



APPLICATION ACCEPTED: August 22, 2014
PLANNING COMMISSION: December 11, 2014
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia



November 26, 2014

WS

STAFF REPORT

SE 2014-SU-059

SULLY DISTRICT

APPLICANT: Chantilly Plaza, LLC.

ZONING: C-6 (Community Retail Commercial);
WS (Water Supply Protection Overlay);
HC (Highway Corridor)

PARCEL: 44-2 ((1)) 9C

ACREAGE: 8.26 acres

PLAN MAP: Retail and Other Commercial Uses

SE GROUP AND USE: Sect. 9-620, Waiver of Certain Sign
Regulations (Category 6, Use 17)

SE PROPOSAL: The applicant seeks approval of a waiver of
certain sign regulations to increase the area of
an existing freestanding shopping center sign.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2014-SU-059, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board of Supervisors, in adopting any conditions, 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.

Leila Mosadeq

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

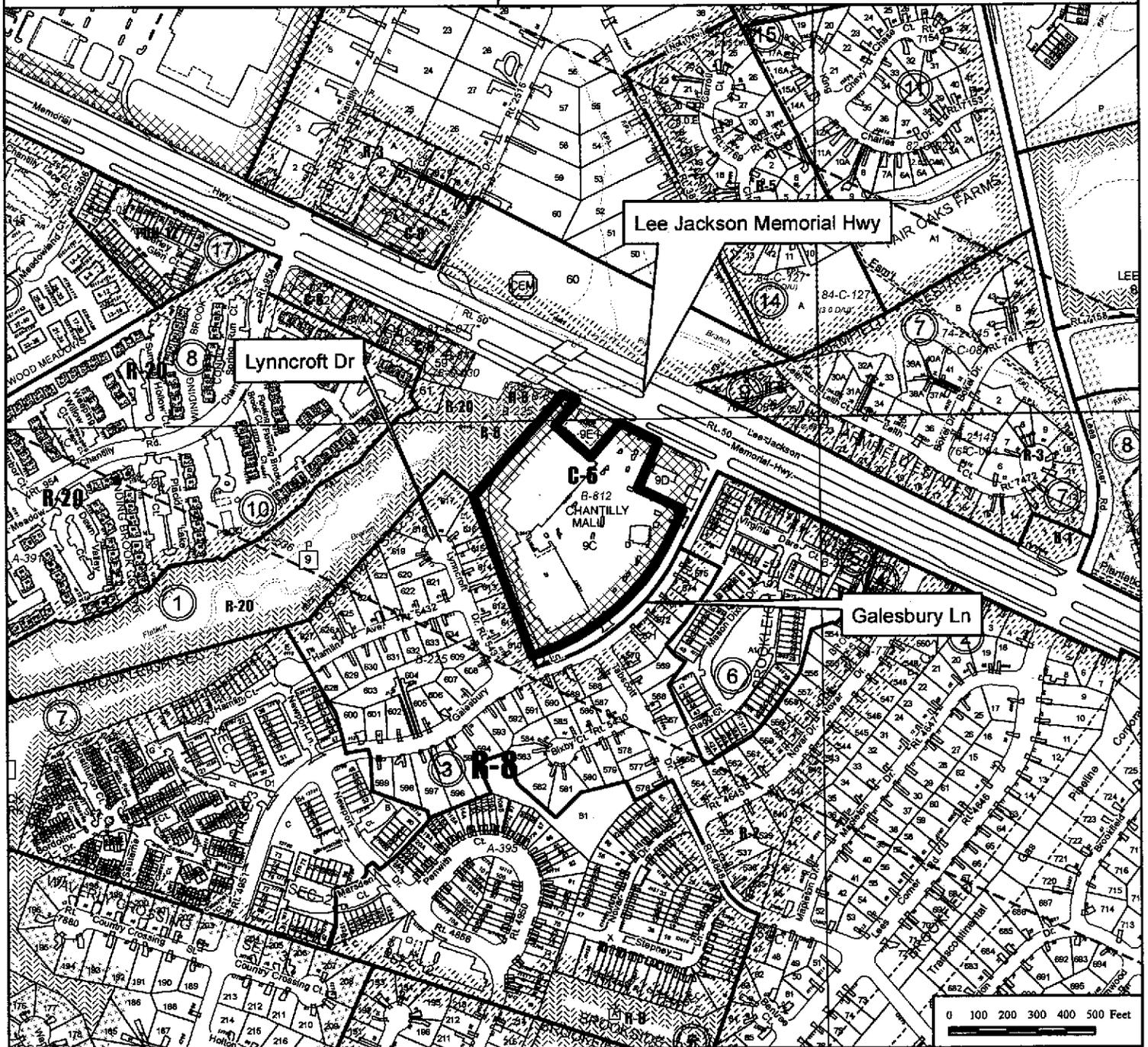


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2014-SU-059

Applicant: CHANTILLY PLAZA LLC
Accepted: 08/22/2014
Proposed: WAIVER OF CERTAIN SIGN REGULATIONS
Area: 8.26 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 09-0620
Located: 13653 A LEE JACKSON MEMORIAL HIGHWAY
Zoning: C-6
Plan Area: 3,
Overlay Dist: WS HC
Map Ref Num: 044-2-/01/ /0009C



