



**APPLICATION ACCEPTED:** January 6, 2015  
**PLANNING COMMISSION:** May 21, 2015  
**BOARD OF SUPERVISORS:** June 23, 2015

## County of Fairfax, Virginia

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**May 5, 2015**

### **STAFF REPORT**

**RZ 2015-BR-001 / SE 2015-BR-001**

#### **BRADDOCK DISTRICT**

**APPLICANT:** AREC 2018, LLC

**EXISTING ZONING:** I-4

**PROPOSED ZONING:** I-5

**PARCEL(S):** 70-4 ((10)) 503 and 503A

**ACREAGE:** 5.03 acres

**OPEN SPACE:** 15%

**FAR:** 0.46

**PLAN MAP:** Industrial

**SE CATEGORY:** Category 6; Increase in FAR

**RZ PROPOSAL:** The applicant requests to rezone the site from I-4 to I-5 to allow for a truck rental establishment and a 197,000 square foot mini-warehouse facility within the existing warehouse structure.

**SE PROPOSAL:** The applicant requests to increase the FAR from 0.46 to 0.90.

#### **STAFF RECOMMENDATIONS:**

Staff recommends approval of RZ 2015-BR-001, subject to the execution of proffers consistent with those contained in Appendix 1.

Sharon Williams

Staff recommends approval of SE 2015-BR-001, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of the waivers listed below:

- Waiver of the Major Regional Trail System along Interstate 495.
- Modification of Sect. 13-303 of the Zoning Ordinance, which requires transitional screening.
- Waiver of the planned On Road Bike Lane along Port Royal Road

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.

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.



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

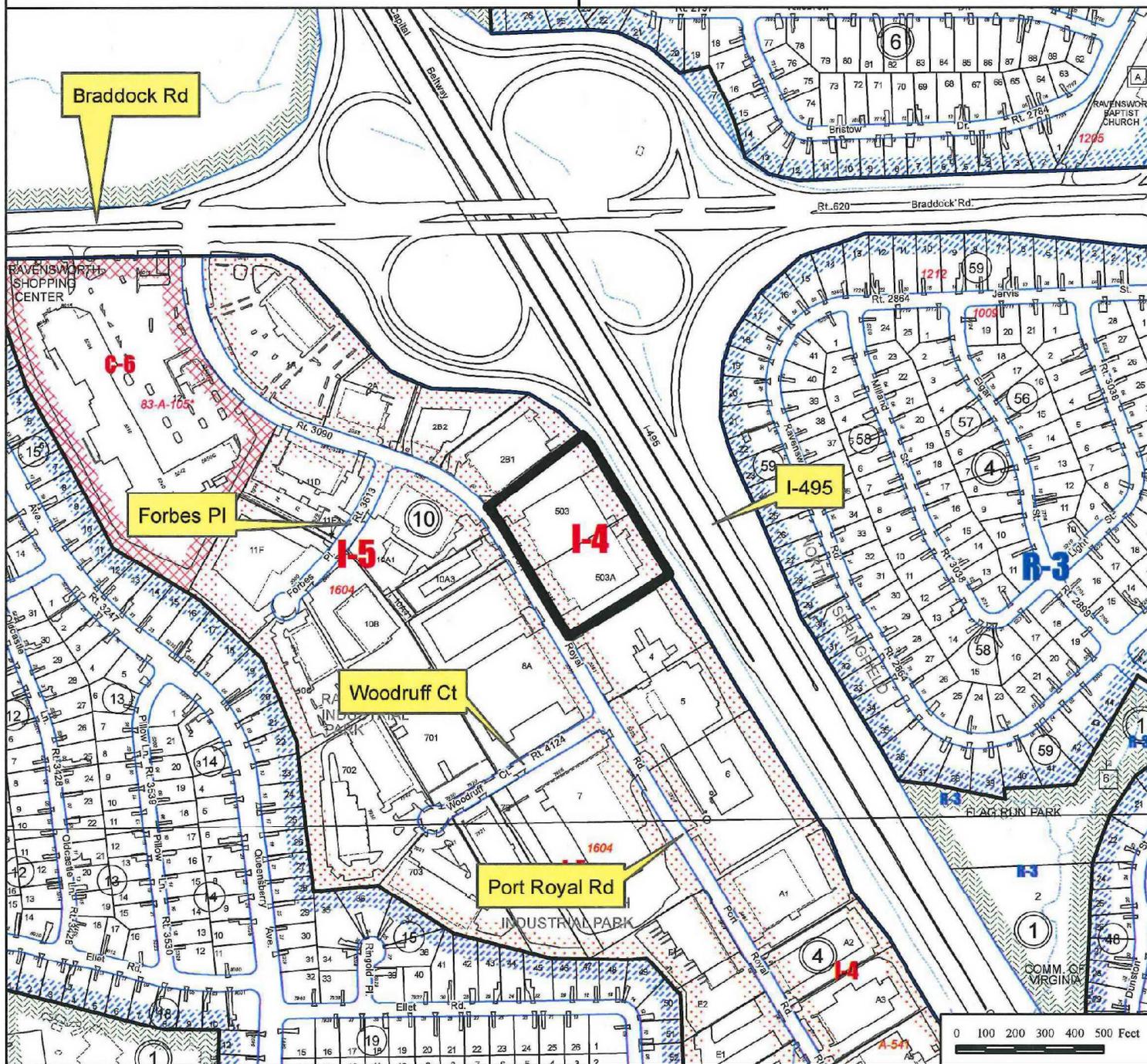
SE 2015-BR-001

Applicant: AREC 2018, LLC  
Accepted: 01/06/2015  
Proposed: INCREASE IN FAR  
Area: 5.03 AC OF LAND; DISTRICT - BRADDOCK  
Zoning Dist Sect: 09-0618  
Located: 5271 AND 5285 PORT ROYAL ROAD,  
SPRINGFIELD, VA 22151  
Zoning: I- 5  
Plan Area: 1,  
Overlay Dist:  
Map Ref Num: 070-4- /10/ /0503 /10/ /0503A

# Rezoning Application

RZ 2015-BR-001

Applicant: AREC 2018, LLC  
Accepted: 01/06/2015  
Proposed: MINI-WAREHOUSE, TRUCK, HEAVY EQUIPMENT  
AND SPECIALIZED VEHICLE RENTAL  
Area: 5.03 AC OF LAND; DISTRICT - BRADDOCK  
Zoning Dist Sect: EAST SIDE OF PORT ROYAL ROAD, SOUTH OF  
BRADDOCK ROAD  
Located:  
Zoning: FROM I- 4 TO I- 5  
Overlay Dist:  
Map Ref Num: 070-4- /10/ /0503 /10/ /0503A



# U-HAUL IT

## 5285 PORT ROYAL ROAD - BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA GENERALIZED DEVELOPMENT PLAN - SPECIAL EXCEPTION PLAT

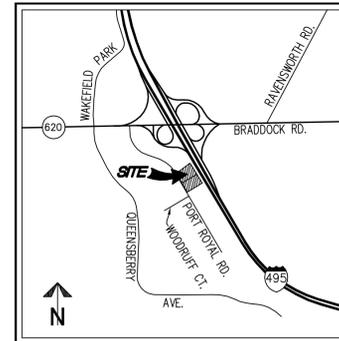
### NOTES

- OWNER/APPLICANT:  
AREC 2018 LLC  
FRANK D'ABARNO  
2727 N CENTRAL AVE  
PHOENIX, AZ 85004
- THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 070-4-10, PARCELS 503 AND 503A. THE PROPERTY IS APPROXIMATELY ±219,084 SF OR 5.03 AC.
- THE SITE IS CURRENTLY ZONED I-4, MEDIUM INTENSITY INDUSTRIAL DISTRICT AND IS PROPOSED TO BE REZONED TO I-5, GENERAL INDUSTRIAL DISTRICT. THIS APPLICATION ALSO REQUESTS A SPECIAL EXCEPTION TO ALLOW FOR AN INCREASE IN FAR FROM 0.50 TO 0.90 PER SECTION 9-618.
- THE PROPOSED DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS OF ARTICLE 11 OF THE ZONING ORDINANCE. PARKING SHALL BE PROVIDED WITH SURFACE SPACES.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS ONE (1) FOOT.
- THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE IMPACTS ON THE ADJACENT PROPERTIES OR NEIGHBORING PROPERTIES BECAUSE ADJOINING PROPERTIES ARE SIMILAR AND COMPATIBLE USES AND THE PROPERTIES ADJUT INTERSTATE 495.
- IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL OF THE SITE PLAN.
- NO SPECIAL AMENITIES ARE PROPOSED WITH THIS DEVELOPMENT.
- THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
- THERE ARE NO RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDORS DELINEATED ON THE PROPERTY.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 5105900290C, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- A COMPREHENSIVE PLAN AMENDMENT WAS APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 18, 2014. THIS PROPOSED DEVELOPMENT WILL COMPLY WITH THE CURRENT ADOPTED COMPREHENSIVE PLAN.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
- THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED IN THE WAIVERS/MODIFICATIONS SECTION.
- ALL EXISTING STRUCTURES ONSITE ARE TO REMAIN.
- THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
- TO THE BEST OF OUR KNOWLEDGE THE SUBJECT PROPERTY CONTAINS NO HAZARDOUS OR TOXIC SUBSTANCES. EXCEPT AS OTHERWISE NOTED, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
- NO PUBLIC IMPROVEMENTS ARE PROPOSED.
- NO OUTDOOR RECREATION AREAS, BICYCLE PARKING, LOUSPEAKERS OR SIMILAR ITEMS ARE PROPOSED.

### WAIVERS AND MODIFICATIONS REQUESTED

- REQUEST A WAIVER OF THE MAJOR REGIONAL TRAIL SYSTEM ALONG INTERSTATE 495 SHOWN ON THE COMPREHENSIVE PLAN.
- REQUEST A MODIFICATION OF THE 50 FT TRANSITIONAL SCREENING YARD REQUIREMENT ALONG THE PROPERTY LINE ADJUTING INTERSTATE 495 PER FAIRFAX COUNTY ZONING ORDINANCE SECTION 13-305(11).
- REQUEST A WAIVER OF THE ON ROAD BIKE LANE ALONG PORT ROYAL ROAD.

### VICINITY MAP



SCALE: 1"=2000'

### 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) 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) PRC Plan (16-303 1E & 10) Amendments (18-202 10F & 10I)

- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- 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 **P-0301**
- 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.)
MANUFACTURED HYDRODYNAMIC DEVICE	0.64	N/A	0.64	N/A	N/A	N/A
MANUFACTURED HYDRODYNAMIC DEVICE	0.27	N/A	0.64	N/A	N/A	N/A
DETECTION FACILITIES	±1.0	N/A	±1.0	±3,100	±6,000 CF	N/A
Totals						
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet **P-0502**.
- Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet **N/A**.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet **N/A**.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet **P-0501**
- 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 **P-0501**
- A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet **P-0501**
- 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. **P-0101 AND P-0201**
- A submission waiver is requester for \_\_\_\_\_.
- Stormwater management is not required because \_\_\_\_\_.

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### ZONING TABULATION

EXISTING ZONE: I-4

PROPOSED ZONE: I-5

	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 SF	±219,084 SF
MINIMUM LOT WIDTH	100 FT	520 FT
MAXIMUM BUILDING HEIGHT	75 FT	53 FT
MINIMUM YARD REQUIREMENTS		
FRONT	45' ABP, BUT NOT LESS THAN 40 FT OR 75 FT*	±54.5 FT, ±101.6 FT FROM I-495
SIDE	NONE	±50.7 FT
REAR	NONE	N/A
MAXIMUM FAR	0.50**	±0.90 (SEE FAR CALCULATION BELOW)
MINIMUM OPEN SPACE	15%	>15%
MINIMUM TREE COVER	10%	>10%
MINIMUM INTERIOR PARKING LOT LANDSCAPING	5%	>5%

\* ALL COMMERCIAL AND INDUSTRIAL BUILDINGS MUST BE SETBACK 75 FT FROM ALL INTERSTATE HIGHWAY RIGHTS-OF-WAY

\*\* AN INCREASE TO 1.00 MAY BE PERMITTED BY THE BOARD IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9-618

### FAR CALCULATION

TOTAL SITE AREA : 219,084 SF

TOTAL BUILDING AREA : 197,000 SF\*

MAXIMUM PERMITTED FAR IN I-5 ZONE : 0.50\*\*

TOTAL FAR : 0.90 (A SPECIAL EXCEPTION IS REQUIRED FOR INCREASE OVER 0.50)

\* REFER TO FLOOR AREA DIAGRAM ON SHEET P-0301

\*\* AN INCREASE TO 1.00 MAY BE PERMITTED BY THE BOARD IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9-618

### PARKING TABULATION

#### REQUIRED PARKING

USE: MINI-WAREHOUSING ESTABLISHMENT

RATE: 3.2 SPACES PER 1,000 SF OF GFA OF OFFICE SPACE

PLUS 1 SPACE PER EMPLOYEE

±2,700 SF OF OFFICE AREA = 8.6 SPACES

±2 EMPLOYEES = 2 SPACES

USE: TRUCK RENTAL ESTABLISHMENT, SPECIALIZED VEHICLE RENTAL ESTABLISHMENT,

RATE: 1 SPACE PER 500 SF OF ENCLOSED SALES/RENTAL AREA, PLUS

1 SPACE PER 2,500 SF OF OPEN SALES/RENTAL DISPLAY LOT AREA, PLUS

2 SPACES PER SERVICE BAY

1 SPACE PER EMPLOYEE

±2,700 SF OF ENCLOSED SALES/RENTAL AREA = 5.4 SPACES

±34,300 SF OF DISPLAY LOT AREA = 13.7 SPACES

0 SERVICE BAYS = 0 SPACES

±3 EMPLOYEES = 3 SPACES

TOTAL MINIMUM PARKING REQUIRED = 33 PARKING SPACES

#### PROPOSED PARKING

TOTAL PROPOSED PARKING = 47 PARKING SPACES (INCL. 5 HC)

