



APPLICATION ACCEPTED: June 7, 2016

PLANNING COMMISSION: September 29, 2016

BOARD OF SUPERVISORS: October 18, 2016 @ 3:00 pm

County of Fairfax, Virginia

September 14, 2016

STAFF REPORT

SE 2016-BR-013

BRADDOCK DISTRICT



APPLICANT: Rejnaj of Twinbrooke, LLC

ZONING: C-6 (Community Retail Commercial)

PARCEL: 69-3 ((1)) 18A (pt.)

ACREAGE: 30,245 square feet

FAR: 0.09

OPEN SPACE: 19%

PLAN MAP: Retail and Other

SE CATEGORY: Category 5 – Commercial and Industrial Uses of Special Impact

PROPOSAL: Fast-food restaurant

STAFF RECOMMENDATIONS:

- Staff recommends approval of SE 2016-BR-013, subject to the proposed development conditions in Appendix 1.

Michael H. Lynskey, ASLA

- Staff recommends approval of the following modifications and waivers:
 - Modification of 40,000 square-foot minimum lot area standard of the C-6 Zoning District to permit the 30,245-square-foot Special Exception area (Sect. 4-606).
 - Modification of Transitional Screening and Barrier requirements in favor of the existing site conditions, as supplemented by the proposed plantings shown on the SE Plat (Sect. 13-302 and 13-304).
 - Modification of Required Site Plan Improvements, to accept the existing asphalt trail along Braddock Road in lieu of any requirement for a separate concrete sidewalk (Sect. 17-201, Par. 2).
 - Direct Director of DPWES to approve modification of Parking Geometrics and Standards of the Public Facilities Manual, to permit the existing 20-foot-wide two-way southern drive aisle, rather than the required 23-foot minimum width (PFM Sect. 7-0800).

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

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

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.



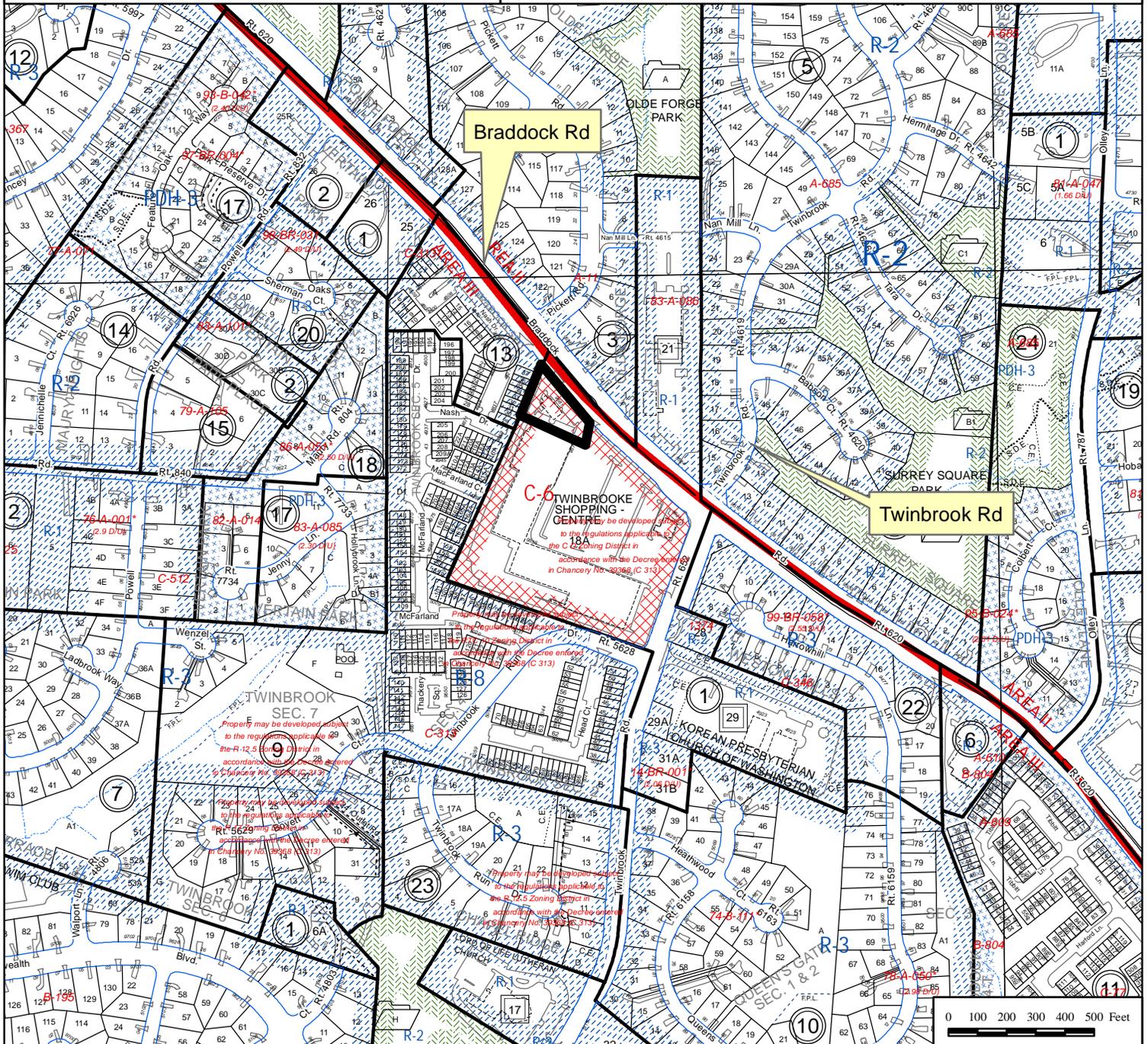
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

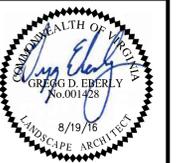
Special Exception

SE 2016-BR-013



Applicant: REJNAJ OF TWINBROOKE, LLC
Accepted: 06/07/2016
Proposed: FAST FOOD RESTAURANT
Area: 30245 SF OF LAND; DISTRICT - BRADDOCK
Zoning Dist Sect: 04-0604
Located: 9581 BRADDOCK ROAD, FAIRFAX, VA 22032
Zoning: C-6
Plan Area: 3,
Overlay Dist:
Map Ref Num: 069-3- /01/ /0018A (pt.)





PLAN STATUS	
7/28/16	PLAN REVISIONS
8/19/16	PLAN REVISIONS

DATE	DESCRIPTION
GDE	GDE
DESIGN	DRAWN
	CHKD
SCALE: H: 1"=20'	
V:	
JOB No. 8739-01-001	
DATE: AUGUST 19, 2016	
FILE No.	

LEGEND

- ◇ SANITARY CLEAN OUT
- ▽ FLOOR ELEV
- ⊙ GAS METER
- ⊙ GUY WIRE
- ⊙ HANDICAP
- ⊙ LIGHT POLE
- ⊙ STORM MANHOLE
- ⊙ MONUMENT
- ⊙ TELECOMMUNICATION MANHOLE
- ⊙ UTILITY POLE
- ⊙ WATER VALVE
- ⊙ SANITARY MANHOLE
- ⊙ SIGN
- X FENCE LINE
- OHU OVERHEAD UTILITY LINE
- E UNDERGROUND ELECTRIC
- G UNDERGROUND GAS
- W UNDERGROUND WATER
- SD EXISTING STORM DRAIN
- ES EXISTING SANITARY SEWER
- (U) EXISTING UTILITY EASEMENT
- ▬ APPLICATION AREA

EXISTING COVER TYPES

DEM INDEX AREA	SYMBOL	COVER TYPE	PRIMARY SPECIES	SUCCESSION STAGE	CONDITION	AREA
5	[Blank Box]	DEVELOPED LAND	N/A	N/A	N/A	23,353 S.F.
6	[Hatched Box]	MAINTAINED GRASSLANDS & MULCHED AREA	N/A	N/A	N/A	2,985 S.F.
9	[Solid Grey Box]	LANDSCAPED TREE CANOPY	SEE PLAN	EARLY	FAIR TO GOOD	3,907 S.F.

SUBJECT LAND AREA: 0.69 ACRES (30,245 S.F.)
 EXISTING TREE COVER: 0.089 ACRES (3,907 S.F.) OR 13%

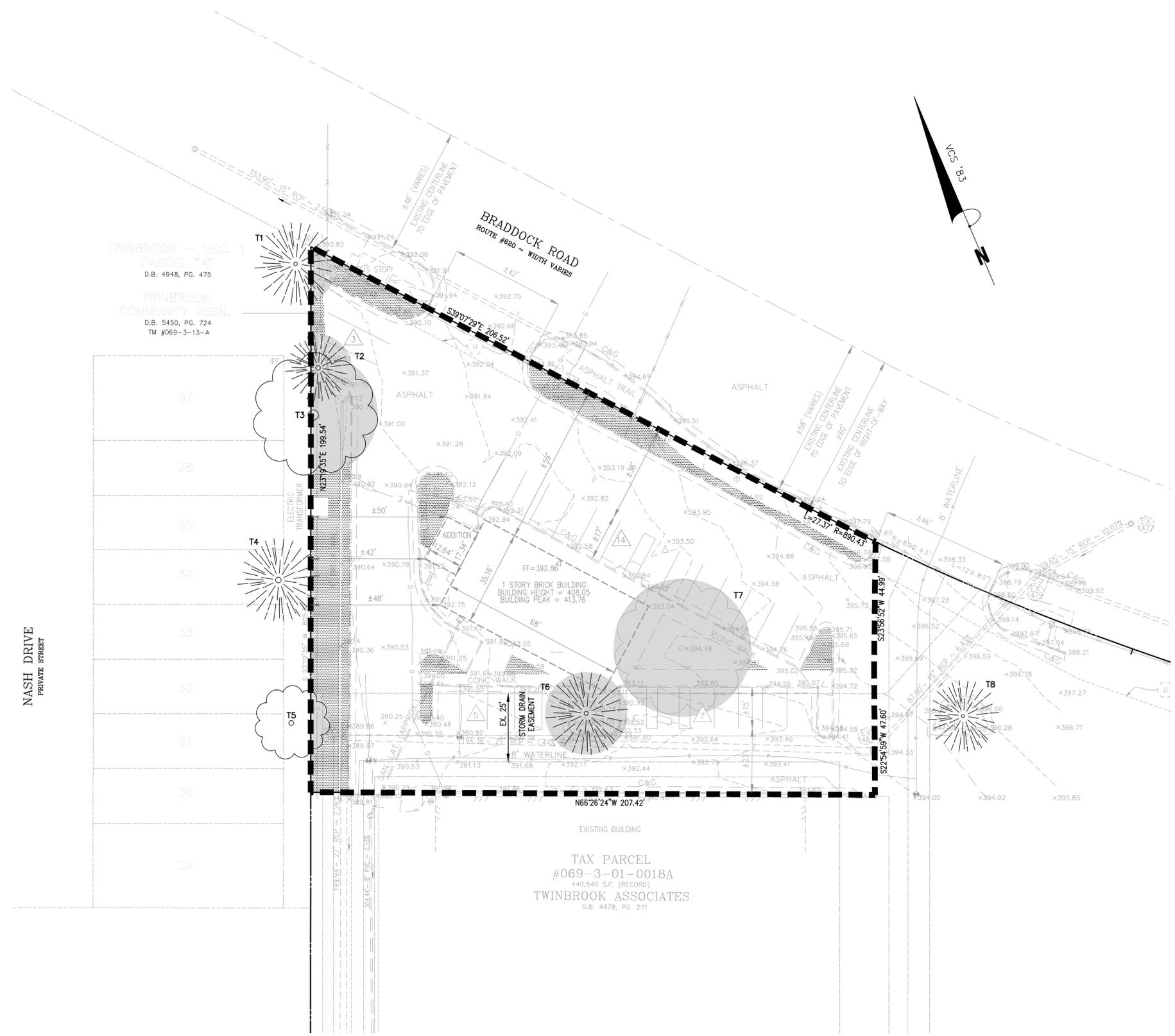
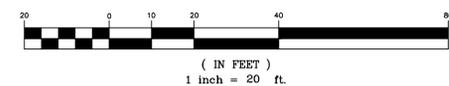
TREE INVENTORY