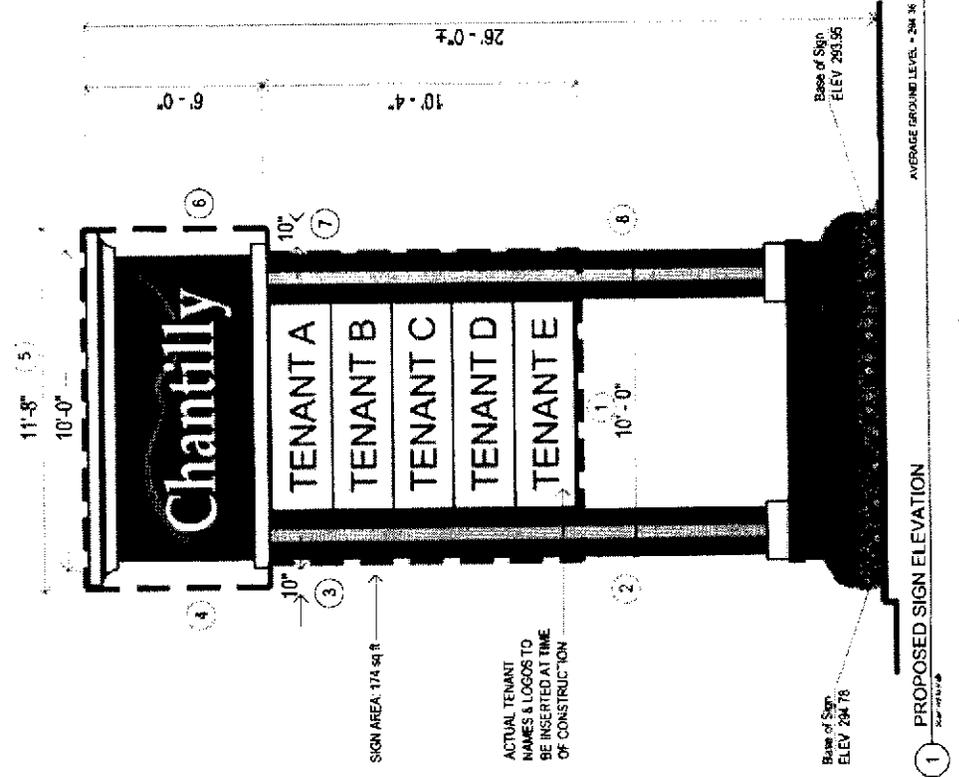
GENERAL NOTES

1. BASED UPON THE SITE PLAN USE AND PARKING REVISION SUBMITTAL, (PROPOSED) ADJACENT PARKING SPACES ARE CURRENTLY REQUIRED FOR THIS PROPERTY AND 204 SPACES ARE CURRENTLY PROVIDED. ONE PARKING SPACE WILL BE REMOVED TO ALLOW THE NEW PLANTER AND SIGN TO BE CONSTRUCTED.
2. THE PROPOSED SIGN WILL INCORPORATE THE FOLLOWING MATERIALS:
 - ALUMINUM
 - TRANSLUCENT VINYL
 - BRICK OR OTHER MASONRY MATERIALS
 - STEEL
 - PLASTIC FIBERGLASS OF HIGH DENSITY FOAM
3. THE PROPOSED SIGN WILL BE INTERNALLY ILLUMINATED IN ACCORDANCE WITH FAIRFAX COUNTY OUTDOOR LIGHTING STANDARDS PER ZONING ORDINANCE SECTION 14-960.
4. ACTUAL TENANT NAMES AND LOGOS WILL BE INSERTED AT THE TIME OF CONSTRUCTION AND WILL CHANGE BASED UPON FINAL TENANT LEASES.
5. THE AREA AROUND THE BASE OF THE SIGN IS CURRENTLY COMPLETELY IMPERVIOUS. THIS PLAN PROPOSES TO REMOVE THE IMPERVIOUS SURFACE AND REPLACE WITH AN AREA FOR SHRUBS, ROSEACEOUS PLANTS AND LAWN.

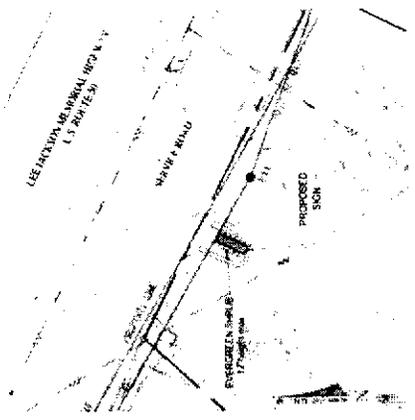
SIGN AREA DIMENSIONS

- ① = 10' - 0"
- ② = 10' - 4"
- ③ = 0' - 10"
- ④ = 5' - 9"
- ⑤ = 11' - 8"
- ⑥ = 5' - 9"
- ⑦ = 0' - 10"
- ⑧ = 10' - 4"

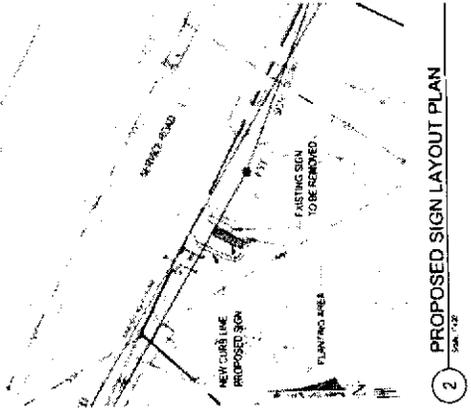
SIGN DEPTH = 18" MAX
 SIGN AREA = 174 SF (FRONT FACE ONLY)



1 PROPOSED SIGN ELEVATION
SCALE: 1/4" = 1'-0"



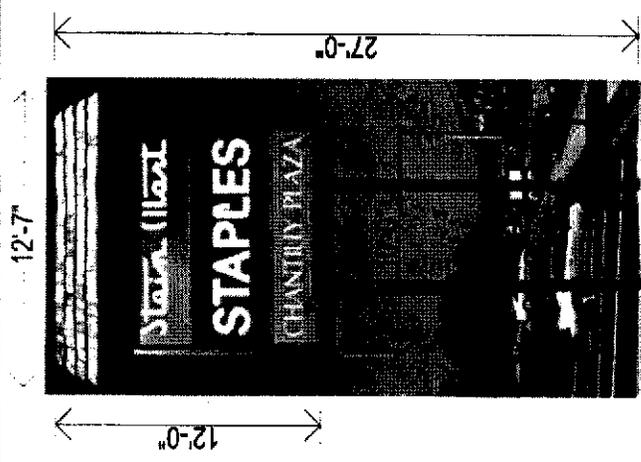
3 PROPOSED PLANTING PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED SIGN LAYOUT PLAN
SCALE: 1/4" = 1'-0"

SPECIAL EXCEPTION CHANTILLY PLAZA

EXISTING SIGN



HEIGHT: 27'-0" feet
 DEPTH: 2 feet

SETBACK from Curb Line at Service Road: 9 feet
 SIGN AREA: FRONT FACE: 151 sq ft
 SIDE FACE: 24 sq ft
 TOTAL SIGN AREA: 175 sq ft

ILLUMINATION: Internal & external lanterns

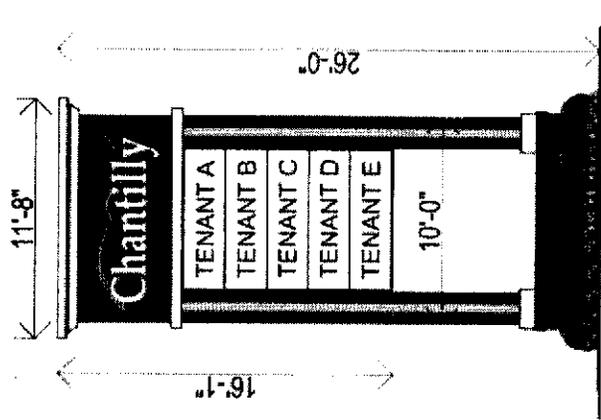
SIGN ORDINANCE REQUIREMENT

MAX HEIGHT (Sect 12-203.4): 20 feet
 (permitted without SE approval for increase in height)

SETBACK from Curbline (Sect 12-203.5): 5 feet

MAXIMUM SIGN AREA (Sect 12-205.3): 80 sq ft
 (permitted without SE approval for increase in sign area)

