is requesting a deviation from the tree preservation target pursuant to Section 12-0508 of the Public Facilities Manual. Given the above conditions, staff supports the deviation request in favor of the proposed plantings as shown on the plat and as conditioned.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed use would make use of an existing building within an existing shopping center and would continue to serve local needs. The Comprehensive Plan encourages additional parking lot landscaping and pedestrian connections to adjacent uses as part of revitalization efforts. The applicant has committed to enhancements for the building and site, including additional plantings; the completion of an invasive management plan; the creation of an outdoor seating area; and the architectural treatment of all building facades. The improvements to the open space and pedestrian systems would help implement the Plan recommendations.

Given these factors, staff concludes that the proposed use would be in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SE 2014-MA-012, subject to development conditions.

Staff recommends approval of the modifications, waiver, and deviation, as listed below:

- Modification of the off-street parking requirements of the CRD, pursuant to Par. 19 of Sect. 9-601 of the Zoning Ordinance, to permit the elimination of two parking spaces for the purpose of creating a seating area.
- Waiver of the interior parking lot landscaping requirements of the CRD, pursuant to Par. 1.D. of Sect. 9-622 of the Zoning Ordinance, in lieu of the alternatives as shown on the proposed plat and as conditioned.
- Modification of the peripheral parking lot landscaping requirements of the CRD, pursuant to Par. 1.D. of Sect. 9-622 of the Zoning Ordinance, in favor of the alternatives as shown on the proposed plat and as conditioned.
- Deviation to the Tree Preservation Target, pursuant to Section 12-0508 of the Public Facilities Manual, in favor of the alternatives as shown on the proposed plat and as conditioned.

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 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.

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. SE 2004-MA-034 - Clerk's Letter & Development Conditions
5. SE 2004-MA-034 - Plat
6. Land Use Analysis - DPZ/PD
7. Community Revitalization Analysis- OCR
8. Forestry Analysis – DPWES/UFMD
9. Transportation Analysis - FCDOT
10. Transportation Analysis – VDOT
11. Stormwater Management Analysis – DPWES/SDID
12. Sanitary Sewer Analysis – DPWES/WPMD
13. Parks Analysis - FCPA
14. Comprehensive Plan Excerpts
15. Applicable Zoning Ordinance Standards
16. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2014-MA-012

October 15, 2014

If it is the intent of the Board of Supervisors to approve Special Exception SE 2014-MA-012, located at Tax Map 51-3 ((1)) 35A pt. and 35B pt., to permit the development of a vehicle light service establishment with seven vehicle bays pursuant to Sect. 4-704 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. If it is determined, due to engineering constraints, that the existing structure must be replaced, the plans shall be returned to the Planning Commission for review and approval for conformance with the objectives of the Seven Corners Revitalization Plan.
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 special exception (SE) plat entitled "AAA Car Care Center" prepared by Timmons Group, dated January 14, 2014, and revised through September 19, 2014, consisting of 12 sheets, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum number of service bays shall be limited to seven as depicted on the SE plat. Vehicle repairs shall be performed within interior service bays only, except for limited procedures such as changing windshield wipers. Doors to the service bays shall be closed when performing any service that generates excessive noise. Sound levels generated on-site shall be in conformance with Chapter 108 of The Fairfax County Code, as may be amended. Bay doors shall be closed when the bays are not in use.
5. The hours of operation for vehicle service shall be limited to 7:00 AM to 7:00 PM Monday through Saturday and between 10:00 a.m. and 4:00 p.m. on Sunday.
6. Outside storage of more than two abandoned, wrecked or inoperable vehicles on the site at any one time is prohibited. In no event shall any one abandoned, wrecked, or inoperable vehicle be stored outdoors for a period exceeding 72 hours.

7. There shall be no outside storage of materials.
8. There shall be no donation boxes within the limits of the Special Exception.
9. A public ingress-egress easement shall be provided in a form acceptable to the County for the sidewalk along Wilson Boulevard prior to final site plan approval.
10. The applicant shall provide at least three (3) bicycle racks on the application property. The final location, number, and design of the bicycle racks shall be determined at the time of site plan review, in coordination with and approval by the Fairfax County Department of Transportation. The bicycle racks shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for the proposed development.
11. An automotive fluid separator and/or underground fluid container shall be installed and designed such that any areas that could have oil or other vehicular fluid spills shall be contained. Such facility shall be properly maintained and properly drained and any liquids contained within shall be properly disposed of on a routine basis.
12. The vehicle light service establishment owner/operator shall be responsible for the daily removal of litter from the Special Exception area. On a daily basis, the vicinity of the vehicle light service establishment shall be inspected and any litter or debris picked up and placed in dumpsters.
13. Parking spaces shall meet the geometric design standards in the Public Facilities Manual, as determined by DPWES. A parking tabulation shall be submitted to DPWES prior to issuance of a Non-Residential Use Permit (Non-RUP) to demonstrate compliance with the parking provisions of the Fairfax County Zoning Ordinance for the proposed uses, adjusted for parking reductions, as approved by the Board of Supervisors.
14. The building façade shall be generally consistent with the architectural elevations provided on the SE Plat, in terms of color, building materials, and style.
15. Signage shall be in conformance with Article 12 of the Zoning Ordinance. No pole-mounted signs shall be permitted. No temporary signs (including "popsicle" style paper or cardboard signs), and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on-site or off-site.
16. There shall be no advertising signage and/or promotional displays including banners, flags, inflated balloons, or figures displayed on the roof, the external sides of the building, lightpoles, windows, or anywhere else on the Special Exception Amendment site, as prohibited by Article 12 of the Zoning Ordinance.

17. All exterior, security, pedestrian and/or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
18. The trash dumpster shall be screened on all four sides through berming and/or an enclosure. The screening enclosure shall be compatible in terms of color, style, and construction with the vehicle light service establishment. Enclosure doors and walls shall consist of materials which are opaque and fully screen the dumpster. The dumpster shall remain closed when not in use. All trash must be held within the dumpster. No trash shall be placed outside of the dumpster.
19. The stormwater management facilities shown on the SE plat shall be in conformance with the recently adopted County Stormwater Management Ordinance and shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval; provided those alternative measures are in substantial conformance with the SE plat, a special exception amendment shall not be required.
20. Landscaping shall be provided in general as shown on Sheet 8 of the SE plat. The exact number, size, and spacing of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval of UFMD. In addition to what is shown on the SE plat, the Applicant shall ensure that the final landscape plan incorporates plantings of varying heights along Wilson Boulevard to maximize screening. All landscaping provided shall be native to the Middle Atlantic region, to the extent feasible, and shall be non-invasive, as determined by UFMD.
21. If any of the proposed plantings within the electrical easement along Wilson Boulevard are unable to be planted as depicted on the plat, these plants shall be replaced with appropriately sized plants or relocated elsewhere on the site with plants of equal size and quality, as determined by UFMD. Any plants within the electrical easement that are removed in conjunction with utility work will be promptly replaced with plants of equal original size and quality, as determined by UFMD.
22. An invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions detailing how invasive and undesirable vegetation within the landscape areas will be removed and managed. The recommendations of this plan shall be implemented to the satisfaction of UFMD prior to the issuance of a Non-RUP. The invasive species management plan shall include the following information:
 - Undesirable and invasive plant species to be suppressed and managed;
 - Targeted area of undesirable and invasive plant species, which shall be identified on the landscape or tree preservation plan;
 - Recommended government and industry method(s) of management, i.e. hand removal, mechanical removal, chemical control, and/or other methods; the

potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management; and protection measures for surrounding trees and vegetation not targeted for suppression/management, to avoid or reduce these impacts;

- Disposal methods of the targeted species; and
- Timing of the selected treatments, to include the specification of the beginning and end of each treatment during a season; and the proposed frequency of treatments per season.

If chemical control is recommended, treatments shall be performed by or under the direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of the Project Arborist.

Monthly monitoring reports shall be provided to UFMD and SDID staff.

The invasive species management program shall continue until Bond release; the release of the Conservation Deposit; or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by the Project Arborist and confirmed through an inspection by UFMD staff.

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 29, 2014
 (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)

125082

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

in Application No.(s): SE 2014-MA-012
 (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)
✓ AAA Mid-Atlantic, Inc. Agents: · Edward J. Tobler	One River Place Wilmington, DE 19801	Applicant/Lessee
✓ Seven Corners Shopping Center Falls Church, Va. Limited Partnership Agents: William Sondericker Alan F. Ripley	270 Commerce Drive Rochester, NY 14623	Title Owner of Tax Map 51-3 ((1)) 35A pt. and 35B pt./Lessor
· Merrifield Patrick Vermillion, LLC Agent: J. Bradley Murr A. Brett Jarrett	521 E. Morehead Street, #400 Charlotte, NC 28202	Agent for Applicant

(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: August 29, 2014
 (enter date affidavit is notarized)

125082

for Application No. (s): SE 2014-MA-012
 (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)
✓ Timmons Group, Inc. Agents: ✓ Joseph R. Vilseck, III (former) Roger R. Rodriguez Lee Ann Gudorp	1001 Boulders Parkway, #300 Richmond, VA 23225	Engineer/Agent
✓ ai Design Group, Inc. Agents: ✓ John R. Doherty ✓ John VP Weller (former)	500 South College Street, Suite 200 Charlotte, NC 28202	Architect/Agent
✓ Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman ✓ Jonathan D. Puvak (former) Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson	2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/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: August 29, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-MA-012
(enter County-assigned application number(s))

125082

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)
AAA Mid-Atlantic, Inc.
One River Place
Wilmington, DE 19801

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)

A not-for-profit corporation with no shareholders.