Popeye's Louisiana Kitchen - Twinbrooke Shopping Center
 Date of site visit: April 12, 2016
 Certified Arborist: Gregg D. Eberly MA-4616A

Plan Label	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/Remove
1	<i>Juniperus virginiana</i>	Eastern Redcedar	24	60	70	Preserve
2	<i>Pinus strobus</i>	White Pine	10	50	50	Preserve
3	<i>Acer rubrum</i>	Red Maple	23	70	70	Preserve
4	<i>Pinus strobus</i>	White Pine	25	70	50	Preserve
5	<i>Pyrus calleryana</i>	Bradford Pear	12	70	40	Preserve
6	<i>Pinus echinata</i>	Shortleaf Pine	19	60	50	Preserve
7	<i>Quercus palustris</i>	Pin Oak	19	70	70	Remove
8	<i>Pinus strobus</i>	White Pine	13	60	50	Preserve

- Notes:
- Condition Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA. Condition Rating: 90-100 Excellent, 70-89 Good, 50-69 Fair, 25-49 Poor, 05-24 Very Poor
 - Species Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA.
 - Off site trees included in this inventory had critical root zones located in or on subject property.
 - All trees with a minimum 1.2" and greater in diameter located within 25 feet or less of the limits of clearing within undisturbed tree preservation areas or located within 10 feet or less of the limits of clearing within disturbed areas have been inventoried.
 - Offsite or co-owned trees cannot be removed without written consent from the adjacent property owner. Copies of consent letters must be provided to the City Arborist in order to earn plan approval.

GRAPHIC SCALE



TAX PARCEL
 #069-3-01-0018A
 440,540 S.F. (RECORD)
 TWINBROOKE ASSOCIATES
 D.B. 4478, PG. 271

SE 2016-BR-013



PLAN STATUS	
7/28/16	PLAN REVISIONS
8/19/16	PLAN REVISIONS

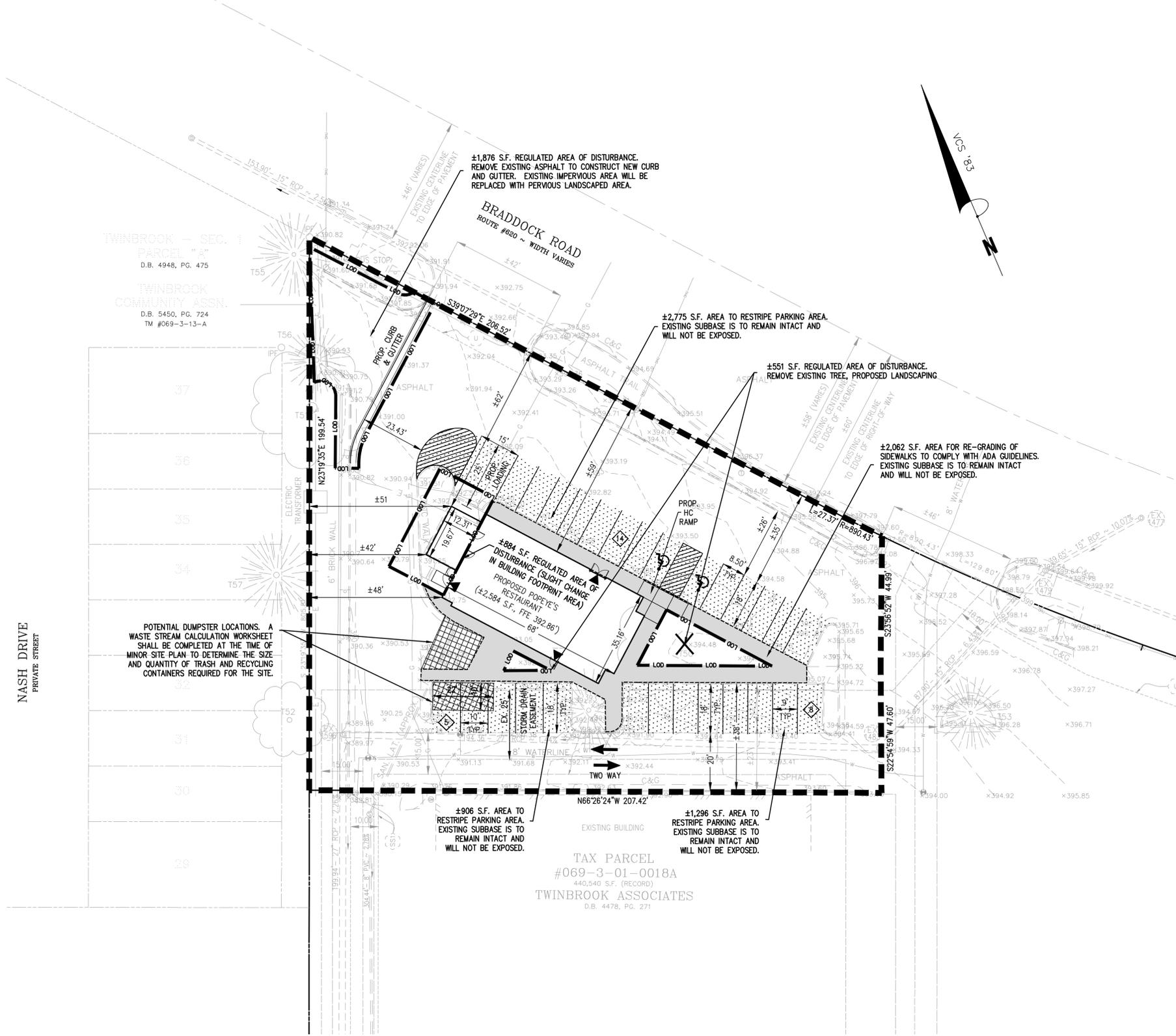
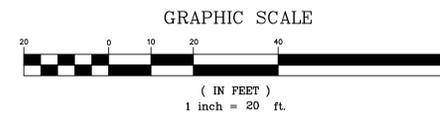
DATE	DESCRIPTION
GDE	GDE
DESIGN	DRAWN
	CHKD
SCALE: H: 1"=20'	
V:	
JOB No. 8739-01-001	
DATE : AUGUST 19, 2016	
FILE No.	

LEGEND

- SANITARY CLEAN OUT
- GAS METER
- GUY WIRE
- LIGHT POLE
- STORM MANHOLE
- TELECOMMUNICATION MANHOLE
- UTILITY POLE
- WATER VALVE
- SANITARY MANHOLE
- SIGN
- FENCE LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND WATER
- APPLICATION AREA
- PROPOSED REGULATED AREA OF DISTURBANCE (±3,311 S.F.) SEE NOTE BELOW.
- PROPOSED PARKING SPACE
- BUILDING ACCESS
- ±2,062 S.F. AREA FOR RE-GRADING OF SIDEWALKS TO ADDRESS ADA COMPLIANCE, PROPERTY AESTHETICS, FUNCTIONALITY AND OPERABILITY. EXISTING SUBBASE IS TO REMAIN INTACT AND WILL NOT BE EXPOSED.
- ±4,977 S.F. AREA TO RESTRIPE PARKING AREA. EXISTING SUBBASE IS TO REMAIN INTACT AND WILL NOT BE EXPOSED.
- POTENTIAL DUMPSTER LOCATIONS
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED

NOTE:

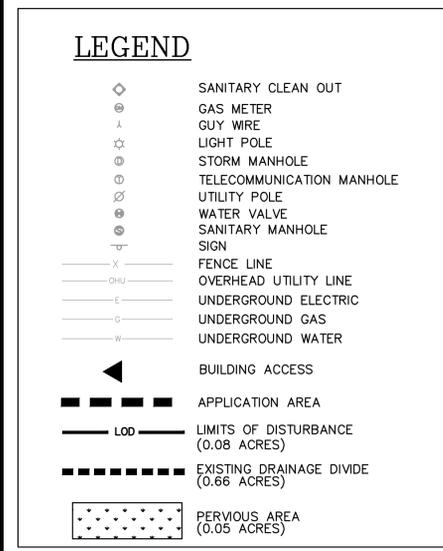
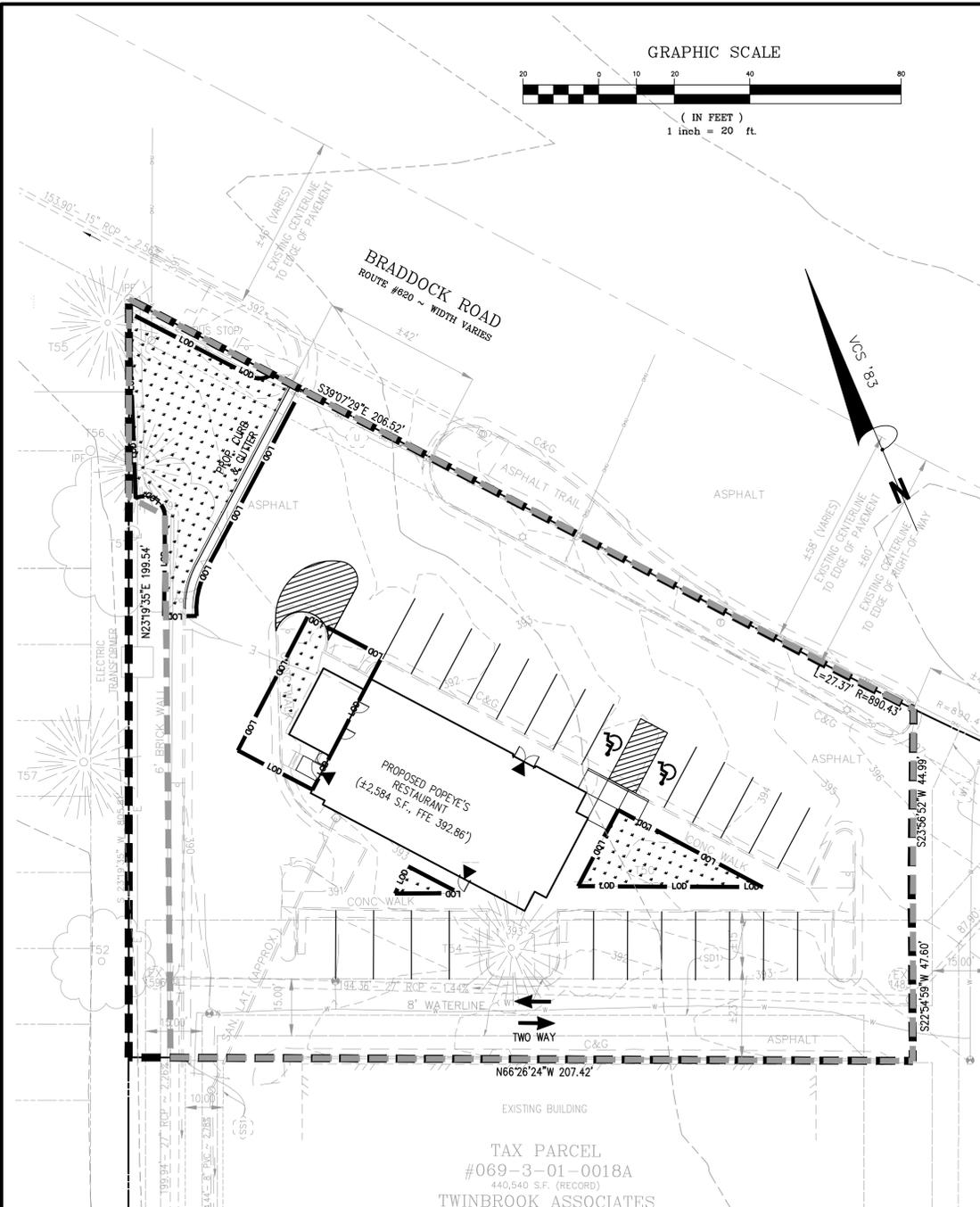
ALL IMPROVEMENTS AND ADJUSTMENTS TO THE SUBJECT PROPERTY PROPOSED BY THE APPLICANT, VERTICAL OR HORIZONTAL, WHICH REPLACE HARDSCAPE WITH HARDSCAPE AND DO NOT DISTURB THE EXISTING GRAVEL BASE ARE NOT "LAND-DISTURBING ACTIVITIES." PURSUANT TO LETTER #09-05 FROM THE COUNTY OF FAIRFAX, VIRGINIA DATED 30 MARCH 2009, SUCH ACTIVITIES ARE NOT CONSIDERED AS "LAND CHANGE." FURTHERMORE, SUCH ACTIVITIES WILL NOT RESULT IN SOIL EROSION FROM WATER OR WIND AND THE MOVEMENT OF SEDIMENTS INTO STATE WATERS OR ONTO LANDS IN THE COMMONWEALTH. SUCH ACTIVITIES MAY INCLUDE ANY RE-SURFACING OR RE-GRADING OF WALKWAYS, PARKING SPACES, OR OTHER MEASURES THAT ARE PROPOSED NOT ONLY TO ADDRESS ADA COMPLIANCE ISSUES, BUT ALSO PROPERTY AESTHETICS, FUNCTIONALITY AND OPERABILITY.



TWINBROOK - SEC. 1
 PARCEL "A"
 D.B. 4948, PG. 475

TWINBROOK
 COMMUNITY ASSN.
 D.B. 5450, PG. 724
 TM #069-3-13-A

TAX PARCEL
 #069-3-01-0018A
 440,540 S.F. (RECORD)
 TWINBROOK ASSOCIATES
 D.B. 4478, PG. 271



STORMWATER MANAGEMENT NARRATIVE:

THE PROPOSED IMPROVEMENTS INCLUDE THE DEMOLITION OF AN EXISTING RESTAURANT AND CONSTRUCTION OF A 1-STORY FAST FOOD RESTAURANT, MILLING/PAVING OF EXISTING PARKING SPACES, AND THE RECLAMATION OF GREEN SPACE. A TOTAL OF 0.08 ACRES OF REGULATED DISTURBANCE IS PROPOSED DURING CONSTRUCTION. A CUMULATIVE 0.02 ACRES OF PERVIOUS AREA WILL BE ADDED TO THE EXISTING SITE.

A TOTAL PHOSPHORUS REMOVAL OF 0.09 LB/YR IS REQUIRED IN ORDER TO MEET WATER QUALITY REQUIREMENTS. HOWEVER, WITH THE ADDITION OF PERVIOUS AREA, THE REQUIRED TOTAL PHOSPHORUS REDUCTION IS EXCEEDED BY 0.02 LB/YR. SEE VRRM COMPUTATIONS ON THIS SHEET.

THE ADDITION OF PERVIOUS AREA DECREASES THE PEAK FLOW TO EXISTING STRUCTURE 1596 IN THE 2-YEAR AND 10-YEAR STORM. USING THE SCS METHOD, THE PRE-DEVELOPMENT CONDITIONS DISCHARGE 2.61 CFS AND 4.06 CFS IN THE 2-YEAR AND 10-YEAR STORM, RESPECTIVELY. THE POST-DEVELOPMENT CONDITIONS WILL DISCHARGE 2.56 CFS AND 4.03 CFS IN THE 2-YEAR AND 10-YEAR STORM, RESPECTIVELY. SEE TR-55 COMPUTATIONS ON THIS SHEET.

THE ENTIRE SITE IS IN A SHEET FLOW CONDITION; NO CONCENTRATED DISCHARGE POINTS ARE PROPOSED WITH THIS PLAN. THE SHEET FLOW RUNOFF RESULTING FROM THIS PROJECT WILL NOT CAUSE EROSION OR FLOODING OF DOWN GRADIENT PROPERTIES OR RESOURCES. PER SECTION 124-4-A.E OF THE STORMWATER MANAGEMENT ORDINANCE OF FAIRFAX COUNTY, SINCE ALL RUNOFF FROM THE SITE IS SHEET FLOW AND THE CONDITIONS OF THIS SUBSECTION ARE MET, NO FURTHER WATER QUANTITY CONTROLS ARE REQUIRED. IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE ANY ADVERSE IMPACTS DOWNSTREAM OR TO ADJACENT PROPERTIES AND THAT AN ADEQUATE OUTFALL IS ACHIEVED.

VIRGINIA RUNOFF REDUCTION SUMMARY

Site Summary

Total Rain fall (in):	43
Total Disturbed Acreage:	0.08

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.03	0.03	38
Impervious Cover (acres)	0.00	0.00	0.00	0.05	0.05	63
					0.08	100

Post-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.05	0.05	63
Impervious Cover (acres)	0.00	0.00	0.00	0.03	0.03	38
					0.08	100

Site Tn and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment (New Impervious)	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.51	0.51	—	0.69
Treatment Volume (ft ³)	149	149	—	200
TP Load (lb/yr)	0.09	0.09	—	0.13

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.57
Final Post-Development TP Load per acre (lb/acre/yr)	1.17
Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.17

Total TP Load Reduction Required (lb/yr)	-0.02	-0.02	0
--	-------	-------	---

Final Post-Development Load (Post-ReDevelopment & New Impervious)	0.67
Pre-ReDevelopment	0.90

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
---	-----

Total Runoff Volume Reduction (ft ³)	0
Total TP Load Reduction Achieved (lb/yr)	0.00
Total TN Load Reduction Achieved (lb/yr)	0.00
Remaining Post Development TP Load (lb/yr)	0.09
Remaining TP Load Reduction (lb/yr) Required	0.00

****TARGET TP REDUCTION EXCEEDED BY 0.02 LB/YEAR****

Runoff Volume and CN Calculations

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
2.62	3.17	4.87	

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN	87	0	0	0	0	0
RR (ft ³)	0	0	0	0	0	0
RV w/ RR (w/rr-in)	1.41	0.00	0.00	0.00	0.00	0.00
RV w/ RR (w/rr-in)	1.41	0.00	0.00	0.00	0.00	0.00
CN adjusted	87	0	0	0	0	0
RV w/ RR (w/rr-in)	1.89	0.00	0.00	0.00	0.00	0.00
RV w/ RR (w/rr-in)	1.89	0.00	0.00	0.00	0.00	0.00
CN adjusted	87	0	0	0	0	0
RV w/ RR (w/rr-in)	3.45	0.00	0.00	0.00	0.00	0.00
RV w/ RR (w/rr-in)	3.45	0.00	0.00	0.00	0.00	0.00
CN adjusted	87	0	0	0	0	0

TR-55 COMPUTATIONS

VMF Twinbrooke Shopping Center
Popeye's
Fairfax NOAA_C County, Virginia

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.17	4.07	4.87	6.09	7.18	8.41	2.62