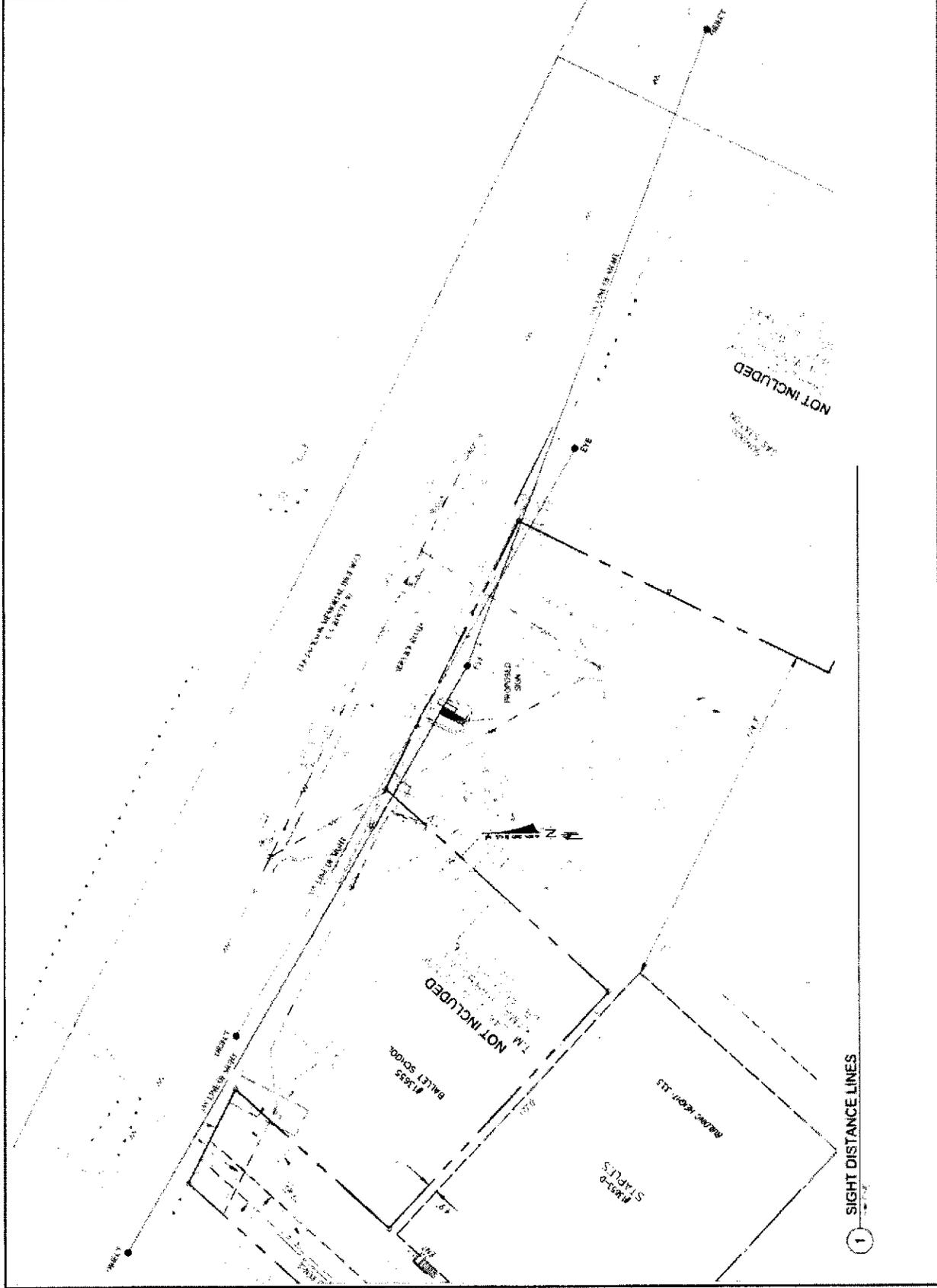
PROPOSED SIGN



HEIGHT: 26'-0"
 DEPTH: 1'-6"

SETBACK from Curbline at Service Road: 13 feet
 SIGN AREA: FRONT FACE: 174 sq ft
 SIDE FACE: 0 sq ft
 (see sheet 2 for all sign area dimensions)
 TOTAL SIGN AREA: 174 sq ft
 * SIGN DEPTH = 18" OR LESS;
 SIDE FACE NOT COUNTED PER 2.0. SECTION 12-105.3.C. (1)

ILLUMINATION: Internal illumination



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

DESCRIPTION OF THE APPLICATION

The applicant, Chantilly Plaza, LLC, requests approval of a Special Exception to permit a waiver of certain sign regulations, in accordance with Sect. 9-620 of Fairfax County Zoning Ordinance, to increase the height and area of a freestanding shopping center sign, which would replace an existing non-conforming sign. The 8.26 acre application property, Tax Map 44-2 ((1)) 9C, is located in the southwest quadrant of the intersection of Lee Jackson Memorial Highway and Galesbury Lane.

A reduced copy of the Special Exception Plat is located at the front of this staff report. Copies of the proposed development conditions, affidavit and the applicant’s statement of justification are included as Appendices 1, 2 and 3, respectively.

LOCATION AND CHARACTER OF THE AREA

The 8.26 acre application property, (Chantilly Plaza Shopping Center), is located in the southwest quadrant of the intersection of Lee Jackson Memorial Highway and Galesbury Lane. The subject property is zoned C-6, and is also within the Highway Corridor (HC) and Water Supply Protection (WS) overlay districts. The property is connected to and shares access points with two smaller out-parcels; a Sunoco gas station (Parcel 9D) to the east and Swan Ballet Dance School (Parcel 9E) to the west, both of which are also zoned C-6. Access to the site is provided from Lee Jackson Memorial Highway at one access point on the north and from Galesbury Lane, at two access points at the northeast and southeast portions of the property. Two additional access points, one from the Lee Jackson Memorial Highway service road and one from Galesbury Lane, lead to the service road on the back of the buildings.

The surrounding area is generally characterized by a mix of attached and detached single-family residential. Across Lee Jackson Memorial Highway to the north of the subject property, there is a 6.49-acre vacant parcel, currently zoned R-1 and subject to a pending rezoning application, SE 2014-SU-010, for a Medical Care Facility. To the northeast of the site, across the Galesburg Lane, there is the Brookleigh single-family attached residential community. Single-family detached residential units are located to the south and southeast. To the west of the application property is Flatlick Branch Stream Valley Park, zoned R-8 and R-20.

Surrounding Area Description and Uses			
Direction	Existing Use	Zoning	Plan Map
Northwest	Dance Studio/ Park	R-8, R-20, C-6	Public Parks, Commercial
Southeast	Residential- SFD	R-8	Residential attached (8-12 du/ac)
Southwest	Residential- SFD	R-8	Residential attached (8-12 du/ac)
Northeast	Commercial (Sunoco) / SFA	R-8, C-6	Residential attached, Commercial