### SHEET INDEX

- P-0101 COVER SHEET
- P-0201 EXISTING CONDITIONS AND EXISTING VEGETATION MAP
- P-0301 GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT
- P-0302 VEHICLE MOVEMENT PLAN
- P-0401 CONCEPTUAL LANDSCAPE PLAN
- P-0402 LANDSCAPE NOTES AND DETAILS
- P-0501 PRELIMINARY SWM AND BMP CALCULATIONS
- P-0601 ILLUSTRATIVE BUILDING ELEVATIONS

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
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**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 12/31/2014, REV. 3/12/2015, 4/9/2015  
SCALE: 1"=30'



NO.	DESCRIPTION	DATE	REVISION APPROVED BY	APPROVED	DATE

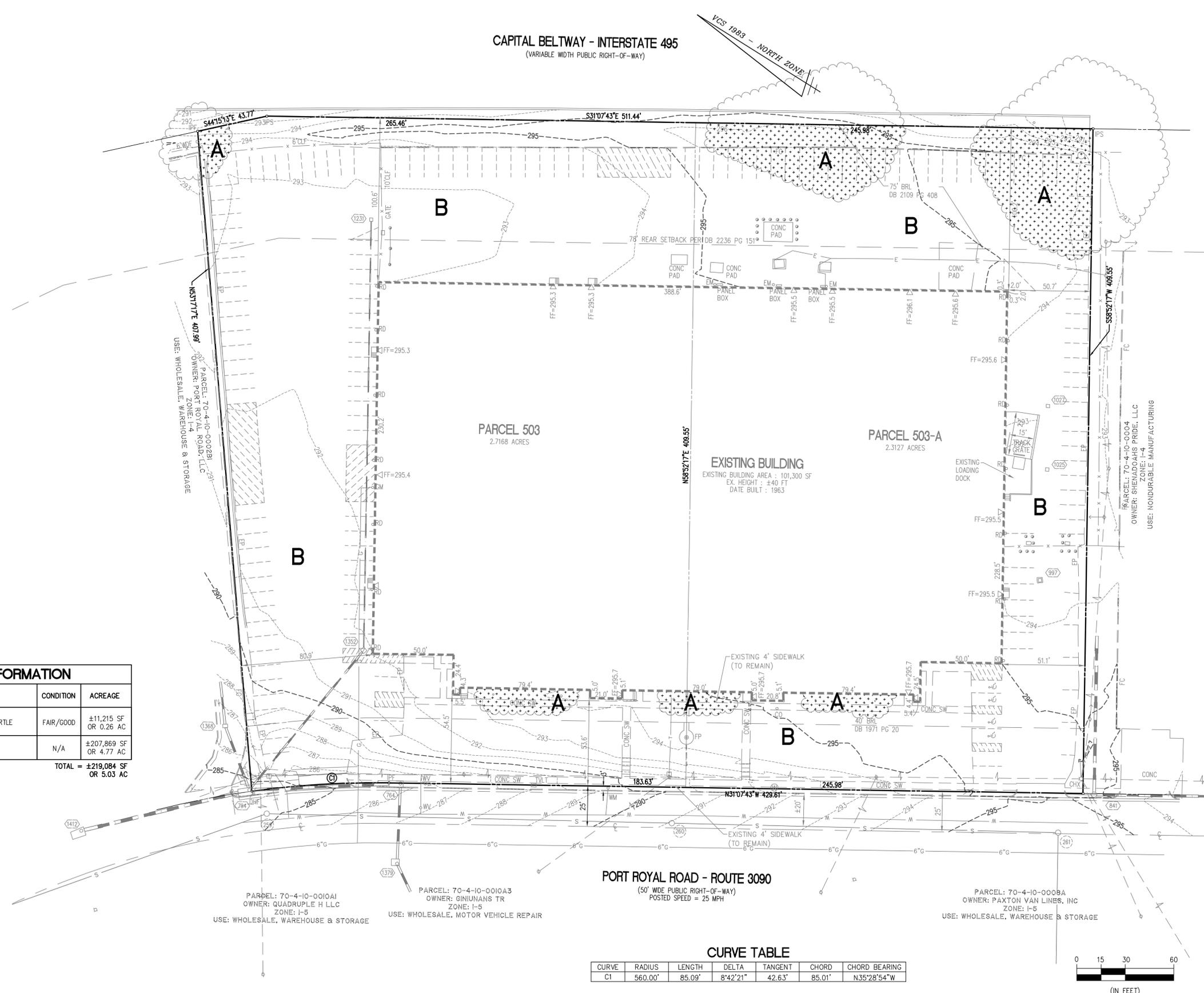
COVER SHEET

**U-HAUL IT**  
**5285 PORT ROYAL ROAD**  
BRADDOCK DISTRICT  
**FAIRFAX COUNTY, VIRGINIA**

**LEGEND**

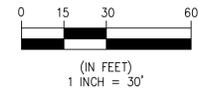
- AC.....ACRES
- BOL.....BOLLARD
- CATV.....CABLE TV BOX
- CO.....CLEANOUT
- CONC.....CONCRETE
- DB, PG.....DEED BOOK, PAGE
- DHF.....DRILL HOLE FOUND
- DHS.....DRILL HOLE SET
- DRAIN.....DRAINAGE
- EB.....ELECTRIC BOX
- EM.....ELECTRIC METER
- EP.....EDGE OF PAVEMENT
- EPAD.....ELECTRIC PAD
- ESMT.....EASEMENT
- FC.....FACE OF CURB
- FDC.....FIRE DEPARTMENT CONNECTION
- FCAP.....FILLER CAP
- GM.....GAS METER
- GV.....GAS VALVE
- IPF.....IRON PIN FOUND
- IPS.....IRON PIN SET
- MB.....US MAILBOX
- MH.....MANHOLE
- MW.....MONITORING WELL
- PKF.....PK NAIL FOUND
- PKS.....PK NAIL SET
- POB.....POINT OF BEGINNING
- PNTR.....PLANTER
- RD.....ROOF DRAIN
- SF.....SQUARE FEET
- SP.....SIGN POST
- SS.....SANITARY SEWER MANHOLE
- ST.....STORM STRUCTURE
- S/W.....SIDEWALK
- TB.....TELEPHONE BOOTH
- TCB.....TRAFFIC CONTROL BOX
- TP.....TELEPHONE PEDESTAL
- UTIL.....UTILITY, UTILITIES
- TSP.....TRAFFIC SIGNAL POLE
- WM.....WATER METER
- WSB.....WATER SPRINKLER BOX
- WSP.....WATER STAND PIPE
- WV.....WATER VALVE
- DPAD.....DUMPSTER PAD
- FH.....FIRE HYDRANT
- HCPSP.....HANDICAPPED PARKING SPACE
- GL.....GROUND LIGHT
- LLP1.....LARGE LIGHT POLE (1 LITE)
- LLP2.....LARGE LIGHT POLE (2 LITE)
- LLP4.....LARGE LIGHT POLE (4 LITE)
- SLP.....SMALL LIGHT POLE
- PM.....PARKING METER
- S1.....SIGN (1 POLE)
- S2.....SIGN (2 POLE)
- TPAD.....TRANSFORMER PAD
- UP.....UTILITY POLE
- UPL.....UTILITY POLE WITH LIGHT
- F.....FENCE
- GR.....GUARD RAIL
- GW.....GUY WIRE
- SSL.....SANITARY SEWER LINE
- STL.....STORM SEWER LINE
- E.....UNDERGROUND ELECTRIC LINE
- G.....UNDERGROUND GAS LINE
- T.....UNDERGROUND TELEPHONE LINE
- U.....UNDERGROUND UTILITY LINE
- W.....WATER LINE

EXISTING VEGETATION MAP INFORMATION				
KEY	COVER TYPE/ SUCCESSIONAL STAGE	PRIMARY SPECIES	CONDITION	ACREAGE
A	LANDSCAPE TREE CANOPY	TULIP POPLAR, CRAPE MYRTLE	FAIR/GOOD	±11,215 SF OR 0.26 AC
B	DEVELOPED LAND	N/A	N/A	±207,869 SF OR 4.77 AC
TOTAL =				±219,084 SF OR 5.03 AC



**CURVE TABLE**

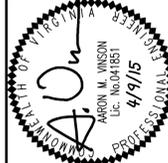
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	560.00'	85.09'	8°42'21"	42.63'	85.01'	N35°28'54"W



**EXISTING CONDITIONS AND EXISTING VEGETATION MAP**

**U-HAUL IT**  
**5285 PORT ROYAL ROAD**  
BRADDOCK DISTRICT  
**FAIRFAX COUNTY, VIRGINIA**

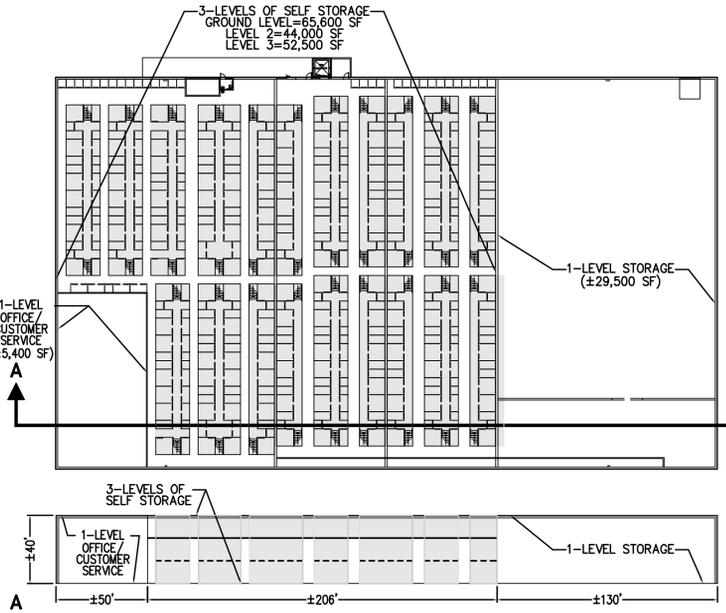
NO.	DESCRIPTION	DATE	APPROVED BY	DATE



**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 12/21/2014, REV. 3/12/2015, 4/9/2015  
SCALE: 1" = 30'

Engineers • Surveyors • Planners  
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207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
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LEGEND					
PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP	UE	UNDERGROUND ELECTRIC	UE
MH	MANHOLE	MH	T	TELEPHONE	T
WM	WATER VALVE	WM	G	GAS MAIN	G
GM	WATER METER	GM	E	ELECTRICAL	E
TCB	TRAFFIC CONTROL BOX	TCB	TR	TRANSFORMER	TR
LP	LIGHT POLE	LP	HC	HANDICAP RAMP (CG-12)	HC
LP/S	LIGHT POLE WITH SIGNALS	LP/S	GR	GUARDRAIL FENCE	GR
CG-2	CURB & GUTTER	CG-2	TF	TRAFFIC FLOW	TF
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6	L	LIGHT	L
CG-6R	TRANSITION FROM CG-6R TO CG-6	CG-6R	D	DOOR	D
SL	SANITARY SEWER	SL	T	TREES	T
SL	SANITARY LATERAL	SL	LC	LIMITS OF CLEARING AND GRADING	LC
C.O.	CLEAN OUT	C.O.	PC	PARKING SPACE COUNT	PC
W	WATER MAIN	W	VD	PROPOSED VEHICLE DISPLAY OR STORAGE AREAS ±34,300 SF	VD
FH	FIRE HYDRANT	FH			
PLUG	PLUG	PLUG			
OW	OVERHEAD WIRES	OW			
UP	UTILITY POLE	UP			



FLOOR AREA DIAGRAM  
N.T.S.

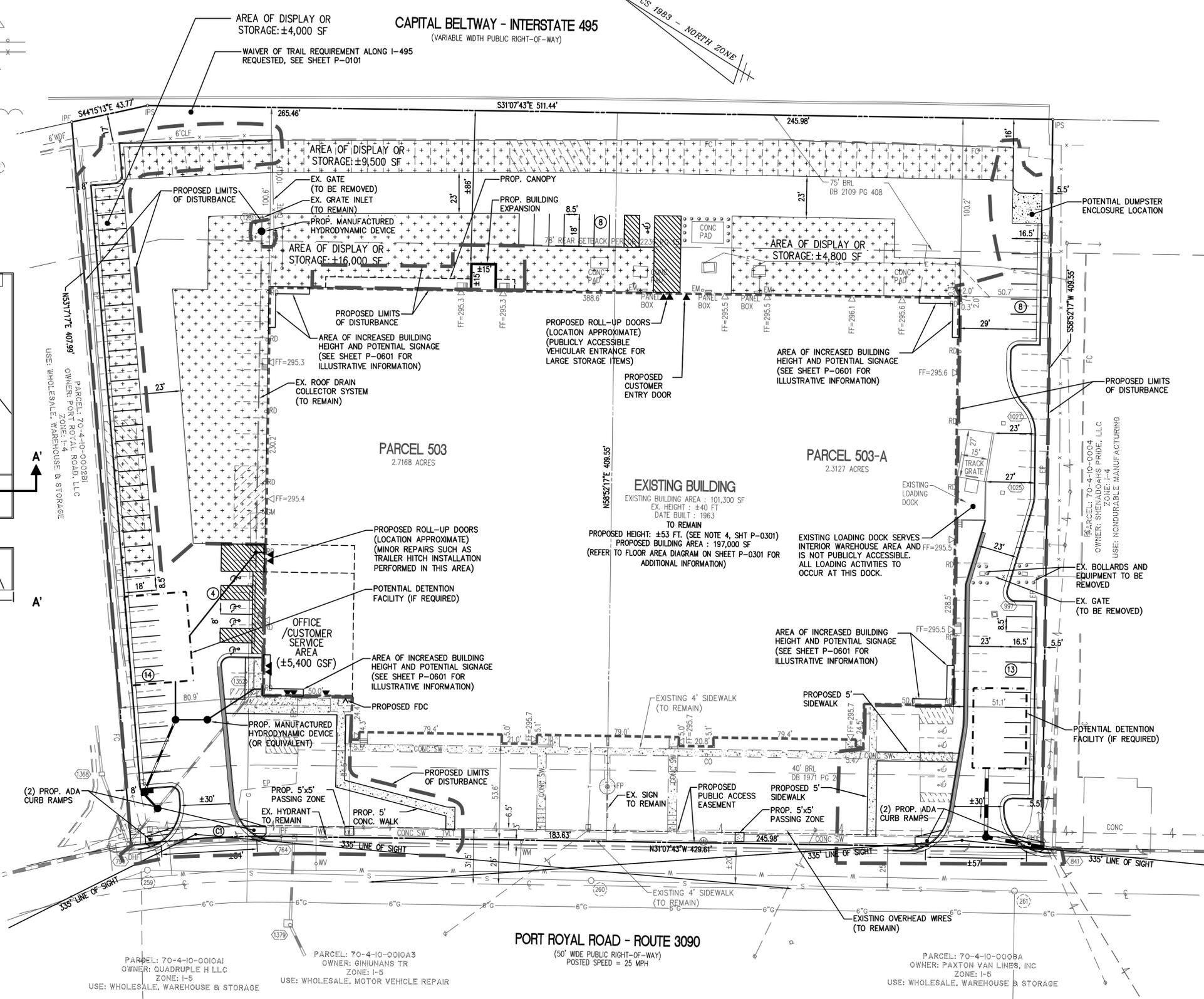
FLOOR AREA NARRATIVE

THE EXISTING BUILDING HAS A FLOOR AREA OF APPROXIMATELY 101,300 SF, RESULTING IN AN EXISTING FLOOR AREA RATIO OF 0.46. THE SHELL OF THE EXISTING BUILDING WILL REMAIN INTACT, BUT ADDITIONAL LEVELS WILL BE CONSTRUCTED WITHIN A PORTION OF THE BUILDING SHELL TO CREATE AN INCREASED FLOOR AREA OF APPROXIMATELY 197,000 SF, RESULTING IN AN INCREASED FLOOR AREA RATIO OF 0.90. REFER TO FLOOR AREA DIAGRAM ABOVE FOR DETAILED INFORMATION.

