



APPLICATION ACCEPTED: May 9, 2014 (Special Exception)
APPLICATION ACCEPTED: November 4, 2015 (Rezoning)
PLANNING COMMISSION: January 13, 2016
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

December 29, 2015

STAFF REPORT

RZ 2015-PR-016 and SE 2014-PR-018

PROVIDENCE DISTRICT



APPLICANT: Beyer I Limited Liability Company

EXISTING ZONING: I-5, C-8, HC

PROPOSED ZONING: C-8, HC

LOCATION: 7113, 7117 Shreve Road,
118 Gordon Road

PARCEL(S): 40-3 ((12)) 8A, 11, 13

ACREAGE: 1.25 acres total
1.15 acres zoned C-8, HC
0.10 acres zoned I-5, HC

FAR: 0.01 total
C-8: 0.00
I-5: 0.15

PLAN MAP: Retail and Other Commercial Uses

SE CATEGORY: Category 5 – Vehicle Sale, Rental and
Ancillary Service Establishment
Category 6 – Waiver of Open Space
Requirements

Casey V. Gresham

PROPOSAL:

The applicant seeks to rezone Parcel 8A from I-5/HC to C-8/ HC.

The applicant seeks a Special Exception to permit vehicle storage associated with a vehicle sale, rental, and ancillary service establishment. The applicant also seeks a Special Exception for a waiver of the open space requirements.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2015-PR-016, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2014-PR-018, subject to development conditions consistent with those contained in Appendix 2.

Staff recommends that the following waivers and modifications be approved:

- Waiver of the minimum open space requirement in the C-8 District to 5 percent as shown on the GDP/SE Plat.
- Modification of the barrier requirements along a portion of Shreve Road to that shown the GDP/SE Plat.
- Modification of the peripheral parking lot landscaping requirement for all yards to that shown on the GDP/SE Plat.

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

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

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

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

O:\cgresham\Applications\!RZ_SE Cases\SE 2014-PR-018 Beyer I, LLC\Staff Report



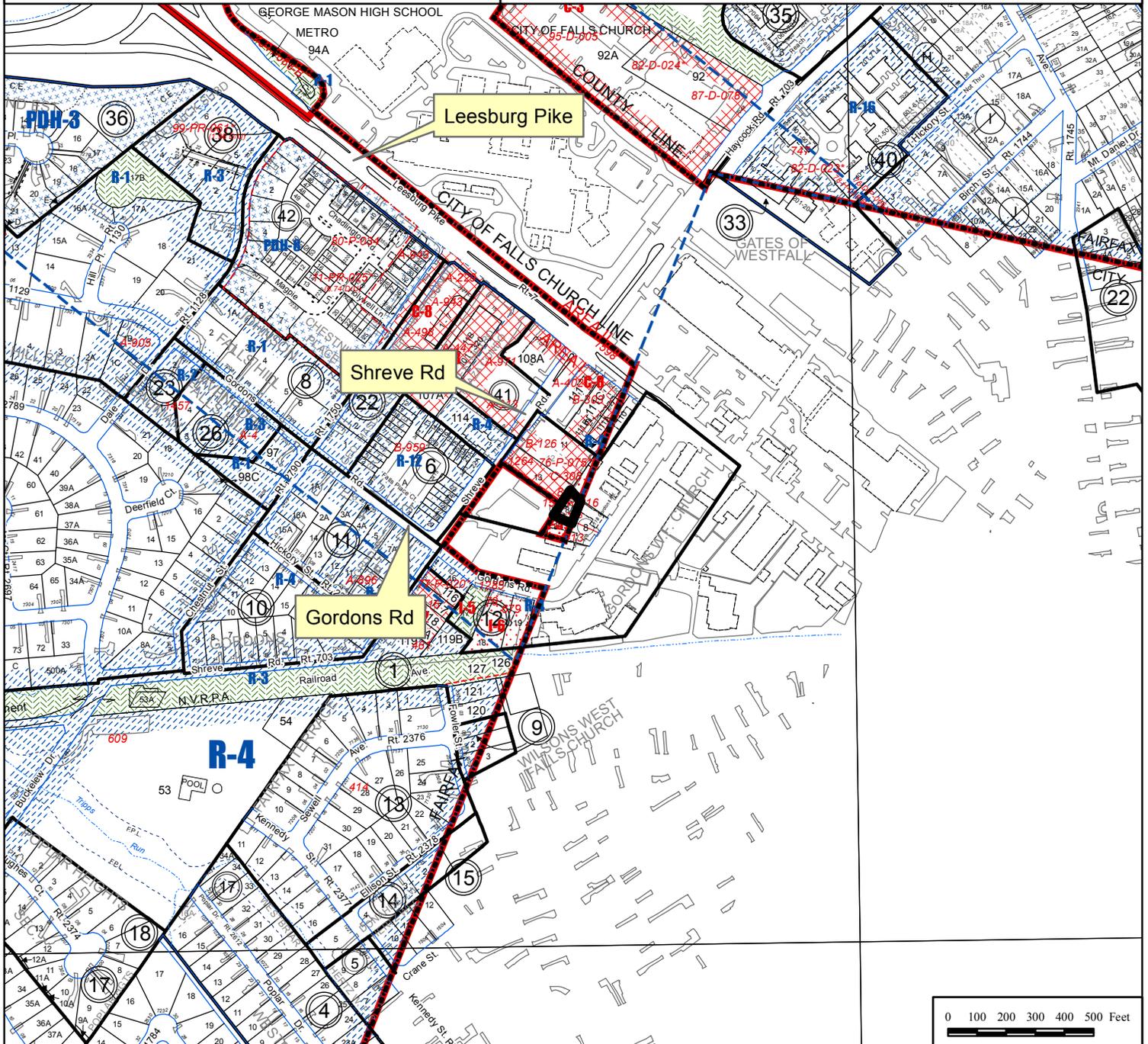
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2015-PR-016



Applicant: BEYER I LIMITED LIABILITY COMPANY
Accepted: 11/04/2015
Proposed: VEHICLE STORAGE
Area: 4154 SF OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: SOUTHEAST OF THE INTERSECTION OF SHREVE ROAD AND LEESBURG PIKE ON GORDONS ROAD
Located:
Zoning: FROM I- 5 TO C- 8
Overlay Dist: HC
Map Ref Num: 040-3- /12/ /0008A



7113 AND 7117 SHREVE ROAD

PROPOSED VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

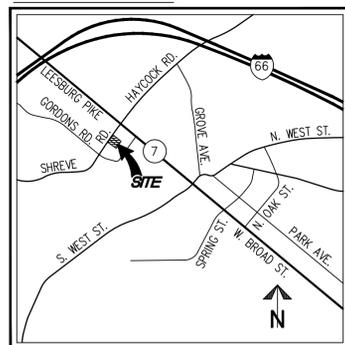
PROVIDENCE DISTRICT, FAIRFAX COUNTY

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

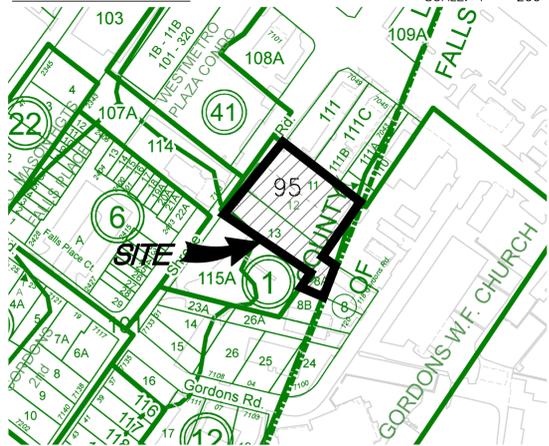
NOTES

- OWNER: BEYER II, LLC
1231 W BROAD STREET
FALLS CHURCH, VA 22046
APPLICANT: BEYER I, LLC
1231 W BROAD STREET
FALLS CHURCH, VA 22046
- THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS TAX ASSESSMENT MAP NUMBERS 0403-12-0011, 0403-12-0013 WHICH ARE ZONED C-8 AND 0403-12-0008A WHICH IS ZONED I-5. A PORTION OF THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF FALLS CHURCH, VIRGINIA, AS PARCEL IDENTIFICATION NUMBER 52-101-010, ZONED M-1.
- THE PROPERTY IS NOW AS FOLLOWS:
A) 0403-12-0011 - BEING LOT 12 AND PART OF LOT 11, GORDONS ADDITION TO W. FALLS CHURCH AS RECORDED IN DEED BOOK P-13 AT PAGE 461, IN THE NAME OF BEYER I LIMITED PARTNERSHIP, AS RECORDED IN DEED BOOK 9852 AT PAGE 187, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VA.
B) 0403-12-0013 - BEING LOT 13, GORDONS ADDITION TO W. FALLS CHURCH AS RECORDED IN DEED BOOK P-13 AT PAGE 461, IN THE NAME OF BEYER I LIMITED PARTNERSHIP, AS RECORDED IN DEED BOOK 9852 AT PAGE 190, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VA.
C) 0403-12-0008A AND 52-101-010 - BEING LOT 8A, RESUBDIVISION OF LOT 8, GORDONS ADDITION TO WEST FALLS CHURCH AS RECORDED IN DEED BOOK 1560 AT PAGE 257, IN THE NAME OF DONALD S. BEYER, SR. AND NANCY M. BEYER, AS RECORDED IN DEED BOOK 9882 AT PAGE 342, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VA.
- THIS APPLICATION REQUESTS A REZONING OF PARCEL 8A FROM I-5 TO C-8 AND A SPECIAL EXCEPTION (CATEGORY 5) TO PERMIT A VEHICLE SALES ESTABLISHMENT.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
- THE TOTAL AREA OF THE PROPERTY SUBJECT TO THE PROPOSED SPECIAL EXCEPTION IS ±54,255 SF OR 1.25 AC (DOES NOT INCLUDE PORTION OF LOT 8A LOCATED IN THE CITY OF FALLS CHURCH). THE TOTAL AREA OF THE PROPERTY SUBJECT TO THE PROPOSED REZONING OF LOT 8A IS ±4,154 SF.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0165E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 10-182, DATED JANUARY 21, 2011.
- PARCEL 0403-12-011 IS SUBJECT TO A TELEPHONE EASEMENT RECORDED IN DEED BOOK N-7 AT PAGE 129. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- PARCEL 0403-12-013 IS SUBJECT TO COVENANTS RECORDED IN DEED BOOK 4693 AT PAGE 62.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96)] (EPOCH: 2002.0000) AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER A17403; USNO U.S. NAVAL OBSERV. CORS ARP. THE SCALE FACTOR (ELEVATION FACTOR X GRID FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994753. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
- NO ADDRESSES POSTED. RECORD ADDRESS FOR PARCEL 0403-12-0011 IS 7113 SHREVE ROAD AND THE RECORD ADDRESS FOR PARCEL 0403-12-0013 IS 7117 SHREVE ROAD. RECORD ADDRESS FOR PARCEL 0403-12-0008A IS 118 GORDON RD, FALLS CHURCH, VA.
- THE PORTION OF THE EXISTING BUILDING ON SITE IS LOCATED ON LOT 8A AND WAS CONSTRUCTED AROUND 1976. A PORTION OF THIS BUILDING IS LOCATED IN THE CITY OF FALLS CHURCH AT ADDRESS 118 GORDON RD. THIS BUILDING WILL BE RETAINED.
- PUBLIC WATER AND SEWER ARE AVAILABLE TO THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER.
- THERE ARE NO LOUDSPEAKERS LOCATED ON SITE.
- THE COMPREHENSIVE PLAN RECOMMENDS A TRAIL ON THE WEST SIDE OF SHREVE ROAD, OPPOSITE FROM THIS PROPERTY. NO TRAIL CONSTRUCTION IS PROPOSED WITH THIS APPLICATION.
- TO THE BEST OF OUR KNOWLEDGE NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES ARE FOUND ON THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
- THERE ARE NO EXISTING SIGNS ON THE PROPERTY AND NO SIGNS ARE PROPOSED.
- ACCESS TO PROPERTY IS AN EXISTING 29' ENTRANCE AT THE NORTH CORNER OF THE PROPERTY ONTO SHREVE ROAD, WHICH WILL REMAIN WITH THIS APPLICATION. A PORTION OF THE ENTRANCE IS LOCATED ON AN ADJACENT PROPERTY WITHIN AN ENTRANCE EASEMENT.
- THERE ARE NO NEW BUILDINGS OR ADDITIONS PROPOSED WITH THIS PLAN.
- ALL INTENSITY/DENSITY ATTRIBUTABLE TO LAND AREA DEDICATED FROM THE APPLICATION PROPERTY AS DESIGNATED ON SE PLAT AND/OR CONVEYED AT NO COST TO THE BOARD OR ANY OTHER PUBLIC ENTITY PURSUANT TO THESE CONDITIONS, OR AS MAY BE REQUIRED AT SITE PLAN, SHALL BE SUBJECT TO THE PROVISIONS OF PARAGRAPH 4 OF SECTION 2-308 OF THE ZONING ORDINANCE AND IS HEREBY RESERVED TO THE APPLICATION PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE IMPACTS ON ADJACENT PROPERTIES.
- THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.
- IT IS ANTICIPATED THAT CONSTRUCTION ASSOCIATED WITH THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING SITE PLAN APPROVAL.

VICINITY MAP SCALE: 1"=2000'



SOILS MAP DATA SCALE: 1" = 200'



SOILS MAP SOURCE: COUNTY MAP; PRIVATE SOILS SCIENTIST (FOR UNMAPPED SITES)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
95	URBAN LAND	N/A	N/A	N/A	N/A	N/A

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 required 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 Sections:

- Special Permits (Sect. 8-011 2J & 2L)
- Cluster Subdivision (Sect. 9-615 1G & 1N)
- Development Plans PRC District (Sect. 16-302 3 & 4L)
- FDP P Districts (Sect. 16-502 1A (6) & (17))
- Special Exceptions (Sect. 9-011 2J & 2L)
- Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
- PRC Plan (Sect. 16-303 1E & 1 O)
- Amendments (Sect. 18-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) N/A. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

N/A 3. Provide:

Facility Name/ Type & No. (e.g. dry pond, detention tank, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
HYDRODYNAMIC DEVICE	0.002 AC	N/A	0.002 AC	N/A	N/A	N/A
PERMEABLE PAVEMENT	0.13 AC	N/A	0.13 AC	±1,290 SF	N/A	N/A
Totals:						

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) P-0301. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)
- 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A.
- 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) P-0403.
- 8. A description of 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(s) P-0403. If the outfall is proposed to be improved off-site it should be specifically noted.
- 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) P-0403.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) P-0201.
- 11. A submission waiver is required for _____.
- 12. Stormwater management is not required because _____.