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

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

Special Exception Attachment to Par. 1(b)

DATE: August 29, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-MA-012
(enter County-assigned application number (s))

125082

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

Seven Corners Shopping Center Falls Church, Va. General Partner Corporation
270 Commerce Drive
Rochester, NY 14623

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)

Malcolm I. Glazer	Edward S. Glazer
Kevin E. Glazer	Avram (nmi) Glazer
Bryan G. Glazer	
Joel M. Glazer	
Darcie S. Glazer	

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

Seven Corners Shopping Center Falls Church, Va. 2nd Tier General Partner Corporation
270 Commerce Drive
Rochester, NY 14623

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)

Malcolm I. Glazer	Edward S. Glazer
Kevin E. Glazer	Avram (nmi) Glazer
Bryan G. Glazer	
Joel M. Glazer	
Darcie S. Glazer	

(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: August 29, 2014
(enter date affidavit is notarized)

125082

for Application No. (s): SE 2014-MA-012
(enter County-assigned application number (s))

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

Merrifield Patrick Vermillion, LLC
521 E. Morehead Street, #400
Charlotte, NC 28202

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)

Managers:	Members:
James E. Merrifield	Merrifield Partners, LLC
Bailey W. Patrick	Patrick and Associates, LLC
J. Bradley Murr	BEGS Group, LLC

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

Merrifield Partners, LLC
521 East Morehead Street, #400
Charlotte, NC 28202

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)

James E. Merrifield

(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: August 29, 2014
(enter date affidavit is notarized)

125082

for Application No. (s): SE 2014-MA-012
(enter County-assigned application number (s))

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

Patrick and Associates, LLC
200 Providence Road, #101
Charlotte, NC 28207

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)

Bailey W. Patrick

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

BEGS Group, LLC
521 East Morehead Street, #400
Charlotte, NC 28202

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)

Stephen L. Vermillion
J. Bradley Murr
Eric C. Nichols
Garland L. Hughes, Jr.

(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: August 29, 2014
(enter date affidavit is notarized)

125082

for Application No. (s): SE 2014-MA-012
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 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,	Michael D. Lubeley, J. Randall Minchew,
Thomas J. Colucci, Michael J. Coughlin,	G. Evan Pritchard, M. Catharine Puskar,
Peter M. Dolan, Jr., Jay du Von, William A.	John E. Rinaldi, Kathleen H. Smith,
Fogarty, John H. Foote, H. Mark Goetzman,	Lynne J. Strobel, Garth M. Wainman,
Bryan H. Guidash, Michael J. Kalish,	Nan E. Walsh, Martin D. Walsh

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

Timmons Group, Inc.
1001 Boulders Parkway, #300
Richmond, VA 23225

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 Attachment to Par. 1(b)

DATE: August 29, 2014
(enter date affidavit is notarized)

125082

for Application No. (s): SE 2014-MA-012
(enter County-assigned application number (s))

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

ai Design Group, Inc.
500 South College Street, Suite 200
Charlotte, NC 28202

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)

G. Wesley Jones
Kim E. Marks
J. Ryan Doherty
Ronald M. Culpepper

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: August 29, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-MA-012
(enter County-assigned application number(s))

125082

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)
Seven Corners Shopping Center Falls Church, Va. Limited Partnership
270 Commerce Drive
Rochester, NY 14623

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

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

General Partner:
Seven Corners Shopping Center Falls
Church, Va. General Partner Corporation

Limited Partners:
The Malcolm Glazer Trust U/A DTD
-2/24/1997 f/b/o Malcolm Glazer

Seven Corners Shopping Center Falls
Church, Va. 2nd Tier Limited Partnership

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

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

Special Exception Attachment to Par. 1(c)

DATE: August 29, 2014
(enter date affidavit is notarized)

125082

for Application No. (s): SE 2014-MA-012
(enter County-assigned application number (s))

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

Seven Corners Shopping Center Falls Church, Va. 2nd Tier Limited Partnership
270 Commerce Drive
Rochester, NY 14623

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

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

General Partner:
Seven Corners Shopping Center Falls
Church, Va. 2nd Tier General Partner
Corporation

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 29, 2014
(enter date affidavit is notarized)

125082

for Application No. (s): SE 2014-MA-012
(enter County-assigned application number(s))

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

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

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

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

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

None

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

Application No.(s): SE 2014-MA-012
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 29, 2014
(enter date affidavit is notarized)

125082

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

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

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

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

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

WITNESS the following signature:

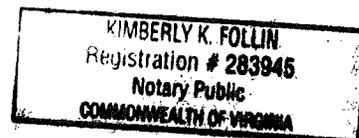
(check one) Sara V. Mariska
[] Applicant [x] Applicant's Authorized Agent

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 29 day of August 20 14, 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@thelandlawyers.com

**WALSH COLUCCI
 LUBELEY & WALSH PC**

Revised
 July 10, 2014

Via Hand Delivery

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

Re: Proposed Special Exception Application
 Fairfax County Tax Map Reference: 51-3 ((1)) 35A pt. and 35B pt. (the "Subject Property")
 Applicant: AAA Mid-Atlantic, Inc.

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a special exception application on the Subject Property.

The Subject Property consists of approximately 46,353 square feet improved within an existing freestanding building located on the north side of Arlington Boulevard (Route 50) to the east of its intersection with Wilson Boulevard within The Corner at Seven Corners Shopping Center (the "Shopping Center"). The entire Shopping Center consists of approximately 72,000 gross square feet of retail, restaurant, and office uses situated on approximately 6.46 acres of land area. The Subject Property is located in the Mason Magisterial District and is zoned to the C-7, Sign Control Overlay, Highway Corridor Overlay, and the Bailey's Crossroads Commercial Revitalization Districts. The Shopping Center was constructed in the 1980s and is subject to a special exception for a vehicle rental establishment approved by the Fairfax County Board of Supervisors on March 21, 2005.

The Applicant is the contract lessee of the freestanding building which consists of approximately 7,290 gross square feet located on the Subject Property. Most recently, the freestanding building was used as an eating establishment and has been vacant for several years. The Applicant proposes a special exception to permit a vehicle light service establishment to occupy the existing, vacant freestanding building. This application is limited only to the land area designated on the special exception plat consisting of approximately 46,353 square feet and referred to herein as the Subject Property. No modifications to the remainder of the Shopping Center are proposed with this application.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
 2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

The proposed vehicle light service establishment will occupy approximately 3,766 net square feet of the existing building. A range of light automotive repair and maintenance services will be available to both AAA members and non-members. The balance of the existing building will be used for retail sales associated with the vehicle light service establishment and storage area. The retail services will include travel planning, insurance, motor club memberships, and luggage and accessories. Improvements within the special exception area include changes to the existing curbs to facilitate traffic circulation, additional landscape plantings, and building façade renovations. The owner of the Shopping Center has recently completed a major façade renovation and the façade of the existing freestanding building will be renovated in a similar fashion.

The Subject Property is located within the Seven Corners Community Business Center of the Baileys Planning District in the Area I Fairfax County Comprehensive Plan (the "Plan"). Specifically, the Subject Property is described in the recommendations for Sub-Unit A-1. The recommendation is general in nature and states that the largest part of the sub-unit includes The Corner at Seven Corners Shopping Center, which is planned and developed for community serving retail use at its current intensity. The text suggests that, with revitalization, additional parking lot landscaping and pedestrian connections to adjacent uses are encouraged. As the Shopping Center will remain and the vehicle light service establishment and associated retail will reuse an existing freestanding building, the proposed use is in harmony with the recommendations of the Plan.

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

- The type of operation proposed is a vehicle light service establishment and associated retail services. A range of light automotive repair and maintenance services will be available to both AAA members and non-members. In addition, travel planning, insurance sales, motor club memberships, and luggage and accessories will also be offered.
- The hours of operation will be Monday to Saturday from 7 a.m. to 7 p.m. and Sunday from 10 a.m. to 4 p.m.
- The estimated number of patrons is approximately 25-30 persons per day.
- The estimated number of employees is 20-25 persons with a maximum of ten (10) employees on site at any one time.
- The proposed use will generate approximately 20-25 customer trips per day, with peak hours occurring between 8:00 a.m. to 9:00 a.m. and 4:15 p.m. to 5:15 p.m. However, most trips are staggered throughout the day. Based on the *Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition* for auto care centers

and quick lube shops, the trip generation rates are 23.72 and 26.67 vehicles per day, respectively. These estimates are well below the customer trips associated with traditional retail and are not anticipated to have a significant impact on the surrounding road network.