LOCATION OF THREE LEVELS OF SELF STORAGE AREA.

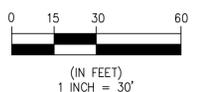
NOTES

1. LOCATION OF PERSON AND VEHICLE DOORS IS APPROXIMATE AND SUBJECT TO ADJUSTMENT WITH FINAL DESIGN.
2. NO VEHICLE MAINTENANCE AND REPAIRS, BEYOND MINOR MODIFICATIONS SUCH AS TRAILER HITCH INSTALLATIONS, WILL OCCUR ON SITE. ALL MAJOR VEHICLE REPAIRS WILL TAKE PLACE OFFSITE.
3. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
4. BUILDING HEIGHT INCREASE PROPOSED ONLY FOR EXTENDED PARAPETS AT BUILDING CORNERS. EXISTING BUILDING ROOF LINE WILL NOT BE RAISED.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	560.00'	85.09'	8°42'21"	42.63'	85.01'	N35°28'54"W



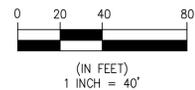
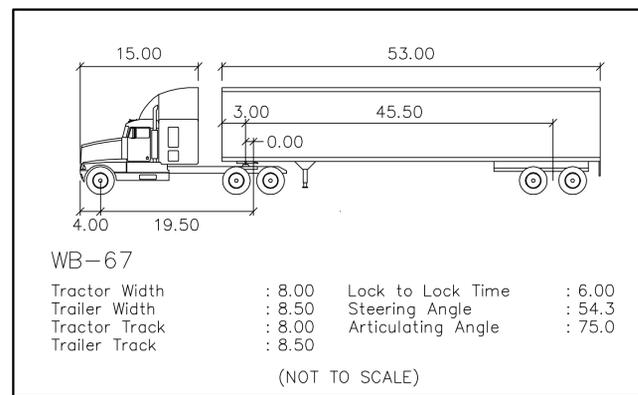
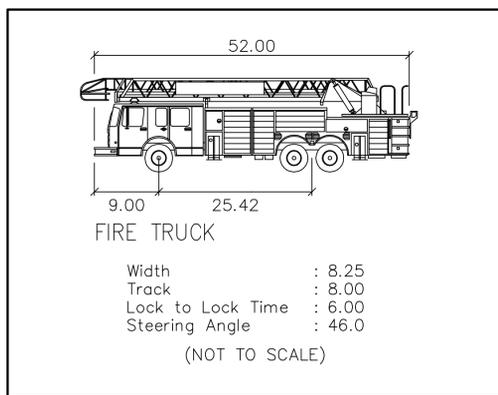
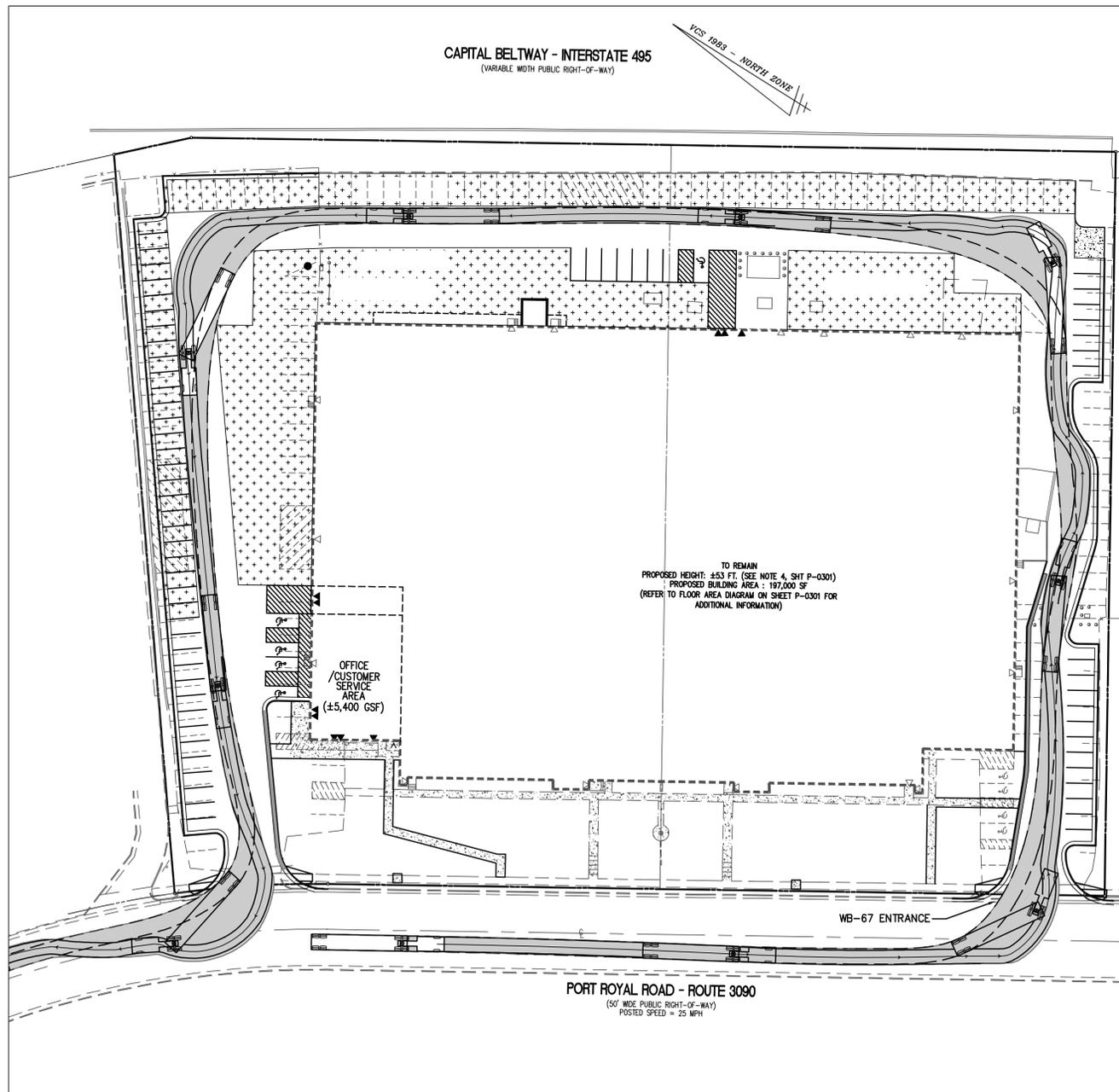
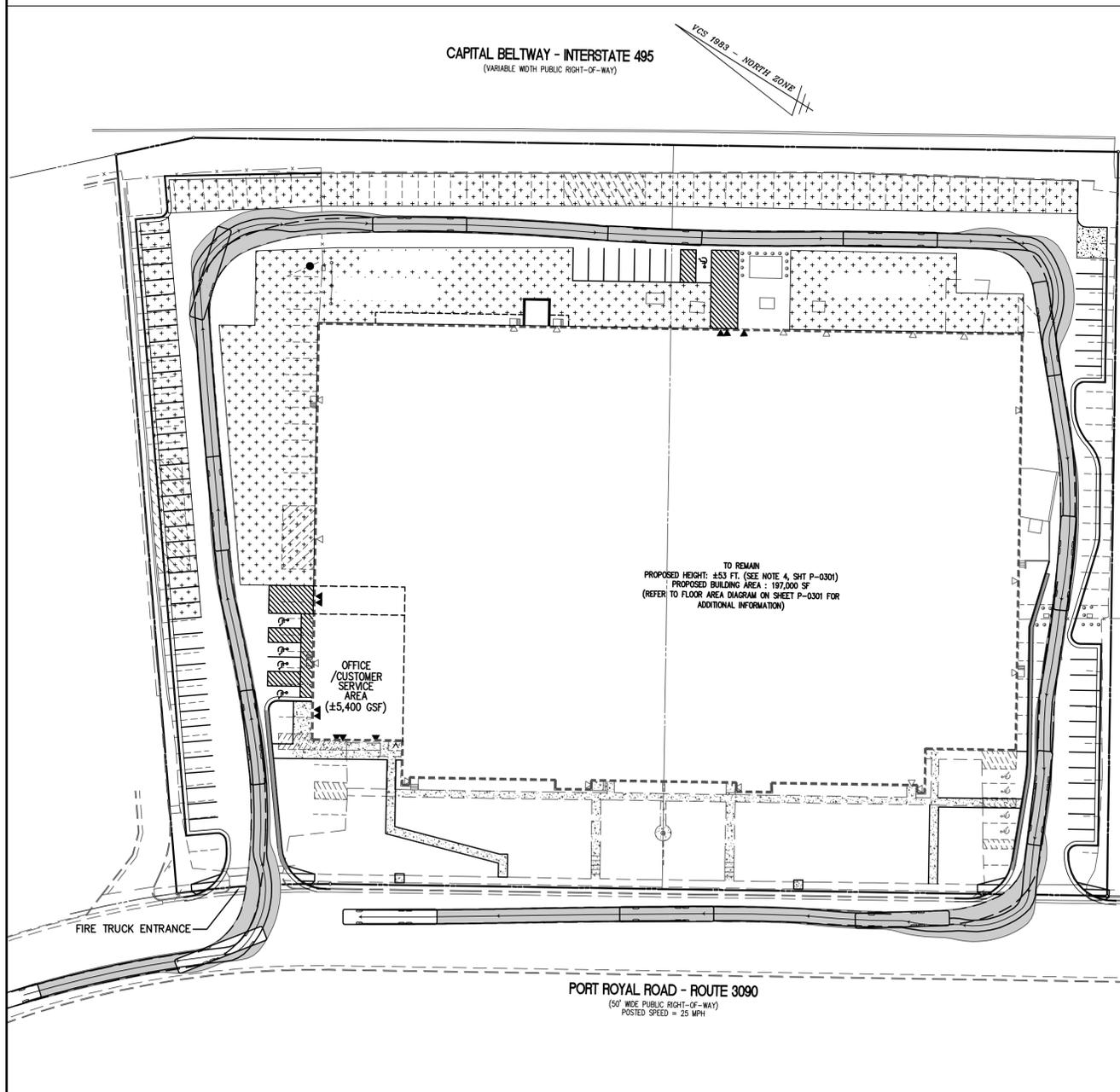
GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT

**U-HAUL IT**  
**5285 PORT ROYAL ROAD**  
 BRADDOCK DISTRICT  
**FAIRFAX COUNTY, VIRGINIA**

**WALTER L. PHILLIPS**  
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DATE: 12/21/2014, REV. 3/12/2015, 4/9/2015  
 SCALE: 1" = 30'  
 DRAWN: MRW  
 CHECKED: AV