ZONING TABULATION

EXISTING ZONE: C-8, HIGHWAY COMMERCIAL DISTRICT (50,101 SF OR 1.1502 AC)
I-5, INDUSTRIAL (4,154 SF OR 0.0954 AC)
PROPOSED ZONE: C-8, HIGHWAY COMMERCIAL DISTRICT
SITE AREA: ±54,255 SF OR ±1.25 AC (EXCLUDING ±3,012 SF OF RIGHT-OF-WAY DEDICATION)

	REQUIRED	PROVIDED
MIN. LOT AREA:	40,000 SF	±54,255 SF
MIN. LOT WIDTH:	200 FT	±212 FT
MAX. BLD. HT:	40 FT	±15 FT*

MIN. YARD REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	45' ABP, 40 FT	N/A
SIDE	NONE	N/A
REAR	20 FT	N/A
FLOOR AREA RATIO	0.50	0.01 (613 SF)

MIN. OPEN SPACE 15% 5% **
* EXISTING BUILDING LOCATED IN CITY OF FALLS CHURCH.
** SEE WAIVER REQUEST THIS SHEET.

PARKING TABULATION

REQUIRED PARKING

USE: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
RATE: 1 SPACE / 500 SF OF ENCLOSED SALES FLOOR AREA,
1 SPACE / 2500 SF OF OPEN SALES LOT AREA,
2 SPACES / SERVICE BAY
1 SPACE / EMPLOYEE

0 SF ENCLOSED SALES FLOOR AREA = 0 SPACES REQUIRED
0 SF OPEN SALES LOT AREA = 0 SPACES REQUIRED
4 SERVICE BAYS = 8 SPACES REQUIRED
2 EMPLOYEES = 2 SPACES REQUIRED

TOTAL PARKING REQUIRED = 10 SPACES
TOTAL PARKING PROVIDED = 10 SPACES

REQUIRED PARKING IS PROVIDED ON LOT 8A, WHICH IS PARTIALLY LOCATED IN THE CITY OF FALLS CHURCH.

WAIVERS/MODIFICATIONS REQUESTED

- REQUEST A WAIVER OF THE MINIMUM OPEN SPACE REQUIREMENT (Z.O. 4-808) BASED ON EXISTING SITE CONDITIONS.
- REQUEST A MODIFICATION OF THE BARRIER REQUIREMENT ALONG A PORTION OF SHREVE ROAD BASED ON EXISTING SITE CONDITIONS AND AN EXISTING TRAIL EASEMENT.
- REQUEST A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT (Z.O. 13-203.1 & Z.O. 13-203.2) FOR ALL YARDS OF THE PROPERTY BASED ON EXISTING SITE CONDITIONS AND AN EXISTING TRAIL EASEMENT.

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	STREETSCAPE ENLARGEMENT AND SECTION
P-0401	STORMWATER MANAGEMENT AND LANDSCAPE PLAN
P-0402	LANDSCAPE NOTES AND CALCULATIONS
P-0403	STORMWATER MANAGEMENT NOTES AND CALCULATIONS
L1	EXISTING SITE LIGHTING PHOTOMETRICS

COVER SHEET

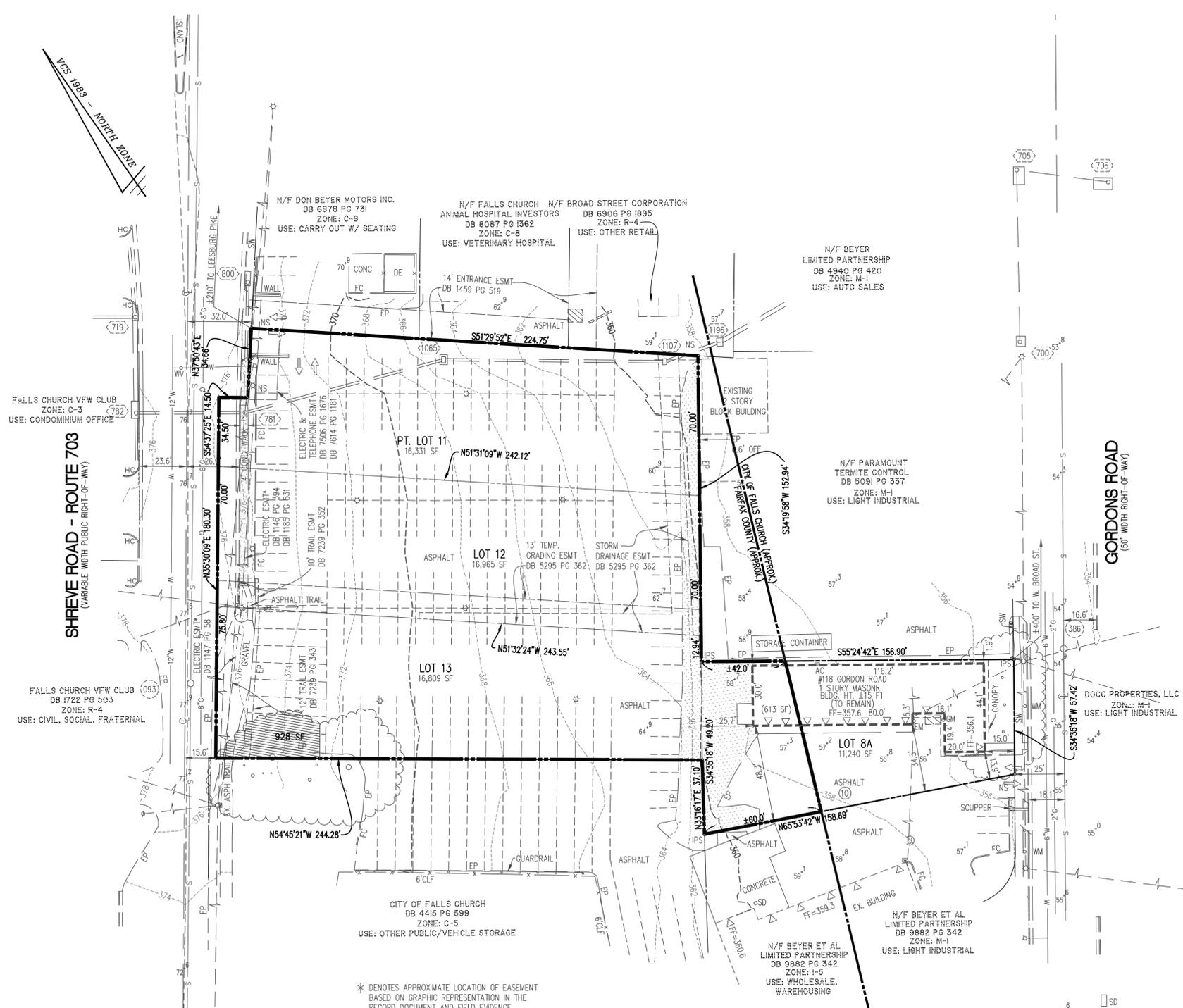
7113 AND 7117 SHREVE ROAD
PROPOSED VEHICLE SALE, RENTAL AND
ANCILLARY SERVICE ESTABLISHMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

ESTABLISHED 1945
DATE: 10/02/2013; REV: 2/12/2014, 5/8/2014, 8/29/2014, 10/16/2014, 11/17/2014, 9/16/2015, 10/23/2015, 12/17/2015
SCALE: 1"=30'
DRAWN: BR
CHECKED: AV

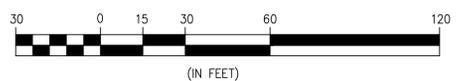


NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



EXISTING VEGETATION MAP INFORMATION							
LEGEND	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS	%
	EARLY SUCCESSIONAL FOREST COMMUNITY	BLACK LOCUST, AMERICAN ELM	EARLY SUCCESSIONAL TO SUB-CLIMAX	POOR	±928 SF OR ±0.02 AC	PERIMETER VEGETATION IS IN POOR CONDITION AND INCLUDES EXTENSIVE INVASIVE PLANT MATERIAL	1.7%
	MAINTAINED GRASSLANDS	FIELD, LAWN	N/A	N/A	± 3,378 SF OR ±0.08 AC		6.2%
	DEVELOPED	PAVED DRIVE AISLES, PARKING, WALKWAYS	N/A	N/A	± 49,949 SF OR ±1.15 AC		92.1%
					TOTAL:	± 54,255 SF OR ±1.25 AC	

LEGEND			
DESCRIPTION	EXISTING	DESCRIPTION	EXISTING
EDGE OF PAVEMENT	EP	PLUG	P
MANHOLE	MH	OVERHEAD WIRES	OW
WATER VALVE	WV	UTILITY POLE	UP
WATER METER	WM	UNDERGROUND ELECTRIC	UE
GAS METER	GM	TELEPHONE	T
TRAFFIC CONTROL BOX	TCB	GAS MAIN ELECTRICAL	GE
LIGHT POLE WITH SIGNALS	LP/S	TRANSFORMER	TR
CURB & GUTTER	CG	HANDICAP RAMP (CG-12)	CR
TRANSITION FROM CG-6 TO CG-6R	CG-6/CG-6R	GUARDRAIL	GR
SANITARY SEWER	S	FENCE	F
SANITARY LATERAL	SL	TRAFFIC FLOW	TF
CLEAN OUT	C.O.	LIGHT	L
STORM SEWER	SS	DOOR	D
WATER MAIN	W	TREES	T
FIRE HYDRANT	FH		



SHREVE ROAD - ROUTE 703
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

FALLS CHURCH VFW CLUB
DB 1722 PG 503
ZONE: R-4
USE: CIVIL, SOCIAL, FRATERNAL

FALLS CHURCH VFW CLUB
DB 782 PG 782
ZONE: C-3
USE: CONDOMINIUM OFFICE

GORDONS ROAD
(50' WIDTH RIGHT-OF-WAY)

EXISTING CONDITIONS AND EXISTING VEGETATION MAP

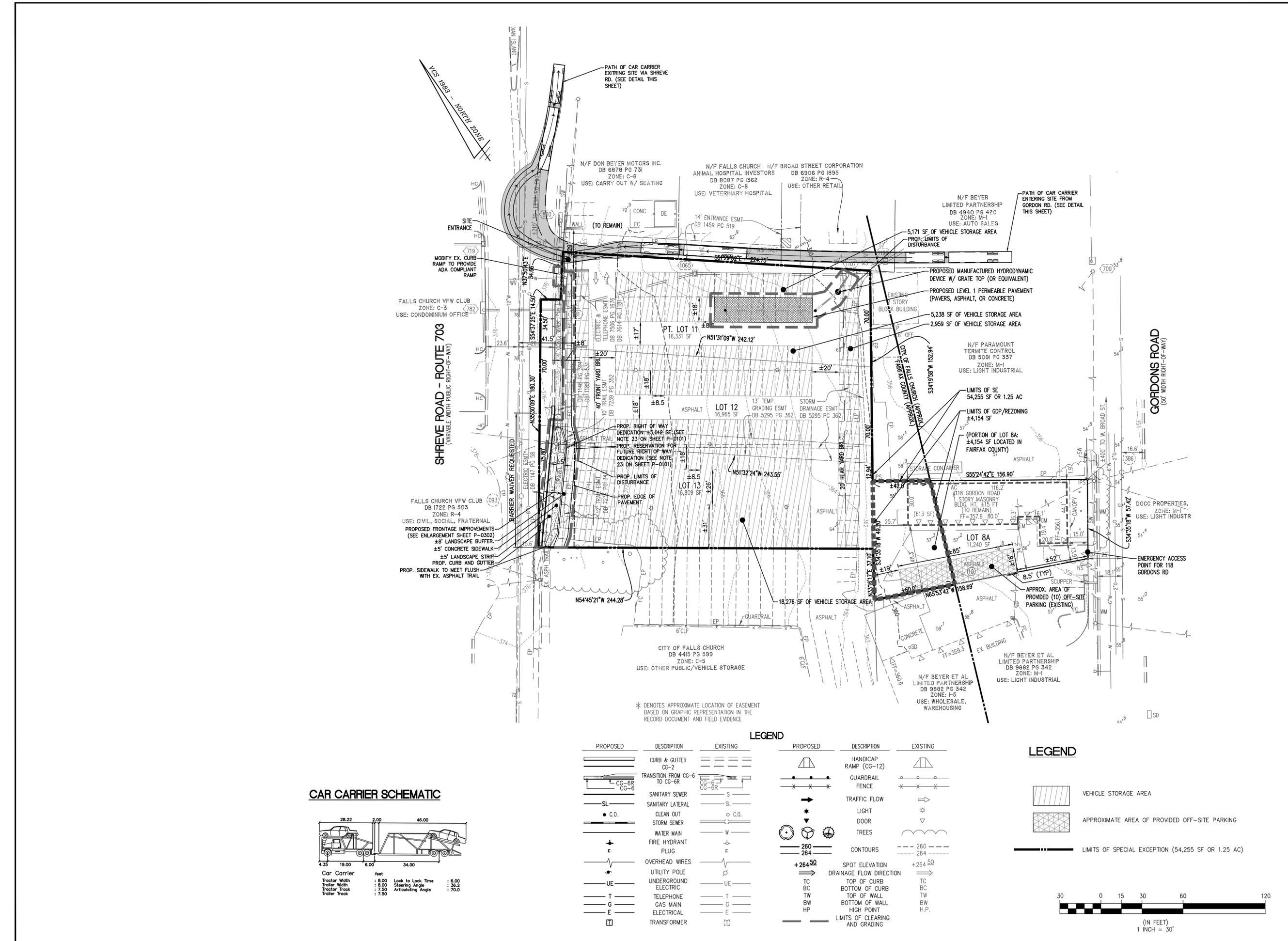
7113 AND 7117 SHREVE ROAD
PROPOSED VEHICLE SALE, RENTAL AND
ANCILLARY SERVICE ESTABLISHMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	APPROVED BY	REVISION

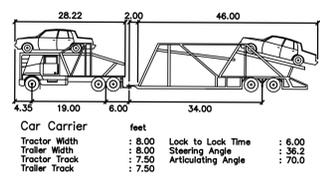
WALTER L. PHILLIPS
INCORPORATED
12/7/15
ARON M. WINSON
Lic. No. 041851
PROVIDENCE DISTRICT

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DATE: 10/10/2013; REV. 2/12/2014, 5/8/2014, 8/29/2014, 10/16/2014, 11/17/2014, 9/16/2015, 10/23/2015, 12/7/2015
SCALE: 1"=30'
DRAWN: BR
CHECKED: AV



CAR CARRIER SCHEMATIC



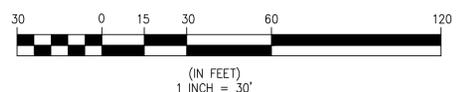
* DENOTES APPROXIMATE LOCATION OF EASEMENT BASED ON GRAPHIC REPRESENTATION IN THE RECORD DOCUMENT AND FIELD EVIDENCE.