- The general area to be served will be the greater Seven Corners area.
- The existing building will remain with façade renovations of a similar character to match the Shopping Center.
- The proposed use requires the use, storage, and disposal of known hazardous or toxic substances, as defined in Title 40, Code of Federal Regulations, however all substances will be utilized, stored, and disposed in accordance with applicable regulations.
- The proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and conditions, except as noted herein or as shown on the SE Plat:
 - A modification of the interior and peripheral parking lot landscaping requirements pursuant to A7-209, Paragraph 5 of the Zoning Ordinance is hereby requested. The special exception area is within an existing shopping center and the special exception area offers limited opportunity for additional plantings. Given that the proposal represents a change in use of an existing building, substantial improvements to the existing development are not warranted by the scope of this application. Finally, the Subject Property is within a Commercial Revitalization District which recognizes the need for modifications in order to encourage commercial revitalization. The Applicant requests only a small modification to the County's required interior and peripheral parking lot landscaping requirement that will have no deleterious effects on existing or planned development of adjacent properties.

The Applicant's proposal will make productive use of a vacant building and provide a new community-serving amenity for the area residents. As a recognized brand name, the Applicant will provide a trusted retail and vehicle service establishment that is compatible with the existing shopping center and surrounding establishments.

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 and Board of Supervisors at your earliest convenience.

Very truly yours,

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



Sara V. Mariska

cc: Brad Murr
Brett Jarrett
Lee Ann Gudorp
Ryan Doherty
Alan Ripley
Lynne J. Strobel

{A0601456.DOC / 1 Revised Statement of Justification 007287 000004}



FAIRFAX COUNTY

APPENDIX 4

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfaxcounty.gov

March 31, 2005

Sheri L. Hoy
McGuire, Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915



Re: Special Exception Application Number SE 2004-MA-034

Dear Ms. Hoy:

At a regular meeting of the Board of Supervisors held on March 21, 2005, the Board approved Special Exception Application Number SE 2004-MA-034 in the name of Enterprise Leasing Company D/B/A Enterprise Rent-A-Car) located at 6288 Arlington Boulevard (Tax Map 51-3 ((1)) 35A and 35B) for a vehicle rental establishment pursuant to Section 4-704 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions. Other by-right, Special Exception, and/or Special Permit uses may be allowed on the site without amendment of this Special Exception, so long as such uses do not interfere with those specific areas shown on the Special Exception Plat to be utilized for this use.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat Enterprise Rent-A-Car Seven Corners" prepared by Christopher Consultants, and dated September 8, 2004 as

revised through February 4, 2005, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. The vehicle rental establishment shall consist of approximately 2,374 square feet of building area, as shown on the Special Exception (SE) Plat, and the associated parking spaces shown on the Plat.
5. No inoperable vehicles shall be stored on-site.
6. There shall be no maintenance or refueling of vehicles on-site.
7. Any cleaning of vehicles shall occur in the loading area behind the building, designated on the SE Plat as "vehicle preparation area."
8. No more than 20 rental vehicles shall be located on the site at any one time; vehicles shall be stored in those spaces designated on the SE Plat.
9. Vehicle rentals shall be limited to automobiles, minivans, vans, and sports utility vehicles. No trucks, other than pick-up trucks, shall be rented or stored on-site. No vehicles shall be marked with logos, signs, or other advertising materials, other than the standard enterprise "e" decal located on the rear of the vehicle.
10. No separate freestanding sign shall be allowed for the vehicle rental establishment.
11. Prior to the issuance of a Non-Residential Use Permit, the applicant shall demonstrate to the Department of Planning and Zoning that the Enterprise Rent-a-Car vehicle rental establishment use at 6526 and 6530 Arlington Boulevard (Tax Map 50-4 ((9)) 38 and 39) has been vacated.
12. Prior to the issuance of a Non-Residential Use Permit, a parking tabulation for the shopping center shall be submitted to demonstrate that adequate parking has been provided for the entire center, including the proposed vehicle rental establishment use. If it cannot be demonstrated that adequate parking is available, the vehicle rental establishment shall be reduced in size until the provisions of Article 11 are met.
13. All modifications shown on the SE Plat, including installation of landscaping and pedestrian connections, shall be completed prior to the issuance of a Non-Residential Use Permit.

14. All new or replacement lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

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

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

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vears
Clerk to the Board of Supervisors

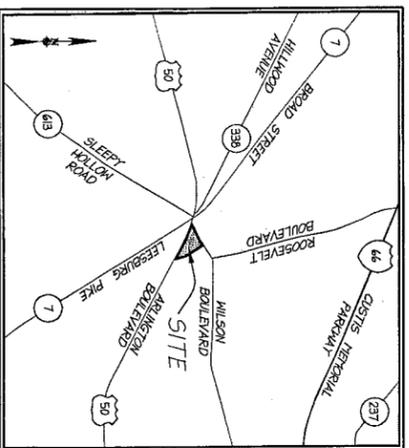
NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Penelope A. Gross, Mason District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
Audrey Clark, Director, BPRD, DPWES
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Department of Transportation
Michelle A. Brickner, Director, Site Development Services, DPWES
Marie Langhorne, Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES - Environment & Facilities Review Division
Department of Highways, VDOT
Kirk Holley, Park Planning Branch Mgr., FCPA
District Planning Commissioner
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

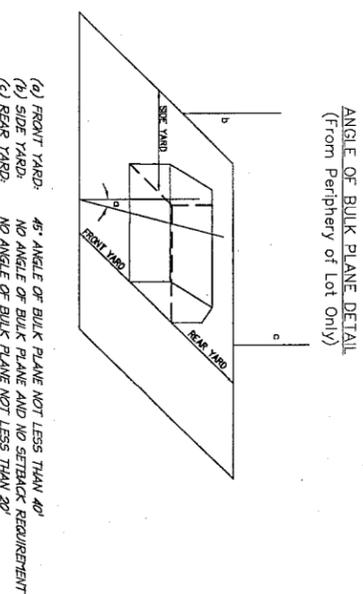
SPECIAL EXCEPTION PLAT ENTERPRISE RENT-A-CAR SEVEN CORNERS

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

VICINITY MAP
SCALE 1" = 200'



- NOTES:**
1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS: 53-1-(11)-0235-A and 0235-B. IT IS CURRENTLY ZONED C-7 REGIONAL RETAIL COMMERCIAL DISTRICT. THIS SITE IS LOCATED IN THE BULETTS CROSSROAD REZONATION DISTRICT.
 2. THE CURRENT OWNER IS SEVEN CORNERS SHOPPING, CENTER FALLS CHURCH VA LP, 270 CONFERENCE DR., ROCHESTER NY 14623.
 3. THE PURPOSE OF THIS SPECIAL EXCEPTION PLAT IS THAT ENTERPRISE RENT-A-CAR WILL OCCUPY A CAR RENTAL ESTABLISHMENT, IS OCCUPYING A PORTION (240 SQ. FT.) UNDER THE EXISTING TENANT SPACE IN ONE OF THE EXISTING BUILDINGS ON THE SITE. THE REMAINING SPACE UNDER THE EXISTING BUILDINGS ON THE SITE IS REQUESTED FOR CATEGORY 5, VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT.
 4. THROUGH THEIR OCCUPANCY OF THIS SPACE, THE ONLY THING CHANGES WHICH THEY WILL UNDERTAKE ARE INTERIOR RENOVATIONS TO THEIR NEW SPACE AND THE ADDITION OF A SIGN TO THE EXTERIOR OF ONE BUILDING. SINCE THEIR OCCUPANCY WILL RESULT IN NO OTHER PHYSICAL CHANGES TO ANY OF THE EXISTING BUILDINGS ON THIS SITE OR TO THE SITE ITSELF, THE FOLLOWING REQUIREMENTS FOR AN APPLICATION FOR A SPECIAL EXCEPTION ARE NOT APPLICABLE: STORY WALTER MANAGEMENT FACILITY LOCATION/CALCULATIONS, BEST MANAGEMENT PRACTICES FACILITY LOCATION/CALCULATIONS, PHOTOGRAPHIC PLAN, AND PROPOSED LANDSCAPE PLAN.
 5. BOUNDARY AND TOPOGRAPHY INFORMATION IS TAKEN FROM AN EXISTING SITE PLAN PREPARED BY GREENHORN AND OYAMA, DATED 1983. BUILDING FOOTPRINTS AND THE EXISTING SITE DESIGN LAYOUT IS ALSO TAKEN FROM THE SAME EXISTING SITE PLAN PREPARED IN 1983.
 6. NO CURRENT TITLE REPORT FURNISHED.
 7. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THIS PROPERTY.
 9. OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE II OF THE FAIRFAX COUNTY ZONING ORDINANCE.
 10. THIS RELOCATION WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS.
 11. THIS DEVELOPMENT PROPOSAL IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN RECOMMENDATIONS AND CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS UNLESS OTHERWISE SPECIFIED. THE SITE IN TERMS OF USE, COMPATIBLE WITH THE EXISTING USE LOCATED ON THE PROPERTY. SPECIAL EXCEPTIONS ARE ANTICIPATED WITH THIS DEVELOPMENT.
 12. THIS SITE WILL HAVE NO INCREASE IN IMPERVIOUS AREA.
 13. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON SITE.
 14. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
 15. THERE ARE NO TRAILS REQUIRED FOR THIS PROPERTY BY THE ADOPTED COMPREHENSIVE PLAN.
 16. NO FLOODPLAIN, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ARE EXISTING ON THIS PROPERTY.
 17. TO THE BEST KNOWLEDGE OF THE ENGINEER, NO EXISTING UTILITY EXHIBITS HAVING A WIDTH OF 24 FEET OR MORE ARE LOCATED ON THE PROPERTY.
 18. NOT WITHSTANDING THE REVISIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE ANY CHANGES TO THE PLAN TO CONFORM WITH NEW ORDINANCES AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION.