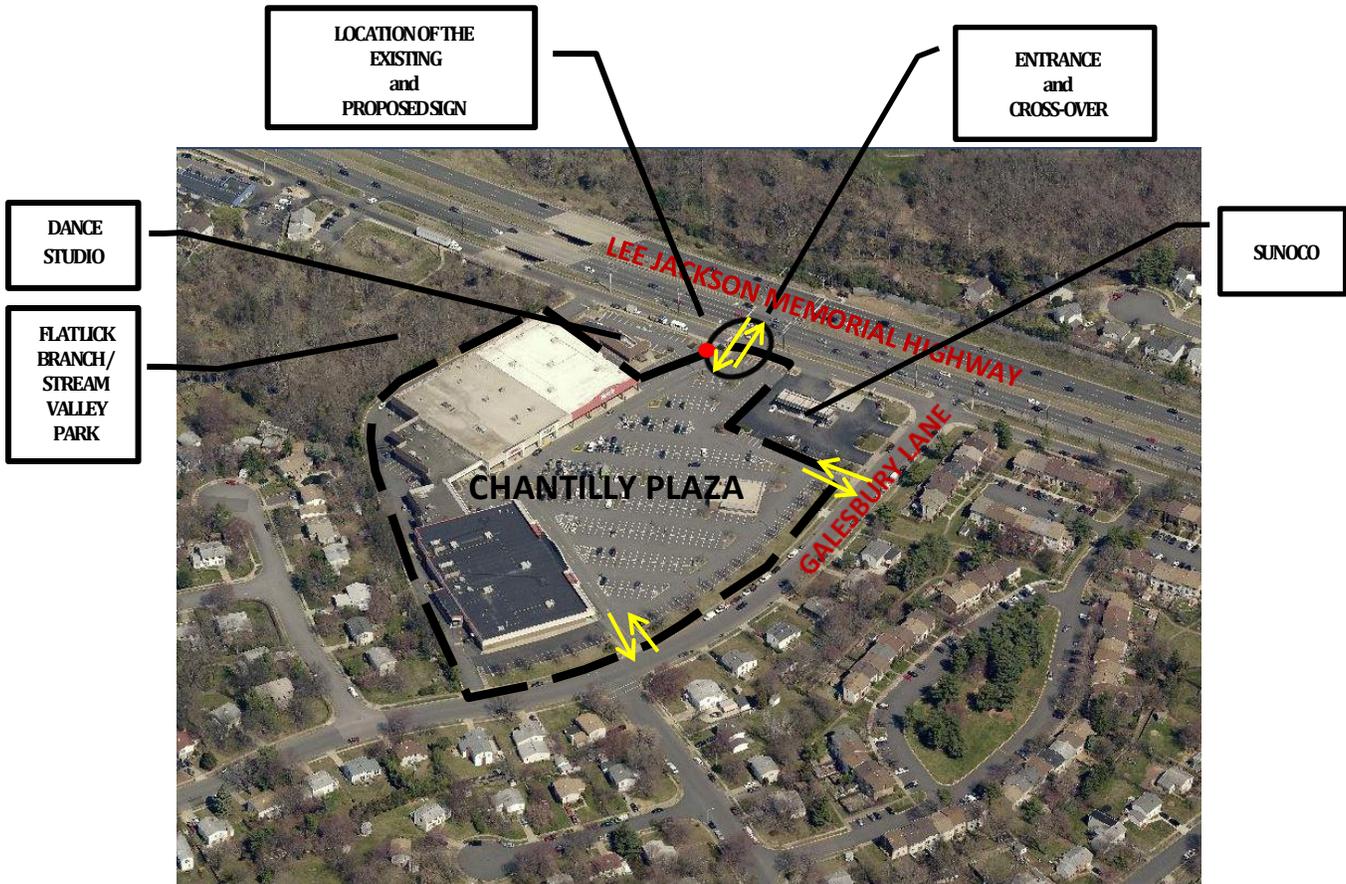


Figure 1: Subject property and location of the existing and proposed sign

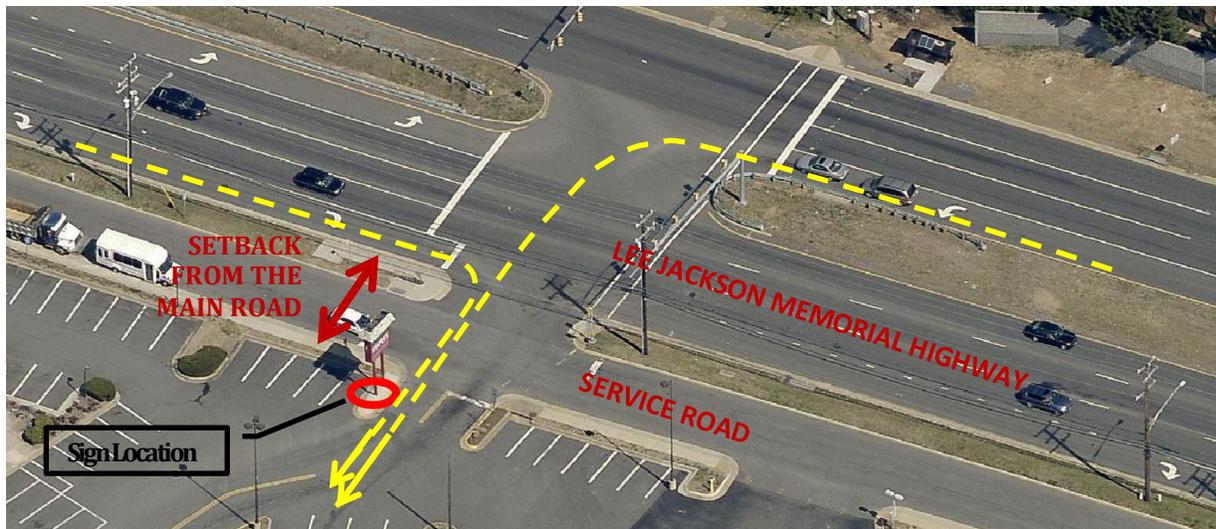


Figure 2: Sign location and its surrounding conditions

BACKGROUND

- On June 20, 1962, the property was rezoned from RE-1 to R-12.5, pursuant to rezoning application A-394.
- On November 10, 1965, it was again rezoned from R-12.5 and R-17 to R-T, pursuant to rezoning application B-225.
- On February 13, 1968, the property was rezoned from the RT-10 District to the C-D District, pursuant to rezoning application B-812.

The rezoning is not subject to proffers. The site was re-designated to C-6 with the Board of Supervisor's adoption of the current Zoning Ordinance on August 14, 1978.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area III
Planning District:	Bull Run
Planning Sector:	Stringfellow, BR-4
Plan Map:	Retail and Other Commercial Uses
Plan Text:	Fairfax County Comprehensive Plan generally recommends residential use at 12-16 dwelling units per acre for this area. There is no site-specific text that pertains to this shopping center. See Appendix 4 for full text.

DESCRIPTION OF THE SPECIAL EXCEPTION

The subject application is to allow for a waiver of certain sign regulations. The applicant does not propose any new building construction or changes to any other features on the property. Therefore, the Special Exception Plat requirement for this application was modified to permit the previous site plan to be utilized. The SE Plat is located at the front of this staff report for reference, and includes detail sheets depicting the proposed sign.

Special Exception Plat (SE Plat):	(Copy at front of staff report)
Title of SE Plat:	"Chantilly Plaza, Freestanding Shopping Center Sign"
Prepared by:	Urban, Ltd.
Original Date:	July 11, 2014
Revision Date:	October 27, 2014
Number of Pages:	Four

ANALYSIS

The proposal represents a new freestanding sign, replacing an existing non-conforming sign. The existing freestanding sign is located on the north side of the site, south of a service road along Lee Jackson Memorial Highway. The present sign consists of a 15-foot high pole, and a 151 square foot sign area. Because the width of the existing sign is more than 18 inches, the depth must also be included in the calculations for the total sign area, per Sect. 12-105-3.C.(2)

of Fairfax County Zoning Ordinance. The existing sign includes a wood shingle mansard “roof” architectural feature on top of the sign area, which is 12 feet, 7 inches wide. The overall height of the existing sign is 27 feet. This sign is located at the main entrance of the site, off a service road between the shopping plaza and Lee Jackson Memorial Highway, with a setback of 9 feet from the curb line at the service road.



Figure 3: Existing sign, and the service road located between Lee Jackson Memorial Highway and the sign

The proposed measurements of the replacement sign are 26 feet in height, 10 feet in width and 18 inches in depth, which results in 174 square feet in total area. The proposed setback from curb line of the service road would be increased to 13 feet.

Existing and Proposed Sign			
	Height (feet)	Area (Square feet)	Setback (feet)
Existing Sign	27	151	9
Proposed Sign	26	174	13
Change from the Existing Sign	-1	+23	+4
Ordinance limit (By-Right)	20 maximum (Sect. 12.203.4)	80 maximum (Sect. 12.205.3)	5 minimum (Sect. 12.203.5)
Difference from the Z.O. Requirements	+7	+94	+8 (over Z.O. .min. req.)