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	TRANSITION FROM CC-6 TO CC-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	LIMITS OF CLEARING AND GRADING	

LEGEND

	VEHICLE STORAGE AREA
	APPROXIMATE AREA OF PROVIDED OFF-SITE PARKING
	LIMITS OF SPECIAL EXCEPTION (54,255 SF OR 1.25 AC)



GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT

7113 AND 7117 SHREVE ROAD
 PROPOSED VEHICLE SALE, RENTAL AND
 ANCILLARY SERVICE ESTABLISHMENT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	APPROVED BY	REVISION

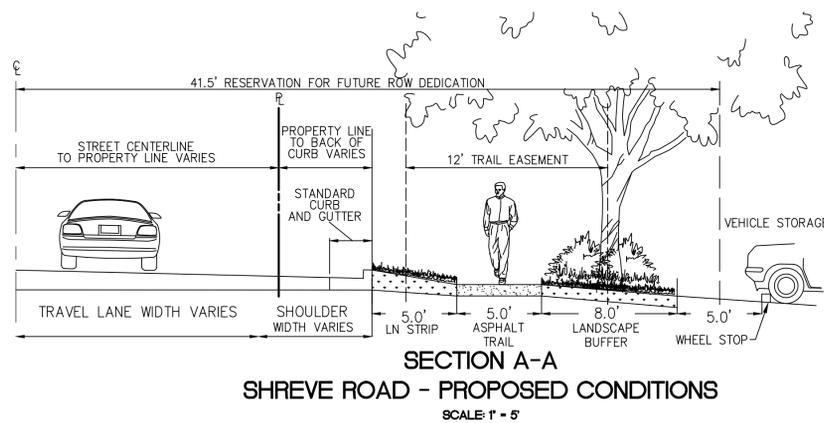
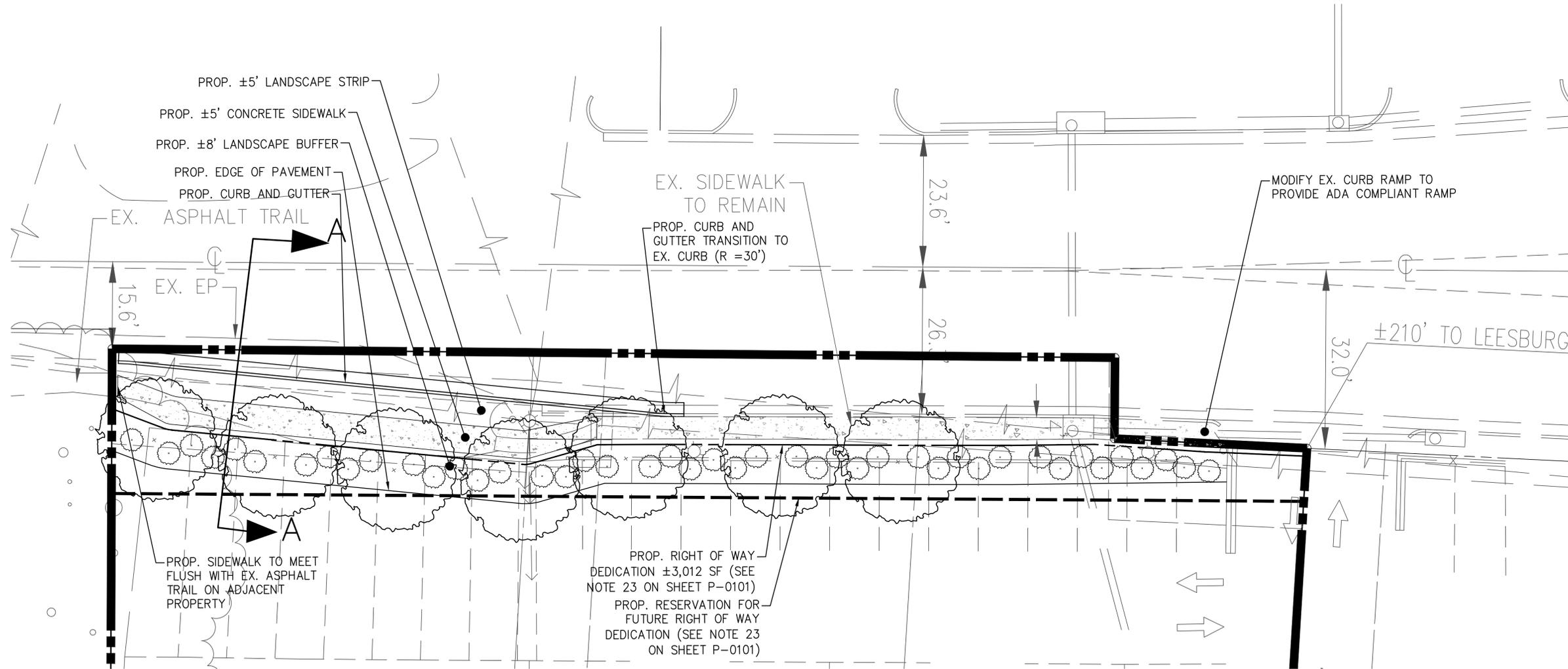


WALTER L. PHILLIPS
 INCORPORATED
 ENGINEERS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

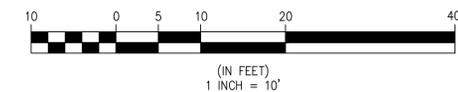
Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 DATE: 10/10/2013; REV. 2/12/2014, 8/29/2014, 10/16/2014, 10/16/2015, 10/23/2015, 12/27/2015
 SCALE: 1"=30'
 DRAWN: BR
 CHECKED: AV

SHREVE ROAD - ROUTE 703

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2			HANDICAP RAMP (CG-12)	
	TRANSITION FROM CG-6 TO CG-6R			GUARDRAIL FENCE	
	SANITARY SEWER SL			TRAFFIC FLOW	
	CLEAN OUT C.O.			LIGHT	
	STORM SEWER			DOOR	
	WATER MAIN W			CONTOURS	
	FIRE HYDRANT			SPOT ELEVATION	
	PLUG			DRAINAGE FLOW DIRECTION	
	OVERHEAD WIRES			TOP OF CURB TC	
	UTILITY POLE			BOTTOM OF CURB BC	
	UNDERGROUND ELECTRIC UE			TOP OF WALL TW	
	TELEPHONE T			BOTTOM OF WALL BW	
	GAS MAIN G			HIGH POINT HP	
	ELECTRICAL E			LIMITS OF CLEARING AND GRADING	
	TRANSFORMER			TREES	
				PROPOSED EVERGREEN SHRUBS	



Engineers • Surveyors • Planners
Landscape Architects • Arborists

WALTER L. PHILLIPS
L.N.C. O.R.P. ESTABLISHED 1945
SCALE: 1"=10'

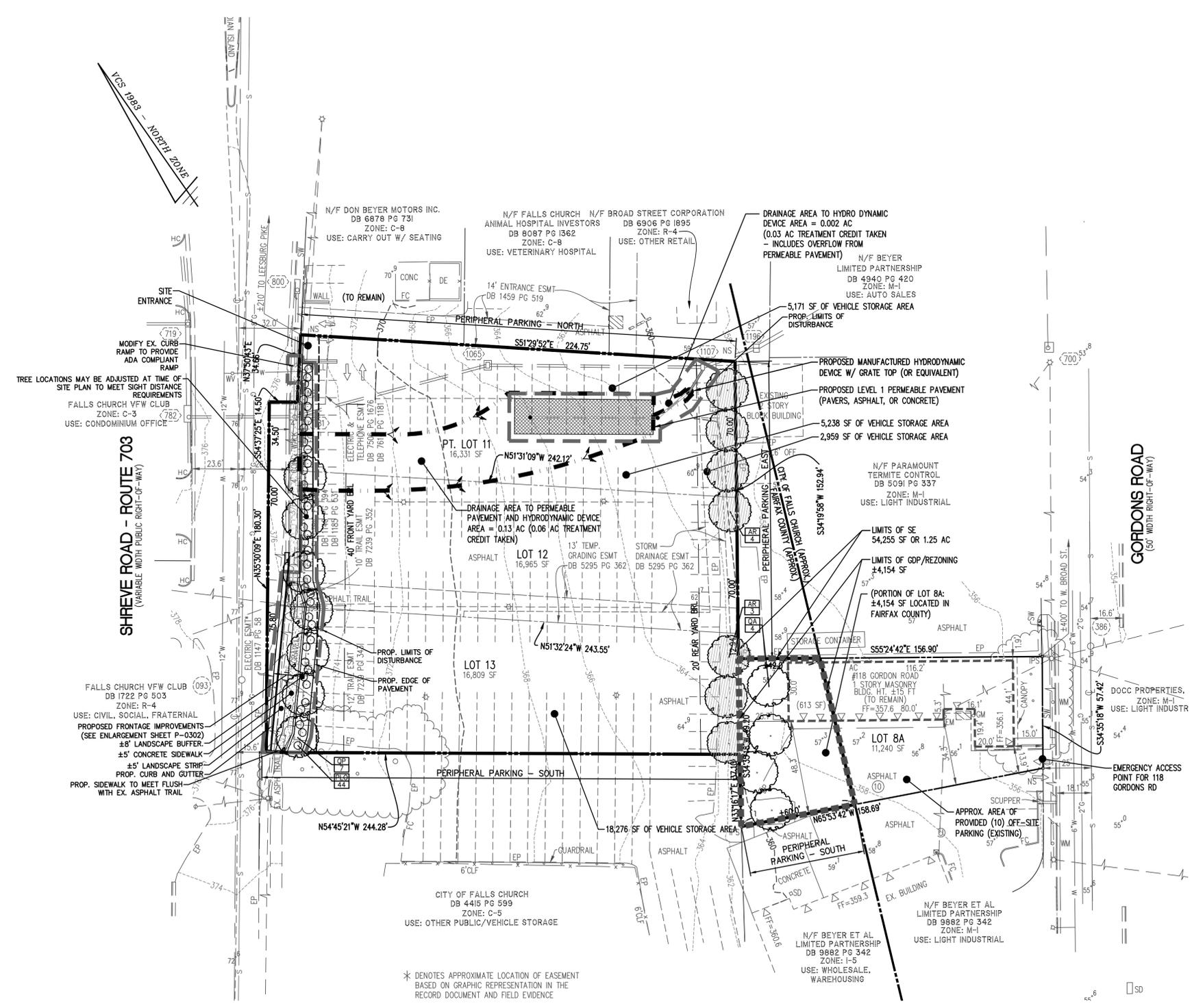
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DATE: 10/10/2013; REV: 2/12/2014, 5/29/2014, 8/29/2014, 10/16/2014, 11/17/2014, 9/16/2015, 10/23/2015, 12/27/2015
DRAWN: BR
CHECKED: AV

NO.	DESCRIPTION	DATE	APPROVED BY	DATE	REVISION

STREETSCAPE ENLARGEMENT AND SECTION

7113 AND 7117 SHREVE ROAD
PROPOSED VEHICLE SALE, RENTAL AND
ANCILLARY SERVICE ESTABLISHMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

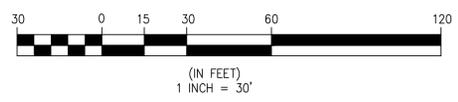


LEGEND

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER			HANDICAP RAMP (CG-12)	
	TRANSITION FROM CG-6 TO CG-BR			GUARDRAIL FENCE	
	SANITARY SEWER			TRAFFIC FLOW	
	SANITARY LATERAL			LIGHT	
	CLEAN OUT			DOOR	
	STORM SEWER			TREES	
	WATER MAIN			CONTOURS	
	FIRE HYDRANT PLUG			SPOT ELEVATION	
	OVERHEAD WIRES			DRAINAGE FLOW DIRECTION	
	UTILITY POLE			TOP OF CURB	
	UNDERGROUND ELECTRIC			BOTTOM OF CURB	
	TELEPHONE			TOP OF WALL	
	GAS MAIN			BOTTOM OF WALL	
	ELECTRICAL			HIGH POINT	
	TRANSFORMER			LIMITS OF CLEARING AND GRADING	

LEGEND

	PROPOSED SHADE TREES
	TREES COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING
	PROPOSED EVERGREEN SHRUBS
	LIMITS OF SPECIAL EXCEPTION (54,255 SF OR 1.25 AC)



STORMWATER MANAGEMENT AND LANDSCAPE PLAN

7113 AND 7117 SHREVE ROAD
 PROPOSED VEHICLE SALE, RENTAL AND
 ANCILLARY SERVICE ESTABLISHMENT
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



WALTER L. PHILLIPS
 INCORPORATED
 ENGINEERS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 DATE: 10/10/2013; REV: 2/12/2014, 5/8/2014, 8/29/2014, 10/16/2014, 10/16/2015, 10/23/2015, 12/7/2015
 DRAWN: BR
 CHECKED: AV

TABLE 12.3: TREE PRESERVATION

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): ±928 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 1.7%

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10% (5,124 SF)
TOTAL SITE AREA = (54,255 SF - ±3,012 SF ROW DEDICATION) = 51,243 SF

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (5,124 x 0.017) 1.7% = 87 SF

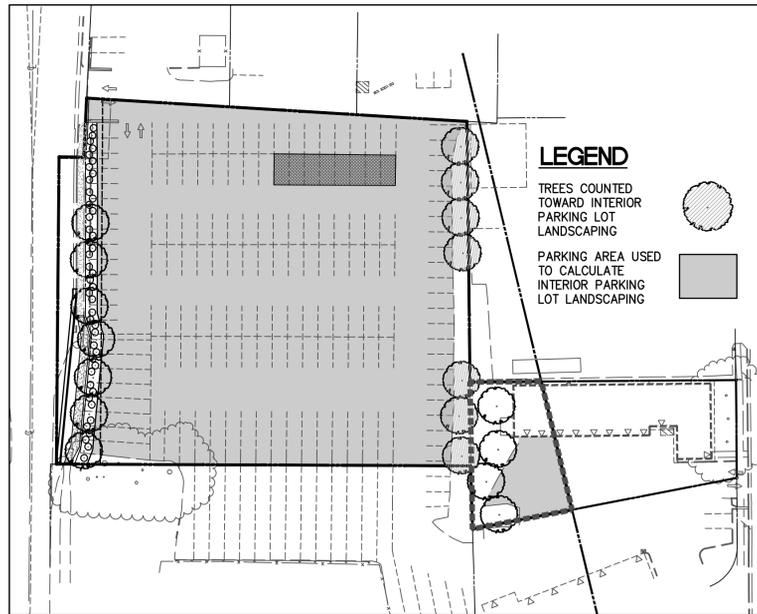
E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: (±928 > ±87) 100%

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

INTERIOR PARKING LOT LANDSCAPING CALCULATION

TOTAL PARKING AREA	45,240 S.F.
PERCENT REQUIRED	x 5 %
REQUIRED	2,262 S.F.
PROPOSED TREES (7)	2,625 S.F.
EXISTING TREES	+ 0 S.F.
PROVIDED	2,625 S.F.