SITE DATA AND SITE TABULATIONS

TAX MAP LOCATION:	53-1-(11)-0235-A & 0235-B
TOTAL SITE AREA:	261,609 SF OR 6.445 AC
EXISTING BUILDING AREA: (RESTAURANTS AND RETAIL)	72,520 SF OR 1.648 AC
PROPOSED AREA TO BE OCCUPIED FOR CAR RENTAL ESTABLISHMENT	2,374 SF OR 0.0546 AC
EXISTING ZONING:	C-7 REGIONAL RETAIL COMMERCIAL DISTRICT (HIGHWAY CORRIDOR OVERLAY DISTRICT SIGN CONTROL REZONIFICATION DISTRICT)
PROPOSED ZONING:	C-7 REGIONAL RETAIL COMMERCIAL DISTRICT (HIGHWAY CORRIDOR OVERLAY DISTRICT COMMERCIAL REZONIFICATION DISTRICT)
LOT SIZE REQUIREMENTS:	CATEGORY 5 SPECIAL SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
MINIMUM LOT AREA PROPOSED:	40,000 SF
MINIMUM LOT WIDTH PROPOSED:	201,000 SF
MINIMUM LOT WIDTH REQUIRED:	200 FEET
MINIMUM LOT WIDTH PROPOSED:	580 FEET
BULK REGULATIONS:	
MAXIMUM BUILDING HEIGHT PERMITTED:	40 FEET
MAXIMUM BUILDING HEIGHT EXISTING:	1-2 STOREYS
MINIMUM YARD REQUIREMENTS:	
FRONT: NO REQUIREMENT	
SIDE: NO REQUIREMENT	
REAR: 20 FEET	
MINIMUM YARD PROPOSED:	
FRONT: 40 FEET	
SIDE: 31.5 FEET	
REAR: 25 FEET	
MAXIMUM FLOOR AREA RATIO PERMITTED:	0.20
MAXIMUM FLOOR AREA FOR ENTIRE CENTER:	0.2%
MAXIMUM FLOOR AREA FOR CAR RENTAL ESTABLISHMENT:	0.008
OPEN SPACE REQUIRED:	15% (0.397 AC)
OPEN SPACE PROPOSED:	11-22% (1.49% AC)
BARBICUE SCHEDULE:	
REQUIRED PARKING:	
1 SPACE PER 500 SQUARE FEET OF ENCLOSED SALES/RENTAL FLOOR AREA (2,374 SF):	5 SPACES
1 SPACE PER 2500 SQUARE FEET OF OPEN SALES/RENTAL DISPLAY LOT AREA (3,240 SF):	2 SPACES
1 SPACE PER EMPLOYEE (MAX. 4 EMPLOYEES):	4 SPACES
1 SPACE PER SERVICE BAY:	N/A
TOTAL REQUIRED:	11 SPACES
PROVIDED PARKING FOR CAR RENTAL ESTABLISHMENT:	20 SPACES
SURFACE SPACES:	
TREE COVER:	
REQUIRED:	10% (29,161 SF)
PROVIDED:	11% (29,763 SF)

SHEET INDEX

1. COVER SHEET
2. SPECIAL EXCEPTION PLAT

APPLICANT

ENTERPRISE RENT-A-CAR

6303 LITTLE RIVER TURNPIKE, SUITE 210
ALEXANDRIA, VIRGINIA 22312

PREPARED BY:

christopher consultants

engineering · surveying · land planning
christopher consultants, llc
9800 main street (fourth floor) · Fairfax, VA 22031-3807
703.273.6200 · fax 703.273.7636
www.christopherconsultants.com



ORIGINAL DATE: SEPTEMBER 8, 2004

DATE	REVISION
11/9/04	COUNTY COMMENTS
12/29/04	COUNTY COMMENTS
02/04/05	REVISE LEASE AREA

Application No. **SE 2004-1A-034**
APPROVED SE SITE PLAN
DATE OF (FOS) 3/21/05
Date of (FOS) 3/21/05 approval: **3.21.05**
Signed: **1** of **2**



EXISTING VEGETATION TREE COVER

TREE NUMBER	QUANTITY	BOTANICAL NAME	COMMON NAME	CULTUR	CANOPY	REMARKS	TOTAL
13-16, 22-25, 29-30, 67-68, 84, 89, 114-115, 121-122, 125	19	ACER RUBRUM	RED MAPLE	8-15"	250 SF	B&B	4750 SF
17-21, 128	6	CORNUS FLORIDA	FLOWERING DOGWOOD	5-11.5"	125 SF	B&B	750 SF
1-4, 6-9, 26-28	11	GLEDISIA TRICANTHOS INERMIS	THORNLESS HONEYLOCUST	5.5-14.5"	175 SF	B&B	1925 SF
87	1	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8"	250 SF	B&B	250 SF
10-12	3	MAKNOLO VIRGINIANA	SWEETBAY MAGNOLIA	3.5-5.5"	125 SF	B&B	375 SF
42-43, 90, 100	4	MORUS ALBA	WHITE MULBERRY	1.5-4"	125 SF	B&B	500 SF
5	1	PICCA PUNGENS	COLORADO BLUE SPRUCE	12"	125 SF	B&B	125 SF
31-34, 38-41, 49-50, 54, 57-58, 61-63, 69, 76	20	PINUS NIGRA	AUSTRIAN PINE	8-10"	175 SF	B&B	3500 SF
35-37, 44-46, 51-53, 55-56, 59-61, 66, 68, 103, 113, 117-120, 123-124, 128	28	PINUS STROBUS	WHITE PINE	8-10"	250 SF	B&B	6900 SF
75, 81-83, 98	5	PRUNUS SEROTINA	BLACK CHERRY	3-5"	175 SF	B&B	875 SF
127	1	PRUNUS CALERIANA	PEAR	8"	125 SF	B&B	125 SF
71, 73-74, 77-80, 86, 88, 91-97, 99, 101-102, 104-112, 116	29	ROBINIA PSEUDOACACIA	BLACK LOCUST	3-20"	175 SF	B&B	5075 SF
70, 72	2	ULMUS PARVIFLORA	CHINESE ELM	4.5-9"	250 SF	B&B	500 SF
X 1.25 TREE PRESERVATION CREDIT = 31,563 SF							25,250 SF

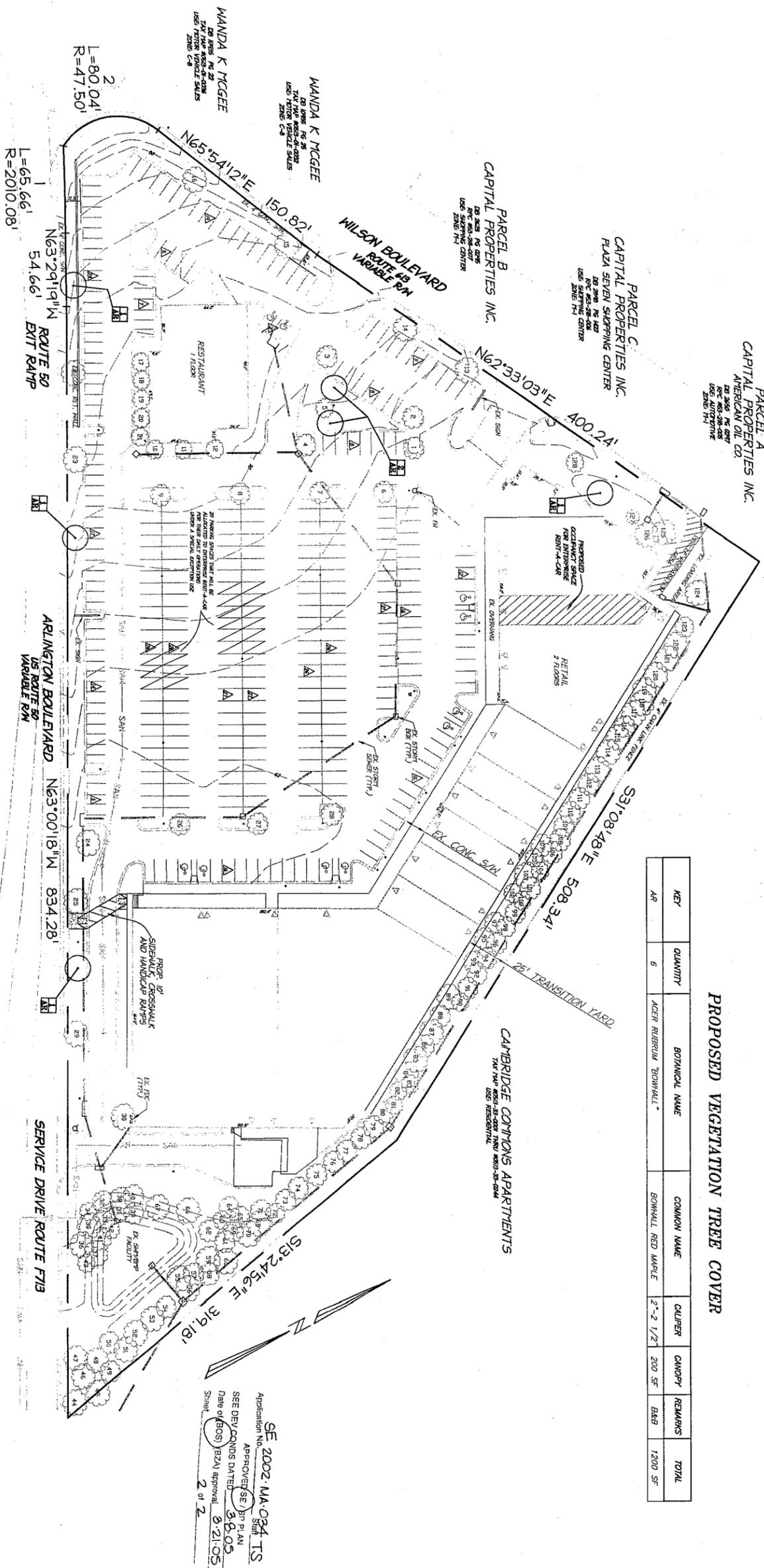
DATE	REVISION
11/9/04	QUANTY CONTENTS
12/29/04	COUNTY CONTENTS
02/04/05	REVISE LEASE AREA