The applicant is requesting a waiver of certain sign regulations, based on the specific conditions of the site. These special conditions, as stated by the applicant, include the distance of the sign from Lee Jackson Memorial Highway (approximately 43 feet) due to the existence of a service road in between Chantilly Plaza and the highway, as well as the visual clutter resulting from the existence of a considerable number of overhead utility lines along Lee Jackson Memorial Highway.

The Special Exception proposes to decrease the height of the sign from its current height of 27 feet to 26 feet. The proposed sign would include the name of the shopping center, "Chantilly", at the top, as well as five sign panels listing individual tenants. The sign ordinance requirements, when a shopping center is located on a major thoroughfare, are a maximum height of 20 feet (Sect. 12.203.4), and a maximum sign area of 80 square feet (Sect. 12.205.3.) In order to increase the sight distance for vehicles entering and exiting the site, the proposed sign would be set back an additional 8 feet (total of 13 feet) from the service road. A planter is also proposed at the base of the sign, which would slightly reduce the impervious area of the site (228 sf) and would result in the loss of one parking space.

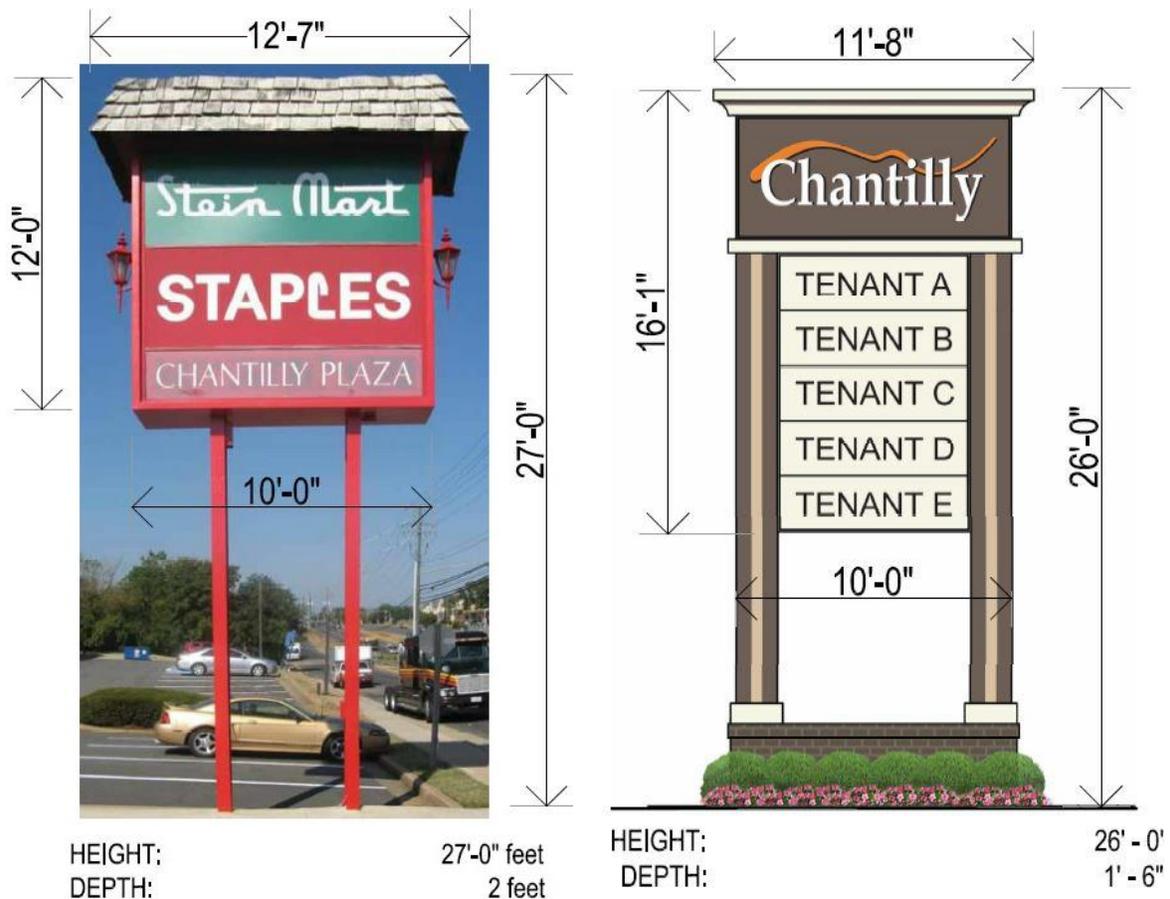


Figure 4: Existing and proposed sign



EXISTING SIGN



PROPOSED SIGN

Figure 5: Comparing the existing sign with a photo simulation of the proposed sign

Land-Use Analysis

The proposed sign, if approved, will replace an existing non-conforming sign for a shopping center that was built in 1973. The applicant has stated that the identification of the shopping center can be challenging for the motorists on Lee Jackson Memorial Highway, due to the high speed of vehicles and the existence of a service road between the highway and the shopping center. In addition, because the existing sign only has space for two tenant's names, it makes it difficult for motorists to identify the stores located in the back portion of the shopping center. The applicant also argued that another goal for the replacement of the sign is to increase the safety for drivers. The applicant plans to achieve this goal by providing a more readable sign with clear letters identifying the name of the shopping center on top and depicting five of the tenants on the sign, in order to allow the planning of a safe automobile turn for the motorists on Lee Jackson Memorial Highway.

Staff concurs with the applicant that the L-configuration of the shopping center, combined with a minor incline throughout the parcel, can make it hard to identify some of the uses that are located in the back of the plaza. Given the overall conditions of the shopping center, and that the proposed sign is designed to update and improve the appearance of the sign as well as to provide additional identification for tenants, staff believes that this Special Exception proposal is justified. Moreover, the proposed sign slightly decreases the overall bulk of the existing non-conforming sign, increases its setback, and provides a slight reduction of impervious surface and the addition of a landscaped planter, in staff's opinion the proposed sign represents an overall improvement.

Transportation Analysis

Staff was originally concerned about the location of the sign and the addition of the brick-planting base, and requested that the applicant demonstrate that the sign does not block sight distance for vehicles exiting to the service road. In response, the applicant changed the design of the sign to decrease the sign area and eliminate the lower portion of the sign, therefore increasing visibility for drivers. The applicant also changed the proposed location of the sign, increasing the setback from the curb line at the service road from 9 feet to 13 feet, and in doing so prevented the sign from blocking sight distance for vehicles exiting the shopping center. Details of the sight distance measurements, as required by Virginia Department of transportation, are depicted on Sheet 4 of the SE Plat. In order to further improve visibility, the applicant also stated in the Proposed Planting Plan, Sheet 2 of the SE plat, that the height of the evergreen shrubs in the proposed planter base will be limited to 12 inches.

Environmental Analysis

The area around the base of the existing sign is impervious. The proposed sign would remove the existing asphalt and concrete around the base of the sign, which results in the creation of approximately 228 square feet of pervious planting area for shrubs, herbaceous plants, and ground covers. Therefore, the proposed plan will slightly decrease the stormwater run-off and therefore the environmental impacts of this development.

Urban Forest Management, Park Authority, Sanitary Sewer, and Public Facilities Analyses

Due to the nature of this application, a review of this application by the agencies listed above raised no issues.

Waivers and Modifications

Other than the waiver of sign regulations, which is the subject of this Special Exception request, no other waivers or modifications are requested as part of this application.