INTERIOR PARKING LOT LANDSCAPING GRAPHIC



PRELIMINARY PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS

PARKING LOT BUFFER	BUFFER REQUIREMENT	BUFFER LENGTH	BUFFER REQUIRED	BUFFER PROVIDED
NORTH	4 FT LANDSCAPE STRIP 1 TREE PER 50 FT	225 FT	5 TREES 4 FT LANDSCAPE STRIP	0 TREES 0 FT LANDSCAPE STRIP*
EAST	4 FT LANDSCAPE STRIP 1 TREE PER 50 FT	152 FT	4 TREES 4 FT LANDSCAPE STRIP	2 TREES 9 FT LANDSCAPE STRIP*
SOUTH	4 FT LANDSCAPE STRIP 1 TREE PER 50 FT	295 FT	6 TREES 4 FT LANDSCAPE STRIP	2 TREES 0 FT LANDSCAPE STRIP*
WEST	10 FT LANDSCAPE STRIP 1 TREE PER 40 FT	205 FT	6 TREES 10 FT LANDSCAPE STRIP	7 TREES 8 FT LANDSCAPE STRIP*

* A MODIFICATION REQUEST OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS HAS BEEN REQUESTED (SEE SHEET P-0101).

12-0000 TREE CONSERVATION

Table 12.10 10-year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	54,255 SF § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	3,012 SF § 12-0511.1B
B3	Subtract area of exemptions =	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	51,243 SF
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) =	5,124 SF
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
C. Tree Preservation		
C1	Tree Preservation Target Area =	0
C2	Total canopy area meeting standards of § 12-0400 =	0
C3	C2 x 1.25 =	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	N/A
C5	C4 x 1.5 =	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	
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 =	N/A
C9	C8 x 1.0 =	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	4,500 SF
D2	Area of canopy planted for air quality benefits =	
D3	x 1.5 =	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	
D5	x 1.5 =	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	
D7	x 1.25 =	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	
D9	x 1.5 =	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	
D11	x 1.5 = (4,500 X 1.5 = 6,750 SF)	6,750 SF § 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	
D13	x 1.25 =	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	
D15	Area of canopy provided through native shrubs =	
D16	Percentage of D14 represented by D15 =	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	6,750 SF
D18	Is an off-site planting relief requested?	Yes or No
D19	Tree Bank or Tree Fund?	§ 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	928 SF
E2	Total of canopy area provided through tree planting (D17) =	6,750 SF
E3	Total of canopy area provided through off-site mechanism (D19) =	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	7,678 SF Total of E1 through E3. Area should meet or exceed area required by B7

TABLE 12.12 PLANT SCHEDULE

TREES

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	STOCK TYPE	10-YR TREE CANOPY	TREE CANOPY SUB-TOTAL	NATIVE CREDIT X 1.5
AR	ACER RUBRUM	RED MAPLE	7	3" CAL	B&B	250 SF	1,750 SF	2,625 SF
QA	QUERCUS ALBA	WHITE OAK	4	3" CAL	B&B	250 SF	1,000 SF	1,500 SF
QP	QUERCUS PHELLOS	WILLOW OAK	7	3" CAL	B&B	250 SF	1,750 SF	2,625 SF

TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING = 4,500 SF X 1.5 = 6,750 SF

SHRUBS

PL0	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	44	24-36" MIN
-----	--------------------------------------	-------------------------------	----	------------

NOTE: SPECIES ARE SUGGESTIONS ONLY AND MAY BE SUBSTITUTED AT TIME OF SITE PLAN. ANY SUBSTITUTIONS WILL MEET THE SAME CRITERIA FOR PLANT SIZE, NATIVE SPECIES, AND CATEGORY PER FAIRFAX COUNTY PFM TABLE 12.17.

TRANSITIONAL SCREENING AND BARRIER NARRATIVE

NO TRANSITIONAL SCREENING IS REQUIRED ON THE SITE. A MODIFICATION OF THE BARRIER REQUIREMENT ALONG A PORTION OF SHREVE ROAD IS BEING REQUESTED. A MODIFIED LANDSCAPE SCREENING IS BEING PROVIDED IN LIEU OF THE BARRIER AS COORDINATED WITH FAIRFAX COUNTY URBAN FORESTRY.

LANDSCAPE NOTES AND CALCULATIONS

7113 AND 7117 SHREVE ROAD
PROPOSED VEHICLE SALE, RENTAL AND
ANCILLARY SERVICE ESTABLISHMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
12/7/15
ARON M. WINSON
Lic. No. 04-1851

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DATE: 10/10/2013; REV. 2/12/2014, 8/29/2014, 10/16/2014, 11/17/2014, 9/16/2015, 10/23/2015, 12/7/2015
SCALE: 1"=30'
DRAWN: BR
CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY

SITE DATA

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013
 Site Data

Project Name: **Beyer Volvo**
 Date: **12/7/2015**

data input cells
 calculation cells
 constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage **0.13**

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	0.01	0.01
Impervious Cover (acres)	0.00	0.00	0.00	0.12	0.12
Total					0.13

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	0.04	0.04
Impervious Cover (acres)	0.00	0.00	0.00	0.09	0.09
Total					0.13

Area Check				
Okay	Okay	Okay	Okay	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	Listed	Adjusted ¹	Land Cover Summary	Land Cover Summary
Pre-ReDevelopment			Post-ReDevelopment	Post-ReDevelopment New Impervious
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0%	0%	Composite Rv(forest)	0%
% Forest	0%	0%	% Forest	0%
Managed Turf Cover (acres)	0.01	0.01	Managed Turf Cover (acres)	0.04
Composite Rv(turf)	0.25	0.25	Composite Rv(turf)	0.25
% Managed Turf	8%	8%	% Managed Turf	31%
Impervious Cover (acres)	0.12	0.12	ReDev. Impervious Cover (acres)	0.09
Rv(impervious)	0.95	0.95	Rv(impervious)	0.95
% Impervious	92%	92%	% Impervious	69%
Total Site Area (acres)	0.13	0.13	Total ReDev. Site Area (acres)	0.13
Site Rv	0.90	0.90	ReDev. Site Rv	0.73

Pre-Development Treatment Volume (acre-ft)	0.0097	0.0097	Post-Development Treatment Volume (acre-ft)	0.0080
Pre-Development Treatment Volume (cubic feet)	423	423	Post-Development Treatment Volume (cubic feet)	347
Pre-Development Load (TP) (lb/yr)	0.27	0.27	Post-Development Load (TP) (lb/yr)	0.00

Maximum % Reduction Required Below Pre-Development Load	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.00
Total Load Reduction Required (lb/yr)	0.00
Pre-Development Load (TN) (lb/yr)	1.90
Post-Development Load (TN) (lb/yr)	1.56

DRAINAGE AREA - A

Drainage Area A

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	0.04	0.04	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.09	0.09	0.95
Total				0.13		

Post Development Treatment Volume (cf) **347**

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
3. Permeable Pavement													
3.a. Permeable Pavement #1 (Spec #)	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	45% runoff volume reduction	0.45	0.06	0	93	114	25	0.00	0.13	0.08	0.05	14. Manufactured Device
3.b. Permeable Pavement #2 (Spec #)	acres of permeable pavement	75% runoff volume reduction	0.75	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
14. Manufactured BMP													
14. Man. Hydrodynamic Device	turf acres draining to device			0.03	113.80	0	217	0	0.05	0.06	0.00	0.12	
TOTAL IMPERVIOUS COVER TREATED (ac)				0.09									
TOTAL TURF AREA TREATED (ac)				0.00									
AREA CHECK OK.													
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A										0.00			
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)										0.08			
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS													
NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A										0.00			
TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr)										0.55			

WATER QUALITY COMPLIANCE

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.09	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.09	0.00	0.00	0.00	0.00	OK
TURF AREA	0.04	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.00	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.00
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.08
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.14
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR!!

CHANNEL AND FLOOD PROTECTION

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
	2.70	3.20	5.20
Drainage Area A			
Drainage Area (acres)	0.13		
Runoff Reduction Volume (cf)	93		

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted RV_{developed} and adjusted Curve Number.

Drainage Area A				
	A soils	B Soils	C Soils	D Soils
Forest/Open Space – undisturbed, protected forest/open space or reforested land	Area (acres) 0.00	0.00	0.00	0.00
	CN 30	55	70	77
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres) 0.00	0.00	0.00	0.04
	CN 39	61	74	80
Impervious Cover	Area (acres) 0.00	0.00	0.00	0.09
	CN 98	98	98	98
Weighted CN S				
	92			
	0.87			
RV_{developed} (in) with no Runoff Reduction	1.88	2.35	4.28	
RV_{developed} (in) with Runoff Reduction	1.68	2.15	4.09	
Adjusted CN	90	90	90	

SUMMARY

Site Data Summary

Total Rainfall = 43 inches

Site Rv	0.73
Post Development Treatment Volume (ft ³)	347
Post Development TP Load (lb/yr)	0.22
Post Development TN Load (lb/yr)	1.56
Total TP Load Reduction Required (lb/yr)	0.00
Total Runoff Volume Reduction (ft ³)	93
Total TP Load Reduction Achieved (lb/yr)	0
Total TN Load Reduction Achieved (lb/yr)	0.55
Adjusted Post Development TP Load (lb/yr)	0.14
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

STORMWATER MANAGEMENT NARRATIVE

THE SUBJECT SITE CURRENTLY EXISTS AS AN ASPHALT LOT USED FOR THE STORAGE OF VEHICLES. THIS APPLICATION PROPOSES TO CONTINUE THIS USE. THE TOTAL LAND DISTURBANCE FOR THIS SITE IS 0.13 AC. AS SHOWN IN THE COMPUTATIONS ON THIS SHEET, THERE IS A NET DECREASE IN IMPERVIOUS AREA FROM 0.07 AC PRE-DEVELOPMENT TO 0.04 AC POST-DEVELOPMENT; THEREFORE STORMWATER DETENTION IS NOT REQUIRED. ADDITIONALLY, UTILIZING THE VIRGINIA RUNOFF REDUCTION METHOD WORKSHEET THE NET DECREASE IN IMPERVIOUS AREA RESULTS IN A TOTAL PHOSPHOROUS REMOVAL REQUIREMENT OF 0 LBS/YEAR. THE DECREASE IN IMPERVIOUS AREA RESULTS IN A TOTAL PHOSPHOROUS REDUCTION OF 0.05 LBS/YEAR; THEREFORE NO WATER QUALITY TREATMENT MEASURES ARE REQUIRED. THOUGH NOT REQUIRED THE APPLICANT IS INSTALLING A MANUFACTURED HYDRODYNAMIC DEVICE THAT WILL TREAT APPROXIMATELY 0.03 AC OF IMPERVIOUS AREA. IN ADDITION THE APPLICANT PROPOSED APPROXIMATELY 1,290 SF OF PERMEABLE PAVEMENT WHICH WILL TREAT 0.13 AC OF IMPERVIOUS AREA. THE APPLICANT HAS EXCEEDED THE MINIMAL WATER QUALITY AND WATER QUANTITY REQUIREMENTS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL DETENTION MEASURES IF THE STORMWATER OUTFALL IS FOUND TO BE INADEQUATE AT TIME OF SITE PLAN.

STORMWATER OUTFALL NARRATIVE

THE SUBJECT SITE CURRENTLY EXISTS AS AN ASPHALT LOT USED FOR THE STORAGE OF VEHICLES. THIS APPLICATION PROPOSES A NET DECREASE IN IMPERVIOUS AREA AND THEREFORE REDUCED STORMWATER RUNOFF. BECAUSE OF THIS, ANALYSIS OF DOWNSTREAM CONVEYANCE MEASURES IS NOT REQUIRED. THEREFORE IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SUBJECT SITE SATISFIES THE PROVISIONS FOR ADEQUATE OUTFALL.

STORMWATER MANAGEMENT COMPUTATIONS

I. PRE-DEVELOPMENT CONDITION

SITE AREA= 0.13 AC
 IMPERVIOUS AREA = 0.07 AC
 CN = 96
 Q2 = 0.57 CFS
 Q10 = 0.78 CFS

II. POST - DEVELOPMENT CONDITION

SITE AREA= 0.13 AC
 IMPERVIOUS AREA = 0.04 AC
 CN = 89
 Q2 = 0.51 CFS
 Q10 = 0.72 CFS

STORMWATER MANAGEMENT NOTES AND CALCULATIONS

7113 AND 7117 SHREVE ROAD
 PROPOSED VEHICLE SALE, RENTAL AND
 ANCILLARY SERVICE ESTABLISHMENT
 PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

ESTABLISHED 1945
 DATE: 10/10/2015 REV: 2/12/2014, 8/29/2014, 10/16/2014, 11/17/2014, 9/16/2015, 10/23/2015, 12/7/2015
 SCALE: 1"=30'

NO.	DESCRIPTION	DATE	APPROVED BY

DESCRIPTION OF THE APPLICATION

The applicant, Beyer I Limited Liability Company, seeks a Rezoning and Special Exception to permit a vehicle sale, rental, and ancillary service establishment and associated vehicle storage parking lot on the subject site, as well as a Special Exception for a waiver of the open space requirement in the C-8 District. The applicant operates a vehicle sale, rental and ancillary service establishment, most of which is located in the City of Falls Church. A portion of the Don Beyer dealership is located within the Fairfax County, including an existing building located on Parcel 8A, and a vehicle storage parking lot associated with the dealership located on Parcels 11 and 13. RZ 2015-PR-016 would rezone Parcel 8A from a General Industrial District (I-5) to a Highway Commercial District (C-8). SE 2014-PR-018 proposes a continuation of the existing vehicle sale, rental, and ancillary service establishment within the existing building located on Parcel 8A, and the existing vehicle storage parking lot located on Parcels 11 and 13. The existing building located on Parcel 8A has land area in both Fairfax County and the City of Falls Church.

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

Waivers and Modifications

The applicant requests the following waivers and modifications:

- Waiver of the minimum open space requirement in the C-8 District to from 15 percent to 5 percent as shown on the GDP/SE Plat.
- Modification of the barrier requirements along a portion of Shreve Road to that shown the GDP/SE Plat.
- Modification of the peripheral parking lot landscaping requirement for all yards to that shown on the GDP/SE Plat.

LOCATION AND CHARACTER

The 1.25 acre site borders the City of Falls Church along the eastern side of Shreve Road, near the Shreve Road and Leesburg Pike intersection. The site consists of three parcels, Parcel 8A, 11, and 13. The principal building associated with the Don Beyer Volvo dealership is exclusively located in the City of Falls Church, on the northwest corner of the Leesburg Pike and Gordon Road intersection. This building, along with the other associated buildings located in the City of Falls Church, are not a part of the Special Exception application. However, there is a building associated with the dealership located on Parcel 8A, which is zoned I-5. Because auto dealerships are not permitted in the I-5 District, the applicant proposes to rezone this lot from I-5 to the C-8 District to be compatible with the adjacent properties utilized for vehicle storage. A

portion of the building is located within the County while the other portion is located within the City of Falls Church. The storage lot is located on Parcels 11 and 13, which are zoned C-8. A portion of the storage lot extends southward from Parcel 13 into the City of Falls Church. Almost the entire site is paved with the exception of a grassy landscape strip along the eastern edge of the site, and a cluster of trees in the southwestern corner of the site that are in poor condition. The property is surrounded by retail uses to the north, industrial uses to the east and south, and offices and a public benefit association to the west. The application site is also located in the Highway Corridor Overlay District.