LEGEND

- ⊖ : EX. CONTOUR
- : EX. MOOSE LINE
- : EX. STORM SEWER (STN. SEW)
- : EX. SANITARY SEWER (SAN.)
- : EX. WATER LINE (WVL)
- : EX. CURB & GUTTER
- : EX. EDGE OF PAVEMENT
- : EX. FENCE (ALL TYPES)
- : EX. OVERHEAD UTILITY LINE
- : EX. TREES
- ⊙ : EX. SANITARY STRUCTURE NUMBER
- ⊙ : EX. WATER METER (WMT)
- ⊙ : EX. STORM STRUCTURE NUMBER
- ⊙ : EX. GAS VALVE
- ⊙ : EX. POWER POLE
- ⊙ : EX. LIGHT POLE
- ⊙ : EX. GUY WIRE
- ⊙ : EX. SIGN
- ⊙ : EX. NUMBER OF PARKING SPACES
- ⊙ : EX. FIRE HYDRANT

PROPOSED VEGETATION TREE COVER

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CULTUR	CANOPY	REMARKS	TOTAL
AR	6	ACER RUBRUM 'BOYHALL'	BOYHALL RED MAPLE	2'-2 1/2"	200 SF	B&B	1200 SF

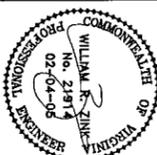


Application No. SE 2002-MA-024 TS
 APPROVED BY SE BR PLAN
 SEE DEV COMMENTS DATED 3.8.05
 Date of (BOS) (BZA) approval 8.21.05
 Sheet 2 of 2

ENTERPRISE RENT-A-CAR SEVEN CORNERS

MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

SPECIAL EXEPTION PLAT



christopher consultants

engineering · surveying · land planning
 christopher consultants, llc
 9300 main street (fourth floor) · fairfax va. 22031-3907
 703.273.6820 · fax 703.273.7636

SCALE: 1"=40'
 DATE: 9-9-04

DESIGN: JR, CK
 DRAWN: CK
 CHECKED: CK
 SHEET No.

2 of 2



County of Fairfax, Virginia

MEMORANDUM

DATE: August 26, 2014

TO: Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis: SE 2014-MA-012, AAA Mid-Atlantic, Inc.

The memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan (Plan) that provide guidance for the evaluation of the Special Exception (SE) application dated March 24, 2014, as revised through July 8, 2014. The extent to which the application conforms to the applicable guidance contained in the Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant proposes a Special Exception (SE) application to establish a vehicle light service establishment on Tax Map Parcels 51-3 ((1)) 35A pt. and 35B pt. in the Seven Corners Community Business Center. The site is located at the corner of Wilson Boulevard and Arlington Boulevard (Route 50). The application site, which is part of an existing shopping center site, measures approximately 46,353 square feet in area and is zoned C-7 Regional Retail Commercial District, Sign Control Overlay District (SC), Highway Corridor Overlay District (HC), and Commercial Revitalization District (CRD). An existing vacant building, which was previously used as a restaurant, will be modified for the proposed vehicle light service establishment, which will also include a retail component.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, Amended through April 29, 2014, Seven Corners Community Business Center, Pages 106 – 121:

“LOCATION AND CHARACTER

The Seven Corners CBC is a gateway to Fairfax County from both Arlington County and the City of Falls Church. The CBC (see Figure 23) surrounds the intersection of three of the region’s major commuter routes: Arlington Boulevard (Route 50), Leesburg Pike (Route 7), and

Wilson Boulevard/Sleepy Hollow Drive. The coming together of these major routes forms the multi-cornered intersection from which the CBC gets its name. The CBC is dominated by the Seven Corners Shopping Center, the First Virginia Bank Plaza, a number of community-serving shopping centers such as the Willston Shopping Center, Willston II, and The Corner at Seven Corners; individual department stores; and office buildings. The CBC also contains a variety of residential uses including higher density apartment complexes and townhouse neighborhoods. Surrounding the CBC are stable residential communities of a variety of densities, and a number of retail, automobile sales and service, and office uses located in the City of Falls Church which, with Arlington County, form the northern and eastern boundaries of the CBC.

Although both the Seven Corners intersection, the Seven Corners Shopping Center, and the high-rise First Virginia Bank Plaza buildings serve as visual landmarks within the area, the CBC also includes a concentration of highway-oriented, strip-commercial development and smaller shopping centers that are antithetical to the development of a strong sense of community identity as found in many nearby residential neighborhoods. The Seven Corners Shopping Center remains the dominant focal point within the area and is considered both locally and regionally as the “center” of the Seven Corners CBC.

IMPLEMENTATION

To implement the revitalization of Seven Corners as envisioned, it is essential that a spirit of public/private cooperation and partnership be fostered and sustained. While the Plan establishes guidelines for long-range improvements in the character and redevelopment of the CBC, these will occur only when market and other incentives are sufficient to encourage business investment to make the proposed changes. In addition to the economic incentives that influence all business decisions, public investments in infrastructure, parking, and transportation improvements--as well as streetscape enhancement such as landscaping, lighting, street furniture, and relocating or undergrounding utility lines--are considered fundamental to achieving this objective. Other public sector investments that should be initiated as a catalyst for attracting redevelopment are those that would facilitate traffic movement through and around Seven Corners, as recommended in the Transportation Section. More ideas regarding site-specific improvements will grow from the review process between the public and the private sectors that occurs as specific development proposals are made.

To achieve this vision for Seven Corners, an integrated program of implementation strategies is needed to address short- and long-term issues at both the areawide and site-specific levels. The formulation of these implementation strategies will benefit from continuing citizen participation and a creative public/private partnership. Additional citizen participation should be through existing public forums and the support of various activities that contribute to the Seven Corners' sense of community.

Serving both the Seven Corners and Baileys Crossroads CBCs, the Baileys Crossroads Revitalization Corporation (BCRC) is involved with planning activities within both CBCs and continues to promote revitalization efforts within the context of the Plan. In cooperation with Fairfax County government, the BCRC or a comparable entity should continue to seek increases in federal, state, and local funding for transportation and community projects within Seven

Corners and to solicit and encourage investment in business development. This organization may be an appropriate mechanism for pursuing public and private funding sources, managing improvement projects, and developing maintenance plans specifically for Seven Corners, especially if supported by the establishment of a Business Improvement District (BID). Such an organization could:

- Facilitate community-enhancing development within the CBC through innovative partnerships between the private, public, and volunteer sectors;
- Leverage available funds and generate new funding sources through grants and fund raising from the private and public sectors;
- Implement the above within the context of the Policy and Area Plans; and

Provide initiative, feedback, and advice on development planning, marketing, public relations, real estate, and land development opportunities.

AREAWIDE RECOMMENDATIONS

Seven Corners spans the Baileys and Jefferson Planning Districts. The portion of the CBC west of Sleepy Hollow Road is in the Jefferson Planning District; the portion to the east is in the Baileys Planning District. To reflect the cohesive nature of Seven Corners, and because the majority of the area is located therein, all land use recommendations for this CBC are presented in the Baileys Planning District section of the Plan.

The area-wide recommendations that follow are intended to help achieve the future vision for Seven Corners. These recommendations present overall concepts as a framework for the specific land unit recommendations which follow, and provide guidance on areawide issues that may not be specifically addressed in the land unit text because they apply to all land units. These recommendations focus on land use, urban design, and transportation.

LAND USE

To further define the broad vision for Seven Corners, a land use concept is provided that identifies the general type and character of future development. Since achieving the vision for the CBC will be a long-term process, guidance on land use compatibility and land use flexibility is provided in this section.

Land Use Concept

The land use concept for Seven Corners outlines a pattern of development that represents a modification of the planning policies that have shaped the area over the last three decades resulting in the Seven Corners Shopping Center, a regional-oriented retail development, and the First Virginia Plaza, a high-rise office center. The Plan envisions redevelopment within the CBC focused on neighborhood- and community-serving retail and office mixed uses with residential

and cultural/ recreational use components with a pedestrian scale and character that, in combination, will strengthen the area's quality of life for its own and neighboring residents.