Zoning Analysis

Signage for a shopping center is subject to the Zoning Ordinance provisions found in Article 12, Sect. 12-205, Commercial Uses with Frontage on Primary Highways and Major Thoroughfares, and Sect. 12-305 Special Exception regulations, among others. The provisions of Sect. 12-205 would limit the signage area to 80 square feet, and the height to 20 feet.

Zoning Ordinance Provisions (Appendix 6)

General Special Exception Standards (Sect. 9-006)

Standards 1, 2, 3, and 4 are applicable to this request.

Standard 1 requires that the proposal be in harmony with the Comprehensive Plan. With the imposition of the proposed development conditions in Appendix 1, staff believes that this criterion has been satisfied.

Standard 2 requires that the proposed use be in harmony with the general purpose and intent of the applicable zoning district. Freestanding signs are allowed in the C-6 Zoning District. The sign identifies a shopping center use. Staff believes this standard has been satisfied.

Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or the development of surrounding properties. Staff believes that the proposed sign will not adversely impact the adjacent properties. The proposed sign is decreasing in overall height, width and depth and increasing in setback from the road, compared to the existing sign. The staff believes that, because of these changes, plus the additional benefits accrued from reducing pavement and providing additional landscaping, the proposed sign will reduce the overall impact of the sign on the adjacent properties. Therefore, the staff believes that this standard has been satisfied.

Standard 4 states that the provisions of Article 12 of the Zoning Ordinance shall regulate signs. The applicant must obtain a sign permit prior to the installation of any sign on the subject property.

Additional Standards for a Waiver of Certain Sign Regulations (Sect. 9-620)

Sect. 9-620 of the Zoning Ordinance allows the Board to approve, by Special Exception, waivers of selected aspects of sign ordinance provisions, in Commercial and Industrial districts. Such waivers are expressly limited in scope, to include the following conditions:

Paragraph 1 states that a waiver may be requested for an increase in sign area, but may not allow the erection of a freestanding sign not otherwise permitted. One freestanding shopping center sign is permitted on the Property, pursuant to Sec. 12-203 of the Ordinance, as modified by Sec. 12.205 of the Ordinance. This request would replace the existing non-conforming shopping center sign. Therefore, this standard is satisfied.

Paragraph 2 requires the applicant to demonstrate that there are unusual circumstances or conditions, which may include unusual size or orientation of the structure on the lot, which affects the ability to provide for reasonable identification of the use. The existence of the service road can contribute to reduced visibility for the motorists on Lee Jackson Memorial Highway, and therefore may result in decreased safety for turning vehicles. Moreover, the design of the existing sign and the existing configurations of the tenants' names on the sign may also contribute to reduced visibility and therefore delay the identification that is necessary for timely planning of a motorist's safe turn into the shopping center.

Based on the special conditions of this parcel, and that the proposed sign will incorporate updated architectural elements to provide an improved design, as well as space to more efficiently reflect tenants names, staff believes that the proposed sign will improve the general appearance of the shopping center and have an overall positive impact on the surrounding area.

Paragraph 3 requires that a waiver be in harmony with the policies of the Comprehensive Plan. The Comprehensive Plan Map identifies this site as appropriate for retail and other uses. Staff notes that the applicant is proposing slight decreases in the height, width and depth of an existing non-conforming sign that has been in place for decades. The applicant designed a new sign in order to update the appearance of the old sign to better reflect the shopping center upgrades, and proposed height, width and depth reductions in order to decrease the impact of the sign on the adjacent properties. The updated sign proposed by the applicant, is anticipated to be more harmonious with the residential character of the neighboring uses and the combination of the proposed design, measurements and colors is expected to have a lower visual impact on the adjacent properties than the existing sign. Therefore, staff believes that this SE application is in harmony with the provisions of the Comprehensive Plan for this area.

Paragraph 4 requires that the signage will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12. The proposed signage would be facing Lee Jackson Memorial Highway, the service road and other uses adjacent to Chantilly Plaza shopping center. On the opposite side of Lee Jackson Memorial Highway there is vacant land with a **pending** rezoning application for a Medical Care Facility. To both east and west of the Plaza entrance where the sign will be located are other commercial uses. Moreover, the height, width and depth of the proposed sign is less than those of the existing sign, in order to minimize its impact on the surrounding properties. In staff's opinion, the new sign will be more consistent with the aesthetics of the property and its adjacent uses, compared to the existing sign; therefore will not have any deleterious effect on the existing or planned development potential of surrounding properties. The proposed sign also offers better landscaping and updated appearance. Moreover, the new

sign will eliminate intrusion into the sight distance lines, by increasing the existing setback. Therefore, the staff believes that this requirement has been fulfilled.

Overlay District Requirements

Water Supply Protection Overlay District (WSOPD) (Sect. 7-808)

The Water Supply Protection District requires that developments provide water quality control measures designed to reduce by one-half the projected phosphorus runoff for the proposed use. The added landscaping at the foot of the sign will reduce the impervious area in the plaza by approximately 228 square feet. As the subject application does not include any new development beyond the new sign, the existing WSOPD measures in place for this site should not be further affected by this particular SE application. A final determination will be made at the time of site plan review.

Highway Corridor Overlay District (HC) (Sect. 7-608)

The subject property is in the Highway Corridor Overlay District (HC), which sets forth regulations to protect and to promote the health, safety, and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets. A limitation is placed on certain automobile-oriented, fast service, or quick turnover uses by the imposition of this district. As no new development is proposed with this application, the provisions of the HC overlay district do not apply to the subject sign SE application.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes a special exception to waive certain sign regulations, in order to replace an existing non-conforming sign. While the request will increase the total area of the freestanding shopping center sign face, it will decrease its overall bulk by one foot in height and width.

Staff concludes that the proposal is in harmony with the Comprehensive Plan and the Special Exception standards and additional standards for a Waiver of Certain Sign Regulations as required by the Zoning Ordinance.

Recommendations

Staff recommends the approval of SE 2014-SU-059, subject to the proposed development conditions contained in Appendix 1.

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.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Relevant Comprehensive Plan Citations
5. Transportation Analysis
6. Applicable Zoning Ordinance Provisions
7. Glossary of Terms

**Proposed Development Conditions
SE 2014-SU-059
Chantilly Plaza, LLC.
November 26, 2014**

If it is the intent of Board of Supervisors to approve SE 2014-SU-059 for a waiver of sign regulations located at Tax Map 44-2 ((1)) 9C pursuant to Section 9-620 of the Fairfax County Zoning Ordinance, the staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for, and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit submitted pursuant to this special exception shall be in substantial conformance with the special exception plat titled "Chantilly Plaza Freestanding Shopping Center Sign" prepared by Urban Ltd. Consisting of four pages as revised through October 27, 2014. Minor modification to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
4. Lighting associated with the sign shall conform to the requirements of Part 9, Outdoor Lighting standards, of Article 12 of the Zoning Ordinance, and to the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.
5. The free standing sign shall be located to avoid obstructing the sight distance for drivers entering and exiting travel intersections, aisles and driveways.
6. The overall dimensions and design of the signage, including the number, size and orientation of the sign and materials shall be generally consistent with the sign elevation detail shown on the SE plat. (Specific logos, lettering styles and/or colors of the tenant panels and project banners may be modified without a Special Exception Amendment, provide the proposed changes remain consistent with the character of the sign depicted on the SE plat.)
7. The monument sign shall not include a LED screen, changeable type.
8. No unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, shall be placed on the buildings or the street frontages of the subject property. Any such signs placed by the tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs allowed by Article 12 that do not require permits. No sign permits shall be issued for the site if there are existing signs in violation with the Zoning Ordinance or the Special Exception conditions.