Figure 1: Aerial view of site (Source: Fairfax County GIS)

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	C-8	Retail	Retail and Other Commercial Uses
East:	I-6	Industrial	Retail and Other Commercial Uses
South:	City of Falls Church	Storage yard for the City of Falls Church	City of Falls Church
West	C-8, R-4	Office, Public Benefit Association	Office, Residential (8-12 DU/AC)

Figure 2: Table of surrounding uses

BACKGROUND

- Records reflect that the subject property was rezoned from the R-10 (One-Family Residential, 10,000 Square Feet) District to the C-G (Commercial General) District in 1965.
- On February 9, 1972, Site Plan #593 was approved for the subject property for “Fowler Motors Auto Sales.” The site plan depicted an automobile preparation facility consisting of 1,700 square feet (sf), parking for employees and automobiles as well as a 1,000 sf building surrounded by display areas. The site plan noted that the approval was void if final building permits were not obtained within one year. However, no subsequent building permits were issued and the property owner never obtained a Non-Residential Use Permit (Non-RUP) for the use.
- On September 22, 1976, the subject property was conveyed to the applicant, and recorded on October 8, 1976 in Deed Book 4490, Page 420.
- In 1978, Parcels 11 and 13 were rezoned to the C-8 District in conjunction with the adoption of the current Zoning Ordinance and the sale of automobiles became a special exception use within this zoning district.
- On September 13, 2012, a complaint was received by the Department of Code Compliance regarding the use of the property without transitional screening, as required by Article 13 of the Zoning Ordinance. The subsequent inspection revealed that the property was being used to store cars associated with the vehicle sale establishment located in the City of Falls Church. A Notice of Violation was issued on September 24, 2012, stating that the property was being used as a storage yard, which is a use not permitted in the C-8 District.

- An appeal to the notice of violation was received on October 10, 2012, accepted on October 31, 2012, and scheduled for public hearing before the Board of Zoning Appeals (BZA) on January 16, 2013. The BZA public hearing was deferred to February 25, 2015, so the property owner could file an application for a Special Exception, which, if approved, would bring the use into zoning compliance. The current SE application was accepted on May 9, 2014.
- In January of 2015, during the writing of the draft staff report, it was discovered that Parcel 8A was zoned I-5, not I-6 as originally thought. In the I-5 District, a vehicle sale, rental, and ancillary service establishment and associated vehicle storage parking lot is not a permitted use under a Special Exception.
- On February 25, 2015, the BZA continued the appeal until June 24, 2015, in order for the applicant to submit a rezoning application.
- On June 24, 2015, the BZA continued the appeal until September 30, 2015, in order for the applicant to have more time to submit a rezoning application.
- On September 30, 2015, the BZA continued the appeal until March 16, 2016, in order for the applicant to resubmit materials for the rezoning application.
- On November 4, 2015, the applicant submitted a rezoning application proposing to rezone Parcel 8A from the I-5 District to the C-8 District.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area I
Planning District:	Jefferson Planning District
Planning Sector:	J-10 Jefferson North Community Planning Sector
Plan Map:	Retail and Other Commercial Uses

The Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, Amended through 10-20-2015, J10-Jefferson North Community Planning Sector, Pages 67-69, as applied to the application area, states the following:

The parcels fronting on the south side of Shreve Road, Parcels 40-3 ((1)) 108A, 110, 111, 111A, 111B, 111C, and Parcels 40-3 ((12)) 8A, 8B, 11, 13, are planned for neighborhood-serving commercial uses up to .25 FAR. Substantial screening should be provided along the area adjacent to residentially planned areas north of Shreve Road to minimize any adverse visual or noise impacts.

DESCRIPTION OF THE GENERAL DEVELOPMENT PLAN (GDP) AND SPECIAL EXCEPTION (SE) PLAT

(Copy included at the front of the report)

Title of Combined Plan: 7113 and 7117 Shreve Road

Prepared By: Walter L. Phillips

Original and Revision dates: October 10, 2013, as revised through December 21, 2015

The GDP/SE Plat consists of 8 sheets.

Proposed Use

As discussed earlier, the applicant seeks to permit the existing vehicle sale, rental, and ancillary service establishment and associated vehicle storage to remain on the subject site. In order to accomplish this goal, the applicant seeks to rezone Parcel 8A from the I-5 District to the C-8 District. In addition, the applicant also requests Special Exception approval to permit a vehicle sale, rental, and ancillary service establishment with associated vehicle storage, as well as Special Exception approval for a waiver of the open space requirement in the C-8 District. The application proposes minimal land disturbance and no new construction. All vehicles stored on-site will be in operable condition, and the subject property will be used as a vehicle storage lot 24 hours a day, seven days a week. The vehicle storage lot may be visited by customers to view available vehicles.

Vehicle Access, Circulation and Parking

The storage lot located on Parcels 11 and 13 will continue to be accessed via an ingress and egress access point located off of Shreve Road on the northwestern corner of the site. Part of this access point is located on the applicant's property on Parcel 11, and the remainder of this access point is located on the adjacent property to the north, Parcel 111. An access easement runs along the northern edge of the site, connecting the storage lot to Gordon Road and to the main dealership building located in the City of Falls Church. Within the storage lot, there will be two travel aisles that run perpendicular to Shreve Road. The northern travel aisle will be 17 feet wide, and the southern travel aisle will be 18 feet wide. These two travel aisles will connect with two travel aisles that run parallel to Shreve Road. Both of these travel aisles will be 20 feet wide, accommodate two-way traffic, and connect to the access easement along the northern edge of property. The easternmost travel aisle will also connect the storage lot to an offsite building associated with the dealership. The applicant has indicated that the vehicles parked in the storage lot will utilize this southeastern connection to Gordon Road in order to be driven up to the main dealership building. Trucks delivering vehicles will enter the site from Gordon Road utilizing the access easement along the northern edge of the site, and then turn right onto Shreve Road to exit the site. Pedestrian

access will be accommodated by an extension of a 5-foot wide concrete sidewalk along the Shreve Road frontage.

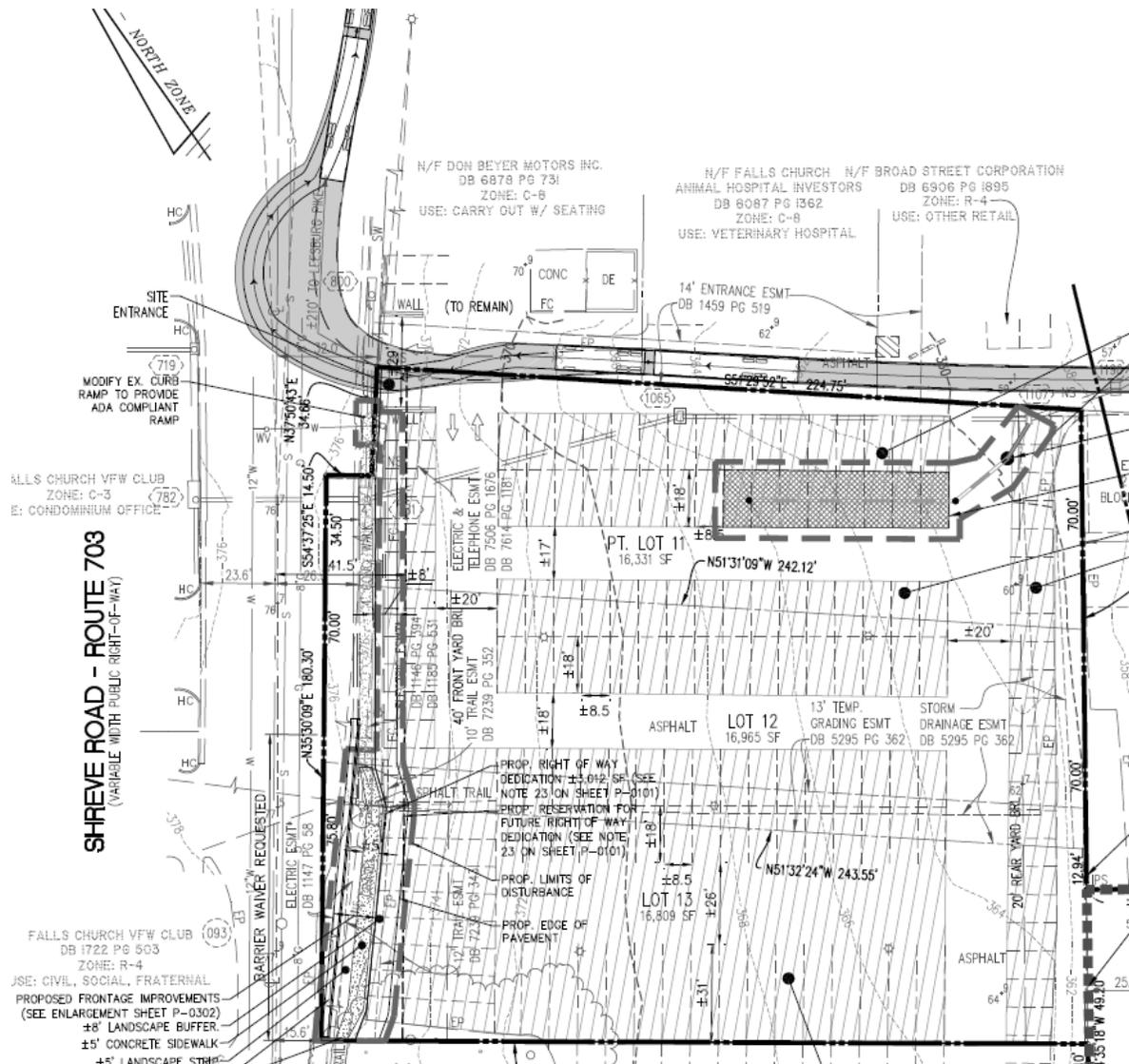


Figure 3: Vehicle Access, Circulation, and Parking

Shreve Road Improvements

The applicant is proposing to provide curb and gutter, a 5-foot wide landscape strip, and a 5-foot wide concrete sidewalk along the portion of the Shreve Road frontage where curb and gutter do not currently exist. The proposed sidewalk will tie into the existing concrete sidewalk along the Shreve Road frontage and to the 5-foot wide asphalt trail located to the south of the site. Additionally, an 8-foot wide landscape buffer containing a single row of evergreen shrubs and large shade trees will be provided along the entire Shreve Road frontage. The applicant has agreed to reserve for future dedication 41.5 feet from the Shreve Road centerline in order to place the Shreve Road frontage improvements in right-of-way reservation. The applicant has also agreed to dedicate a

portion of the reservation area of up to one foot east of the proposed and existing sidewalk. In doing so, the existing travel way and the sidewalk along Shreve Road will be within the public right-of-way.

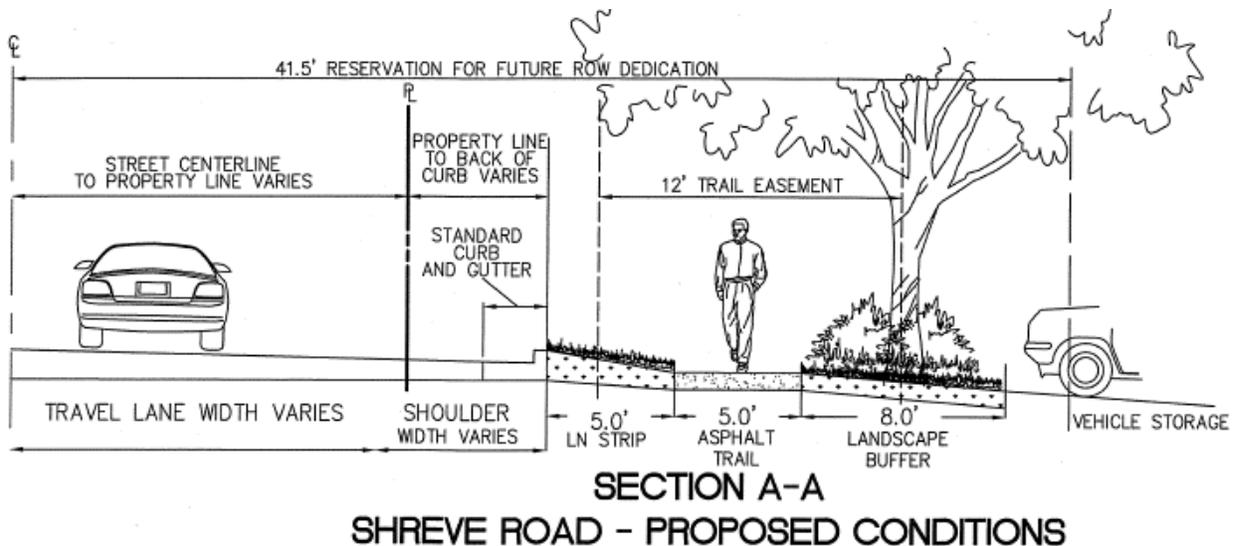


Figure 4. Proposed conditions along Shreve Road

Landscaping and Open Space

Because the site's current condition contains only 5 percent open space, the applicant is requesting Special Exception approval for a waiver of the open space requirement of 15 percent in the C-8 District. The current condition of the site yields sparse landscaping and tree cover. There is a grassy landscape strip along the eastern edge of the site, and a cluster of trees in the southwestern corner of the site that are in poor condition. The proposal will improve the site with 11 shade trees along the eastern property line and seven shade trees along the western property line (Shreve Road). The western property line will also be planted with 44 evergreen shrubs with a minimum height of 24 inches at the time of planting. The proposal exceeds the interior parking lot landscaping requirement of 2,262 square feet by 363 square feet, for a total of 2,625 square feet of interior parking lot landscaping.

While the proposal substantially improves the site's peripheral parking lot landscaping, of which there is none, the applicant is asking for a modification of the peripheral parking lot landscaping requirements to permit that which is proposed on the GDP/SE Plat. The applicant also requests a modification to the barrier requirement along Shreve Road. However, the adjacent uses to the west of the application site are office uses and a quasi-public use (public benefit association). No modification is necessary, as there is no barrier requirement for these adjacent uses. As there is no existing tree canopy onsite, there is no tree preservation requirement.

Stormwater Management

In accordance with current stormwater regulations, the proposal is considered to be development on prior land (or redevelopment) for water quality and quantity measurements. With the proposed plantings, the proposal yields a net decrease in impervious area from 0.07 acres pre-development to 0.04 acres post-development. As such, from a Public Facilities Management perspective, stormwater detention is not required because stormwater runoff will be reduced from that of the current condition.