Of particular importance is the creation and maintenance of transitional areas or "edges" that define the limits of the CBC and foster land use compatibility with adjacent residential neighborhoods. Typically, transitional areas include buffering, screening, and permanent open space or parkland, as well as townhouse-style offices, neighborhood retail, garden apartments, residential townhouses, lower-intensity institutional uses, and landscaped peripheral streets. It is recommended that these transitional development techniques be continued.

Land Use Guidelines

Achievement of the vision for Seven Corners on which the land use concept is based will be a long-term process. Because of this, additional guidance beyond that specified in the Land Unit Recommendations section is also essential. In reviewing development proposals within the CBC, several situations may arise that the land unit recommendations may not adequately address: parcel consolidation, infill development, affordable housing, and other land uses that could be compatible alternatives to those specified in the land unit recommendations. The following guidelines apply in these situations:

- *Existing Uses and Buildings*--In some instances, existing development may not be consistent with the long-term vision for Seven Corners which anticipates the eventual redevelopment of these properties. This Plan is not intended to interfere with the continuation of existing land uses or buildings which is the decision of the business or building owner. However, new uses and the replacement or expansion of existing buildings should not inhibit achieving the long-term recommendations of the Plan. To facilitate this, improvements to the open space or pedestrian systems that are identified in the Plan are encouraged or, if not feasible due to an existing building's location on the site, alternative streetscape and other design improvements which may help implement the Plan's intent may be considered. Additionally, retention of neighborhood- and community-serving uses as redevelopment occurs should be encouraged by permitting the incorporation of an existing use into the new development, such as incorporating a community retail or service business into a new office building.

LAND UNIT A

Land Unit A is bounded by the Arlington County line to the northeast, Arlington Boulevard to the south, and Wilson Boulevard and the City of Falls Church to the north. The area contains the Willston Shopping Center, Willston II Center, and The Corner at Seven Corners. These are all community-serving retail centers with some additional office uses. A neighborhood-serving retail center is located in the northwest quadrant of the Wilson Boulevard/Peyton Randolph Drive intersection. Residential uses are represented by Cavalier Club Apartments, Seven Corners Apartments, and a section of the Cambridge Commons.

Within the overall planning concept described above, the following recommendations apply to specific sub-units of Land Unit A:

Sub-Unit A-1

The largest part of this sub-unit is directly east of the Seven Corners interchange and includes the Corner at Seven Corners Shopping Center which is planned and developed for community-serving retail use at the current intensity. With revitalization, additional parking lot landscaping and pedestrian connections to adjacent uses are encouraged. The portion of the sub-unit north of Wilson Boulevard is developed and planned for neighborhood-serving office use at the current intensity.”

COMPREHENSIVE PLAN MAP: Retail and Other Commercial Uses

LAND USE ANALYSIS

The applicant proposes a Special Exception application for a new vehicle light service establishment in an existing 7,290 square foot stand-alone building, which is part of a 6.46 acres shopping center site. The Special Exception area will include a portion of the site (46,353 square feet) and will exclude the existing shopping center structure. The existing building proposed for the new use will be divided between the vehicle light service establishment and retail uses. The vehicle light service establishment will operate in approximately half of the building (approximately 3,766 square feet of area), and 3,145 square feet of the building will be used for the retail component associated with the vehicle light service establishment. The remaining 269 square feet is proposed for storage use. 57 parking spaces are required for the light service and retail uses, which will be provided on site. The proposed hours of operation will be 7:00 am to 7:00 pm, Monday through Saturday, and 10:00 am to 4:00 pm on Sunday.

The Comprehensive Plan guidance for the site is for community serving retail and encourages “additional parking lot landscaping and pedestrian connections to adjacent uses” with revitalization. There is also specific guidance related to existing uses and buildings within the overall land use guidelines for the Seven Corners CBC. The Plan notes the following:

“This Plan is not intended to interfere with the continuation of existing land uses or buildings which is the decision of the business or building owner. However, new uses and the replacement or expansion of existing buildings should not inhibit achieving the long-term recommendations of the Plan. To facilitate this, improvements to the open space or pedestrian systems that are identified in the Plan are encouraged or, if not feasible due to an existing building's location on the site, alternative streetscape and other design improvements which may help implement the Plan's intent may be considered.”

An existing building, which was formerly used as a restaurant, will be renovated for the vehicle light service establishment and retail uses. Proposed elevations for the existing building show extensive façade improvements and an updated design to the former restaurant use. The main

retail entrance, which will also serve as the main entrance for the vehicle light service establishment, faces the shopping center structure, and service bays will be located in the “rear” of the building along Route 50 and Wilson Boulevard. Though the service establishment is auto-oriented, it is considered a permitted use (only if located within the main structure of a regional shopping center) in community serving uses zoning district (C-6 Community Retail Commercial District), which defines community retail uses as serving several neighborhoods or approximately 20,000 persons. Staff does not object to the proposed vehicle light establishment use and associated retail in the existing building since it is considered a community service use. Additionally, the Plan offers flexibility for existing land uses or buildings in the CBC as they are the “decision of the business or building owner.” However, as the Plan states, open space or pedestrian improvements are encouraged for new uses in existing buildings.

Five service bays are proposed, which will face both Wilson Boulevard and Route 50. Due to the high visibility of the bays along major thoroughfares, staff encouraged the applicant to increase the amount of proposed landscaping and/or reduce the number of bays. The applicant could not reduce the number of service bays, so additional trees (approximately 20 new large shade and small trees) and ornamental plantings are proposed along the site’s frontage. Due to grade issues along Route 50 and a utility easement along Wilson Boulevard, providing streetscape in compliance with the Comprehensive Plan’s Seven Corners CBC Streetscape Design (Pages 113 – 116) will be a challenge until complete redevelopment of the site is proposed. To help buffer the service establishment further, staff recommends that the bay doors close when the bays are not in use during hours of operation. Trash storage and the dumpster enclosure are also proposed at the corner of the application site closest to the intersection of Route 50 and Wilson Boulevard. Due to a steep grade change along Route 50, the dumpster will not be visible by vehicular traffic. Evergreen shrubs are also proposed around the dumpster enclosure, which will help further screen trash storage. Additionally, a new pedestrian link (new sidewalk and crosswalk) is proposed from the existing sidewalk along Wilson Boulevard to the building, which will permit pedestrians to enter the application and broader shopping center sites through a designated path.

As the applicant explores making changes to the existing building, information regarding the building’s structure or suitability for a vehicle light service establishment may warrant an entirely new building for the site. If a demolition and new construction is needed, staff recommends further review of the proposal since a new building footprint and/or revised site layout may present additional opportunities to advance the goals of the Seven Corners CBC.

CONCLUSION

The applicant proposes to establish a vehicle light service establishment in the Seven Corners Community Business Center at the corner of Wilson Boulevard and Route 50. The application site, which is part of an existing shopping center site, measures approximately 46,353 square feet in area. An existing vacant building, which was previously used as a restaurant, will be modified for the proposed vehicle light service establishment, which will also include a retail component. The adaptive reuse of an existing building for a vehicle light service establishment does not conflict with the Plan’s guidance for existing uses and buildings in the Seven Corners Community Business Center. Staff believes that the application is in conformance with the land

use recommendations of the Comprehensive Plan for the subject property. However, if a new building is proposed for the proposed use, additional review of the proposal is recommended by staff.

PGN:BJC

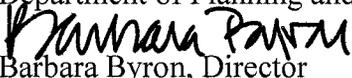


County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

DATE: September 4, 2014

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

FROM: 
Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: SE 2014-MA-012 AAA Mid Atlantic, Inc.

The Office of Community Revitalization (OCR) has reviewed the above referenced Special Exception plan date stamped as "Received by the Department of Planning and Zoning on August 26, 2014." The subject property is located within the Seven Corners Commercial Revitalization District (CRD).

The applicant seeks to utilize an existing vacant building located near the Seven Corner interchange between Route 50 and Wilson Boulevard for a vehicle light service establishment and retail use. The free-standing building is approximately 7,290 square feet and will remain with some alterations to the façade and site.

OCR appreciates the applicant's work to improve site landscaping and create a complete pedestrian connection from Wilson Blvd. to the entrance of the building. However, a number of primary concerns remain with the design of the building facades and exterior areas around the building.

OCR Comments

1. The northern side of the project, facing the shopping center's entrance, should be the principal face and contain the main entrance of the building. If the retail entrance cannot be located on this façade the following considerations should be addressed:
 - A. A large blank wall as shown on the north building façade is not in keeping with revitalization goals of the Seven Corners area. The storage room should be relocated and windows should be added along the retail portion of this façade.
 - B. The two handicapped parking spaces located to the left of the service bays should be removed and a larger island created adjacent to the building that includes outdoor waiting areas for patrons and outdoor seating for employees. Moveable seating and tables along with shade devices should be incorporated. Consider low fencing, and specialty paving

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



materials to further define this space. The storage room door can be used as building access to the outdoor waiting space. OCR would encourage a parking reduction request be filed to reduce the number of surface parking spaces and allow for more landscaping, pedestrian circulation, and other urban design elements if necessary.

C. Specifications for service bay doors should be made of high-quality materials with appropriate architectural details so that the doors are integrated with the building design.