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

VMF Twinbrooke Shopping Center
Popeye's
Fairfax NOAA_C County, Virginia

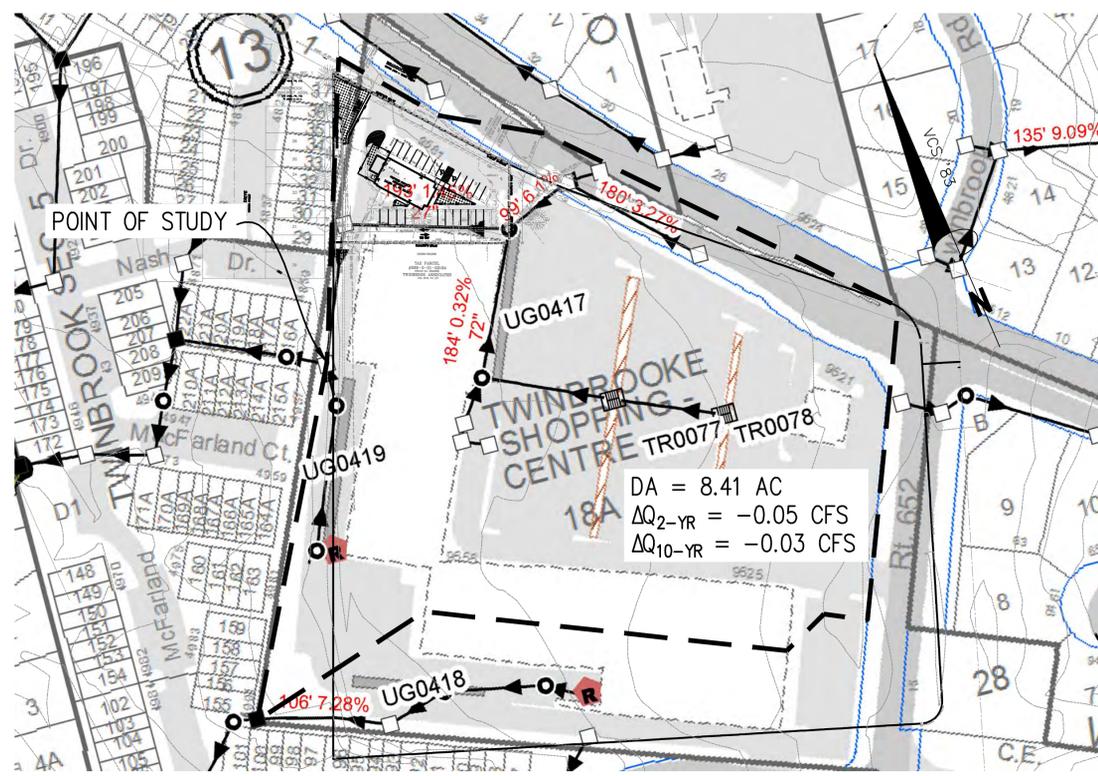
Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
PRE	Open space; grass cover 50% to 75% (fair)	D	.06	84
	Paved parking lots, roofs, driveways	D	.6	98
	Total Area / Weighted Curve Number		.66	97
POST	Open space; grass cover 50% to 75% (fair)	D	.09	84
	Paved parking lots, roofs, driveways	D	.57	98
	Total Area / Weighted Curve Number		.66	96

VMF Twinbrooke Shopping Center
Popeye's
Fairfax NOAA_C County, Virginia

Watershed Peak Table

Sub-Area or Reach Identifier	2-Yr (cfs)	10-Yr (cfs)
SUBAREAS PRE	2.61	4.06
POST	2.56	4.03
REACHES		
OUTLET	5.16	8.09

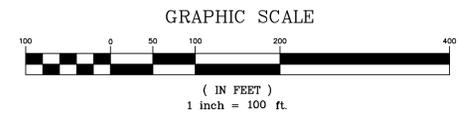


ADEQUATE OUTFALL NARRATIVE:

THE PROPOSED IMPROVEMENTS INCLUDE THE DEMOLITION OF AN EXISTING RESTAURANT AND CONSTRUCTION OF A 1-STORY FAST FOOD RESTAURANT, MILLING/PAVING OF EXISTING PARKING SPACES, AND THE RECLAMATION OF GREEN SPACE. A TOTAL OF 0.08 ACRES OF REGULATED DISTURBANCE IS PROPOSED DURING CONSTRUCTION. A CUMULATIVE 0.02 ACRES OF PERVIOUS AREA WILL BE ADDED TO THE EXISTING SITE.

THE ADDITION OF PERVIOUS AREA REDUCES THE PEAK FLOWS FROM THE SITE BY 0.05 CFS DURING THE 2-YEAR 24-HOUR STORM, AND BY 0.03 CFS DURING THE 10-YEAR 24-HOUR STORM.

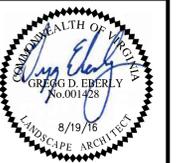
ALL RUNOFF LEAVING THE SITE IS IN THE SHEET FLOW CONDITION. THE SHEET FLOW RUNOFF RESULTING FROM THIS PROJECT WILL NOT CAUSE EROSION OR FLOODING OF DOWN GRADIENT PROPERTIES OR RESOURCES. PER REGULATORY REQUIREMENTS, A DRAINAGE AREA 100 TIMES THE PROPOSED AREA OF DISTURBANCE WAS DELINEATED. A POINT OF STUDY WAS IDENTIFIED AT THE CONFLUENCE OF THE DELINEATED DRAINAGE AS SHOWN. PER FAIRFAX COUNTY STORMWATER MAPS, THE STORMWATER DISCHARGE AT THE POINT OF STUDY IS CONTAINED WITHIN A MAN-MADE SYSTEM. FURTHER SURVEY AND ANALYSIS MAY BE REQUIRED AT THE TIME OF FINAL ENGINEERING, BUT GIVEN THAT THE FLOWRATES ARE DECREASED AND THE STORM SEWER SYSTEM IS NOT CURRENTLY EXPERIENCING ANY LOCALIZED FLOODING, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT AN ADEQUATE OUTFALL EXISTS.



Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 461-9720
www.bowmanconsulting.com
Bowman Consulting Group, Ltd.

STORMWATER MANAGEMENT PLAN
**POPEYE'S LOUISIANA KITCHEN
TWINBROOKE SHOPPING CENTRE**
BRADDOCK MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VA

SE 2016-BR-013



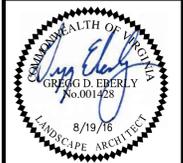
PLAN STATUS

7/28/16	PLAN REVISIONS
8/19/16	PLAN REVISIONS

DATE	DESCRIPTION
GDE	GDE
DESIGN	DRAWN
SCALE	H: 1"=20' V:
JOB No.	8739-01-001
DATE	AUGUST 19, 2016
FILE No.	

SHEET 5 OF 9

SE 2016-BR-013

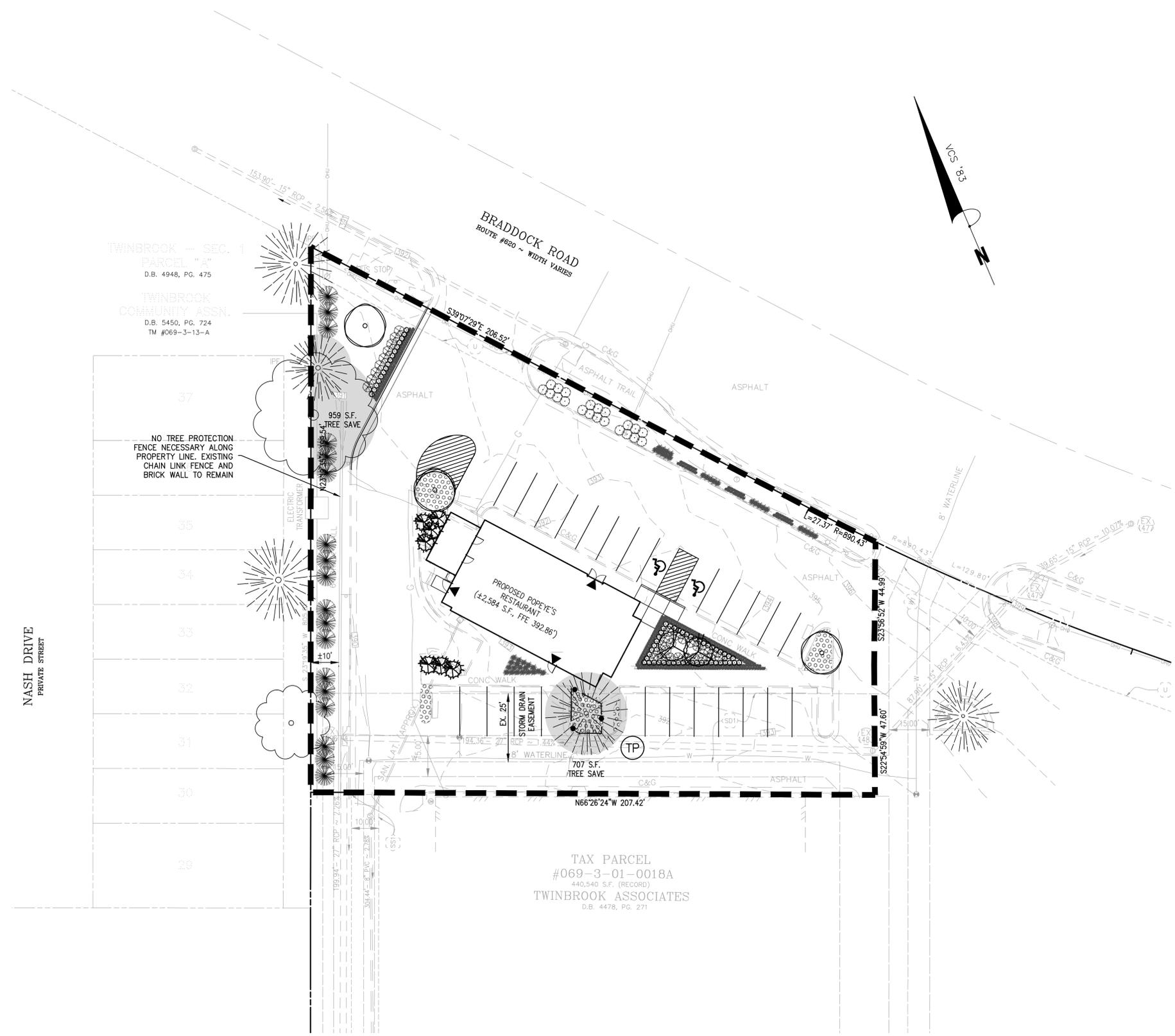
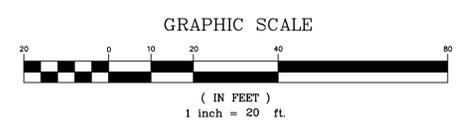


PLAN STATUS	
7/28/16	PLAN REVISIONS
8/19/16	PLAN REVISIONS

DATE	DESCRIPTION
GDE	GDE
DESIGN	DRAWN
	CHKD
SCALE H: 1"=20'	
V: _____	
JOB No. 8739-01-001	
DATE : AUGUST 19, 2016	
FILE No.	

LEGEND

- ◇ SANITARY CLEAN OUT
- ▽ FLOOR ELEV
- ⊕ GAS METER
- ⊥ GUY WIRE
- ⊕ HANDICAP
- ☆ LIGHT POLE
- ⊙ STORM MANHOLE
- ⊙ MONUMENT
- ⊙ TELECOMMUNICATION MANHOLE
- ⊙ UTILITY POLE
- ⊙ WATER VALVE
- ⊙ SANITARY MANHOLE
- ⊙ SIGN
- X FENCE LINE
- OHU OVERHEAD UTILITY LINE
- E UNDERGROUND ELECTRIC
- G UNDERGROUND GAS
- W UNDERGROUND WATER
- ▬ APPLICATION AREA
- TP TREE PROTECTION FENCE
- ☁ EXISTING TREE TO BE PRESERVED
- LARGE DECIDUOUS TREE - WILLOW OAK
- ⊗ ORNAMENTAL TREE - CRAPE MYRTLE
- ⊗ SMALL EVERGREEN TREE - NELLIE STEVENS HOLLY
- ⊗ SMALL EVERGREEN TREE - DARK GREEN ARBORVITAE
- ⊗ MEDIUM EVERGREEN SHRUB - OTTO LUYKEN CHERRY LAUREL
- ⊗ SMALL EVERGREEN SHRUB - GREEN GEM BOXWOOD
- ⊗ MEDIUM DECIDUOUS SHRUB - DOUBLE KNOCKOUT ROSE
- ▬ MEDIUM PERENNIAL - LITTLE BUNNY PENNISETUM
- ▬ SMALL PERENNIAL - VARIEGATED LIRIOPE
- ▬ GROUNDCOVER - CREEPING JUNIPER
- TREE SAVE AREA (1,666 S.F.)