The reduction in impervious surface satisfies the required Best Management Practices (BMP), as there is a total phosphorus reduction of .05 lbs/year but no phosphorus reduction requirement. The applicant is proposing to install a manufactured hydrodynamic device on the northeastern corner of the site that will treat approximately .03 acres of impervious area. In addition, the applicant has proposed a section of Level 1 permeable pavers to further address stormwater concerns.

ANALYSIS

Land Use Analysis

The site is planned for neighborhood-serving commercial uses of up to .25 FAR. The .01 FAR located on the site (the existing building on Parcel 8A) falls below the Comprehensive Plan's recommended intensity. The Plan also states that substantial screening should be provided along Shreve Road in order to minimize any adverse visual or noise impacts. With the landscape improvements provided along Shreve Road, staff feels that the proposal has satisfied the Comprehensive Plan's recommendations for the area.

Transportation Analysis (Appendix 4)

As discussed earlier, the applicant has proposed modified frontage improvements along the Shreve Road frontage, including the extension of curb and gutter and a 5-foot wide sidewalk. The addition of this sidewalk will fill in a missing link between the Washington and Old Dominion bike trail and the East Falls Church Metro Station. The applicant has addressed staff's request for right-of-way dedication and reservation areas for the Shreve Road improvements. The applicant has also addressed staff comments by providing a flush connection of the proposed 5-foot wide concrete sidewalk with the existing 5-foot wide asphalt trail, and the provision of an ADA compliant curb ramp at the southeast corner of the existing driveway.

Urban Forestry Analysis (Appendix 5)

The applicant has addressed all of the comments provided by the Urban Forest Management Division's (UFM) review of the application, including the provision of interior parking lot landscaping, as well as landscape plan details and calculations. UFM supports the request for a modification of the peripheral parking lot landscaping requirement to that shown on the GDP/SE Plat. While the applicant also requests a

modification to the barrier requirement along Shreve Road, under Article 13 of the Zoning Ordinance, there is no barrier requirement for this site.

Environmental Analysis (Appendix 6)

The Department of Public Works and Environmental Services (DPWES) reviewed the stormwater management proposal for compliance with the County’s new Stormwater Management Ordinance. There were initial concerns as to whether the site would be considered to be new development or redevelopment. Review of aerial imagery from 1968, 1970, 1972, 1974, 1984, 1986, and 1990 depicted evidence of development on the site. As such, DPWES could consider the project “redevelopment” for stormwater management compliance. These images attest to the fact that development was in place prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1993.

With the applicant’s inclusion of the proposed manufactured hydronamic device and approximately 1,290 square feet of level 1 permeable pavers, staff believes that the applicant has addressed any stormwater management concerns on the property. In addition, the applicant has exceeded the minimal on-site water quality and quantity requirements.

ZONING ORDINANCE PROVISIONS (Appendix 7)

Bulk Standards (C-8)		
	Required	Provided
Minimum Lot Size	40,000 sf.	50,105 sf.
Minimum Lot Width	200 feet	212 ft.
Maximum Building Height	40 ft.	N/A
Front Yard	45° angle of bulk plane, not less than 40 ft. (40 ft.)	N/A
Side Yard	No Requirement	N/A
Rear Yard	20 ft.	N/A
Floor Area Ratio (FAR)	0.50	0.01
Open Space	15%	5% (waiver requested)
Parking Spaces	10	10*

Figure 5: C-8 Zoning District Bulk Standards

*Required parking is located in the City of Falls Church
 There are no transitional screening or barrier requirements for the site.

Waivers/Modifications

Waiver of the minimum open space requirement in the C-8 District from 15 percent to 5 percent as shown on the GDP/SE Plat.

The applicant is requesting a waiver of the minimum open space requirement of 15 percent in the C-8 District. The site has existed as a paved parking lot since the early 1970s and only 5 percent of the site is open space. Section 9-612 of the Zoning Ordinance allows the Board to approve a waiver of the open space requirement in the C-8 District as a Special Exception. The waiver request meets the criteria for waiving open space requirements, as discussed in the ensuing Special Exception Requirements section. Staff does not object to the requested waiver.

Modification of the barrier requirements along a portion of Shreve Road to that shown on the GDP/SE Plat.

The applicant is also requesting a modification of the barrier requirement along a portion on Shreve Road in favor of what is shown on the GDP/SE Plat. As the applicant has proposed vegetation and will significantly improve the streetscape along Shreve Road from what exists today, staff does not object to the requested modification.

Modification of the peripheral parking lot landscaping requirement for all yards to that shown on the GDP/SE Plat.

The applicant is requesting a modification of the peripheral parking lot landscaping requirement for all yards of the property per Section 13-203.3 of the Zoning Ordinance. The proposal's modified peripheral parking lot calculations are shown on sheet 402 of the GDP/SE Plat. Staff believes that this modification will not have any deleterious effect on the existing or planned development of adjacent properties, and does not object to the request.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations. The proposed establishment of a vehicle sale, rental and ancillary establishment and associated vehicle storage lot generally complies with the Comprehensive Plan as noted earlier in this report, as well as the intent of the C-8 District, which promotes auto-oriented commercial and service uses along collector and arterial highways.

General Standard 3 requires that the proposed use be harmonious with and not adversely impact the development of adjacent properties. Staff finds that the proposed development complements neighboring industrial and commercial uses. Interparcel access is provided to the properties to the north, south, and west, and proposed

frontage improvements will fill in a missing pedestrian link along Shreve Road from the W&OD Trail up to Leesburg Pike. As such, staff finds this standard satisfied.

General Standard 4 requires that pedestrian and vehicular traffic associated with the proposed use not be hazardous nor conflict with the existing traffic. Circulation to and from the development site will be managed through a shared ingress and egress access point off of Shreve Road, as well as through interparcel connection to adjacent properties. A 5-foot wide concrete sidewalk along the site's Shreve Road frontage will ensure a safe and convenient means across the site. With the proposed improvements to the site and frontage, staff believes that Standard 4 is satisfied.

General Standards 5 and 6 require that landscaping, screening and open space generally conform to the Zoning Ordinance requirements. The applicant proposes landscaping along the eastern and western property lines. While the proposal meets the interior parking lot landscaping requirements, the application proposes modified peripheral parking lot requirements. There is no existing tree canopy onsite, and there are no transitional screening and barrier requirements. The applicant is requesting a Special Exception for a waiver of the open space requirement (which is discussed in more detail later in this report).

General Standard 7 requires that adequate utility, drainage, and parking will be provided for the proposed site. There are no detention requirements on the site due to a proposed reduction in impervious surface, and the site meets the parking requirement. However, staff continues to urge the applicant to install stormwater measures to address quantity in addition to quality.

General Standard 8 requires any signage on the site to meet the signage requirements of the Zoning Ordinance. All signage on the property will be required to be in compliance with the provisions of Article 12, Signage.

Standards for all Category 5 Uses (Sect. 9-503)

As depicted earlier in this report, the proposed storage lot associated with the vehicle sale, rental and ancillary service establishment conforms to the lot size and bulk regulations for the C-8 District as required by **Standard 1**. The use will be required to conform to the Zoning Ordinance performance standards (in this case, the photometric plan) as specified in Article 14 during its operation as specified in **Standard 2**. The applicant provided a photometric plan that shows that the proposal will meet the photometric performance standards. The use is subject to the requirements of Article 17, Site Plans, as specified in **Standard 3**. With the implementation of the development conditions, this issue is resolved.

Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments (Sect. 9-518)

Standard 1 requires that all outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides, and **Standard 2** notes that the outdoor area devoted to storage, loading, parking and display of goods shall be limited to a designated area on the plat, which shall not be used for the storage or display of vehicles that are not in operating condition. The existing auto dealership is completely enclosed on all sides, and the outdoor storage area is identified on the plat. The applicant does not propose to store any inoperable vehicles outside the building, and staff proposes a development condition to restrict the types of permitted outdoor storage on the auto dealership site. All parking is located on-site. Therefore, staff finds that these standards are satisfied.

Standard 3 requires that all display parking spaces be set back from the front lot line by 10 feet. Additionally, all structures shall be subject to the bulk regulations of the zoning district in which located. The proposed parking and vehicle display areas are located in the City of Falls Church. This site only contains vehicle storage.

Standard 4 requires that all such uses be provided with safe and convenient access to a street, and **Standard 5** states that all outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with the requirements of the Public Facilities Manual (PFM). The improved storage lot will continue to be accessed directly from Shreve Road, and the applicant proposes road improvements to help facilitate safe and convenient access to the roadway. The applicant will construct and maintain the aisles proposed for the site in accordance with Zoning Ordinance and PFM requirements.

Standard 6 requires that all light fixtures used to illuminate outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14. The photometric plan provided by the applicant shows that this standard will be met. It should be noted that the lighting will be reviewed again at site plan. Therefore, this standard is satisfied.

Standard 7 and **Standard 8** relate to Zoning Districts other than C-8. As such, they are not applicable.

Provisions for Waiving Open Space Requirements (Sect. 9-612)

Provision 1 states that the waiver may be approved only if it will further the intent of the Ordinance, and the intent and implementation of the adopted comprehensive plan and other adopted policies. Special Exception approval for a storage lot associated with a vehicle sale, rental, and ancillary service establishment will allow the existing use to conform to the Zoning Ordinance. As previously discussed, the proposal is in harmony with Comprehensive Plan guidance for the area. This provision is satisfied.

Provision 2 states that the waiver may be approved only if it is established that the resultant development will be harmonious with adjacent development. The application proposes minimal land disturbance and no new construction. The parking lot is directly surrounded by retail uses and industrial uses, as well as office uses and a public benefit association across Shreve Road. The applicant is adding landscaping along the eastern and western portions of the site, increasing the amount of landscaped open space onsite. Therefore, this provision satisfied.

Provision 3 states that the waiver may be approved only if the provisions of Article 13 are satisfied. The application meets the interior parking lot landscaping requirements and provides modified peripheral parking lot landscaping. There is no tree canopy requirement on the subject site, and there are no screening or barrier requirements. This provision is satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Overall, staff concludes that the subject application is in general harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance Provisions.

Staff Recommendations

Staff recommends approval of RZ 2015-PR-016, subject to the execution of proposed proffers, consistent with those contained in Appendix 1.

Staff recommends approval of SE 2014-PR-018, subject to the Proposed Development Conditions contained in Appendix 2.

Staff recommends approval of the following waivers and modifications:

- Waiver of the minimum open space requirement in the C-8 District to 5 percent as shown on the GDP/SE Plat.
- Modification of the barrier requirements along a portion of Shreve Road to that shown the GDP/SE Plat.
- Modification of the peripheral parking lot landscaping requirement for all yards to that shown on the GDP/SE Plat.

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

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

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

APPENDICES

1. Proposed Proffers
2. Proposed Development Conditions
3. Affidavits
4. Statement of Justification
5. Transportation Analysis (FCDOT/VDOT)
6. Urban Forest Management Analysis
7. Stormwater Analysis
8. Zoning Ordinance Provisions
9. Glossary

PROFFERS**BEYER I LIMITED LIABILITY COMPANY****RZ 2015-PR-016****December 29, 2015**

Pursuant to Va. Code Ann. § 15.2-2303 (a) and subject to the Board of Supervisors approving a rezoning of the property identified as Tax Map 40-3 ((12)) 8A (hereinafter referred to as the "Application Property") from the I-5 District to the C-8 District, Beyer I Limited Liability Company (hereinafter referred to as the "Applicant"), for the owner, itself, and its successors and assigns, hereby proffers to the following conditions. If accepted, these proffers shall replace and supersede any previous proffers approved on the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of § 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan/special exception plat ("GDP/SE Plat") consisting of eight sheets, prepared by Walter L. Phillips, Inc., dated October 10, 2013 and revised through December 21, 2015.
- b. Minor modifications to the GDP/SE Plat may be permitted as determined by the Zoning Administrator in accordance with the provisions of § 18-204 of the Zoning Ordinance. The Applicant reserves the right to modify the layout shown on the GDP/SE Plat at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping, or distances to peripheral lot lines, or increases in limits of clearing and grading as shown on the GDP/SE Plat.

2. TRANSPORTATION

Density credit is reserved consistent with § 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or the Virginia Department of Transportation ("VDOT") pursuant to the Public Facilities Manual ("PFM"), at or prior to time of site plan approval.

3. SUCCESSORS AND ASSIGNS

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

4. 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 taken together shall constitute but one in the same instrument.

TITLE OWNER OF
Tax Map 40-3 ((12)) 8A

BEYER II LIMITED LIABILITY COMPANY

By: _____
Name: _____
Title: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

APPLICANT

BEYER I LIMITED LIABILITY COMPANY

By: _____
Name: _____
Title: _____

[SIGNATURES END]

PROPOSED DEVELOPMENT CONDITIONS**SE 2014-PR-018****December 29, 2015**

If it is the intent of the Board of Supervisors to approve SE 2014-PR-018 located at Tax Map 40-3 ((12)) 8A, 11, 13, (the "Property") to permit a vehicle sale, rental and ancillary service establishment with associated vehicle storage, pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved GDP/SE Plat entitled "7113 and 7117 Shreve Road," prepared by Walter L. Phillips, Inc., dated October 10, 2013, as revised through December 21, 2015, consisting of 8 sheets and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. There shall be no outdoor storage of wrecked or inoperable vehicles on the site for a period exceeding 72 hours. Any spaces reserved for loading, parking, vehicle storage and vehicle display shall not be used for wrecked or inoperable vehicles, and all non-operating vehicles must be stored away from Shreve Road. All parking of inoperable vehicles shall be located in designated, paved parking spaces.
6. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SE Plat as "Vehicle Storage").
7. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 p.m. and 8:00 a.m., it shall be in a fully enclosed interior space with no windows or doors open.

8. Approximately 3,012 square feet of right-of-way as depicted on the SE Plat shall be dedicated to the Board of Supervisors, in fee simple, along Shreve Road. The area within 41.5 feet from the existing centerline of Shreve Road shall be reserved for future dedication of right-of-way along Shreve Road as depicted on the SE Plat. Any amount of the 41.5-foot reservation shall be conveyed to the Board of Supervisors, in fee simple on demand. All intensity/density attributable to land area dedicated from the Application Property as designated on GDP/SE Plat and/or conveyed at no cost to the Board or any other public entity pursuant to these conditions, or as may be required at site plan, shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the Application Property.
9. All loading and unloading of vehicles on transport carriers shall be conducted on-site. Absolutely no loading and unloading of vehicles shall take place on Shreve Road.
10. A landscape plan shall be submitted in conjunction with the site plan submitted on the Application Property for the review and approval of UFMD. Plantings shall be installed in general conformance to the GDP/SE Plat and native species shall be incorporated to the extent feasible.

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

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

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



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: December 8, 2015

TO: Casey Gresham, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal *JEG*
Office of the County Attorney

SUBJECT: Affidavit
Application No.: RZ-2015-PR-016
Applicant: Beyer I Limited Liability Company
PC Hearing Date: 1/13/16
BOS Hearing Date: Not yet scheduled

REF.: 132539

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 12/7/15, which bears my initials and is numbered 132539a, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

REZONING AFFIDAVIT

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

132539a

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

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

in Application No.(s): RZ 2015-PR-016
(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). Includes entries for Beyer I Limited Liability Company and Beyer II Limited Liability Company.