2. The location of the dumpster enclosure at the corner of Wilson Boulevard and Route 50 is very prominent and should be moved to minimize visual impacts. It should be relocated adjacent to the building, preferably near the two service bays on the southwest side of the building.

cc: Joe Gorney, Senior Staff Coordinator, DPZ
OCR File



County of Fairfax, Virginia

MEMORANDUM

DATE: September 3, 2014

TO: Joe Gorney, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: AAA Car Care Center, SE 2014-MA-012

This review is based upon the Special Exception SE 2014-MA-012 application. The application is stamped as "Received Department of Planning & Zoning August 26, 2014." A site visit was conducted on May 6, 2014 as part of the review for this application.

The site consists primarily of a parking lot and vacant building previously used as a restaurant. All trees present (red maples and honeylocusts) have been topped and are generally in poor condition located within parking lot islands. Also present within the landscape islands are shrubs in various conditions consisting of Japanese barberry, euonymus, heavenly bamboo, junipers, mugo pine, and spirea. Ground covers that are invasive in nature within landscape islands include English ivy, ground euonymus and periwinkle.

1. **Comment:** With this submission, a deviation request letter from the tree preservation target in accordance with PFM 12-0508.3A(2) has been provided. As previously stated this is something that should be requested and documented at this time, but cannot officially be modified by the Director until site plan review.

Recommendation: Proffer language containing a directive from the Board of County Supervisors to the Urban Forest Management Division to permit a deviation from the tree preservation target should be provided.

2. **Comment:** It appears that line C1 of table 12.10 states that the tree preservation target area is 3024, which is not accurate since 3024 square feet of canopy currently exists onsite.

Recommendation: Line C1 of table 12.10 should be revised to state the calculated tree preservation target of 301 square feet.

3. **Comment:** Line D11, D17, E2, and E4 of table 12.10 specify that 3100 square feet of 10 year canopy being claimed for native trees proposed. However, there are only 2900

Department of Public Works and Environmental Services

Urban Forest Management Division

12055 Government Center Parkway, Suite 518

Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 711, Fax: 703-653-9550

www.fairfaxcounty.gov/dpwes



square feet of total of trees proposed to be planted, which even with the 1.5 native multiplier only totals 4350 square feet of canopy, which does not meet the minimum requirement of 4650 square feet for the site.

Recommendation: The applicant should provide additional trees so that the minimum 10-year canopy requirement of 10% is being met for the site.

4. **Comment:** It appears that there is a NOVEC easement within the peripheral parking lot landscape strip along Wilson Blvd, but the Zoning Ordinance for the Bailey's Crossroads/Seven Corners Commercial Revitalization District requirement specifies one small to medium tree be provided every 25 feet.

Recommendation: A letter of permission should be provided on the SE Plat from the easement holder, which allows for landscaping to be provided within the easement along Wilson Blvd.

5. **Comment:** Given the nature of tree cover on this site several development conditions will be instrumental in assuring adequate tree canopy coverage.

Recommendation: UFMD feels that the following development condition language is necessary to ensure effective landscaping and invasive species management throughout the development process:

Invasive Species Management Plan: "An invasive species management plan shall be submitted as part of the first and all subsequent plan submissions detailing how the invasive and undesirable vegetation will be removed and managed from within the peripheral parking lot landscape areas. The detailed invasive species management plan shall include the following information:

- Identify targeted undesirable and invasive plant species to be suppressed and managed.
- Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
- Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
- Identify how targeted species will be disposed.
- If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).

- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Monthly monitoring reports provided to UFMD and SDID staff.
- Duration of management program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMD staff.”

Native Species Landscaping: “All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the FDP.”

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

NJD/

UFMDID #: 190283

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: September 18, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, DOT 

FILE: 3-5 (SE 2014-MA-012)

SUBJECT: SE 2014-MA-012; AAA Mid-Atlantic, Inc.
Tax Map: 51-3 ((1)) 35A pt. and 35B pt.

This department has reviewed the plat revised through August 25, 2014, and we have the following comments on the proposed vehicle light service use of an existing vacant building in the Seven Corners area.

The applicant has addressed staff's comments on pedestrian connectivity from Wilson Blvd to the existing building by providing a 5-ft sidewalk and crosswalk. Three bicycle racks have also been provided near the main building entrance. The following are staff's comments on the latest revised plat dated August 25, 2014:

- A public ingress-egress easement should be provided for the sidewalk on Wilson Blvd. The commitment to an easement should be included in the development condition.
- The standard bicycle parking language should be included in the development condition which indicates that the final number, location, and design of the bicycle racks will be determined at site plan in coordination with FCDOT.

It should be noted that if the application property were to be redeveloped for a higher intensity use, significant transportation improvements would be recommended based on the Comprehensive Plan and the ongoing Seven Corners interchange study by the County. These improvements may include, but are not limited to the following:

- ROW needs would be assessed for the planned widening of Arlington Blvd to 6 lanes.
- Bicycle facilities would be recommended on Arlington Blvd and Wilson Blvd.
- Although the preferred Seven Corners interchange concept would not have significant ROW impact on the application property, the two entrances on Wilson Blvd should be consolidated into one so there is adequate spacing from the Seven Corners interchange.
- All sidewalks onsite and frontage should be constructed to the current standard.
- A crosswalk on Wilson Blvd and a 5-ft sidewalk in the right-turn channelization "porkchop" from Route 50 to Wilson Blvd would be recommended as there is already an existing "goat path" used by pedestrians from the interchange bridge headed to Wilson Blvd.

MAD/AY

**COMMONWEALTH of VIRGINIA****DEPARTMENT OF TRANSPORTATION**

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
April 18, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: SE 2014-MA-012 AAA Mid-Atlantic, Inc.
Tax Map # 51-3((01))0035A & B

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

I have reviewed the above plan submitted on April 15, 2014, and received on April 16, 2014. The following comments are offered:

1. The entrance should be modified to meet the current commercial entrance standards. The width and radii should be increased to accommodate the vehicles using this site.
2. Right of way should be provided 1' beyond the sidewalk for public maintenance.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxspex2014-MA-012se1AAAMidAtlanticInc4-18-14BB



County of Fairfax, Virginia

MEMORANDUM

DATE: May 12, 2014

TO: Joe Gorney
Staff Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bel Pachhai, PE, CFM, Senior Engineer III BP Pachhai
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception #SE 2014-MA-012; AAA Mid-Atlantic, Inc.; Special Exception Plat dated 24th March 2014; LDS Project #4946-ZONA-001-1, Tax Map #051-3-01-0035A, 0035B; Mason District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Stormwater Detention

Applicant indicated on sheet C4.0 that the stormwater quantity control requirements for the existing development are satisfied through an onsite detention facility in place and with this development the applicant is proposing a small reduction in impervious area on the site and a corresponding reduction in stormwater runoff. There are discrepancies in using site area for stormwater calculations. As the development is in Four Mile Run watershed, detention shall be provided for the 100 year storm event. In the site plan submission, stormwater runoff computations with correct site area must be shown to address the stormwater detention requirements.

Water Quality Control

Applicant stated on sheet C4.0 that the stormwater quality control for the proposed development will be provided by an onsite Tree Box Filter unit. The proposed development will result in a site with small reduction in impervious area and the applicant also proposed to reduce the Phosphorus load by 9.63% by providing Tree Box Filter. There are discrepancies in using site area and weighted c-value for Phosphorus removal computations. In the site plan submission, calculations must be shown with correct site area and c-values to address the BMP

requirements. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

Onsite Major Storm Drainage System and Overland Relief

Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations must be shown on the plan.

Downstream Drainage System

An outfall narrative has been provided. Adequacy of outfall system shall be shown on site plan.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Four Mile Run Watershed. There are two water quantity and quality control projects 1) FM9103-Stormwater Pond Retrofit, and 2) DC9909-Inspection/Enforcement Enhancement Project-Vehicle Maintenance located near the subject site.

Please visit <http://www.fairfaxcounty.gov/dpwes/watersheds/doguecreek.htm> for more details and contact Stormwater Planning Division for more details.

Dam Breach

None of this property is within the dam breach inundation zone.

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance has been adopted and the PFM's Stormwater requirements are being updated as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1698 if you require additional information.

Joe Gorney, Staff Coordinator
Special Exception Application #SE 2014-MA-012; Mid-Atlantic, Inc.
LDS Project #4946-ZONA-001-1
Page 3 of 3

BP/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File





County of Fairfax, Virginia

MEMORANDUM

DATE: April 23, 2014

TO: Joe Gorney
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. SE 2014-MA-012**
Tax Map No. 051-3-((01))-0035-A, 0035-B

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

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

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

- Other pertinent comments:**





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: May 8, 2014

SUBJECT: SE 2014-MA-012, AAA Car Care Center
 Tax Map Number: 51-3((1)) 35A pt. and 35B pt.

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

FCPA Reviewer: Jay Rauschenbach
 DPZ Coordinator: Joe Gorney

Copy: Cindy Walsh, Director, Resource Management Division
 Joe Gorney, DPZ Coordinator
 Chron File
 File Copy

COMPREHENSIVE PLAN EXCERPTS

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, Area I, Baileys Planning District, Amended through April 29, 2014, Seven Corners Community Business Center, Pages 106-111, 119, 121:

LOCATION AND CHARACTER

The Seven Corners CBC is a gateway to Fairfax County from both Arlington County and the City of Falls Church. The CBC (see Figure 23) surrounds the intersection of three of the region's major commuter routes: Arlington Boulevard (Route 50), Leesburg Pike (Route 7), and Wilson Boulevard/Sleepy Hollow Drive. The coming together of these major routes forms the multi-cornered intersection from which the CBC gets its name. The CBC is dominated by the Seven Corners Shopping Center, the First Virginia Bank Plaza, a number of community-serving shopping centers such as the Willston Shopping Center, Willston II, and The Corner at Seven Corners; individual department stores; and office buildings. The CBC also contains a variety of residential uses including higher density apartment complexes and townhouse neighborhoods. Surrounding the CBC are stable residential communities of a variety of densities, and a number of retail, automobile sales and service, and office uses located in the City of Falls Church which, with Arlington County, form the northern and eastern boundaries of the CBC.