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

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with provisions of any applicable ordinance, regulation, or adopted standards. Sign permit must be obtained from Fairfax County pursuant to this Special Exception. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and the sign plan 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 as evidenced by issuance of a sign permit in accordance with this special exception. The Board of Supervisors may grant additional time to establish the use of 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: November 12, 2014
 (enter date affidavit is notarized)

I, Inda E. Stagg, agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

126760a

in Application No.(s): SE 2014-SU-059
 (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)
Chantilly Plaza LLC Agents: Andrew V. Marusak IV Michelle (nmi) Nielsen Ronald S. Haft	1025 Thomas Jefferson Street, NW, #700 Washington, DC 20007	Applicant/Lessee of Tax Map 44-2 ((1)) 9C
Combined Properties Limited Partnership Agents: Andrew V. Marusak IV Michelle (nmi) Nielsen Ronald S. Haft	1025 Thomas Jefferson Street, NW, #700 Washington, DC 20007	Title Owner/Lessor of Tax Map 44-2 ((1)) 9C

(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: November 12, 2014
 (enter date affidavit is notarized)

for Application No. (s): SE 2014-SU-059
 (enter County-assigned application number (s))

126760a

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & 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 Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson Amy E. Friedlander	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 Planner/Agent Planner/Agent Planner/Agent Planner/Agent
Urban Engineering & Associates, Inc. t/a Urban Ltd. Agent: Kevin J. Tankersley	7712 Little River Turnpike Annandale, Virginia 22003	Engineers/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: November 12, 2014
 (enter date affidavit is notarized)

126760a

for Application No. (s): SE 2014-SU-059
 (enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) \ Chantilly Plaza LLC
 1025 Thomas Jefferson Street, NW, #700
 Washington, DC 20007

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)
 \ Chantilly Mezz Borrower LLC
 \ CPLP GP Corp.

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

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

Special Exception Attachment to Par. 1(b)DATE: November 12, 2014
(enter date affidavit is notarized)for Application No. (s): SE 2014-SU-059
(enter County-assigned application number (s))

126760a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)Chantilly Mezz Borrower LLC
1025 Thomas Jefferson Street, NW, #700
Washington, DC 20007**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)

- Combined Properties Limited Partnership

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)CPLP GP Corp.
1025 Thomas Jefferson Street, NW, #700
Washington, DC 20007**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)

- Ronald S. Haft

(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: November 12, 2014
(enter date affidavit is notarized)

126760a

for Application No. (s): SE 2014-SU-059
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)CPLP Investors LLC
1025 Thomas Jefferson Street, NW, #700
Washington, DC 20007**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)

Ronald S. Haft

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)CPLP Tier II, Inc.
1025 Thomas Jefferson Street, NW, #700
Washington, DC 20007**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)

Ronald S. Haft

(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: November 12, 2014
(enter date affidavit is notarized)for Application No. (s): SE 2014-SU-059
(enter County-assigned application number (s))

1267600 a

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,	J. Randall Minchew, G. Evan Pritchard,	Former Shareholders (effective 12/1/14):
Thomas J. Colucci, Michael J. Coughlin,	M. Catharine Puskar, John E. Rinaldi,	Michael D. Lubeley, Martin D. Walsh
Peter M. Dolan, Jr., Jay du Von, William A.	Kathleen H. Smith, Lynne J. Strobel,	
Fogarty, John H. Foote, H. Mark Goetzman,	Garth M. Wainman, Nan E. Walsh,	
Bryan H. Guidash, Michael J. Kalish,		

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)Urban Engineering & Associates, Inc. t/a Urban Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003**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)J. Edgar Sears, Jr.
Brian A. Sears

(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: November 12, 2014
 (enter date affidavit is notarized)

for Application No. (s): SE 2014-SU-059
 (enter County-assigned application number(s))

126760a

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)

Combined Properties Limited Partnership
 1025 Thomas Jefferson Street, NW, #700
 Washington, DC 20007

(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:
 CPLP GP Corp.

Limited Partners:
 CPLP Investors LLC
 CPLP Tier II Limited Partnership

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

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

Special Exception Attachment to Par. 1(c)

DATE: November 12, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-SU-059
(enter County-assigned application number (s))

126760a

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

CPLP Tier II Limited Partnership
1025 Thomas Jefferson Street, NW, #700
Washington, DC 20007

(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:
CPLP Tier II, Inc.

Limited Partners:
Ronald S. Haft
Robert M. Haft
Linda G. Haft

(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: November 12, 2014
(enter date affidavit is notarized)

126760a

for Application No. (s): SE 2014-SU-059
(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-SU-059
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 12, 2014
(enter date affidavit is notarized)

126760 a

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

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

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

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

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

WITNESS the following signature:

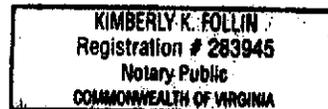
(check one) Applicant Applicant's Authorized Agent

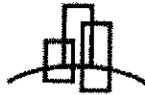
Inda E. Stagg, agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 12 day of November 20 14, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





**WALSH COLUCCI
LUBELEY & WALSH PC**

Inda E. Stagg
Senior Land Use Planner
(703) 528-4700 Ext. 5423
istagg@thelandlawyers.com

November 10, 2014

Via Hand Delivery

Barbara C. Berlin, Director
Fairfax County DPZ/ZED
12055 Government Center Parkway; Suite 801
Fairfax, Virginia 22035

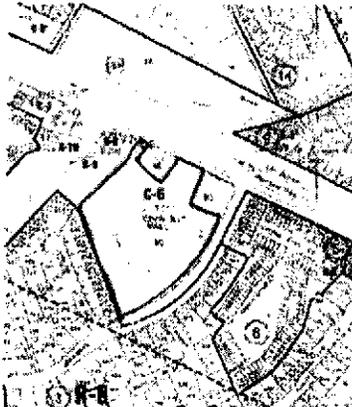
Re: Special Exception Application Statement of Justification
for Waiver of Certain Sign Regulations
Chantilly Plaza LLC (the "Applicant")
Chantilly Plaza Shopping Center's Freestanding Sign
TM 44-2 ((1)) 9C (the "Property")

Dear Ms. Berlin:

Please accept this statement as justification for a waiver of the permitted height and area of a freestanding shopping center sign to permit the Chantilly Plaza Shopping Center's freestanding shopping center sign to be 26 feet 0 inches in height and 174 square feet in area, instead of 20 feet in height and 80 square feet in area as permitted as a matter-of-right when a shopping center is located on a major thoroughfare.

Property Description

The Property is located on the south side of Lee Jackson Memorial Highway (Rt. 50), east of Galesbury Lane (Rt. 4951) and east of Flacklick Branch in the Sully Magisterial District.



The Property is zoned C-6, WS and HC.

According to the Department of Tax Assessments, the 360,023 square foot (8.26 acre) Property is developed with the 107,077 square foot Chantilly Plaza Shopping Center, which was constructed in 1973.

There is an existing freestanding shopping center sign on the Property that is 27 feet in height and 175 square feet in area. This existing sign will be replaced if the Special Exception is approved.