TAX PARCEL
 #069-3-01-0018A
 440,540 S.F. (RECORD)
 TWINBROOKE ASSOCIATES
 D.B. 4478, PG. 271

TWINBROOK - SEC. 1
 PARCEL "A"
 D.B. 4948, PG. 475
 TWINBROOK
 COMMUNITY ASSN.
 D.B. 5450, PG. 724
 TM #069-3-13-A

NASH DRIVE
 PRIVATE STREET

GENERAL LANDSCAPE NOTES

MATERIALS

1. THE TREES AND SHRUBS THAT ARE PLANTED SHALL BE OF THE SPECIES AND SIZE SPECIFIED ON THE APPROVED PLANS UNLESS SUBSTITUTIONS ARE APPROVED IN ACCORDANCE WITH THIS SECTION.
2. ALL TREE AND SHRUB SIZES SHALL MEET THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD FOR NURSERY STOCK, (ANSI Z60.1).
3. TREE SUBSTITUTIONS WITHIN THE TREE CATEGORIES LISTED IN TABLE 12.17 ARE GENERALLY ACCEPTED UNLESS POST DEVELOPMENT CONDITIONS CONFLICT WITH THE ENVIRONMENTAL TOLERANCES OF THE SUBSTITUTED SPECIES; OR UNLESS OTHERWISE SPECIFIED BY PROFFERED CONDITIONS, DEVELOPMENT CONDITIONS, SPECIAL EXCEPTIONS, SPECIAL PERMITS, OR VARIANCES AND SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

- A. THE USE OF SUBSTITUTIONS SHALL NOT RESULT IN EXCEEDING THE GENUS AND SPECIES DIVERSITY LIMITS SPECIFIED IN § 12-0515.1L.
- B. A LETTER SIGNED BY THE PERMITTEE SHALL BE PROVIDED TO THE DIRECTOR ACKNOWLEDGING ANY PROPOSED SUBSTITUTIONS TO TREES OR SHRUBS SHOWN ON THE APPROVED TREE CONSERVATION PLAN.
- C. SUBSTITUTION OF A TREE SHOWN ON THE APPROVED PLAN FROM ONE TREE CATEGORY WITH A TREE FROM ANOTHER CATEGORY SHALL REQUIRE THE APPROVAL OF THE DIRECTOR.
- D. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND SHALL BE HEALTHY AND VIGOROUS, AND THE ROOT CROWN SHALL BE LOCATED AT THE TOP OF THE ROOT BALL. PLANTS SHALL BE FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN-SCALD, INJURIES, ABRASIONS, DISEASES, INSECT PESTS, AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS AS DETERMINED BY THE DIRECTOR. PLANTS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, (ANSI Z60.1).
- E. BALLED AND BURLAPPED TREES AND SHRUBS SHALL BE DUG USING STANDARD SIZES WITH FIRM, NATURAL BALLS OF EARTH AND SECURELY WRAPPED IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, (ANSI Z60.1).
- F. BARE ROOT TREES AND SHRUBS SHALL BE DUG WITH ADEQUATE FIBROUS ROOTS WHICH SHALL BE PROTECTED DURING HANDLING AND PLANTING TO GUARD AGAINST DRYING AND PHYSICAL DAMAGE.
- G. CONTAINER GROWN STOCK SHALL HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HOLD ITS SOIL TOGETHER, BUT NOT SO LONG AS TO BECOME ROOT BOUND.
- H. THE PERMITTEE SHALL PROVIDE THE DIRECTOR WITH A LETTER CERTIFYING THAT ALL NATIVE TREES PLANTED ON THE SITE FOR ADDITIONAL 10-YEAR TREE CANOPY CREDITS AS PROVIDED BY § 12-0509.4B(5) HAVE BEEN PROPAGATED FROM SEED OR NON-GENETICALLY MODIFIED GERMOPASM COLLECTED WITHIN THE MID-ATLANTIC REGION.

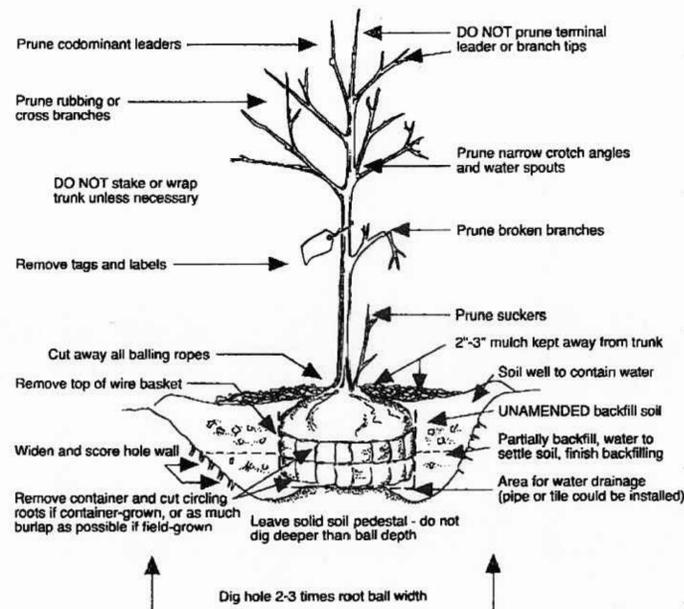
DELIVERY AND TEMPORARY STORAGE

1. PLANTS SHALL BE PROTECTED DURING DELIVERY TO PREVENT DESICCATION OF LEAVES.
2. TREES AND SHRUBS SHOULD BE PLANTED ON DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT UNPLANTED PLANTS BY KEEPING THEM IN SHADE, WATERED AND PROTECTED WITH SOIL, MULCH OR OTHER ACCEPTABLE MATERIAL.
3. TREES AND SHRUBS SHALL NOT REMAIN UNPLANTED FOR MORE THAN TWO WEEKS.

PLANTING OF NURSERY STOCK

1. ALL TREES AND SHRUBS SHALL BE PLANTED AS SPECIFIED IN THE LATEST EDITION OF THE "TREE AND SHRUB PLANTING GUIDELINES" PREPARED BY THE VIRGINIA COOPERATIVE EXTENSION, VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY.
2. IF PLANTING IN AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED, THE SOIL SHALL BE PROPERLY PREPARED (TILLED AND AMENDED AS NEEDED BASED ON SOIL SAMPLES) TO A DEPTH OF 1 FOOT (0.3 METERS), PRIOR TO INSTALLATION OF LANDSCAPE MATERIAL. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED.
3. THE STAKING AND GUYING OF TREES IS NOT REQUIRED EXCEPT WHERE THE DIRECTOR DETERMINES THAT SITE CONDITIONS WARRANT THEIR USE. EXAMPLES OF CONDITIONS WHERE THESE METHODS MAY BE NECESSARY INCLUDE: PLANTING IN WINDY LOCATIONS, ON STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN. ALL STAKES AND GUYS MUST BE REMOVED WITHIN ONE YEAR OF PLANT INSTALLATION.
4. ALL TREES AND SHRUBS SHALL BE MULCHED AFTER PLANTING, TO A MINIMUM DEPTH OF 2 INCHES (5.1 CENTIMETERS), BUT NO MORE THAN 3 INCHES (7.6 CENTIMETERS), WITH AN APPROPRIATE MULCH MATERIAL SUCH AS PINE BARK, PINE NEEDLES, WOOD CHIPS OR SHREDDED BARK. MULCH SHALL COVER THE ENTIRE ROOT AREA AND SAUCER; HOWEVER, MULCH SHALL NOT BE PLACED WITHIN 6 INCHES (15.3 CENTIMETERS) OF THE TRUNK.

TREE PLANTING DETAIL



REQUIRED PLANT SCHEDULE

(TREES REQUIRED TO MEET 10-YEAR TREE CANOPY REQUIREMENTS)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	CONDITION	CREDIT
CATEGORY IV DECIDUOUS TREES							
QP	3	QUERCUS PHELLOS	WILLOW OAK	3" CAL.	N/A	B & B	*375/EA

* INDICATES 1.5 NATIVE SPECIES MULTIPLIER

TOTAL: 1,125 S.F.

SUPPLEMENTAL PLANT SCHEDULE

(ADDITIONAL ORNAMENTAL LANDSCAPE)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	CONDITION	CREDIT
CATEGORY II DECIDUOUS TREES							
LI	2	LAGERSTROEMIA INDICA	GRAPE MYRTLE	2" CAL.	6'-8'	B & B	100/EA
CATEGORY I EVERGREEN TREES							
IN	7	ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY	N/A	6' MIN.	B & B	**N/A
TO	18	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	N/A	8' MIN.	B & B	50/EA
SHRUBS & PERENNIALS							
BG	63	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	3 GALLON	N/A	CONT.	N/A
JH	64	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	3 GALLON	N/A	CONT.	N/A
LM	310	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	1 GALLON	N/A	CONT.	N/A
PA	43	PENNETUM 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	3 GALLON	N/A	CONT.	N/A
PL	30	PRUNUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	3 GALLON	N/A	CONT.	N/A
RO	21	ROSA 'DOUBLE KNOCK OUT'	DOUBLE KNOCK OUT ROSE	3 GALLON	N/A	CONT.	N/A

** NO TREE COVER CREDIT TAKEN AS TREES ARE WITHIN 4 FEET OF A RESTRICTIVE BARRIER.

TOTAL: 1,100 S.F.
OVERALL TOTAL: 2,225 S.F.