Although both the Seven Corners intersection, the Seven Corners Shopping Center, and the high-rise First Virginia Bank Plaza buildings serve as visual landmarks within the area, the CBC also includes a concentration of highway-oriented, strip-commercial development and smaller shopping centers that are antithetical to the development of a strong sense of community identity as found in many nearby residential neighborhoods. The Seven Corners Shopping Center remains the dominant focal point within the area and is considered both locally and regionally as the "center" of the Seven Corners CBC.

DEVELOPMENT AND PLANNING HISTORY

[T]he Fairfax County Board of Supervisors initiated a commercial revitalization program in 1986 designating the Seven Corners area as part of a revitalization area. This designation was intended to support and encourage a comprehensive program of economic revitalization, preserve community- and neighborhood-serving retail uses, and protect stable residential neighborhoods from commercial encroachment associated with redevelopment.

CONCEPT FOR FUTURE DEVELOPMENT: A VISION FOR SEVEN CORNERS

"The Comprehensive Plan recommends Seven Corners as one of several areas designated as Community Business Centers. This designation implies the retention, redevelopment, and revitalization of community-serving retail uses within the CBC. The Plan envisions, in addition to community-serving retail uses, a mixture of neighborhood-

serving retail, office, residential, and recreational/cultural uses developed with a pedestrian scale and character. This combination of compatible land uses developed with an emphasis on enhanced appearance and accessibility will strengthen the area's ability to contribute to the quality of life of its residents and those of nearby neighborhoods.

Planning objectives for achieving this vision are:

Objective 1 Improve the appearance and function of the CBC through coordination of land uses accompanied by the application of urban design guidelines for building design and orientation, streetscape improvements, unified signage, consolidation of curb cuts and other access improvements, landscaping treatment and pedestrian-oriented amenities such as walkways, trees and benches;

Objective 2 Retain neighborhood-serving retail uses and improve the economic vitality of these uses through commercial revitalization in the CBC;

Objective 3 Provide transitions from more-to less-intensive uses, with buffering and screening between commercial and residential uses to reduce the negative effects of commercial activities on adjacent residential areas and to prevent commercial encroachment into established and stable neighborhoods; and

Objective 4 Foster future transportation improvements that positively affect planned redevelopment or revitalization activities, and encourage the design of such activities to accommodate these improvements.

IMPLEMENTATION

To implement the revitalization of Seven Corners as envisioned, it is essential that a spirit of public/private cooperation and partnership be fostered and sustained. While the Plan establishes guidelines for long-range improvements in the character and redevelopment of the CBC, these will occur only when market and other incentives are sufficient to encourage business investment to make the proposed changes. In addition to the economic incentives that influence all business decisions, public investments in infrastructure, parking, and transportation improvements—as well as streetscape enhancement such as landscaping, lighting, street furniture, and relocating or undergrounding utility lines—are considered fundamental to achieving this objective. Other public sector investments that should be initiated as a catalyst for attracting redevelopment are those that would facilitate traffic movement through and around Seven Corners, as recommended in the Transportation Section. More ideas regarding site-specific improvements will grow from the review process between the public and the private sectors that occurs as specific development proposals are made.

To achieve this vision for Seven Corners, an integrated program of implementation strategies is needed to address short- and long-term issues at both the areawide and

site-specific levels. The formulation of these implementation strategies will benefit from continuing citizen participation and a creative public/private partnership. Additional citizen participation should be through existing public forums and the support of various activities that contribute to the Seven Corners' sense of community.

Serving both the Seven Corners and Baileys Crossroads CBCs, the Baileys Crossroads Revitalization Corporation (BCRC) is involved with planning activities within both CBCs and continues to promote revitalization efforts within the context of the Plan. In cooperation with Fairfax County government, the BCRC or a comparable entity should continue to seek increases in federal, state, and local funding for transportation and community projects within Seven Corners and to solicit and encourage investment in business development. This organization may be an appropriate mechanism for pursuing public and private funding sources, managing improvement projects, and developing maintenance plans specifically for Seven Corners, especially if supported by the establishment of a Business Improvement District (BID). Such an organization could:

- Facilitate community-enhancing development within the CBC through innovative partnerships between the private, public, and volunteer sectors;
- Leverage available funds and generate new funding sources through grants and fund raising from the private and public sectors;
- Implement the above within the context of the Policy and Area Plans; and
- Provide initiative, feedback, and advice on development planning, marketing, public relations, real estate, and land development opportunities.

AREA WIDE RECOMMENDATIONS

Seven Corners spans the Baileys and Jefferson Planning Districts. The portion of the CBC west of Sleepy Hollow Road is in the Jefferson Planning District; the portion to the east is in the Baileys Planning District. To reflect the cohesive nature of Seven Corners, and because the majority of the area is located therein, all land use recommendations for this CBC are presented in the Baileys Planning District section of the Plan.

The area-wide recommendations that follow are intended to help achieve the future vision for Seven Corners. These recommendations present overall concepts as a framework for the specific land unit recommendations which follow, and provide guidance on areawide issues that may not be specifically addressed in the land unit text because they apply to all land units. These recommendations focus on land use, urban design, and transportation.

LAND USE

To further define the broad vision for Seven Corners, a land use concept is provided that identifies the general type and character of future development. Since achieving the

vision for the CBC will be a long-term process, guidance on land use compatibility and land use flexibility is provided in this section.

Land Use Concept

The land use concept for Seven Corners outlines a pattern of development that represents a modification of the planning policies that have shaped the area over the last three decades resulting in the Seven Corners Shopping Center, a regional-oriented retail development, and the First Virginia Plaza, a high-rise office center. The Plan envisions redevelopment within the CBC focused on neighborhood- and community-serving retail and office mixed uses with residential and cultural/ recreational use components with a pedestrian scale and character that, in combination, will strengthen the area's quality of life for its own and neighboring residents.

Of particular importance is the creation and maintenance of transitional areas or "edges" that define the limits of the CBC and foster land use compatibility with adjacent residential neighborhoods. Typically, transitional areas include buffering, screening, and permanent open space or parkland, as well as townhouse-style offices, neighborhood retail, garden apartments, residential townhouses, lower-intensity institutional uses, and landscaped peripheral streets. It is recommended that these transitional development techniques be continued.

Land Use Guidelines

Achievement of the vision for Seven Corners on which the land use concept is based will be a long-term process. Because of this, additional guidance beyond that specified in the Land Unit Recommendations section is also essential. In reviewing development proposals within the CBC, several situations may arise that the land unit recommendations may not adequately address: parcel consolidation, infill development, affordable housing, and other land uses that could be compatible alternatives to those specified in the land unit recommendations. The following guidelines apply in these situations:

- *Existing Uses and Buildings* — In some instances, existing development may not be consistent with the long-term vision for Seven Corners which anticipates the eventual redevelopment of these properties. This Plan is not intended to interfere with the continuation of existing land uses or buildings which is the decision of the business or building owner. However, new uses and the replacement or expansion of existing buildings should not inhibit achieving the long-term recommendations of the Plan. To facilitate this, improvements to the open space or pedestrian systems that are identified in the Plan are encouraged or, if not feasible due to an existing building's location on the site, alternative streetscape and other design improvements which may help implement the Plan's intent may be considered. Additionally, retention of neighborhood- and community-serving uses as redevelopment occurs should be encouraged by permitting the incorporation of an existing use into the new development, such as incorporating a community retail or service business into a new office building.

LAND UNIT A

Land Unit A is bounded by the Arlington County line to the northeast, Arlington Boulevard to the south, and Wilson Boulevard and the City of Palls Church to the north. The area contains the Willston Shopping Center, Willston II Center, and The Corner at Seven Corners. These are all community-serving retail centers with some additional office uses. A neighborhood-serving retail center is located in the northwest quadrant of the Wilson Boulevard/Peyton Randolph Drive intersection. Residential uses are represented by Cavalier Club Apartments, Seven Corners Apartments, and a section of the Cambridge Commons.

Within the overall planning concept described above, the following recommendations apply to specific sub-units of Land Unit A:

Sub-Unit A-1

The largest part of this sub-unit is directly east of the Seven Corners interchange and includes the Corner at Seven Corners Shopping Center which is: planned and developed for community-serving retail use at the current intensity. With revitalization, additional parking lot landscaping and pedestrian connections to adjacent uses are encouraged. The portion of the subunit north of Wilson Boulevard is developed and planned for neighborhood-serving office use at the current intensity.

ZONING ORDINANCE EXCERPTS**9-006 General Standards**

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

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

9-503 - Standards for all Category 5 Uses

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

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

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

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

4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:

A. In the C-7 or C-9 District, 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.

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

C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.

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		