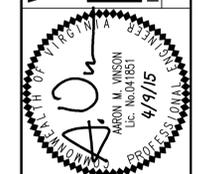
NO.	DESCRIPTION	DATE	APPROVED BY	DATE



**WALTER L. PHILLIPS**  
 INCORPORATED  
 ESTABLISHED 1945  
 ENGINEER  
 4/9/15  
 ARON ANSON  
 U.C. 160-0101

NO.	DESCRIPTION	DATE	APPROVED BY	DATE

**VEHICLE MOVEMENT PLAN**  
**U-HAUL IT**  
**5285 PORT ROYAL ROAD**  
 BRADDOCK DISTRICT  
**FAIRFAX COUNTY, VIRGINIA**

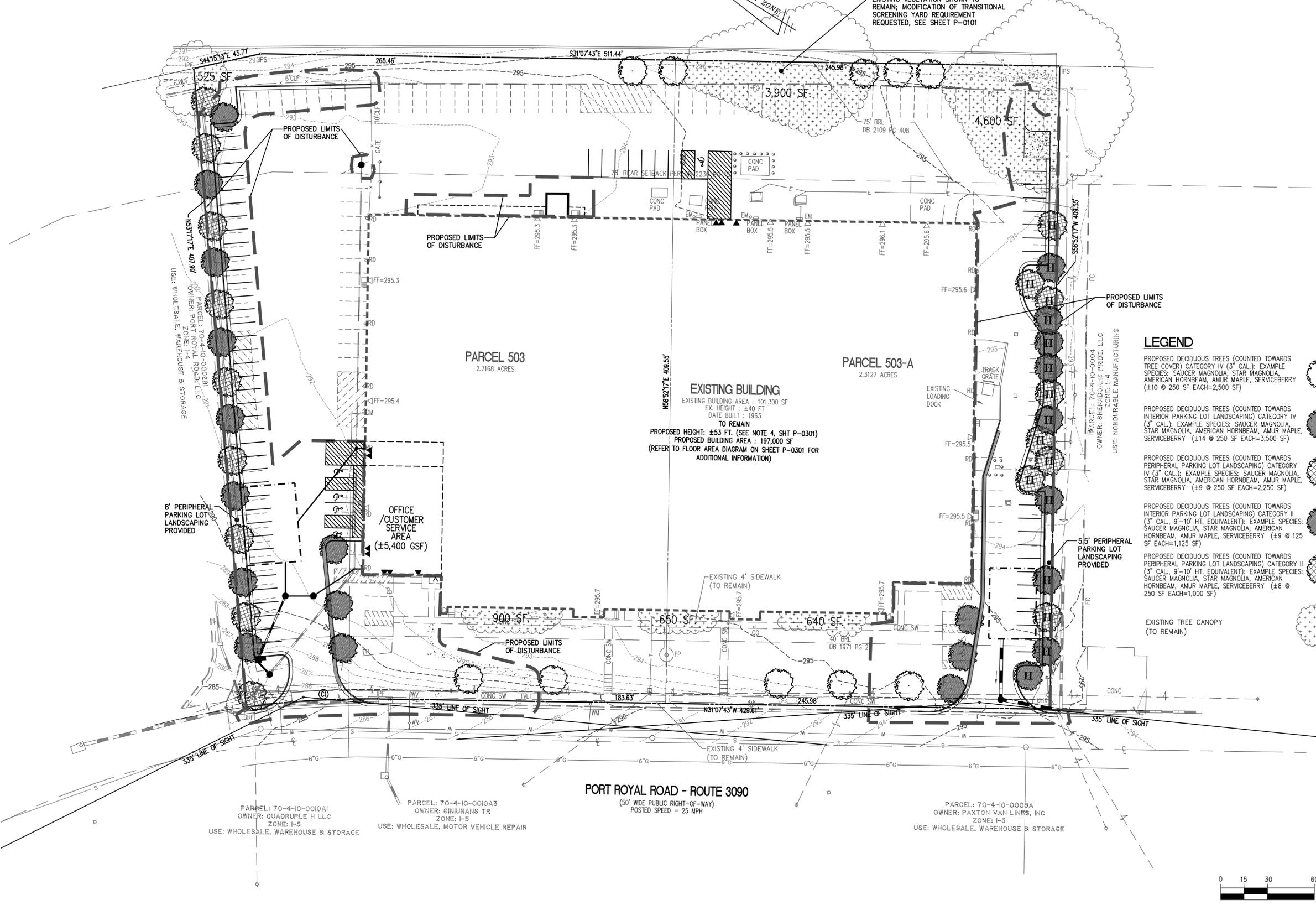


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REVISION APPROVED BY	DATE

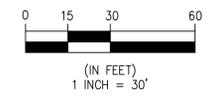
**CONCEPTUAL LANDSCAPE PLAN**  
**U-HAUL IT**  
**5285 PORT ROYAL ROAD**  
 BRADDOCK DISTRICT  
**FAIRFAX COUNTY, VIRGINIA**

**CAPITAL BELTWAY - INTERSTATE 495**  
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



**LEGEND**

- PROPOSED DECIDUOUS TREES (COUNTED TOWARDS TREE COVER) CATEGORY IV (3" CAL.); EXAMPLE SPECIES: SAUCER MAGNOLIA, STAR MAGNOLIA, AMERICAN HORNBEAM, AMUR MAPLE, SERVICEBERRY (±10 @ 250 SF EACH=2,500 SF)
- PROPOSED DECIDUOUS TREES (COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING) CATEGORY IV (3" CAL.); EXAMPLE SPECIES: SAUCER MAGNOLIA, STAR MAGNOLIA, AMERICAN HORNBEAM, AMUR MAPLE, SERVICEBERRY (±14 @ 250 SF EACH=3,500 SF)
- PROPOSED DECIDUOUS TREES (COUNTED TOWARDS PERIPHERAL PARKING LOT LANDSCAPING) CATEGORY IV (3" CAL.); EXAMPLE SPECIES: SAUCER MAGNOLIA, STAR MAGNOLIA, AMERICAN HORNBEAM, AMUR MAPLE, SERVICEBERRY (±9 @ 125 SF EACH=1,125 SF)
- PROPOSED DECIDUOUS TREES (COUNTED TOWARDS PERIPHERAL PARKING LOT LANDSCAPING) CATEGORY II (3" CAL., 9"-10" HT. EQUIVALENT); EXAMPLE SPECIES: SAUCER MAGNOLIA, STAR MAGNOLIA, AMERICAN HORNBEAM, AMUR MAPLE, SERVICEBERRY (±8 @ 250 SF EACH=1,000 SF)
- EXISTING TREE CANOPY (TO REMAIN)



**TABLE 12.3**

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM):	11,215 SF
B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY:	5.12 %
C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE:	10%
(21,908 SF) (TOTAL SITE AREA = 219,084 SF)	
D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION:	11.22 SF
(21,908 x .0512)	
E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION:	>5.12 %
(21,883 > 11,22)	
F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES

**INTERIOR PARKING LOT  
LANDSCAPING CALCULATION**

TOTAL PARKING AREA.....	12,000 S.F.
PERCENT REQUIRED.....	x 5 %
REQUIRED.....	4,800 S.F.
PROPOSED TREES.....	4,625 S.F. (14x 250 sf)
	4,625 S.F. (9x125 sf)
EXISTING TREES.....	+ 0 S.F.
PROVIDED.....	4,625 S.F.

**Table 12.10 10-year Tree Canopy Calculation Worksheet**

Step		Totals	Reference
<b>A. Tree Preservation Target and Statement</b>			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3	see § 12-0508.2 for list of required elements and worksheet
<b>B. Tree Canopy Requirement</b>			
B1	Identify gross site area =	219,084	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	0	§ 12-0511.1B
B3	Subtract area of exemptions =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	219,084	
B5	Identify site's zoning and/or use	I-5	
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) =	21,908	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
<b>C. Tree Preservation</b>			
		SEE TABLE 12.3, THIS SHEET	
C1	Tree Preservation Target Area =	11,215	
C2	Total canopy area meeting standards of § 12-0400 =		
C3	C2 x 1.25 =	14,019	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =		§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =		§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =		§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	14,019 SF	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
<b>D. Tree Planting</b>			
D1	Area of canopy to be met through tree planting (B7-C10) =	10,693	
D2	Area of canopy planted for air quality benefits =	0	
D3	x 1.5 =		§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =		§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =		§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	0	
D9	x 1.5 =		§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	0	
D11	x 1.5 =		§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	
D13	x 1.25 =		§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0	
D15	Area of canopy provided through native shrubs =	0	§ 12-0510.4D(1)
D16	Percentage of D14 represented by D15 =	0	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	10,375	
D18	Is an off-site planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
<b>E. Total of 10-year Tree Canopy Provided</b>			
E1	Total of canopy area provided through tree preservation (C10) =	14,019 SF	
E2	Total of canopy area provided through tree planting (D17) =	10,375 SF	
E3	Total of canopy area provided through off-site mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	24,394 SF	Total of E1 through E3. Area should meet or exceed area required by B7

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 DATE: 12/31/2014, REV. 3/12/2015, 4/9/2015  
 SCALE: 1" = 30'  
 DRAWN: MRW  
 CHECKED: AV

**LANDSCAPE NOTES AND DETAILS**  
**U-HAUL IT**  
**5285 PORT ROYAL ROAD**  
 BRADDOCK DISTRICT  
**FAIRFAX COUNTY, VIRGINIA**

Site Data

Project Name: Uhaul Port Royal Road  
Date: 10/23/2014

data input cells  
calculation cells  
constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage 1.10

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90
Nitrogen EMC (mg/L)	1.86

Pre-ReDevelopment Land Cover (acres)					
	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.23	0.23
Impervious Cover (acres)	0.00	0.00	0.00	0.87	0.87
<b>Total</b>					<b>1.10</b>

Post-ReDevelopment Land Cover (acres)					
	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.29	0.29
Impervious Cover (acres)	0.00	0.00	0.00	0.81	0.81
<b>Total</b>					<b>1.10</b>

Area Check Okay Okay Okay Total Okay

Rv Coefficients				
	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary Pre-ReDevelopment		Land Cover Summary Post-ReDevelopment	
Listed	Adjusted <sup>1</sup>		
Forest/Open Space Cover (acres)	0.00	0.00	0.00
Composite Rv(forest)	0.00	0.00	0.00
% Forest	0%	0%	0%
Managed Turf Cover (acres)	0.23	0.23	0.23
Composite Rv(turf)	0.25	0.25	0.25
% Managed Turf	21%	21%	26%
Impervious Cover (acres)	0.87	0.87	0.81
Rv(impervious)	0.95	0.95	0.95
% Impervious	79%	79%	74%
<b>Total Site Area (acres)</b>	<b>1.10</b>	<b>1.10</b>	<b>1.10</b>
<b>Site Rv</b>	<b>0.80</b>	<b>0.80</b>	<b>0.77</b>

Pre-Development Treatment Volume (acre-ft)		Post-Development Treatment Volume (acre-ft)	
Pre-Development Treatment Volume (acre-ft)	0.0737	0.0737	0.0702
Pre-Development Treatment Volume (cubic feet)	3,209	3,209	3,056
Pre-Development Load (TP) (lb/yr)	2.02	2.02	1.92

<sup>1</sup>Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.31
TP Load Reduction Required for New Impervious Area (lb/yr)	0.00
Total Load Reduction Required (lb/yr)	0.31

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.42	0.42	0.00	0.00	0.00	AREA EXCEEDED!
IMPERVIOUS COVER TREATED	0.91	0.00	0.00	0.00	0.00	AREA EXCEEDED!
TURF AREA	0.12	0.14	0.00	0.00	0.00	OK
TURF AREA TREATED	0.00	0.00	0.00	0.00	0.00	OK
AREA CHECK	AREA EXCEEDED!	OK	OK	OK	OK	OK

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.31
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.39
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	1.53
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR!!

Drainage Area A (WEST SIDE OF SITE)

Drainage Area A Land Cover (acres)						
	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.12	0.12	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.42	0.42	0.95
<b>Total</b>					<b>0.54</b>	

Post Development Treatment Volume (cf) 1557

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs)	Phosphorus Removed By Practice (lbs)	Remaining Phosphorus Load (lbs)	Downstream Treatment to be Employed
		TOTAL IMPERVIOUS COVER TREATED (ac)			0.00								
		TOTAL TURF AREA TREATED (ac)			0.00								
		AREA CHECK											
		TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)							0.31				
		TOTAL RUNOFF REDUCTION IN D.A. A (cf)							0				
		PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)							0.00				

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

14. Manufactured BMP												
	Impervious acres draining to device	0% runoff volume reduction	0.00	0.91	0.00	0	3138	20	0.00	1.97	0.39	1.58
14. Manufactured Hydrodynamic Device	turf acres draining to device	0% runoff volume reduction	0.00	0.00	0.00	0	0	0	0.00	0.00	0.00	0.00
TOTAL IMPERVIOUS COVER TREATED (ac)				0.91								
TOTAL TURF AREA TREATED (ac)				0.00								
AREA CHECK				AREA EXCEEDED!								
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A									0.39			
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)									0.39			

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A

Drainage Area B (EAST SIDE OF SITE - NO TREATMENT PROPOSED)

Drainage Area B Land Cover (acres)						
	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.14	0.14	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.42	0.42	0.95
<b>Total</b>					<b>0.56</b>	

Post Development Treatment Volume (cf) 1575

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs)	Phosphorus Removed By Practice (lbs)	Remaining Phosphorus Load (lbs)	Downstream Treatment to be Employed
		TOTAL IMPERVIOUS COVER TREATED (ac)			0.00								
		TOTAL TURF AREA TREATED (ac)			0.00								
		AREA CHECK											
		TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)							0.31				
		TOTAL RUNOFF REDUCTION IN D.A. B (cf)							0				
		PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)							0.00				

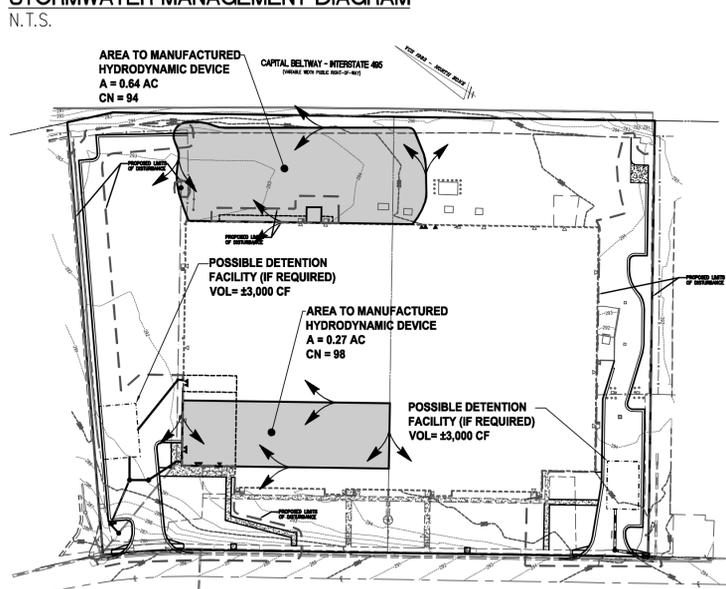
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. B

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. B

STORMWATER MANAGEMENT DIAGRAM



STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED DEVELOPMENT WILL DISTURB A MAXIMUM OF 1.10 ACRES. FOR PURPOSES OF DETERMINING STORMWATER MANAGEMENT REQUIREMENTS AND COMPLIANCE, THIS PROJECT WILL BE DEVELOPED ON PRIOR DEVELOPED LANDS AND THE PROPOSED DISTURBED AREA IS CONSIDERED THE SITE. THE SITE TODAY CONSISTS OF 0.23 ACRES OF MANAGED TURF AND 0.87 ACRES OF IMPERVIOUS COVER. AFTER THE PROPOSED REDEVELOPMENT, THE SITE WILL CONSIST OF 0.29 ACRES OF MANAGED TURF AND .81 ACRES OF IMPERVIOUS COVER, RESULTING IN A DECREASE OF 0.06 ACRES OF IMPERVIOUS COVER.