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

Statement of Justification
Chantilly Plaza LLC
November 10, 2014
Page 2 of 5

Response to Sect. 9-006, General Standards

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
 - a. The Property is planned for residential use at 8-12 dwelling units per acre; regardless, the proposed sign is for the identification of a legally existing retail shopping center that is not being replaced by residential uses. Until such time in the future that the shopping center may be redeveloped, the Comprehensive Plan does not recommend against maintaining a legally created, existing use.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
 - a. The C-6 District regulation permits shopping center uses. Signage is an accessory use that is intended to provide adequate visibility of businesses.
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.
 - a. The proposed sign should not adversely affect the use or development of neighboring properties to develop in accordance with the Ordinance or Comprehensive Plan recommendations for those properties. The shopping center has been located on the Property for approximately 40 years and has not discouraged nearby commercial or residential development.
 - b. The proposed sign is one foot shorter than the existing sign, and is one square foot smaller in area than the current sign. Its design is updated to reflect a more modern style. In addition, landscaping is proposed around the proposed sign's base. The existing sign does not have an associated landscaped area.
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.
 - a. The proposed sign has no effect on pedestrian or vehicular traffic, with the exception that it may be easier for vehicles to see the location of the shopping center entrance if the Special Exception is approved.
 - b. A site distance graphic is included as Sheet 4 of the SE Plat, which demonstrates that at least 335 line of site feet is maintained to the east and to the west of the proposed sign.

Statement of Justification
Chantilly Plaza LLC
November 10, 2014
Page 3 of 5

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.
 - a. Transitional screening and barriers are not required for signs.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
 - a. No revision to the open space provided on the Property is proposed with this application.
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.
 - a. The only revisions to the Property will be the replacement of an existing freestanding sign. The proposed sign includes plantings at its base which the current sign does not have. This will require the use of one adjacent parking space.
 - b. Based on the site plan use and parking revision submittal, 008055-PKS-002-1, dated March 28, 2014 and approved by Fairfax County, 419 parking spaces are currently required and 424 parking spaces are currently provided. If the requested sign is approved and constructed, 419 parking spaces will be required and 423 parking spaces will be provided.
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.
 - a. It is understood that signs are regulated by the provisions of Article 12.

Response to Sect. 9-620, Waiver of Certain Sign Regulations

Freestanding shopping center signs are permitted on the Property pursuant to Sect. 12-203 of the Ordinance, as modified by Sect. 12-205 of the Ordinance. There are unique circumstances of the land's orientation that negatively impact the Applicant's reasonable identification of the Chantilly Plaza Shopping Center: (1) the sign is removed from the plain view of vehicular traffic on Lee Jackson Memorial Highway due to the setback of the sign off of a service drive on this high-speed highway; (2) the sign is located behind numerous overhead utility lines adjacent to Lee Jackson Memorial Highway; and (3) due to the high speed of traffic on Lee Jackson Memorial Highway and the presence of the impediments listed above, the sign is not easily visible until it is too late to turn into the shopping center. The Applicant is hopeful that the proposed sign will alleviate this existing problem. In addition, the proposed sign is one foot less in height and one square foot less in area than the existing sign, and provides a more modern style than the current sign.

Statement of Justification
Chantilly Plaza LLC
November 10, 2014
Page 4 of 5

The Existing Sign is Shown In the Photograph Below



The Proposed Sign is Shown in the Photograph Below



Comprehensive Plan Recommendation

The Property is located in the Bull Run Planning District (Area III); Stringfellow Community Planning Sector (BR4). Recommendation #1 specifically applies to the Property, which states, "...The area south of Lee-Jackson Memorial Highway, east of Flatlick Branch, and generally north and west of the Brookfield subdivision is planned for residential use at 8-12 dwelling units per acre." The proposed sign is for a legally existing retail shopping center that is not being replaced by residential uses. Until such

Statement of Justification
Chantilly Plaza LLC
November 10, 2014
Page 5 of 5

time in the future that the shopping center may be redeveloped, the Comprehensive Plan does not recommend against maintaining a legally created, existing use.

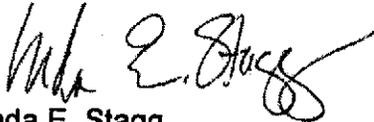
Summary

We request that this Special Exception request be approved. We do not believe that the increase in sign area and height above what is permitted by the current Zoning Ordinance will have any deleterious effect on the existing or planned development of adjacent properties. On the contrary, we believe that the proposed sign, which is one foot shorter in height, and one square foot smaller in area, will provide adequate visibility to the Shopping Center, which is currently hampered by significant setbacks from Lee Jackson Memorial Highway and by the amount of overhead utility lines impeding views to the shopping center, and will provide an updated sign style that will better brand the Shopping Center than is currently represented by the existing sign.

As always, we appreciate your attention to these matters.

Very truly yours,

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



Inda E. Stagg
Senior Land Use Planner

Enclosures

cc: Michelle Nielsen
Kevin Tankersley
Martin D. Walsh

COMPREHENSIVE PLAN PROVISIONS

Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning Sector, Amended through 4-29-2014, Stringfellow Community Planning Sector Recommendations, Page 65. For the full, unabridged, plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

Character

"The Stringfellow Community Planning Sector is generally bounded by Lee-Jackson Memorial Highway (Route 50), West Ox Road, Interstate 66 (I-66), Stringfellow Road, and Walney Road. The planning sector includes portions of the Dulles Suburban Center and the Fairfax Center Area. Plan recommendations for the Dulles Suburban Center are included in the Area III volume of the Comprehensive Plan, Dulles Suburban Center. Plan recommendations for the Fairfax Center Area are included in the Area III volume of the Comprehensive Plan, Fairfax Center Area.

Outside of the Dulles Suburban Center and the Fairfax Center Area, the Stringfellow Community Planning Sector is developed primarily with single-family detached residential units, as well as townhouses located in the northern portion of the planning sector adjacent to Lee-Jackson Memorial Highway. The Brookfield and Greenbriar subdivisions are substantial communities of single-family detached houses, adjacent to neighborhood shopping centers located south of Lee-Jackson Memorial Highway. Scattered older residential developments are also found in this planning sector. The pattern of development in this planning sector is heavily oriented toward Lee-Jackson Memorial Highway."

Land Use

There is no site-specific text that pertains to this shopping center. The parcel is included in the specific recommendation #1; which generally recommends medium density residential use for this area. "The area south of Lee-Jackson Memorial Highway, east of Flatlick Branch, and generally north and west of the Brookfield subdivision is planned for residential use at 8-12 dwelling units per acre."



County of Fairfax, Virginia

MEMORANDUM**DATE:** November 12, 2014

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

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section, Department of Transportation

FILE: SE 2014-SU-059

SUBJECT: Chantilly Plaza LLC
13653A Lee Jackson Memorial Highway, Chantilly VA
Tax Map: #44-2 ((01)) 9C

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. This department reviewed the Special Exception Plat dated July 11, 2014. The applicant requests to waive certain sign regulations to permit a freestanding shopping center sign to be approximately twenty-nine (29) feet in height and located on the south side of Lee Jackson Memorial Highway (Route 50)

- The applicant should demonstrate the proposed sign does not block sight distance for vehicles exiting the shopping center entrances adjacent to the proposed sign location. The existing sign had clear visibility through the base versus the proposed design which includes a solid landscape planter base.

MAD/eai

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot



ZONING ORDINANCE PROVISIONS

Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated November 26, 2014. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

Article 9: Special Exceptions**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.

9-620 Waiver of Certain Sign Regulations

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

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

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		