Rezoning Attachment to Par. 1(a)DATE: December 7, 2015
(enter date affidavit is notarized)

132539 a

for Application No. (s): RZ 2015-PR-016
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Robert D. Brant Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
Walter L. Phillips, Incorporated Agents: Jeffrey J. Stuchel Aaron M. Vinson Brian A. Richards	44355 Premier Plaza, Suite 240 Ashburn, Virginia 20147	Engineer/Agent
The Aisling Group, LLC	203 N. Patrick Street	Consultant/Agent

*Admitted in New York and California.
Admission to Virginia Bar pending.

REZONING AFFIDAVIT

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

132539a

for Application No. (s): RZ 2015-PR-016
(enter County-assigned application number(s))

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

Beyer I Limited Liability Company
1231 West Broad Street
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)

-Members: Donald S. Beyer, Sr., as trustee of the Donald S. Beyer, Sr. Special Legacy Trust f/b/o Donald S. Beyer, Sr., Marylee Beyer Hill, Sandra S. Beyer MacArthur, Sherry Sternoff Beyer, Michael S. Beyer
Managers: Michael S. Beyer, Marylee Beyer Hill, Sherry Sternoff Beyer

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 on a "Rezoning Attachment 1(b)" form.

Rezoning Attachment to Par. 1(b)

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

132539a

for Application No. (s): RZ 2015-PR-016
(enter County-assigned application number (s))

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

Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 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)

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

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

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Wendy A. Alexander	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David I. Romardner	William A. Eggerty	Andrew A. Painter	Geeth M. Weinman

Rezoning Attachment to Par. 1(b)

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

132539a

for Application No. (s): RZ 2015-PR-016
(enter County-assigned application number (s))

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

The Aisling Group, LLC
203 N. Patrick Street
Alexandria, VA 22314

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)

Luke M. Vaughn
Jason T. Tipton
Jordan S. Karp

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)

Beyer II Limited Liability Company
1231 West Broad Street
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)

Managers:	Members:
-----------	----------

REZONING AFFIDAVIT

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

132539a

for Application No. (s): RZ 2015-PR-016
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

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

132539a

for Application No. (s): RZ 2015-PR-016
(enter County-assigned application number(s))

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

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

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

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

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

NONE.

REZONING AFFIDAVIT

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

132539a

for Application No. (s): RZ 2015-PR-016
(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.)

Within the past 12 months, Luke M. Vaughn of The Aisling Group, LLC, a consultant/agent listed in Sections 1(a) and 1(b) of this affidavit, provided political consultant services to Chairman Sharon Bulova.

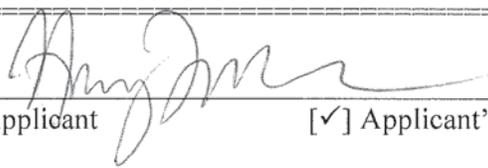
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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)

[] Applicant  [x] Applicant's Authorized Agent



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: December 8, 2015

TO: Casey Gresham, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal *JEG*
Office of the County Attorney

SUBJECT: Affidavit
Application No.: SE 2014-PR-018
Applicant: Beyer I LLC
PC Hearing Date: 1/13/16
BOS Hearing Date: Not yet scheduled

REF.: 125460

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 12/7/15, which bears my initials and is numbered 125460d, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

SPECIAL EXCEPTION AFFIDAVIT

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

125460 d

I, Amy E. Friedlander, Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): SE 2014-PR-018
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Beyer I Limited Liability Company, successor by conversion of Beyer Limited Partnership Agent: Michael S. Beyer	1231 West Broad Street Falls Church, Virginia 22046	Applicant/Title Owner of Tax Map 40-3 ((12)) 11, 13
Beyer II Limited Liability Company Agents: Michael S. Beyer Marylee Beyer Hill	1231 West Broad Street Falls Church, Virginia 22046	Title Owner of Tax Map 40-3 ((12)) 8A

Special Exception Attachment to Par. 1(a)

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

125460d

for Application No. (s): SE 2014-PR-018
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
\ Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson (former) M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland \ Robert D. Brant Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson (former) \ Amy E. Friedlander	2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent
\ Walter L. Phillips, Incorporated Agents: Jeffrey J. Stuchel Aaron M. Vinson \ Brian A. Richards	207 Park Avenue Falls Church, Virginia 22046	Engineers/Agent
\ The Aisling Group, LLC Agents:	203 N. Patrick Street Alexandria, VA 22314	Consultant/Agent

*Admitted in New York and California.
 Admission to Virginia Bar pending

SPECIAL EXCEPTION AFFIDAVIT

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

125460d

for Application No. (s): SE 2014-PR-018
(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)
Beyer I Limited Liability Company
1231 West Broad Street
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 SHAREHOLDERS: (enter first name, middle initial and last name)

Members: Donald S. Beyer, Sr., as trustee Managers: Michael S. Beyer, Marylee
of the Donald S. Beyer, Sr. Special Legacy Beyer Hill, Sherry Sternoff Beyer
Trust f/b/o Donald S. Beyer, Sr., Marylee
Beyer Hill, Sandra S. Beyer MacArthur,
Sherry Sternoff Beyer, Michael S. Beyer

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders

Special Exception Attachment to Par. 1(b)

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

125460d

for Application No. (s): SE 2014-PR-018
(enter County-assigned application number (s))

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

Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 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)

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

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher, M. Catharine Puskar, John E. Rinaldi, Andrew A. Painter
Thomas J. Cahoon, Michael J. Conoblin, Kathleen H. Smith, James J. Stuchel

SPECIAL EXCEPTION AFFIDAVIT

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

125460d

for Application No. (s): SE 2014-PR-018
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER,*

SPECIAL EXCEPTION AFFIDAVIT

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

125460d

for Application No. (s): SE 2014-PR-018
(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

SPECIAL EXCEPTION AFFIDAVIT

125460d

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

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.)

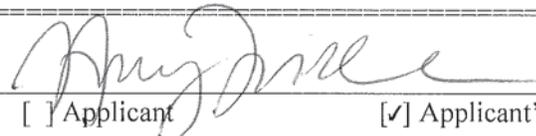
Within the past 12 months, Luke M. Vaughn of The Aisling Group, LLC, a consultant/agent listed in Sections 1(a) and 1(b) of this affidavit, provided political consultant services to Chairman Sharon Bulova.

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.

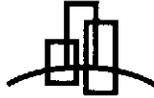
WITNESS the following signature:



(check one) [] Applicant [x] Applicant's Authorized Agent

Amy E. Friedlander, Agent
(type or print first name, middle initial, last name, and & title of signee)

Andrew A. Painter
 (571) 209-5775
 apainter@thelandlawyers.com



**WALSH COLUCCI
 LUBELEY & WALSH PC**

September 18, 2015

RECEIVED
 Department of Planning & Zoning

SEP 28 2015

Zoning Evaluation Division

Via Hand Delivery

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

**Re: Revised Statement of Justification
 Beyer I Limited Liability Company
 Application for Rezoning & Special Exception
 Fairfax County Tax Map ##40-3 ((12)) 8A, -11 & -13**

Dear Ms. Berlin:

Please accept this letter as a statement of justification to accompany a proposed rezoning application and a special exception application for vehicle storage associated with a vehicle sales, rental and ancillary service establishment on the Subject Property.

The Applicant is the owner of approximately 1.25 acres located at 7113 and 7117 Shreve Road and 118 Gordons Road and identified among the Fairfax County Real Estate Assessment records as 40-3 ((12)) 8A ("Lot 8A"), 11 ("Lot 11") and 13 ("Lot 13"), (collectively, the "Subject Property"). The Subject Property is located to the south of Leesburg Pike (Route 7) and to the east of Shreve Road. The Subject Property is located in the Providence Magisterial District and near the border of the City of Falls Church.

The Subject Property has been associated with a vehicle dealership and used for the purpose of vehicle storage for over forty years. This special exception application proposes vehicle storage as an accessory use to the existing vehicle sales, rental, and service establishment. The principal permitted use (the building associated with the vehicle sales, rental, and service establishment) is proposed to be located in an existing building on Lot 8A. Given the existing and proposed use of the Subject Property, this application proposes no land disturbance and no new construction.

Lot 11 and Lot 13 are zoned to the C-8 zoning district. Lot 8A is partially located within Fairfax County and partially located within the City of Falls Church. The Fairfax County portion of Lot 8A is zoned to the I-5 zoning district and is proposed to be rezoned to the C-8 zoning district to make it administratively consistent with Lot 11 and Lot 13. The proposed rezoning

ATTORNEYS AT LAW

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

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

will also allow the existing building on Lot 8A to serve as the location for the principal permitted vehicle sales, rental, and service establishment on the Subject Property.

The Subject Property is located in the Jefferson North Community Planning Sector (J10) of the Jefferson Planning District in Area I of the Fairfax County Comprehensive Plan (the "Plan"). The Plan was recently amended, which removed the Subject Property from the West Falls Church Transit Station Area Plan. The Plan recommends neighborhood serving commercial uses for the Subject Property. Given the longstanding existing commercial use of the Subject Property, the Applicant's proposal is in conformance with the Plan.

In accordance with the Zoning Ordinance requirements of Section 9-011, please accept the following information regarding the proposed special exception application:

- 1) The type of operation will be vehicle storage associated with a vehicle sales and service establishment located on adjacent property and also owned and operated by the Applicant. All vehicles stored will be in operable condition.
- 2) The Subject Property will be used as vehicle storage 24 hours a day and seven days a week.
- 3) The Subject Property may be visited by clients to view available vehicles.
- 4) No employees will be generated by this use and all employees will be located at the vehicle sales and service establishment located on the adjacent property.
- 5) As the Subject Property will be used for vehicle storage, no traffic impact is anticipated.
- 6) The use will serve the greater Fairfax County and City of Falls Church areas.
- 7) There are currently no existing structures on the Subject Property, and this application proposes no land disturbance and no new construction.
- 8) To the best of the Applicant's knowledge, the Subject Property does not contain any hazardous or toxic substances. The proposed development complies with all adopted standards, ordinances, and regulations except as follows:
 - a. A waiver of the minimum open space requirement in favor of the existing conditions.
 - b. A waiver of the barrier requirement along a portion of Shreve Road. As the proposed use is vehicle storage, visibility of the vehicles is an important part of the Applicant's business.

- c. A waiver of the interior parking lot landscaping and peripheral parking lot landscaping requirements. As noted above, no land disturbance is proposed with this application.
- d. A tree preservation deviation in favor of the existing conditions. The Subject Property consists of a paved parking lot surface and no land disturbance is proposed.

The approval of the rezoning and special exception will allow the Applicant to continue to use the Subject Property as it has for many years and maintain an important economic use.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. Thank you for your time and consideration in this matter and please feel free to call me directly at (703) 737-3633 should you have any questions.

Very truly yours,

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



Andrew A. Painter

Enclosures

Cc: Ms. Cathy S. Belgin, AICP, Department of Planning & Zoning
Mr. Michael S. Beyer, Beyer I Limited Liability Company
Mr. Aaron Vinson, P.E., Walter L. Phillips, Inc.
Mr. Luke Vaughn, The Aisling Group, LLC
Ms. Amy E. Friedlander, Walsh Colucci
Lynne J. Strobel, Esq., Walsh Colucci

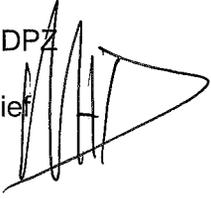


County of Fairfax, Virginia

MEMORANDUM

DATE: December 15, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Transportation Impact

REFERENCE: Addendum Memorandum; RZ 2015-PR-016/SE 2014-PR-018
Beyer I, LLC; Tax Map: 040-3 ((12)) 0008A, 0011, 0013

This department has reviewed the plat revised through November 4, 2015, and we have the following comments.

The applicant has addressed staff's comments on the right-of-way dedication and reservation areas along its Shreve Road frontage, a flush connection of the proposed 5-ft concrete sidewalk with the existing 5-ft asphalt trail, and the provision of an ADA compliant curb ramp at the southeast corner of the car-carrier driveway.

The applicant has agreed to dedicate the portion of its property along Shreve Road to 1-foot behind the proposed and existing sidewalk so the existing travel way and the sidewalk on Shreve Road would be in the public right-of-way. Additionally, the applicant has agreed to place a portion of its property along the Shreve Road frontage in reservation for future right-of-way dedication. The area in reservation includes the property within 41.5 feet from the existing centerline of Shreve Road and would be called upon by written demand of the Fairfax County Board of Supervisors when funding is available for a project to improve Shreve Road.

MAD/AY
cc: Casey Gresham



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

October 24, 2014

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: SE 2014-PR-018 Beyer I LLC
Tax Map # 40-3((12))0008A, 11 & 13

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

I have reviewed the above plan submitted on October 17, 2014, and received on October 17, 2014. The following comments are offered in addition to those previously provided:

1. The curb and gutter along Shreve Road should not contain angle breaks around the utility poles on the site plan.
2. Other minor design details can be addressed at the site plan stage.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxspex2014-PR-018se3BeyerILLC10-24-14BB



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

November 18, 2015

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: RZ 2015-PR-016 & SE 2014-PR-018 Beyer I LLC
Tax Map # 40-3((12))0008A, 11 & 13

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

I have reviewed the above plan submitted on November 5, 2015, and received on November 10, 2014. The following comments are offered:

3. Maples and other such trees with shallow root systems should not be planted near publically maintained improvements. Additionally, maples are not recommended at this location since vehicles will be parking here for extended times and the dripping sap from maples can damage automobile finishes.
4. No plantings should be placed within entrance sight lines. The entrance sight lines are not shown on the included plans.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxspex2014-PR-018se5BeyerILLC11-1815BB



County of Fairfax, Virginia

MEMORANDUM

DATE: November 19, 2015

TO: Casey Gresham, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Gordon W Falls Church-7113 & 7117 Shreve Road, SE 2014-PR-018

I have reviewed the above referenced RZ/SE Revised Statement of Justification stamped "Received, Department of Planning and Zoning, September 28, 2015; and GDP/SE plat set stamped "Received, Department of Planning and Zoning, November 4, 2015". The following comments and recommendations are based on this review. A site visit was not conducted due to time constraints.

1. **Comment:** On sheet P-0201 in the southwest corner of the site the existing tree canopy is incorrectly shown to the edge of the pavement and not to the full extent of the existing tree canopy for the tree(s) that are located on the property line and on site.

Recommendation: The full extent of all existing tree canopy shall be shown so that an accurate tree preservation target may be calculated and 10-year canopy requirements may be met.

2. **Comment:** On sheet P-0302, Section A-A, there should be a wheel stop shown on the site side to prevent vehicles from damaging the required landscaping. The wheel stop should be dimensioned a minimum of 5 feet back from the edge of pavement.