THE PRE-DEVELOPMENT PHOSPHOROUS LOAD FOR THE SITE IS CALCULATED TO BE 2.02 LBS/YEAR. THE POST-DEVELOPMENT PHOSPHOROUS LOAD, BEFORE INTRODUCTION OF WATER QUALITY FACILITIES, IS CALCULATED TO BE 1.92 LBS/YEAR. BECAUSE MORE THAN 1 ACRE OF DISTURBANCE IS PROPOSED, A 20% REDUCTION IN THE PRE-DEVELOPMENT PHOSPHOROUS LOAD IS REQUIRED. OF THE 0.41 LBS/YEAR REDUCTION THAT IS REQUIRED, 0.10 LBS/YEAR IS ACHIEVED THROUGH THE REDUCTION IN IMPERVIOUS AREA. THE REMAINING PHOSPHOROUS LOAD REDUCTION WILL BE ACCOMPLISHED THROUGH THE USE OF MANUFACTURED HYDRODYNAMIC DEVICES LOCATED ON THE WEST SIDE OF THE SITE. ONE OF THE DEVICES WILL BE PLACED JUST DOWNSTREAM OF AN EXISTING INLET WHICH CAPTURES 0.64 ACRES OF EXISTING PAVEMENT AREA. THE SECOND DEVICE WILL BE PLACED NEAR THE SOUTHWEST CORNER OF THE EXISTING BUILDING AND WILL CAPTURE 0.27 ACRES OF BUILDING ROOF. REDUCTION IN IMPERVIOUS AREA, COMBINED WITH TWO PROPOSED HYDRODYNAMIC DEVICES, WILL PROVIDE A PHOSPHOROUS REDUCTION OF 0.32 LBS/YEAR, EXCEEDING THE MINIMUM REQUIREMENT.

AT TIME OF SITE PLAN, IF IT IS DETERMINED THAT LESS THAN 1 ACRE IS DISTURBED, THE PHOSPHOROUS REMOVAL REQUIREMENT WOULD DECREASE TO 10% OF THE PRE-DEVELOPMENT LOAD. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LESS THAN WHAT IS SHOWN ON THE PLAN AND SATISFY THE LESSER REQUIREMENT.

AS DESCRIBED IN THE OUTFALL NARRATIVE BELOW, THE STORMWATER OUTFALLS FOR THIS SITE MAY INCLUDE A COMBINATION OF STORM SEWER PIPES AND MANMADE AND NATURAL STREAM CHANNELS, DEPENDING ON FINAL EXTENT OF REVIEW. IF IT IS DETERMINED AT TIME OF SITE PLAN THAT DETENTION MEASURES ARE REQUIRED TO SATISFY CHANNEL AND FLOOD PROTECTION REQUIREMENTS, ONE OR MORE DETENTION FACILITIES WILL BE PROVIDED AS SHOWN ON THE PLAN. STORAGE VOLUME WILL LIKELY BE ±6,000 CF, OR LESS. CHANNEL AND FLOOD PROTECTION REQUIREMENTS MAY BE SATISFIED THROUGH THE REDUCTION IN IMPERVIOUS AREA. IN THIS EVENT, THE APPLICANT RESERVES THE RIGHT TO PROVIDE LESS DETENTION THAN WHAT IS SHOWN ON THE PLAN.

STORMWATER OUTFALL NARRATIVE

STORMWATER RUNOFF FROM THE PROJECT SITE IS CONVEYED IN THREE PRIMARY DIRECTIONS.

OUTFALL 1:

RUNOFF FROM THE NORTHEAST PORTION OF THE SITE WILL DISCHARGE INTO AN EXISTING MANMADE CHANNEL RUNNING ALONG INTERSTATE 495. THAT CHANNEL RUNS TO THE SOUTH AND ENTERS A CULVERT WHICH CROSSES INTERSTATE 495 AND ENTERS A STORMSEWER SYSTEM IN THE NORTH SPRINGFIELD NEIGHBORHOOD. THAT STORM SEWER SYSTEM DISCHARGES INTO FLAG RUN IN FLAG RUN PARK. FLAG RUN RUNS NORTHWEST AND CROSSES BACK UNDER INTERSTATE 495 BEFORE DISCHARGING INTO LAKE ACCOTINK. THE EXTENT OF REVIEW FOR THIS OUTFALL WILL BE AT OR UPSTREAM OF LAKE ACCOTINK.

OUTFALL 2:

RUNOFF FROM THE SOUTHEAST PORTION OF THE SITE WILL DISCHARGE INTO AN EXISTING STORM SEWER SYSTEM WHICH RUNS SOUTH ALONG PORT ROYAL ROAD, THEN WEST ALONG WOODRUFF COURT, THROUGH RAVENSWORTH INDUSTRIAL PARK, SOUTH ON QUEENSBERRY AVENUE, AND ULTIMATELY DISCHARGES INTO A STREAM CHANNEL WHICH EMPTIES INTO LAKE ACCOTINK. THE EXTENT OF REVIEW FOR THIS OUTFALL WILL BE AT OR UPSTREAM OF LAKE ACCOTINK.

OUTFALL 3:

RUNOFF FROM THE WESTERN PORTION OF THE SITE WILL DISCHARGE INTO AN EXISTING STORM SEWER SYSTEM WHICH RUNS NORTH ALONG PORT ROYAL ROAD, SOUTHWEST ON FORBES PLACE, THROUGH TWO PROPERTIES IN THE RAVENSWORTH NEIGHBORHOOD, AND THEN INTO QUEENSBERRY AVENUE, WHERE IT MEETS THE STORM SEWER SYSTEM DESCRIBED AS PART OF OUTFALL 2 ABOVE. THE EXTENT OF REVIEW FOR THIS OUTFALL WILL LIKELY BE AT THE CONFLUENCE OF PIPE SYSTEMS WHERE OUTFALL 3 MEETS OUTFALL 2.

BASED ON A PRELIMINARY REVIEW OF THESE OUTFALLS, IT APPEARS THAT AN ADEQUATE OUTFALL EXIST FOR THIS SITE. IN THE EVENT THAT RECEIVING CHANNELS DO NOT HAVE ADEQUATE CAPACITY TO CONVEY THE PERTINENT DESIGN STORMS CORRECTIVE MEASURES WILL BE PROVIDED ON SITE. MORE DETAILED INFORMATION AND A FINAL DETERMINATION OF ADEQUACY WILL BE MADE AT TIME OF SITE PLAN.

PRELIMINARY SWM AND BMP CALCULATIONS

U-HAUL IT  
5285 PORT ROYAL ROAD  
BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

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NORTHWEST VIEW / AFTER IMAGING



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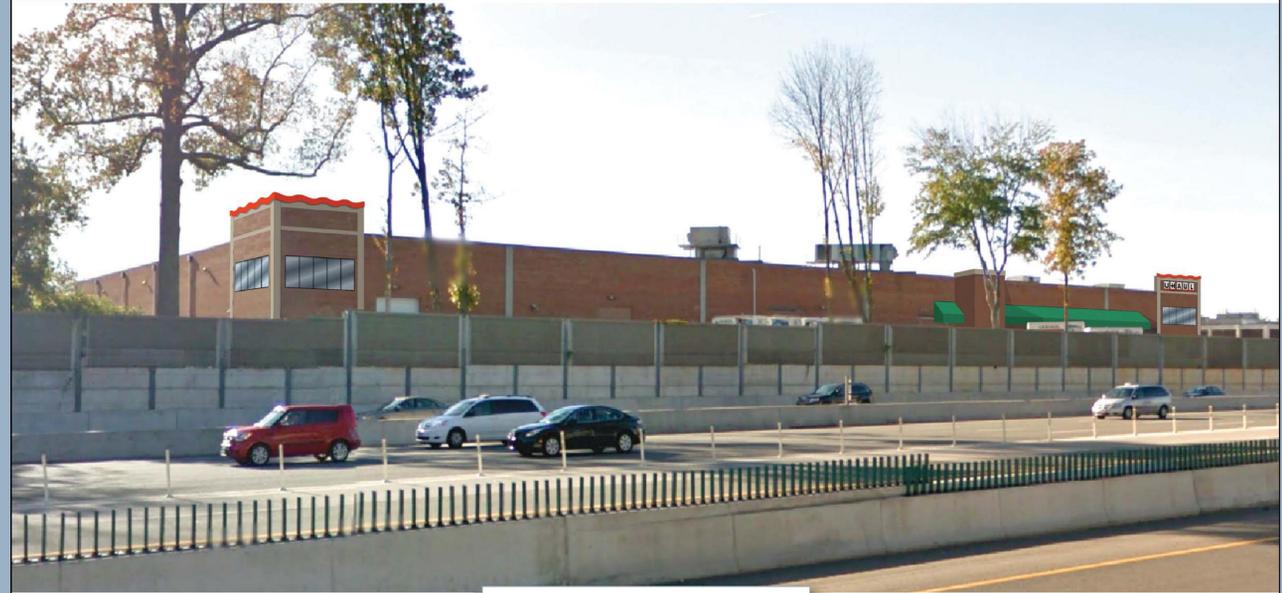
NORTHEAST VIEW / AFTER IMAGING



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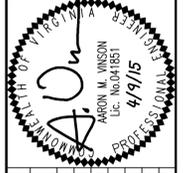
SOUTHEAST VIEW / AFTER IMAGING



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SCALE: N.T.S. DATE: 12/31/2014, REV. 3/12/2015, 4/6/2015



NO.	DESCRIPTION	DATE	APPROVED BY	DATE

**ILLUSTRATIVE BUILDING ELEVATIONS**  
**U-HAUL IT**  
**5285 PORT ROYAL ROAD**  
BRADDOCK DISTRICT  
**FAIRFAX COUNTY, VIRGINIA**

BY OTHERS - FOR ILLUSTRATIVE PURPOSES ONLY

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

**DESCRIPTION OF THE APPLICATION**

The applicant, AREC 2018, LLC., requests a rezoning of the subject property from the I-4 Industrial District to the I-5 Industrial District to operate a self-storage facility and to allow a truck rental establishment. The applicant also requests Special Exception approval to increase the FAR from 0.46 to 0.90 in order to accommodate a 197,000 square foot mini-warehouse facility within the existing structure. The existing building footprint will remain the same; however, the interior of the building would be divided to house an additional two floors to accommodate storage lockers, adding approximately 96,000 square feet to the interior of the 101,300 square foot building.

A reduced copy of the General Development Plan/Special Exception Plat (GDP/SE Plat) is included at the front of this report. The proposed proffers, development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2, 3, and 4, respectively.

**Waivers & Modifications Requested:**

- Waiver of the Trail System along Interstate 495 in accordance with the GDP/SE Plat.
- Modification of the transitional screening yard requirement along the northern property line in accordance with the GDP/SE Plat.
- Waiver of the planned On Road Bike Lane along Port Royal Road

**LOCATION AND CHARACTER**

**Location:**

The 5.03 acre property is located on the east side of Port Royal Road, south of Braddock Road, and west of Interstate 495. Access to the site is provided from Port Royal Road.

**Site Description:**

The subject property is currently operating as a U-Haul Facility within the existing warehouse structure. Most of the lot is covered by asphalt. The existing 101,300 square foot warehouse building sits in the middle of the lot surrounded by parking to the north, east and west and a landscaped walkway to the south. Bollards and fencing separate the existing truck parking from customer parking spaces.

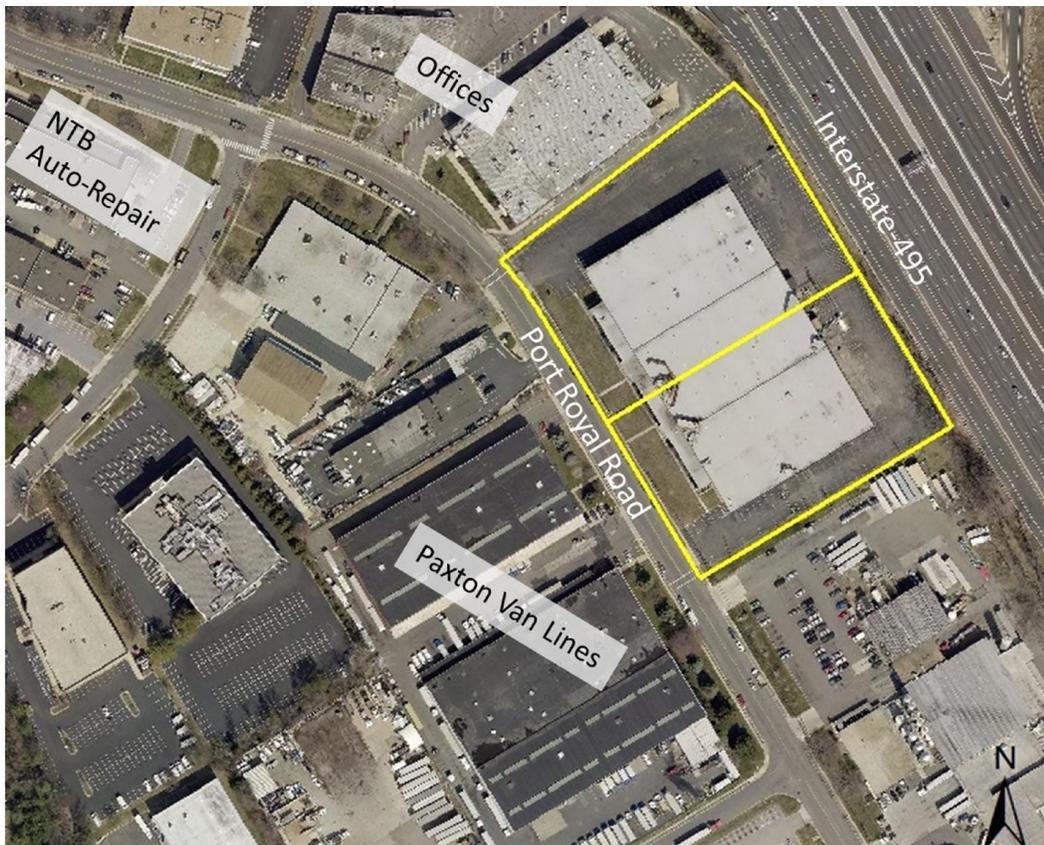


Figure 1: Aerial View of the Site

**Surrounding Area Description:**

The site is surrounded by auto repair shops and industrial uses. The property abuts the former Shenandoah Dairy to the southeast and an office building to the northwest. Paxton Van Lines is situated directly across the site on Port Royal Road. The North Springfield Subdivision is situated to the northeast of the site, separated by Interstate 495. A summary of the surrounding uses, zoning, and comprehensive plan recommendations is provided in the following table:

Surrounding Area Description			
Direction	Use	Zoning	Plan Map
North	Office Building	I-4	Industrial
Northeast	North Springfield Sub'd	R-3	2-3 du/ac
South/ Southeast	Shenandoah's Pride Dairy (Former)	I-4	Industrial
South/ Southwest	Paxton Van Lines Company	I-5	Industrial

**BACKGROUND**

On July 21, 1964 a site plan was approved for a warehouse and office building with a GFA of 98,000 square feet and 207 parking spaces. There are no previously accepted proffers or rezoning actions that encumber the development of the site.