INTERIOR PARKING LOT LANDSCAPING

AREA OF PARKING LOT	19,540 S.F.
REQUIRED CANOPY COVERAGE (5%):	977 S.F. OR 5%
PROVIDED CANOPY COVERAGE:	1,832 S.F. OR 9%
	(707 S.F. TREE SAVE + 1,125 S.F. PROPOSED TREES)

TRANSITIONAL SCREENING CALCULATIONS

LENGTH OF APPLICATION AREA FACING WESTERN PROPERTY LINE: 200' L.F.
TRANSITIONAL SCREEN REQUIRED: TYPE I, 25' WIDTH, 200' LENGTH
*TRANSITIONAL SCREEN PROVIDED: TYPE I, 10' WIDTH, 200' LENGTH

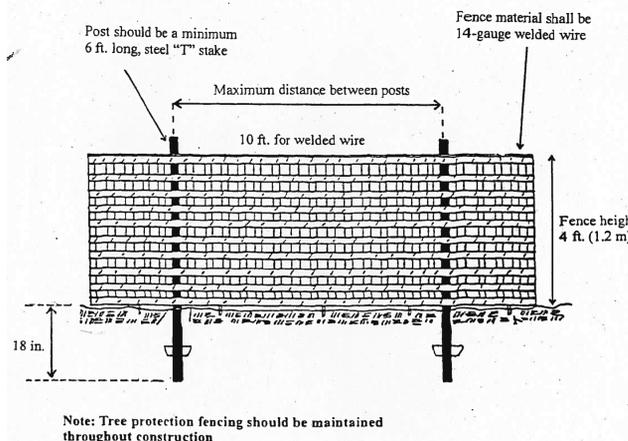
*10' TRANSITIONAL SCREEN AREA: 2,000 S.F.
10-YEAR CANOPY BUFFER COVERAGE REQUIRED: 75% OR 1,500 S.F.
10-YEAR CANOPY BUFFER COVERAGE PROVIDED: 93% OR 1,859 S.F.
(900 S.F. PROPOSED + 959 S.F. TREE SAVE)

TOTAL TREES PROVIDED: 18 TREES
EVERGREEN TREES REQUIRED: 70% OR 13 TREES
EVERGREEN TREES PROVIDED: 100% OR 18 TREES

*10' TRANSITIONAL SCREEN LENGTH: 200 L.F.
SHRUBS REQUIRED: 3 PER 10 L.F. OR 60 SHRUBS
SHRUBS PROVIDED: 60 SHRUBS MIN.

*NOTE: THE TRANSITIONAL SCREENING TABULATIONS ALONG THE WESTERN PROPERTY LINE ARE SHOWN FOR INFORMATION ONLY. A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE AND A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG BRADDOCK ROAD HAVE BEEN REQUESTED UNDER THIS APPLICATION, SEE SHEET 2.

TREE PROTECTION FENCE DETAIL



TREE CANOPY CALCULATIONS

Table 12.10: 10-year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	3,907 S.F.
B	Percentage of gross site area covered by existing tree canopy =	13%
C	Percentage of 10-year canopy required for site (see Table 12.4) =	10% (3,025 S.F.)
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	13% (394 S.F.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	100% (1,666 S.F.)
F	Has the Tree Preservation Target minimum been met?	YES
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	N/A
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	OK

B. Tree Canopy Requirement

B1	Identify gross site area =	30,245 S.F.	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	0 S.F.	§ 12-0511.1B
B3	Subtract area of exemptions =	0 S.F.	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	30,245 S.F.	
B5	Identify site's zoning and/or use	C-6	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	3,025 S.F.	
B8	Modification of 10-year Tree Canopy Requirements Requested	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number

C. Tree Preservation

C1	Tree Preservation Target Area =	394 S.F.
C2	Total canopy area meeting standards of § 12-0400 =	1,666 S.F.
C3	C2 x 1.25 =	2,083 S.F.
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0 S.F.
C5	C4 x 1.5 =	0 S.F.
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0 S.F.
C7	C6 x 1.5 to 3.0 =	0 S.F.
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0 S.F.
C9	C8 x 1.0 =	0 S.F.
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	2,083 S.F.

D. Tree Planting

D1	Area of canopy to be met through tree planting (B7-C10) =	942 S.F.
D2	Area of canopy planted for air quality benefits =	0 S.F.
D3	x 1.5 =	0 S.F.
D4	Area of canopy planted for energy conservation =	0 S.F.
D5	x 1.5 =	0 S.F.
D6	Area of canopy planted for water quality benefits =	0 S.F.
D7	D7 x 1.25 =	0 S.F.
D8	Area of canopy planted for wildlife benefits =	0 S.F.
D9	D9 x 1.5 =	0 S.F.
D10	Area of canopy provided by native trees =	750 S.F.
D11	D11 x 1.5 =	1,125 S.F.
D12	Area of canopy provided by improved cultivars and varieties =	0 S.F.
D13	D13 x 1.25 =	0 S.F.
D14	Area of canopy provided through tree seedlings =	0 S.F.
D15	x 1.0 =	0 S.F.
D16	Area of canopy provided through native shrubs or woody seed mix =	0 S.F.
D17	x 1.0 =	0 S.F.
D18	Percentage of D14 represented by D15 =	0%
D19	Total of canopy area provided through tree planting =	2,225 S.F.
D20	Is an offsite planting relief requested?	NO
D21	D19 Tree Bank or Tree Fund?	N/A
D22	Canopy area requested to be provided through offsite banking or tree fund	N/A
D23	Amount to be deposited into the Tree Preservation and Planting Fund	N/A

E. Total of 10-year Tree Canopy Provided

E1	Total of canopy area provided through tree preservation (C10) =	2,083 S.F.
E2	Total of canopy area provided through tree planting (D17) =	2,225 S.F.
E3	Total of canopy area provided through offsite mechanism (D19) =	0 S.F.
E4	Total of 10-year Tree Canopy Provided = Total of E1 through E3. Area should meet or exceed area in B6	4,308 S.F.

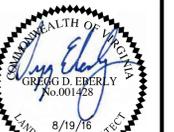
Bowman

CONSULTING

Bowman Consulting Group, Ltd.
1420 Thunderbolt Place
Suite 300
Charlottesville, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 461-1970
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

LANDSCAPE NOTES & DETAILS
POPEYE'S LOUISIANA KITCHEN
TWINBROOKE SHOPPING CENTRE
BRADDOCK MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VA

SE 2016-BR-013



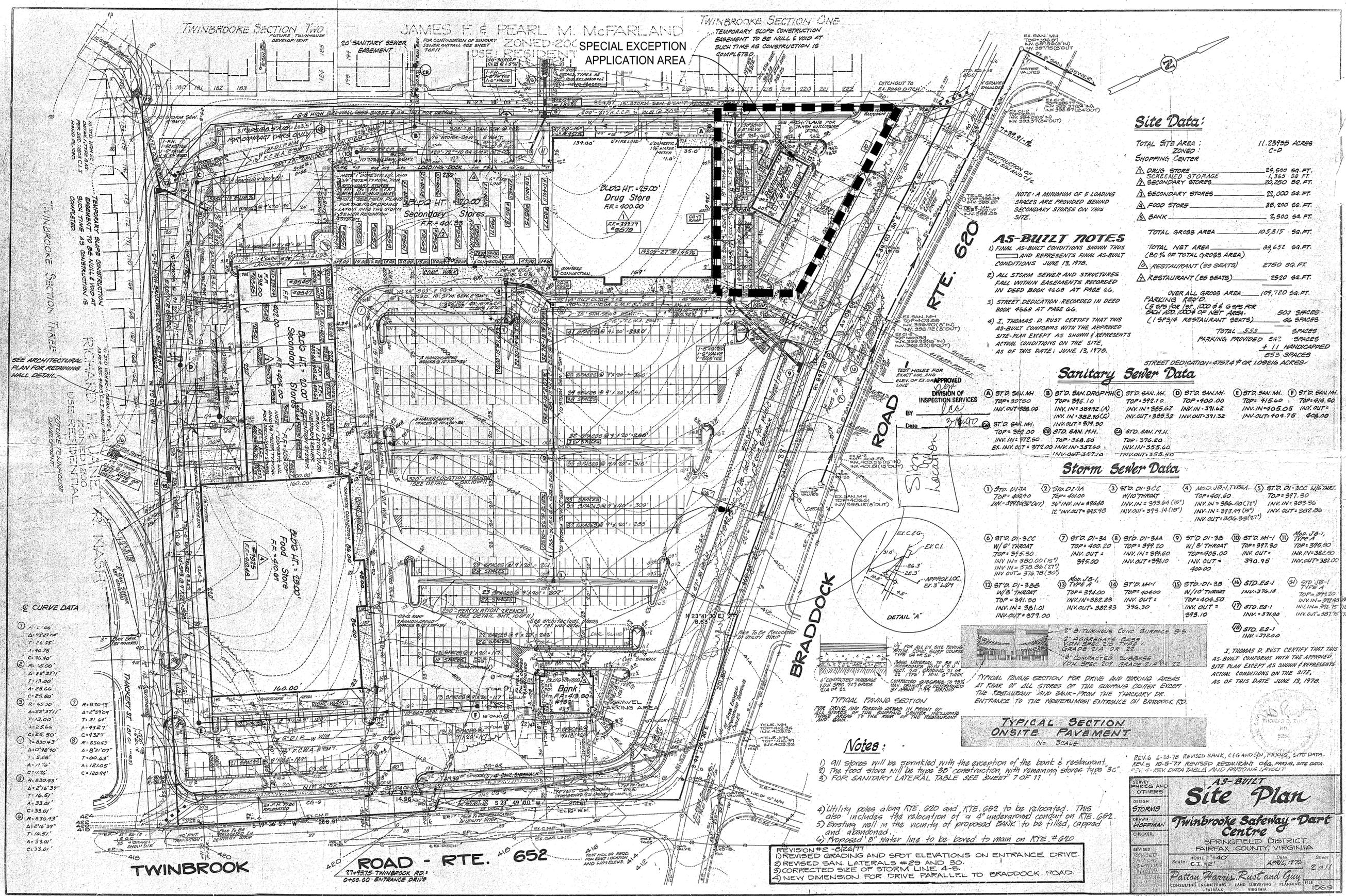
PLAN STATUS
7/28/16 PLAN REVISIONS
8/19/16 PLAN REVISIONS

DATE DESCRIPTION
GDE GDE GDE
DESIGN DRAWN CHKD
SCALE H: N/A
V: N/A
JOB No. 8739-01-001
DATE : AUGUST 19, 2016
FILE No.



DATE	DESCRIPTION
7/28/16	PLAN REVISIONS
8/19/16	PLAN REVISIONS

DATE	DESCRIPTION
GDE	GDE
DESIGN	DRAWN
SCALE	H:NA V:NA
JOB NO.	8739-01-001
DATE	AUGUST 19, 2016
FILE NO.	