Recommendation: Provide a wheel stop along all parking areas that are adjacent to the required landscaping on site.

3. **Comment:** On sheet P-0401, a proposed landscape tree is shown to be counted for interior parking lot landscaping. It cannot be counted as such from where it is located because it does not shade any portion of the parking area.

Recommendation: Only trees that will shade a significant portion of the paved parking areas may be counted toward meeting interior parking lot landscaping. Select an alternate tree.

4. **Comment:** On Sheet P-0402, the calculations for interior parking lot landscaping cannot be confirmed. Pursuant to section 12-0514.5 of the County's Public Facilities Manual a

Department of Public Works and Environmental Services
Urban Forest Management Division

12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

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

www.fairfaxcounty.gov/dpwes



graphic of the area(s) to be counted shall be shaded and each tree counted toward meeting the requirement shall be marked with a symbol indicating its use as a tree providing shade to the area(s) to be counted.

Recommendation: The applicant should provide an interior parking lot graphic to fully meet the requirements of PFM section 12-0514.

- Comment:** On table 12.10, line B8, the applicant has indicated they will be asking for a modification of the 10-year tree canopy. The applicant has not provided a justification in accordance with section 12-0513 of the PFM for a modification of the 10-year tree canopy. Further, it is unclear if there is a need to modify the 10-year tree canopy requirements.

Recommendation: The applicant should provide the required justification for a modification of the 10-year tree canopy and submit it for review by UFMD or indicate a NO on line B8 on table 12.10.

- Comment:** The applicant has indicated they have met the tree preservation target because there are no existing trees on site, however on sheet P-0201 they are showing existing canopy on site. It is unclear why existing tree cover has not been counted toward the tree preservation target. Further, if there is existing canopy on site and the tree preservation target cannot be met then the applicant shall request a tree preservation target deviation in the form of a letter to the Director.

Recommendation: The applicant should provide a clear account of existing tree canopy, their tree preservation target and a request for a tree preservation target deviation if needed.

- Comment:** On the Planting Schedule the shrubs are listed at an 18 inch minimum height, this will not adequately screen the parking areas. A minimum height at time of planting should be 24-36 inches in height to screen the vehicle lights.

Recommendation: The applicant should provide shrubs that are 24-36 inches in height at time of planting to adequately screen the parking area.

If further assistance is desired, you may contact me at 703-324-1770.

JSB/

UFMDID #: 191901
cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: December 9, 2014

TO: Michael Van Atta
Staff Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Application #SE 2014-PR-018; Special Exception Plat;
Beyer I LLC; SE Plat dated May 8, 2014; Cameron Run Watershed; LDS
Project # 3085-ZONA-001-1; Tax Map #40-3-12-008A, 0011, 0013;
Providence

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

Chesapeake Bay Preservation Ordinance (CBPO)

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

Floodplain

There is no major flood plain located within the property.

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Stormwater Detention

Applicant indicated that there is no stormwater management controls in place and with this development the applicant is proposing a reduction in impervious area on the site and a corresponding reduction in stormwater runoff.

Applicant also provided the imagery of the site that demonstrated the existence of the impervious area in around 1970s to the extent shown on the plan.

Water Quality Control

Applicant provided the computations in the runoff reduction spreadsheet to show compliance with phosphorus load reduction requirements for the area of land disturbance proposed with this application. The phosphorus load reduction requirement has been achieved by changing almost half of the disturbed area from impervious to managed turf.

In site plan submission, a detail BMP computation must be provided. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

Michael Van Atta, Staff Coordinator
Special Exception #SE 2014-PR-018; Beyer I LLC
LDS Project #3085-ZONA-001-1
Page 2 of 2

Onsite Major Storm Drainage System and Overland Relief

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

Downstream Drainage System

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

Stormwater Management Proffers

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

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

BP/

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



FAIRFAX COUNTY ZONING ORDINANCE

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
 - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
 - (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
 - (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
 - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

9-006 General Standards

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

SPECIAL EXCEPTIONS

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.

9-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008

Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it

FAIRFAX COUNTY ZONING ORDINANCE

R-A District: Limited to uses 19 and 40
R-P District: Limited to uses 15, 17, 19, 35, 38, 40 and 42
R-C District: Limited to uses 15, 17, 19, 35, 38, 39, 40 and 42
R-E, R-1 Districts: Limited to uses 10, 12, 15, 17, 19, 27, 35, 37, 38, 39, 40, 41 and 42
R-2 District: Limited to uses 5, 12, 15, 17, 19, 27, 35 and 38
R-3, R-4 Districts: Limited to uses 5, 12, 15, 17, 19, 27 and 38
R-5, R-8 Districts: Limited to uses 5, 12, 15, 17, 27 and 38
R-12, R-16, R-20 Districts: Limited to uses 12, 15, 27 and 38
R-30 District: Limited to uses 12, 15, 17, 27 and 38
R-MHP District: Limited to uses 12, 15, 27 and 38

PDH District: Limited to uses 11, 27 and 35
PDC District: Limited to uses 11, 16 and 27
PRC District: Limited to uses 27, 34 and 35

C-1 District: Limited to uses 10, 27 and 38
C-2 District: Limited to uses 6, 9, 10, 27 and 38
C-3 District: Limited to uses 6, 9, 10, 14, 18, 21, 22, 25, 27 and 38
C-4 District: Limited to uses 6, 9, 10, 14, 21, 22, 25, 27 and 38
C-5 District: Limited to uses 2, 3, 6, 11, 15, 17, 20, 21, 23, 27, 33, 34, 36, 37, 38, 39 and 41
C-6 District: Limited to uses 2, 3, 4, 6, 11, 14, 15, 17, 20, 21, 23, 25, 27, 30, 33, 34, 36, 37, 38, 39 and 43
C-7 District: Limited to uses 2, 3, 4, 6, 7, 8, 10, 11, 15, 17, 20, 21, 23, 25, 26, 27, 30, 33, 34, 36, 37, 38, 39 and 43
C-8 District: Limited to uses 2, 3, 4, 6, 7, 10, 11, 15, 16, 17, 20, 21, 23, 24, 25, 27, 30, 33, 34, 36, 37, 38, 39 and 43
C-9 District: Limited to uses 2, 3, 4, 6, 10, 11, 17, 18, 20, 21, 23, 25, 26, 27, 33, 36, 37 and 43

I-I District: Limited to use 27
I-1 District: Limited to uses 27 and 38
I-2 District: Limited to uses 9, 14, 15, 18, 22, 27 and 38
I-3 District: Limited to uses 3, 6, 9, 14, 15, 16, 18, 21, 22, 25, 26, 27, 29, 37, 38, 39 and kennels (outdoor)
I-4 District: Limited to uses 3, 6, 9, 14, 15, 18, 19, 21, 22, 25, 27, 28, 32, 37, 38, 39 and kennels (outdoor)
I-5 District: Limited to uses 3, 6, 7, 9, 11, 14, 18, 19, 20, 21, 23, 25, 27, 32, 33, 37, 38, 39 and kennels (outdoor)
I-6 District: Limited to uses 3, 6, 7, 11, 13, 18, 19, 20, 21, 23, 27, 31, 33, 37, 38, 39 and kennels (outdoor)

9-503 Standards for all Category 5 Uses

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

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.

SPECIAL EXCEPTIONS

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

9-504

Additional Standards for Amusement Arcades

1. Such a use shall not be located closer than 1000 feet to any school. In addition, except when located under the roof of a shopping center, such a use shall not be located within 100 feet of any adjoining property which is in an R district.
2. Such use shall be established only after approval by the Board of a plan setting forth acceptable rules for the operation of the establishment. Such plan shall specify (a) procedures to preclude gambling and loitering; (b) regulations regarding the use of the establishment by school age children; and (c) procedures for the enforcement of the rules.
3. In addition, the Board shall impose such conditions and restrictions as it may deem necessary to assure that the use will be compatible with and will not adversely impact the adjacent area. Such conditions and restrictions may include, but need not be limited to, the following:
 - A. Hours of operation.
 - B. Number of adult attendants required to be on the premises at all times.
 - C. Size of the establishment and the number of amusement machines.

9-505

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

1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

SPECIAL EXCEPTIONS

- C. Lighting, public address systems and hours of operation;
 - D. Location and type of nursery stock, materials and other items stored, displayed or offered for sale outside, provided, however, that no such storage, parking of equipment or vehicles used for landscape contracting services, display, or sales area shall be located in any minimum required yard.
- 8. In the R-A through R-4 Districts, notwithstanding the provisions of Sect. 9-003, the Board may vary, modify or waive the provisions of Paragraphs 4, 5 and 6 above and the provisions of Article 13 for a plant nursery which is accessory to a single family detached dwelling, provided the dwelling is the domicile of the nursery operator.
 - 9. The off-street parking requirement shall be based on one (1) space per 200 square feet of net floor area for the first 1000 square feet, plus six (6) spaces per each additional 1000 square feet; plus one (1) space per 500 square feet of outdoor sales/display area to include greenhouses used for the sales/display of plant materials; plus one (1) space per employee and company/commercial vehicle and sufficient space for the parking of any related equipment for landscape contracting services as an accessory component. However, the Board, in its review of a plant nursery, may modify this parking requirement, based on the specific characteristics of the plant nursery use, such as the size and scale and/or the types of accessory uses, when the applicant has demonstrated that fewer parking spaces than those required above will adequately serve the plant nursery and all accessory uses. All off-street parking areas, including aisles and driveways shall be constructed and maintained with a dustless surface in accordance with the provisions of the Public Facilities Manual, unless a modification or waiver of the dustless surface requirement is approved by the Director.

9-518

Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments

- 1. Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides.
- 2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.
- 3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13.
All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.
- 4. All such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such

FAIRFAX COUNTY ZONING ORDINANCE

dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.

5. All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual.
6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.
7. In the C-3, C-4, I-3, I-4, I-5, PDC, PRC and PRM Districts, only vehicle rental establishments may be allowed and such use shall be subject to Paragraphs 1 through 6 above and the following:
 - A. Vehicle rental establishments shall be limited to the rental of automobiles and passenger vans and the rental of trucks or other vehicles shall not be permitted.
 - B. There may be a maximum of twenty-five (25) rental vehicles stored on site and such vehicles shall be stored in a portion of the parking lot designated on the special exception plat for the storage of rental vehicles.
 - C. There shall be no maintenance or refueling of the rental vehicles on-site.
8. In the PTC District, vehicle sale, rental and ancillary service establishments may only be permitted in accordance with the provisions of Sect. 6-505.

9-519 Additional Standards for Wholesale Trade Establishments

1. All business, service, storage and display of goods shall be conducted within a completely enclosed building.

9-520 Additional Standards for Commercial Off-Street Parking in Metro Station Areas as a Temporary Use

The purpose of this special exception is to provide for an interim solution to Metro Station parking deficiencies by allowing private property within a specified distance of a Metro Station to be used temporarily for parking. The temporary parking lot use is intended only as an interim use to serve a public need and not as a transitional use to a higher density or intensity development than currently is planned. To this end, the Board may approve a special exception to allow a privately operated commercial off-street parking lot, as a temporary use, in Metro Station areas, but only in accordance with the following provisions:

In all districts where permitted by special exception:

1. The site for the proposed parking area shall not be used for any purpose other than to provide ground surface parking of motor vehicles for the general public. No motor vehicle repair work except emergency service shall be permitted in association with any such off-street parking area.

FAIRFAX COUNTY ZONING ORDINANCE

5. All such off-street parking spaces and areas shall comply with the geometric design standards presented in the Public Facilities Manual.
6. There shall be no parking of vehicles closer to any lot line which abuts an R district than a distance equal to the dimension of the abutting corresponding yard as required by this Ordinance.
7. All lighting fixtures used to illuminate such off-street parking areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.
8. All such off-street parking shall comply with the provisions for landscaping and screening set forth in Article 13.

9-610 Provisions for Waiving Minimum Lot Size Requirements

The Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the waiving of the minimum district size and/or lot width requirement for an R District, except for all cluster subdivisions, the minimum lot area and/or lot width requirements for a C district or the minimum district size requirement for the C-9 District, and the minimum district size, lot area and/or lot width requirements for an I district, but only in accordance with the following:

1. Such lot has not been reduced in width or area since the effective date of this Ordinance to a width or area less than required by this Ordinance.
2. The applicant shall demonstrate that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact.
3. It shall be demonstrated that development of the subject lot will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways.
4. Such waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied.

9-611 Provisions for Approving Drive-In Financial Institutions, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District

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

9-612 Provisions for Waiving Open Space Requirements

SPECIAL EXCEPTIONS

Except for cluster subdivisions in the R-2 District and cluster subdivisions in the R-3 and R-4 Districts which have a minimum district size of three and one-half (3.5) acres or greater, the Board may approve, either in conjunction with the approval of appropriate proffered conditions or as a special exception, the waiving of the open space requirement presented for a given zoning district and/or the open space requirement for cluster subdivisions in the R-C, R-E and R-1 Districts and cluster subdivisions in the R-3 and R-4 Districts which have a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres, set forth in Par. 4 of Sect. 2-309, but only in accordance with the following provisions:

1. Such waiver may be approved only if it will further the intent of the Ordinance, and the intent and implementation of the adopted comprehensive plan and other adopted policies.
2. Such waiver may be approved only if it is established that the resultant development will be harmonious with adjacent development.
3. Such a waiver may be approved only if the provisions of Article 13 are satisfied.

9-613 Provisions for Waiving Minimum Lot Width, Minimum Yard and Privacy Yard Requirements for Single Family Attached Dwelling Units

The Board may approve, either in conjunction with the approval of a rezoning or a special exception, the waiving of the minimum yard and/or privacy yard requirements for single family attached dwelling units. Such waiver may be approved only if it will further the intent of the Ordinance, and the intent and implementation of the adopted comprehensive plan and other adopted policies.

9-614 Provisions for Approval of Nonconforming Condominium and Cooperative Conversions

1. Pursuant to Va. Code Sections 55-79.43 and 55-429, the standards set forth in Sect. 006 above shall not apply and an application for a special exception shall be approved if the applicant can demonstrate to the reasonable satisfaction of the Board that existing nonconformities are not likely to be adversely affected by the proposed conversion.
2. Upon approving a special exception, the Board may impose such conditions as deemed necessary to assure that the development will be in harmony with the purpose and intent of the provisions of this Ordinance.
3. An approval of a special exception shall permit existing nonconformities to continue as nonconformities.

9-615 Provisions for a Cluster Subdivision

The Board may approve, either in conjunction with the approval of a rezoning or as a special exception, a cluster subdivision in an R-C, R-E or R-1 District or a cluster subdivision in a R-3 or R-4 District which has a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres, but only in accordance with the provisions of this section. Special exceptions for cluster subdivisions in the R-2 District and cluster subdivisions in the R-3 or R-4 Districts which have a minimum district size of three and one-half (3.5) acres or greater, that were approved by the Board prior to July 1, 2004, shall remain valid and the cluster subdivisions

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		