On November 18, 2014 the Board of Supervisors adopted a Comprehensive Plan Amendment for the Area I, Ravensworth Industrial Area. This Plan guidance facilitates the proposed conversion of the existing warehouse to a self-storage use up to 1.0 FAR. The adoption of the Plan amendment provided an opportunity to reactivate underutilized property without exterior modifications or visual impact of the increased intensity.

## COMPREHENSIVE PLAN PROVISIONS

<b>Plan Area:</b>	Area I
<b>Plan District:</b>	Annandale
<b>Planning Sector:</b>	A6, Accotink Community Planning Sector
<b>Special Area:</b>	Ravensworth Industrial Area
<b>Plan Map:</b>	Industrial

### Plan Text:

The Fairfax County Comprehensive Plan, 2013 Edition, Annandale Planning District, as amended through November 18, 2014, Ravensworth Industrial Area, Land Use recommendations, page 88, states:

“As an option, Tax Map Parcels 70-4 ((10)) 503 and 503A may be appropriate for self-storage uses and rental of trucks up to an intensity of 1.0 FAR, provided that any redevelopment should be contained within the existing structure.”

## GDP/ SE PLAT ANALYSIS

### Generalized Development Plan/ Special Exception Plat (GDP/SE Plat)

(Copy at front of the staff report)

<b>Title of GDP/SE Plat:</b>	U-Haul It
<b>Prepared by:</b>	Walter L. Phillips, Inc.
<b>Original and Revision</b>	
<b>Dates:</b>	December 2014, revised through April 9, 2015

### Description of GDP/SEA Plat:

#### Site Layout

The applicant's GDP shows an intensification of the existing 101,300 square foot, 40 foot tall warehouse building. The applicant is proposing to redevelop the existing building for use as a truck and specialized vehicle rental establishment as well as a mini-warehouse establishment. No expansions are proposed to the existing building footprint; however, the intensity will be increased in the interior of the building. The applicant proposes to divide the interior warehouse space by adding an additional two floors for self-storage with no exterior increase in building height. The second and third floors of the interior will be 44,000 square feet and 52,000 square feet, respectively. The addition of these two interior floors brings the total square footage of the building to 197,000 square feet. The existing customer entrance will be moved from the east side of the building towards the west of the site, oriented toward the proposed customer parking and ADA accessible spaces. An existing landscaped

walkway, located along the Port Royal Road frontage of the property (south) will be preserved and enhanced to include 5 foot by 5 foot passing zones.

### Architecture and Signage

Building elevations are provided on Sheet P-0601 of the GDP/SE Plat. The existing building utilizes a red brick façade with faux windows provided on the front of the building (south). The façade will be improved by adding display fenestration to the southwest corner of the building where the office and customer service area is proposed. A 7-foot parapet will be added to each of the four corners on the building. The parapets on the western side of the building will display building mounted signage (see Figure 2). The proposed signage will conform to Article 12 of the Zoning Ordinance.



Figure 2: Northwest Elevation

### Vehicular Circulation and Parking

Access to the parking lot is provided from two access points on Port Royal Road, both of which provide ingress and egress. Circulation to the rear of the building (north) is provided from the eastern portion of the site, continuing west behind the building, to the western portion of the site. A total of 47 customer parking spaces are provided on both the east and west sides of the building. Approximately 34,300 square feet of space towards the east and rear of the property will be utilized as parking for the rental fleet. One parking space is provided for minor repairs, such as trailer hitch installation, at the front of the site, on the western edge of the building.

### Landscaping

There are several trees in good condition towards the front and the rear of the property. The applicant is proposing to retain most of the existing tree canopy where the trees appear to be in good condition. In addition, the applicant is also proposing to add additional landscaping around the periphery of the site. The GDP/SE Plat shows streetscape plantings consisting of a mixture of Category II and IV deciduous trees along the east, west, and southern edges of the site.

An 8-foot wide planting strip with deciduous trees is shown along the western edges of the site. A similar treatment is provided along the eastern edge with a planting strip of 5.5 feet wide.

### Stormwater Management

The site falls within the Accotink Creek Watershed. The stormwater management (SWM) narrative on Sheet P-0501 of the GDP/SE Plat indicates that stormwater management for the site will be accomplished through the use of manufactured stormfilter devices located on the west side of the site. According to the narrative and outfall analysis, the proposed manufactured stormfilter devices outfall to Lake Accotink and exceed the minimum requirement for phosphorous removal. Final determination of the adequacy of the proposed system to accommodate the proposed development would be made to DPWES at the time of site plan review.

## **STAFF ANALYSIS**

### **Land Use Analysis (Appendix 5)**

As previously mentioned, Comprehensive Plan Amendment 2014-I-A1 was adopted by the Board of Supervisors on November 18, 2014, and added a third land use recommendation to the Plan guidance for the Ravensworth Industrial Area. This Plan guidance facilitates the proposed conversion of the existing warehouse to self-storage use up to a 1.0 FAR. The Plan guidance includes a condition that the redevelopment should be contained within the existing structure. The intent of this Plan guidance was to minimize visual impacts to the adjacent properties, and to ensure that the conversion was limited to interior modifications.

The proposal will facilitate the conversion of an underutilized building in the industrial area. The proposal limits the conversion to the existing structure without exterior modifications, other than modifications to improve the general appearance of the building. The proposed plans show improvements to the four corners of the building to enhance the appearance of the building; however since these improvements do not change the building footprint and general massing, the proposal meets the intent of the Plan guidance. The proposal is within the 1.0 FAR allowed for the site and therefore is in harmony with the Plan guidance.

### **Transportation Analysis (Appendix 6)**

FCDOT staff evaluated the proposal and recommended the following:

- The applicant should provide a clear, two-way drive aisle around the building meeting PFM standards, to permit safe and unobstructed public, emergency and service vehicle circulation. Pavement areas should be repaired and should include striping and signage to delineate customer areas from rental equipment areas. In response to staff concerns, the applicant explained that the drive aisles will be clear of all obstructions. Proffer 8 addresses the repairs that need to be made on-site including the repair of the pavement in the parking areas surrounding the building.
- The sidewalk contiguous to Port Royal Road should include 5-foot by 5-foot ADA turnarounds design and spaced according to PFM standards. The sidewalk and driveway aprons should be replaced to provide a safe walking path without any

hindrances and/or pedestrian trip hazards. In response to staff recommendations, the applicant committed to include 5-foot by 5-foot ADA turnarounds on the sidewalk and to repair the driveway aprons.

No additional issues were identified. Staff finds that the transportation issues associated with the application have been adequately addressed.

**ZONING ORDINANCE PROVISIONS**

The chart below reviews the required bulk standards with the proposed improvements:

<b>Bulk Standards (I-5 Zoning)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	20,000 square feet	5.03 Acres
Lot Width	100 feet	520 feet
Building Height	75 feet	53 feet
Front Yard	45 degree ABP <sup>1</sup> , but not less than 40 ft or 75 ft <sup>2</sup>	±54.5 feet- Port Royal Road ±101.6 feet- Interstate 495
Rear Yard	None	N/A
FAR	0.50 <sup>3</sup>	0.90
Open Space	15%	>15%
Parking Spaces	33 spaces	47 spaces
<b>Transitional Screening &amp; Barriers</b>		
<b>Direction</b>	<b>Required</b>	<b>Provided</b>
<b>North (Residential Use)</b>	Screening Yard III (50 Feet); Barrier D, E or F	The existing 25 foot – 65 foot wide deciduous vegetation <sup>4</sup>

<sup>1</sup>. ABP=Angle of Bulk Plane

<sup>2</sup>. All Commercial and Industrial Buildings must be setback 75 feet from all interstate Highway Rights-Of-Way.

<sup>3</sup>. An increase to 1.00 may be permitted by the Board in accordance with the provisions of Sect. 9-618 of the Zoning Ordinance.

<sup>4</sup>. A modification of the transitional screening requirement is requested.

As depicted on the GDP/SE Plat, the proposal complies with the majority of zoning and bulk provisions of the I-5 District, except as noted above.

**Waivers/ Modifications:**

Waiver of the Trail System along Interstate 495 shown on the GDP/SE Plat.

The applicant has requested a waiver from constructing an 8 foot wide trail along the property’s Interstate 495 frontage as specified in the County Trails Plan map. Since there is currently no existing trail in place along Interstate 495, staff supports the requested trails waiver.

Modification of the Transitional Screening Requirements to the north in favor of the existing vegetation on the GDP/SE Plat.

The Zoning Ordinance requires Transitional Screening Type III (50 feet depth) and a barrier type D, E, or F as the site is technically adjacent to a residential use to the northeast. Staff supports the request because the proposal is rehabilitating an existing building with no expansion to the exterior building footprint.

Waiver of the planned On Road Bike Lane along port Royal Road in favor of existing streetscape on the GDP/SE Plat.

The applicant has requested a waiver from providing an on road bike lane along the property's Port Royal Road frontage as specified in the County Trails Plan map. Since there is currently no existing on road bike lane in place to connect to and this proposal is primarily for interior modifications, staff supports the requested on road bike lane waiver.

### **Special Exception Requirements**

The applicant is requesting a Category 6 special exception to allow for an increase in FAR from 0.46 to 0.90 to allow interior modifications and the addition of two floors. The following special exception standards apply:

#### General Special Exception Standards (Sect. 9-006)

General Standard 1 states that *the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan*. As stated in the Land Use Analysis, staff believes the proposal conforms to the Comprehensive Plan recommendations on land use and intensity. The proposed interior modifications are consistent with the Comprehensive Plan.

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the zoning district regulations*. The proposed increase in FAR is consistent with the general purpose and intent of the I-5 District. The I-5 District is established to provide areas where a wide range of industrial and industrially-oriented commercial activities may locate. The purpose is retained. This standard is satisfied.

General Standard 3 requires that *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*. The property is currently developed as a warehouse building and is immediately surrounded by non-residential uses including auto repair shops and industrially-oriented office buildings. The nearest residences are across Interstate 495 and are screened by mature vegetation and masonry walls. It is staff's opinion that the proposal would not hinder future development of adjacent parcels or impair the value of existing uses.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood*. Vehicular access to the site will continue to be from two access points off of Port Royal Road. Pedestrian access is facilitated by the existing paved sidewalk along Port Royal Road. Staff feels that this standard is satisfied.

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13*. As previously stated, the applicant has requested a modification of the screening requirements on the northern property boundary along Interstate 495 and

has provided a landscape plan with plantings, but is otherwise meeting the landscape requirements in Article 13.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located*. The site is within the I-5 Zoning District, which requires 15% open space. The applicant proposes to meet the 15% requirement.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11*. The I-5 Zoning District requires 33 parking spaces. The applicant is exceeding this requirement by providing 47 parking spaces. This standard is satisfied.

General Standard 8 requires that *signs 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 monument sign currently exists along Port Royal Road; the applicant must obtain the necessary permits for the sign in order to be in conformance with Article 12. As previously discussed, building-mounted signage is proposed on the west side of the building on the proposed parapets and would be in conformance with Article 12. Proffer 5B limits the hours of illumination of the proposed signage facing Interstate 495 between 10:00 p.m. and 5:00 a.m.

#### Increase in FAR (Sect. 9-618)

The Board of Supervisors may approve a special exception to allow an increase in the maximum permitted FAR in the I-5 District, in accordance with the maximum FAR set forth in the zoning district. The I-5 District permits a FAR of 0.50 by right and an increase to 1.00 by special exception. The proposed FAR for this site is 0.90, which falls below the 1.0 maximum permitted FAR by special exception. As stated in the Land Use Analysis, the proposal is within the 1.0 FAR allowed for the site and therefore is in harmony with the Plan guidance.

#### **Summary of Zoning Ordinance Requirements**

In staff's opinion, the application addresses the applicable standards.

#### **CONCLUSIONS AND RECOMMENDATIONS**

##### **Staff Conclusions**

The application seeks approval of a rezoning from the I-4 to the I-5 District, as well as approval of a Category 6 special exception to permit an increase in FAR from .46 to .90, on a 5.03 acre lot located on Port Royal Road in the Ravensworth Industrial Area. The proposal has met the special exception standards and conforms to the bulk standards of the I-5 District. The application is in harmony with the Comprehensive Plan and applicable Zoning Ordinance provisions.