Site Data:

TOTAL SITE AREA:	11.2395 ACRES
ZONED:	C-D
SHOPPING CENTER	
DRUG STORE	29,500 SQ. FT.
SCREENED STORAGE	1,365 SQ. FT.
SECONDARY STORES	20,250 SQ. FT.
SECONDARY STORES	20,000 SQ. FT.
FOOD STORE	35,000 SQ. FT.
BANK	2,500 SQ. FT.
TOTAL GROSS AREA	105,815 SQ. FT.
TOTAL NET AREA	84,652 SQ. FT.
(80% OF TOTAL GROSS AREA)	
RESTAURANT (99 SEATS)	2750 SQ. FT.
RESTAURANT (66 SEATS)	2520 SQ. FT.
OVER ALL GROSS AREA	109,720 SQ. FT.
PARKING REQ'D	507 SPACES
(1.5% RESTAURANT SEATS)	46 SPACES
TOTAL	553 SPACES
PARKING PROVIDED	542 SPACES
+ 11 HANDICAPPED	
	553 SPACES

- ### AS-BUILT NOTES
- FINAL AS-BUILT CONDITIONS SHOWN THUS AND REPRESENTS FINAL AS-BUILT CONDITIONS JUNE 13, 1978.
 - ALL STORM SEWER AND STRUCTURES FALL WITHIN EASEMENTS RECORDED IN DEED BOOK 4668 AT PAGE 66.
 - STREET DEDICATION RECORDED IN DEED BOOK 4668 AT PAGE 66.
 - J. THOMAS D. RUST CERTIFY THAT THIS AS-BUILT CONFORMS WITH THE APPROVED SITE PLAN EXCEPT AS SHOWN & REPRESENTS ACTUAL CONDITIONS ON THE SITE, AS OF THIS DATE, JUNE 13, 1978.

Sanitary Sewer Data

STATION	TOP	INVERT	DIAMETER	LENGTH	INVERT	INVERT
ST'D SAN. MH	398.00	398.00	36"	10'	398.00	398.00
ST'D SAN. MH	398.00	398.00	36"	10'	398.00	398.00
ST'D SAN. MH	398.00	398.00	36"	10'	398.00	398.00

Storm Sewer Data

STATION	TOP	INVERT	DIAMETER	LENGTH	INVERT	INVERT
ST'D DI-1A	404.00	399.00	36"	10'	399.00	399.00
ST'D DI-1A	401.00	394.00	36"	10'	394.00	394.00
ST'D DI-3CC	399.00	393.00	36"	10'	393.00	393.00

TYPICAL SECTION ONSITE PAVEMENT

NO. 50ALZ

- ### Notes:
- All stores will be sprinkled with the exception of the bank & restaurant.
 - The road above will be type "B" construction with remaining stores type "C".
 - FOR SANITARY LATERAL TABLE SEE SHEET 7 OF 11.
 - Utility poles along RTE. 620 and RTE. 622 to be relocated. This also includes the relocation of a 4" underground conduit on RTE. 622.
 - Existing wall in the vicinity of proposed bank to be filled, capped and abandoned.
 - Proposed 8" water line to be bored to main on RTE. #622

- ### REVISION #2 - 8/26/17
- REVISED GRADING AND SPOT ELEVATIONS ON ENTRANCE DRIVE.
 - REVISED SAN. LATERALS #8, 20, AND 20.
 - CORRECTED SIZE OF STORM LINE 4-5.
 - NEW DIMENSION FOR DRIVE PARALLEL TO BRADDOCK ROAD.

DESCRIPTION OF THE APPLICATION

The applicant requests approval of a Special Exception to permit a fast-food restaurant in a C-6 Zoning District. The proposal involves removing an existing 2,584 sf structure (former Pizza Hut) and replacing it with a new 2,584 sf building (proposed Popeye's Chicken) on the same foundation. There would be resurfacing and restriping of parking areas, and limited reconfiguration of site facilities to accommodate the new use.

Fig. 1 – Details of Proposal	
Proposed Uses:	Fast-food restaurant, w/47 seats (no drive-through)
Land Area:	30,245 sf (of 11.24 ac parcel)
Gross Floor Area (GFA):	2,584 square feet (replacing 2,520 sf building)
Hours of Operation:	Sun-Thurs.: 10am to 11pm Fri-Sat.: 10am to 12 midnight
Estimated Patrons per Day	525
Number of Employees:	6-8 at any one time
Parking:	27 spaces provided (11 required at shopping center rate)

Staff's proposed development conditions, the applicant's affidavit, and the applicant's Statement of Justification are included in Appendices 1, 2 and 3, respectively.

LOCATION AND SURROUNDING USES

Twinbrooke Shopping Center occupies an 11-acre parcel (Parcel 18A), located along the south frontage of Braddock Road, at the intersection of Twinbrook Road, in the Braddock District. The neighborhood shopping center was developed in conjunction with the surrounding residential uses, and is intended to serve their needs. Surrounding properties include townhomes to the south and west (zoned R-8), single-family residences and a church to the east (zoned R-1 to R-3), and single-family residences and another church across Braddock Road to the north (zoned R-1 and R-2).



Figure 2: Project location and adjacent uses.

Figure 3: Surrounding Uses			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Single-family residential and Church	R-1, R-2	Residential at 2-3 du/ac
South & West	Single-family attached residences (townhomes)	R-8	Residential at 5-8 du/ac
East	Single-family residential and Church	R-1, R-2 & R-3	Residential at 2-3 du/ac



Figure 4: Detail of Special Exception area.

Site Description:

The current Special Exception request affects only the northwest 30,245 square-foot portion of the 11.24-acre Parcel 18A, adjacent to Twinbrook Section 1 and Braddock Road. The site currently contains a vacant freestanding 2,520-square-foot former Pizza Hut building and associated parking. The site features two access points from Braddock Road, one of which also leads to the common parking area for the shopping center. An Outback Steakhouse currently occupies the end unit of the adjacent shopping center building, and shares frontage on the south parking aisle of the subject site. A six-foot brick retaining wall separates the use from the townhomes to the west.

ZONING BACKGROUND

- **Rezoning C-313** (March 26, 1973): The Board of Supervisors denied a request to rezone 66.44 acres from the RE-1 Zoning District to the RTC-10, C-D, R-12.5, and R-17 Zoning Districts, to permit a neighborhood shopping center, townhomes, and single-family dwellings. In response to a subsequent lawsuit, the Court found the RE-1 zoning not reasonable for the property, and issued an order (dated November 9, 1973) directing the Board to reconsider the rezoning request, but the Board took no further action.

- **Chancery Decree** (February 22, 1974, reformed November 28, 1975): The Court overturned the Board decision, and ruled that the property may be developed consistent with the earlier Planning Commission recommendation, which designated the current application parcel (Parcel 18A) as C-D zoning.
- **Site Plan SP-1927** (March 1977): Twinbrooke Shopping Centre was developed according to a site plan for 11.24-acres, including Parcels 18A and 19 (at C-D zoning).

With the enactment of the 1978 Zoning Ordinance, the C-D zoning district was retired and the subject property was re-classified to the current C-6 designation. In response to the current Special Exception request, the Zoning Administrator revisited the history of the parcel and determined that the property shall now be developed according to current C-6 zoning regulations. No other zoning applications, proffers or development conditions exist on the property.

SPECIAL EXCEPTION PLAT

Title: "Popeye's Louisiana Kitchen, Twinbrooke Shopping Center, Special Exception Plat – SE 2016-BR-013"

Prepared By: Bowman Consulting

Original and Revision Dates: Dated August 19, 2016

Number of Pages: 9

Description:

The SE Plat illustrates the proposal to remove and replace the existing building with a new structure on the same footprint, and to make minor modifications to the supporting parking spaces and landscaping. The intent is to minimize land disturbance and have as little of an impact on the existing site as possible, while meeting the needs and requirements of the new use.



Figure 5: Proposed site plan.

Architecture:

The proposed building would be built to suit the prospective tenant, which is a Popeye's Louisiana Chicken franchise. In order to better blend with the appearance of the existing shopping center, matching brick veneer is specified along the base of the proposed building to supplement Popeye's signature building design. A Green Building commitment has also been offered by the applicant, which is included as a proposed development condition (Appendix 1).



Figure 6: Staff mockup of the proposed building on the site.

Access and Parking:

As previously mentioned, access to the site is via two entrances from Braddock Road. The northwest entrance leads directly to the parking area for the use, and also serves as ingress/egress for service vehicles for the remainder of the shopping center. The east entrance is shared with the larger shopping center. Parking areas would be restriped to meet current dimensional standards, and accessible parking relocated to the front of the building. Twenty-seven parking spaces are proposed on the site, which exceeds minimum County requirements for the use. A new loading space would be located at the northwest corner of the building, with trash enclosures remaining in the rear.

Landscaping and Screening:

Existing site landscaping would be largely replaced and supplemented, in order to meet current requirements, and an 1,876-square-foot area of excess pavement near the northwest entrance to the site, and directly behind the existing bus shelter, would be removed and vegetated with landscaping to increase the landscaping and pervious area on the site. Additional evergreen screening trees are specified directly behind the retaining wall, in an un-utilized area of the subject property that borders the adjacent residential properties.

Waivers and Modifications:

Several modifications of the Zoning Ordinance are requested, in order to accommodate the proposed use on the site, and are discussed in the Staff Analysis section of the report, below.

STAFF ANALYSIS

COMPREHENSIVE PLAN GUIDANCE (Appendix 5)

(Fairfax County Comprehensive Plan, 2013 Edition, Pohick Planning District, Amended through 10-20-2015)

Plan Area:	III
Planning District:	Pohick
Planning Sector:	P2 - Main Branch
Plan Map:	Retail and Other

Area Plan:

This planning sector is designated as suburban neighborhoods. Retail uses are to be neighborhood-serving. Non-residential uses requiring Special Exception approval should be rigorously reviewed, and should only be granted if following conditions are met:

- *Access for the use is oriented to an arterial;*
- *Use is of size and scale that will not adversely affect the character of the area;*
- *Buffering and screening in excess of county ordinances are provided between use and adjoining residential properties.*

Staff feels that the proposal to replace a former eating establishment with a non-drive-through fast-food use would remain neighborhood-serving, and within the intent of the Comprehensive Plan for this area. The site has access directly to Braddock Road, will remain in scale with the character of the shopping center, and will increase the screening to the adjacent residential uses.

ZONING ORDINANCE PROVISIONS (Appendix 4)

Fast-food uses may be permissible by-right in the C-6 District, if located within a common shopping center building (containing a certain number of other uses, per Sect. 4-605); however, since the proposed fast-food use would be freestanding, it is only permissible in the C-6 District by a Category 5 Special Exception.

In addition to standard Zoning Ordinance requirements, the requested Category 5 Special Exception also requires conformance with the following categories of evaluation standards: General Standards for all Special Exceptions (Sect. 9-006), Standards for all

Category 5 Uses (Sect. 9-503), and Additional Standards for Fast-Food Restaurants (Sect. 9-505).