### **Staff Recommendations**

Staff recommends approval of RZ 2015-BR-001, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2015-BR-001, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a waiver of the Trail System Requirements along Interstate 495.

Staff recommends approval of a modification of the Transitional Screening to the north in favor of the existing vegetation on the GDP/SE Plat.

Staff recommends approval of a waiver of the planned On Road Bike Lane along Port Royal Road.

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 rezoning and special exception does not interfere with, abrogate or annual any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

### **APPENDICES**

1. Proffers (RZ 2015-BR-001)
2. Proposed Development Conditions (SE 2015-BR-001)
3. Affidavits
4. Statement of Justification
5. Comprehensive Plan Land Use Analysis
6. Transportation Analysis
7. Stormwater Management Analysis
8. Zoning Ordinance Provisions
9. Glossary

APR 27 2015

Zoning Evaluation Division

PROFFERS  
AREC 2018 LLC  
RZ 2015-BR-001  
April 23, 2015

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and subject to Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), AREC 2018, LLC, for itself and its successors and/or assigns (herein referred to as the "Applicant"), hereby proffers that the use and redevelopment of the properties identified on the Fairfax County Tax Map as TM 70-4 ((10)) 503 and 503A (collectively the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application RZ 2015-BR-001 for I-5 zoning of the Property (the "Application") is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event the Application is denied by the Board or the Board's approval of it is overturned by a court of competent jurisdiction, the proffers shall be null and void.

1. Development Plan. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), the redevelopment of the Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat (the "GDP/SE") dated December 31, 2014, revised as of April 9, 2015, prepared by Walter L. Phillips, Inc. The GDP/SE consists of eight (8) sheets.

2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SE may be permitted as determined by the Zoning Administrator. At the time of site plan approval, the Applicant shall have the flexibility to modify the improvements proposed by this Application on the GDP/SE without requiring approval of an amended GDP/SE provided such changes are in substantial conformance with the

GDP/SE as determined by the Zoning Administrator and that they neither increase the total amount of gross floor area such that the floor area ratio (“FAR”) exceeds 0.9 or increase the amount of clearing and grading shown on the GDP/SE, decrease the amount of open space or the amount of provided parking shown on the GDP/SE, nor adjust the points of access or setbacks shown on the GDP/SE.

3. Architectural Elevations. Notwithstanding Proffer # 1, the facades of the building on the Property shall be generally as shown on the building elevations which are included as Sheet P-0601 of the GDP/SE.

4. Uses. The Property may be used only as a truck rental establishment, a specialized vehicle rental establishment, and a mini-warehousing establishment with accessory retail.

5. Signage.

a. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance. The Applicant may seek signage beyond that permitted in Article 12 by applying for a Special Exception in accordance with Section 12-305 of the Zoning Ordinance.

b. The building-mounted U HAUL sign facing I-495 shown on the architectural elevations shall not be illuminated between 10:00 p.m. and 5:00 a.m.

c. Appropriate way-finding signage may be installed on the Property.

6. Parking.

a. There shall be no parking of rental vehicles on Port Royal Road. All rental vehicles shall be parked on the Property.

b. Parking spaces for customers on the Property shall be identified with appropriate signage.

7. Sidewalks. To the existing sidewalk which runs along the Port Royal Road frontage of the Property, the Applicant will add 5 foot by 5 foot passing zones, appropriately spaced with ADA ramps, and will repair the existing sidewalks as necessary to provide safe walking paths without any hindrances or trip hazards. New sidewalks will meet PFM requirements.

8. Repairs. The Applicant will repair driveway aprons and repair and repave the parking areas as necessary to provide a clear drive aisle around the building. The existing chain link fences which are not in good repair will be either repaired, replaced, or removed. The steel pipes on the west side of the site shall be removed where they would conflict with landscaping.

9. Security Lighting. Security lighting on the I-495 side of the building will be shielded so as not to allow lighting to extend past the property line and to conform to the Outdoor Lighting Standards set out in Article 14, Part 9 of the Zoning Ordinance.

10. Tree Preservation. The Applicant shall submit a Tree Preservation Plan and narrative as part of the first and all subsequent site plan submissions. The Tree Preservation Plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division (“UFMD”) DPWES.

The Tree Preservation Plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and

grading. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP/SE and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

11. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil condition.

12. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP/SE, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by

the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP/SE, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

13. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fencing to the extent that required trenching for super silt fencing does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has

not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

14. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES representative shall be informed when all root pruning and tree protection fence installation is complete.

15. Demolition of Existing Features. The demolition of existing features within tree preservation areas shown on the GDP/SE shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.

16. Site Monitoring. During any clearing or tree/vegetation/feature removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance

with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

17. Successors and Assigns. These proffers will bind and inure to the benefit of Applicant and its successors and assigns.

18. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which when taken together shall constitute but one and the same instrument.

Applicant/Owner of TM 70-4 ((10) 503 and 503A:

AREC 2018, LLC

April 23, 2015  
Date

By:   
Carlos Vizcarra, President

**Proposed Development Conditions****SE 2015-BR-001****May 1, 2015**

If it is the intent of the Board of Supervisors to approve SE 2015-BR-001 located at Tax Map 70-4 ((10)) 503 and 503A for an increase in FAR pursuant to Sect. 9-618 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "U-Haul It" prepared by Walter L. Phillips and dated December 31, 2014 as revised through April 9, 2015, consisting of eight sheets. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The development conditions and Non-Residential Use Permit (Non-RUP) shall be displayed on-site or notice shall be posted that the development conditions and Non-RUP are available for review on-site.
5. All parking spaces on-site shall be striped in accordance with the Public Facilities Manual and as shown on the Generalized Development Plan/ Special Exception Plat. Wheel stops shall be provided for each of the truck rental parking spaces at the periphery of the Property. Signage shall be provided to designate the customer and employee parking spaces as being for customer and employee parking only.
6. Rental trucks and trailers shall not be parked or stored within 15 feet of the front lot line.

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

The 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 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.

REZONING AFFIDAVIT

DATE: April 7, 2015
(enter date affidavit is notarized)

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

128057

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

in Application No.(s): RZ 2015 - BE - 001
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include AREC 2018, LLC; Walter L. Phillips, Inc; Blankingship & Keith, P.C.

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

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

**Rezoning Attachment to Par. 1(a)**DATE:   April 7, 2015    
(enter date affidavit is notarized)for Application No. (s):   RZ 2015- BL-001    
(enter County-assigned application number (s))

128057

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
M. J. Wells & Associates, Inc.  William F. Johnson	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Engineer/ Agents Agent

(check if applicable)

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

REZONING AFFIDAVIT

DATE: April 7, 2015
(enter date affidavit is notarized)

128057

for Application No. (s): RZ-2015-BR-001
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AREC 2018 LLC
2727 North Central Avenue
Phoenix, Arizona 85004

DESCRIPTION OF CORPORATION: (check one statement)

- [ x ] 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)

AREC Holdings, LLC

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

President: Carlos Vizcarra
Secretary: Jennifer M. Settles
Asst. Secretary: Stephen R. Winkelman
Treasurer: Gary B. Horton
Asst. Treasurer: Rocky D. Wardrip
Managers: Gary B. Horton
Carlos Vizcarra

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

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

**Rezoning Attachment to Par. 1(b)**

128057

DATE: April 7, 2015  
(enter date affidavit is notarized)

for Application No. (s): RZ 2015-BR-001  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
· AREC Holdings, LLC  
2727 North Central Avenue  
Phoenix, Arizona 85004

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
· Amerco Real Estate Company

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

<u>Directors</u>	· President: Carlos Vizcarra
· Edward J. Shoen	· Secretary: Jennifer M. Settles
· Carlos Vizcarra	· Asst. Secretary: Stephen R. Winkelman
· Gary B. Horton	· Treasurer: Gary B. Horton
· Victor Duva	· Asst. Treasurer: Rocky D. Wardrip

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
· Amerco Real Estate Company  
2727 North Central Avenue  
Phoenix, Arizona 85004

**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)  
· AMERCO

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

<u>Directors</u>	· President: Carlos Vizcarra
· Edward J. Shoen	· Secretary: Jennifer M. Settles
· Gary B. Horton	· Asst. Secretary: Stephen R. Winkelman
· John M. Dodds	· Treasurer: Gary B. Horton
· Carlos Vizcarra	· Asst. Treasurer: Rocky D. Wardrip

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

**Rezoning Attachment to Par. 1(b)**DATE: April 7, 2015  
(enter date affidavit is notarized)

128057

for Application No. (s): RZ 2015-BR-001  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

AMERCO 1325 Airmotive Way, Suite 100, Reno, Nevada 89502

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

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

Shares traded on NASDAQ

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)Directors: James Acridge, Charles J. Bayer, John P. Brogan, John M. Dodds, Michael L. Gallagher, Daniel R. Mullen, Edward J. Shoen, James P. ShoenOfficers: Edward J. Shoen-President; Jennifer M. Settles-Secretary; Gary B. Horton-Treasurer; Rocky D. Wardrip-Asst. Treasurer; Stephen R. Winkelman-Asst. Secretary**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Walter L. Phillips, Inc.  
207 Park Avenue  
Falls Church, Virginia 22046**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)Jeffrey J. Stuchel      Aaron M. Vinson  
Brian G. Baillargeon      Karen L. S. White**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)(check if applicable)     There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**DATE: April 7, 2015  
(enter date affidavit is notarized)

28057

for Application No. (s): RZ 2015-BR-001  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Blankingship & Keith, P.C.  
4020 University Drive, Suite 300  
Fairfax, Virginia 22030**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

John A. C. Keith	Peter S. Everett	Robert J. Stoney	Gifford B. Hampshire	Jeremy B. Root
William H. Casterline, Jr.	David Rust Clarke	Wm. Quinton Robinson	William L. Carey	Chidi I. James
Sarah E. Hall	David J. Gogal	John F. Cafferky	Mary McGowan	
Paul B. Terpak	Elizabeth C. Morrogh	William B. Porter	Mark A. Towery	

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)M. J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: April 7, 2015  
(enter date affidavit is notarized)

128057

for Application No. (s): RZ 2015-BR-001  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: April 7, 2015  
(enter date affidavit is notarized)

128057

for Application No. (s): RZ-2015-BR-001  
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: April 7, 2015  
(enter date affidavit is notarized)

128057

for Application No. (s): RZ 2015 BR-001  
(enter County-assigned application number(s))

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

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

NONE

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

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

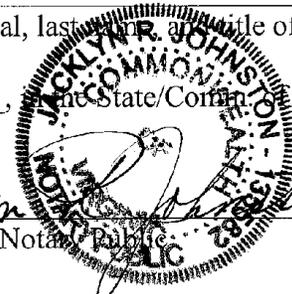
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter,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

WITNESS the following signature:

(check one) Sarah E. Hall  
 Applicant  Applicant's Authorized Agent

Sarah E. Hall, Attorney/ Agent  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 7<sup>th</sup> day of April, 2015, in the State/County of Virginia, County/City of Fairfax.

Jacklyn R. Johnston  
Notary Public  


My commission expires: April 30, 2015

Registration No. 135582

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 7, 2015
(enter date affidavit is notarized)

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

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

128058

in Application No.(s): SE 2015 - BR - 001
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include AREC 2018, LLC; Walter L. Phillips, Inc.; Aaron M. Vinson; Monica R. Westgate; Blankingship & Keith, P.C.; Sarah E. Hall; Jeremy B. Root; Gifford R. Hampshire.

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

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

**Special Exception Attachment to Par. 1(a)**

DATE: April 7, 2015  
 (enter date affidavit is notarized)

125058

for Application No. (s): SE 2015 - BR - 001  
 (enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
M. J. Wells & Associates, Inc.	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Engineer/ <b>Agents</b>
William F. Johnson		<b>Agent</b>

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 7, 2015
(enter date affidavit is notarized)

128058

for Application No. (s): SE 2015-BE-001
(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)

AREC 2018 LLC
2727 North Central Avenue
Phoenix, Arizona 85004

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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)

AREC Holdings, LLC

(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: April 7, 2015  
(enter date affidavit is notarized)

125058

for Application No. (s): SE 2015-BR-001  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
AREC Holdings, LLC  
2727 North Central Avenue  
Phoenix, Arizona 85004

**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)  
Amerco Real Estate Company

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Amerco Real Estate Company  
2727 North Central Avenue  
Phoenix, Arizona 85004

**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)  
AMERCO

(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: April 7, 2015  
(enter date affidavit is notarized)

125058

for Application No. (s): SE 2015-BR-001  
(enter County-assigned application number (s))

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

AMERCO  
1325 Airmotive Way, Suite 100  
Reno, Nevada 89502

**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)

Shares traded on NASDAQ

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

Walter L. Phillips, Inc.  
207 Park Avenue  
Falls Church, Virginia 22046

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

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

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

Jeffrey J. Stuchel	Aaron M. Vinson
Brian G. Baillargeon	Karen L. S. White

(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: April 7, 2015  
(enter date affidavit is notarized)

125058

for Application No. (s): SE 2015-BR-001  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Blankingship & Keith, P.C.  
4020 University Drive, Suite 300  
Fairfax, Virginia 22030**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)

John A. C. Keith	Peter S. Everett.	Robert J. Stoney	Gifford B. Hampshire	Jeremy B. Root
William H. Casterline, Jr.	David Rust Clarke	Wm. Quinton Robinson	William L. Carey	Chidi I. James
Sarah E. Hall	David J. Gogal	John F. Cafferky	Mary McGowan	
Paul B. Terpak	Elizabeth C. Morrogh	William B. Porter	Mark A. Towery	

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 7, 2015
(enter date affidavit is notarized)

125058

for Application No. (s): SE 2015-BR001
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 7, 2015  
(enter date affidavit is notarized)

175058

for Application No. (s): SE 2015-132-001  
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 7, 2015
(enter date affidavit is notarized)

125058

Application No.(s): SE 2015 BR-001
(county-assigned application number(s), to be entered by County Staff)

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 [X] Applicant's Authorized Agent

Sarah E. Hall, Attorney/Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 7th day of April 2015, in the State of Virginia, County/City of Fairfax.

Notary Public seal and signature of Jacklyn R. Johnston

My commission expires: 4/30/2015

Registration No. 135582

DEC 05 2014

Zoning Evaluation Division

**STATEMENT OF JUSTIFICATION**

In 2013 the Applicant purchased an approximately five (5) acre property on Port Royal Road (TM 70-4((4)) 503 and 503A) (the "Property") on which a warehouse built in 1963 was located. The Property is in the I-4 zoning district. The Applicant seeks to use the property as a U Haul It facility for the rental of trucks of various sizes and cargo vans and to construct within the warehouse building a three-level self storage (mini-warehouse) component which would also be operated by U Haul It. A customer service area within the building would serve both uses, and there would be a storage area accessible only by U Haul It employees.

In order to accomplish its plan, the Applicant must obtain approval of two land use applications—a petition to rezone the Property to the I-5 zoning district so that it can accommodate the truck rental operation and an application for a Special Exception under Section 9-618 of the Zoning Ordinance to permit a floor area ratio (FAR) of 0.90 to accommodate the additional gross floor area which will result from the construction of the self storage component. Both the rezoning to the I-5 district and the Special Exception for increased FAR would be consistent with the Comprehensive Plan recommendations for the Area I, Ravensworth Industrial Area in which the Property is located. Industrial uses are recommended, and an option was added by amendment adopted by the Board of Supervisors on November 18, 2014, which states that the Property "may be appropriate for self-storage uses and rental of trucks up to an intensity of 1.0 FAR, provided that any redevelopment should be contained within the existing structure." The option is applicable in this instance. The uses will be truck rental and self-storage, the FAR sought will be 0.90, and the redevelopment will be within the interior of the existing warehouse building.

The truck rental and self-storage uses will operate from 7:00 a.m. to 7:00 p.m. Monday through Thursday, 7:00 a.m. to 8:00 p.m. on Friday, 7:00 a.m. to 7:00 p.m. on Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday. Self-storage customers will also have the option of 24-hour access and extended hours access (5:00 a.m. to 10:00 p.m.). Generally the truck rental use will have three (3) employees per shift while the self-storage use will have two (2). The number of customers would vary during the week and by the season, but it is estimated that the daily number would be in the range of 25-35. Customers will come from all over Northern Virginia; however, it is anticipated that most would come from within a 3-5 mile radius of the Property. The average daily trips to be generated is estimated, based on ITE figures, to be 483. The trips will not peak during normal weekday peak hours. In fact, the peak hours trips will be less than those which a light industrial use would create, and the trips will tend to peak on weekends. Consequently, the impact on traffic on Port Royal Road and in the general area will be negligible.

As noted above, the exterior of the building will not change. All redevelopment will occur within its existing space. The facade will remain as is. The appearance of the site will be improved considerably by the planting of trees along its side property lines as well as in front of the building. Vegetation will also be added to the existing buffer along the Property's border with I-495.

To the best of the Applicant's knowledge and belief, any hazardous or toxic substances, hazardous wastes, or petroleum products on the Property are utilized, stored, treated and disposed of in accordance with all applicable federal, state, and local statutes and regulations.

As noted below, the Special Exception which the Applicant seeks for an FAR of 0.90 would satisfy all eight (8) of the general standards for Special Exceptions set out in Section 9-006 of the Zoning Ordinance:

1. As noted above, the increase in FAR is consistent with the option in Land Use Recommendation #3 for the Ravensworth Industrial Area of Area I of the Comprehensive Plan.
2. The increase in FAR is in harmony with the general purpose of the Zoning Ordinance regulations. While the self-storage component will result in an increase in gross floor area, it will not result in any increase of the existing building's footprint.
3. The increase in FAR will be harmonious with and will not affect the use or development of neighboring properties in accordance with the applicable zoning. Because the proposed uses will generate so little traffic and because the increase in FAR will not be visible, the effect on neighboring properties in the Ravensworth Industrial Area will not be adverse. It should be noted that half of the Ravensworth Industrial Area is zoned I-5.
4. The traffic impact of the proposed uses will be less than that of a light industrial use on the Property.
5. All applicable landscaping and screening requirements of the Zoning Ordinance will be met other than the transitional screening requirement along the northeast side of the Property, which the Applicant is requesting be modified.
6. The 15% open space requirement of the I-5 district will be met.
7. Parking will be provided in conformance with the parking requirements of the Zoning Ordinance, as set out in the Parking Tabulation on Sheet P-0101 of the Generalized Development Plan-Special Exception Plat ("GDP/SE Plat"). Stormwater management is addressed on Sheet P-0501 of the GDP-SE Plat.

8. All signs shall conform to the sign regulations in Article 12 of the Zoning Ordinance.

The proposed project shall conform to all applicable ordinances, regulations, adopted standards and any applicable conditions except as follows:

1. The Comprehensive Plan shows a major regional trail system along I-495. The Applicant requests a waiver of that requirement as the Property could not accommodate such a trail.

2. Because the property to the east of I-495 from the Property lies in the R-3 zoning district, Section 13-305(11) requires a 50 foot transitional screening yard on the Property. The Applicant requests that this requirement be modified to be the landscaping along I-495 shown on Sheet P-0401 of the GDP/SE Plat.

December 4, 2014  
Date

Sarah E. Hall  
Sarah E. Hall  
Attorney/Agent for Applicant  
AREC 2018 LLC



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 3, 2015

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

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

**SUBJECT:** Comprehensive Plan Land Use Analysis:  
RZ/SE 2015-BR-001  
5285 Port Royal Road

The memorandum, prepared by Tarek Bolden, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ), and Special Exception (SE) applications dated January 6, 2015 as revised through March 12, 2015. The extent to which the proposed use, intensity and development plan are consistent with the land use guidance contained in the Comprehensive Plan, is noted.

### DESCRIPTION OF THE APPLICATION

The subject application is located at 5285 Port Royal Road, within the Ravensworth Industrial Area, in the Braddock District on Tax Map Parcels 70-4 ((10)) 503 and 503A. The applicant proposes to rezone the subject properties from I-4 (Medium Intensity Industrial) to I-5 (General Industrial) to establish and operate a self-storage facility, and the parking and rental of trucks. The proposal includes interior redevelopment of an existing building that results in an overall Floor Area Ratio (FAR) of 0.9. A special exception approval is needed to increase the FAR above .50.

The applicant is proposing a mini-warehouse establishment to be developed within the existing vacant 197,500 square foot building. The proposed increase in intensity would be accomplished by dividing interior warehouse space, and by adding active ground-floor uses such as a U-Haul rental office with space to sell moving supplies and 47 parking spaces on site.

**Department of Planning and Zoning**

Planning Division

12055 Government Center Parkway, Suite 730

Fairfax, Virginia 22035-5509

Phone 703-324-1380

Fax 703-324-3056

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

## **LOCATION AND CHARACTER**

The 4.6-acre subject area consists of two parcels (Tax Maps 70-4 ((10)) 503 and 503A), located on Port Royal Road near the Braddock Road/US I-495 interchange. To the southeast of the subject area is the Shenandoah's Pride Dairy facility, to the north is a one-story office building, and across Port Royal Road from the site are two one-story industrial buildings utilized by the Paxton Van Lines company.

The subject property lies within the Ravensworth Industrial Area, which is mixture of warehouse distribution facilities, light industrial uses, and office uses. This industrial area contains approximately 25 active businesses with close to 3,000 employees.

The industrial area abuts the Ravensworth subdivision, developed with single-family detached homes, and the Ravensworth Shopping Center to the west. The subdivision is planned for residential uses at a density of 2-3 dwelling units per acre in the Accotink Community Planning Sector (A6) of the Annandale Planning District and is zoned R-3. The shopping center is planned for retail use up to an intensity of 0.35 FAR, also within the Accotink Community Planning Sector (A6) of the Annandale Planning District and is zoned C-8.

## **COMPREHENSIVE PLAN CITATIONS:**

In the Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, Amended through 11-18-2014, Ravensworth Industrial Area, Land Use Recommendations 1 and 3, page 88, the Plan states:

- “1. Parcels within the designated Ravensworth Industrial Area are planned for lower intensity industrial uses up to .30 FAR. In order to achieve .30 FAR, existing screening and buffering at the periphery of the Industrial Area should be maintained and enhanced. Building heights generally should be less than 75 feet overall, with a maximum height of 40 feet at the periphery. Additional office uses are not appropriate in the Ravensworth Industrial Area. Residential uses are not recommended in this area.  
...
3. As an option, Tax Map Parcels 70-4((10))503 and 503A may be appropriate for self-storage uses and rental of trucks up to an intensity of 1.0 FAR, provided that any redevelopment should be contained within the existing structure.”

**COMPREHENSIVE PLAN MAP:** Industrial

## **LAND USE ANALYSIS**

Comprehensive Plan Amendment 2014-I-A1 was adopted by the Board of Supervisors on November 18, 2014, and added land use recommendation #3 as noted above, to the Plan

guidance for the Ravensworth Industrial Area. This Plan guidance facilitates the proposed conversion of the existing warehouse to a self-storage use up to a 1.0 FAR. The Plan guidance includes a condition that the redevelopment should be contained within the existing structure. The intent of this Plan guidance was to minimize visual impacts to the adjacent properties, and to ensure that the conversion was limited to interior modifications,

The proposal will facilitate the conversion of an underutilized building in the industrial area. The proposal limits the conversion to the existing structure without exterior modifications, other than modifications to improve the general appearance of the building. The proposed plans show improvements to the four corners of the building to enhance the appearance of the building; however since these improvements do not change the building footprint and general massing, the proposal meets the intent of the Plan guidance. The proposal is within the 1.0 FAR allowed for the site and therefore is in harmony with the Plan guidance.

## **CONCLUSION**

The proposal conforms to the basic Comprehensive Plan's recommendations on land use and intensity. However, if the exterior renovations are more than cosmetic and add additional square footage to the building, then the proposal does not fully conform to the land use recommendations of the Plan.

(LO:TB)



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 14, 2015

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

**CC:** Sharon Williams, Staff Coordinator  
Zoning Evaluation Division, Department of Planning & Zoning

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

**FILE:** RZ 2015-BR-001 and SE 2015-BR-001

**SUBJECT:** RZ 2015-BR-001 and SE 2015-BR-001 AREC 2018, LLC (U-Haul It)  
5271 and 5285 Port Royal Road, Springfield VA 22151  
Tax Map: 70-4 ((10)) 0503 and 0503A

This department has reviewed the subject application including the Generalized Development Plan and Special Exception Plat dated December 31, 2014, revised through April 9, 2015, and proffers dated April 3, 2015, and offer the following comments. Proffer comments were submitted under separate cover.

- Applicant should provide a clear, two-way drive aisle around the building meeting PFM standards, to permit safe and unobstructed public, emergency and service vehicle circulation. Pavement areas should be repaired and should include striping and signage to delineate customer areas from rental equipment areas.
- The sidewalk contiguous to Port Royal Road should include 5-foot by 5-foot ADA turnarounds designed and spaced according to PFM standards. The sidewalk and driveway aprons should be replaced to provide a safe walking path without any hindrances and/or pedestrian trip hazards.

MAD/RP

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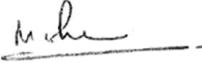


# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 10, 2015

**TO:** Sharon Williams, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Mohan Bastakoti, P.E., Senior Engineer III   
South Branch  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Application # RZ/SE 2015-BR-001; AREC 2018, LLC; 3505-ZONA-002-1,  
Tax Map #070-4-10-0503 and 0503A; Braddock District

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

Chesapeake Bay Preservation Ordinance (CBPO)  
Resource Protection areas are not present on this site.

Floodplain  
There is a no regulated floodplain on this site

Downstream Drainage Complaints  
There is no storm water complaint on file within the property.

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)



Sharon Williams, Staff Coordinator  
Application # RZ/SE 2015-BR-001; AREC 2018, LLC; 3505-ZONA-002-1

#### Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2).

The plan proposes 1.10 acres of land disturbance and there is no net increase in impervious cover. For land-disturbing activities disturbing greater than or equal to one (1) acre that result in no net increase in impervious cover from the predevelopment condition, the total phosphorus load shall be reduced at least 20% below the predevelopment total phosphorus load.

Applicant has proposed hydrodynamic devices and reduced impervious area to meet the water quality requirements of PFM.

BMP sizing computations, setbacks and construction specifications shall be provided and reviewed during site plan review.

#### Stormwater Detention

Unless waived by the Director, the post development peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the post development peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4.D.

Applicant shall provide a narrative about how the above detention requirements will be met. If a detention facility is required, a narrative with graphics of the detention facility and storage volume proposed/required should be provided on the SE/RZ plan.

The details of the design and routing computations will be reviewed during site plan review.

#### Water Quantity Control

The applicant shall provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow will be released into a stormwater conveyance system and shall meet criteria (1), (2) or (3) of 124-4-4B, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(b)(5).

The applicant shall also provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow shall be released into a stormwater conveyance system and shall meet criteria subsections (1), (2), or (3) of 124-4-4C, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(c)(5).

The details of the hydrological and hydraulic computations will be reviewed during site plan review.

Sharon Williams, Staff Coordinator  
Application # RZ/SE 2015-BR-001; AREC 2018, LLC; 3505-ZONA-002-1

Downstream Drainage System

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement. The minimum Stormwater information for rezoning, special exception, special permit, and development plan applications require a description of the existing conditions of each 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), whichever comes first. (ZO 9-011.J (2) (C)).

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES  
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES  
Durga Kharel, Chief, Central Branch, SDID, DPWES  
Zoning Application File

## Zoning Ordinance Provisions

### 9-006 General Special Exception Standards

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

## **9-618 Increase in FAR**

1. The Board may approve a special exception to allow an increase in the maximum permitted FAR for all uses in the C-6, C-7, C-8, I-3, I-4, I-5, and I-6 Districts, in accordance with the maximum FAR set forth in the respective zoning district.

## 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		