Modifications are requested to the minimum lot area requirement of the C-6 District (Sect. 4-606), Transitional Screening and Barrier requirements (Sect. 13-302 and Sect. 13-304), On-Street Sidewalk Requirements (Sect. 17-201, Par. 2), and Parking Geometric Standards of the Public Facilities Manual (PFM Sect. 7-0800), as further discussed below.

Figure 6: ZONING ORDINANCE PROVISIONS (Appendix 4) (Sect. 4-600, Articles 9, 11, 13)		
Standard	Required	Provided
Min. Lot Area	40,000 sq. ft.	30,245 sq. ft. (modification requested)
Min. Lot Width	200 ft.	+/- 230 ft.
Max. Bldg. Height	40 ft.	+/- 20 ft.
Front Yard (Braddock Rd.)	45° bulk plane, not less than 40 ft.	+/- 59 ft.
Rear Yard	20 feet	+/- 38 ft.
F.A.R.	0.50 maximum	0.09
Open Space	15%	19%
Parking Spaces	11 spaces (at shopping center rate of 4 spaces per 1000 sf)	27 spaces (25 regular + 2 accessible)
Loading Spaces	1 space	1 space
Signs	Regulated by Sect. 12-207 of the Ordinance	Building-mounted signage, as permitted by-right

Off-Street Parking and Loading, Private Streets (Article 11)

When associated with a larger shopping center, parking requirements for fast-food uses are calculated at a shopping center rate; which, based on the size of the Twinbrooke Shopping Center, is four parking spaces per 1000 gross square feet (GSF) of building

area (per Sect.11-104, Par.23B). Parking for shopping center uses is calculated on the entire shopping center, for which the applicant has attached a current parking tabulation to their Statement of Justification (Appendix 3). The tabulation shows that the shopping center (including the proposed use) would continue to exceed the required minimum parking requirement of 508 spaces, by providing a total of 523 spaces. From a functional perspective, the current proposal includes 27 parking spaces within the Special Exception area, which also exceeds the 11 spaces that the proposed 2,594 square-foot floor area contributes to the total.

ISSUE: The existing parking spaces on the site do not conform to current dimensional standards of the Public Facilities Manual (PFM), which require dimensions of 8.5 feet x 18 feet for parking spaces and 23 feet for adjacent drive aisles. The existing spaces in front of the building are striped to only 17 feet, but there is sufficient space for the applicant to re-stripe the spaces to the full 18 feet and thus meet current requirements (as is proposed on the SE Plat).

The parking spaces in the rear of the building, adjacent to the Outback Steakhouse, are currently only striped to approximately 15 feet, with an adjacent 23-foot drive aisle. In order to satisfy current requirements, the applicant proposes to restripe the spaces to the required 18 feet; however, that will result in a drive aisle with of only 20 feet – which does then not meet current standards. In order to bring the parking area into compliance with the Zoning Ordinance and Public Facilities Manual, without creating additional disturbance to the site, a Board modification of the minimum drive-aisle width requirement is requested, to permit the existing 20-foot aisle, rather than the required 23 feet. Staff has no objection to the request.

The Outback Steakhouse currently uses a door located along the above-referenced drive aisle as a “curbside pick-up” location for take-out orders. Since the 20-foot drive aisle is also a required fire lane, temporary parking along the drive aisle is not permitted. To provide a location for both Outback and Popeye’s customers to easily park to retrieve take-out orders, the current applicant will designate at least five spaces in the rear parking area as marked short-term-only spaces.

The existing loading/dumpster area in the rear of the building also does not meet current PFM standards for loading space dimensions. The applicant proposes to create a relocated 15-foot x 25-foot loading space in front of the building (which is permissible outside of the minimum required front yard area), in order to satisfy current loading space requirements. The dumpster enclosure would remain in the rear of the building (separate from the loading area) and would be re-configured as necessary, at the time of site plan, to meet applicable regulations.

Landscaping and Screening (Article 13)

The Zoning Ordinance and PFM contain several landscape-related requirements for new construction or redevelopment:

- Tree Canopy/Preservation - In the C-6 Zoning District, a ten-year tree canopy requirement of 10% of the site is required, a percentage of which must be achieved through Tree Preservation. Included on Sheet 7 of the SE Plat are calculations that demonstrate that the proposal would satisfy both Tree Canopy and Preservation requirements.
- Parking Lot Landscaping – Proposed parking areas containing more than 20 spaces are required to include interior and peripheral landscaping to provide cover and shade. Calculations on Sheet 7 of the SE Plat indicate that interior parking lot coverage would be satisfied. Since Transitional Screening requirements apply to the north and west boundaries (see below), no peripheral screening requirement applies along those frontages. No peripheral screening is required to the south and east, since those frontages adjoin the remainder of the shopping center.
- Transitional Screening/Barriers – When located adjacent to residential uses, commercial properties are required to include transitional screening buffer areas and barriers, to screen the more intensive uses from the residences. In this case, requirements along the north and west boundaries include a 50-foot wide unbroken strip of open space, planted with a mixture of shrubs and trees to achieve 75% canopy coverage (per Sect. 13-303, par. 3C), and a barrier consisting of a 6-foot wall or fence (per Sect. 13-304, par. E, F or G). The existing site features a 6-foot brick wall, located only 10 feet from the west property line, with limited ornamental trees planted on the commercial side of the wall.

Since limited disturbance of the site is proposed, and a full 50-foot screening buffer cannot be accommodated on the site, a modification of the screening requirement is requested, in favor of the existing wall and supplemental screening trees that are proposed by the applicant on the residential side of the wall. Similarly, the required buffer and barrier cannot be accommodated along the north frontage (Braddock Road), and a modification is requested to accept the existing conditions, as supplemented by additional shrubs along that frontage.

Staff does not object to the proposed modifications.

Stormwater Management (Chapter 124 of County Code)

Since the proposed building would be built on an existing foundation, and the majority of parking areas would only be re-surfaced and re-stripped, there is limited proposed disturbance to the site (as shown on Sheet 4 of the SE Plat). Land disturbance of less than 2,500 square feet is exempt from the requirements of the Stormwater Management

(SWM) Ordinance; however, the proposed site disturbance is estimated to be approximately 3,500 square feet, which would exceed that threshold. Stormwater Management requirements would be calculated on only the disturbed area, though, so would remain minimal for the project. According to the preliminary calculations included on Sheet 5 of the SE Plat, the removal and re-vegetation of approximately 1,876 square feet of pavement would offset the SWM requirements and result in no control device being required at the time of site plan. A proposed development condition would provide the applicant the flexibility to utilize a SWM/BMP device, or purchase off-site nutrient credits, if it is determined that SWM controls are required at the time of site plan.

Signs (Article 12)

The applicant proposes two 46-square-foot building-mounted signs, as shown on Sheet 9 of the SE Plat, which would be permitted by-right per Article 12 of the Zoning Ordinance, and are acceptable to staff.

Required Site Plan Improvements (Article 17)

Article 17 of the Zoning Ordinance specifies the various public improvements that are required of uses requiring a site plan or minor site plan. Due to the existing 8 to 10-foot-wide asphalt trail along the Braddock Road frontage of the subject property, the applicant requests a modification of Sect. 17-201 to waive the requirement for a separate concrete sidewalk along that frontage. Staff recognizes the constraints of the existing site, and considers the asphalt trail adequate to meet the needs of pedestrians along that frontage. Staff does not object to the modification request.

General Standards for all Special Exceptions (Sect. 9-006)

In addition to specific standards for particular uses, all special exception uses shall satisfy the following general standards:

Standard 1: *The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan. As discussed previously in the Staff Analysis section of this report, the proposed use is in harmony with the Comprehensive Plan. Staff considers this standard met.*

Standard 2: *The proposed use shall be in conformance with the general purpose and intent of the applicable zoning district regulations. The C-6 District is intended to provide locations for neighborhood-serving retail commercial and service uses, developed in compact centers that are planned together as a unit. Staff feels that the proposed fast food use will serve the surrounding neighborhoods, and is sufficiently integrated into the Twinbrooke Shopping Center to satisfy the purpose and intent of the C-6 District.*

Standard 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.* The proposal to remove the existing restaurant building and replace with a newer structure on the same foundation will result in no new visual impact to neighboring properties. The applicant also proposes to install additional trees and vegetation to further screen the residential properties to the west. Similarly, there will be no substantial change to the layout of the parking and circulation areas, so no functional impacts to the larger shopping center are anticipated. Staff feels that this standard is satisfied.

Standard 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.* There is no proposed change to the layout of the parking and circulation areas, although the existing parking spaces will be re-stripped to satisfy current dimensional standards of the Zoning Ordinance. The projected trip generation for the proposed use is not anticipated to create any additional traffic or circulation issues. Staff considers this standard satisfied.

Standard 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.* As discussed previously in this report, modifications are requested of the Transitional Screening and Barrier requirements of Article 13 to accept the existing retaining wall and screening areas, as would be supplemented by the additional trees and vegetation shown on the SE Plat. An 1,876-square-foot area of existing pavement in the northwest portion of the site would be removed and re-vegetated, as shown on the SE Plat. Due to the minimal site disturbance proposed, and the constraints of the site, staff is comfortable with the modification requests.

Standard 6: *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* The proposed open space percentage of 19 percent exceeds the Ordinance requirement of 15 percent in the C-6 District, which satisfies this standard.

Standard 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.* As discussed previously in this report, existing parking areas will be resurfaced and restriped to meet current required

dimensional standards and satisfy minimum parking requirements, and a new loading area would be provided to meet Ordinance requirements. Utilities, drainage and other facilities are already in place on the site and would continue to serve the proposed use. Staff considers this standard satisfied.

Standard 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.* The applicant intends to only install signage as permitted by Article 12 of the Zoning Ordinance.

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

In addition to the general standards set forth in Sect. 9-006 above, all Category 5 special exception uses shall satisfy the following standards:

Standard 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.* The proposed Special Exception area consists of only a portion of a larger 11-acre parcel, but is considered a separate Special Exception "Lot", per Ordinance definitions, and must comply with the lot size and bulk requirements of the C-6 District. As described previously in this report, the C-6 bulk requirements would be satisfied by the proposal, although the SE area would not satisfy the 40,000-square-foot minimum lot area requirement of the C-6 District. A Board modification of that requirement is requested, to accept the 30,245-square-foot application area. Since the SE area represents a long-established lease boundary for the existing pad site, staff does not object to the request.

Standard 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.* The proposed use is required to comply with all applicable performance standards contained in Article 14 of the Ordinance.

Standard 3: *Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.* The proposed use shall be subject to site plan provisions, and a Development Condition requires that any proposed site plan or minor site plan for the proposal continue to be coordinated with previous site plans for the larger shopping center. Staff finds this standard met.

Additional Standards for Fast Food Restaurants (Sect. 9-505)

Standard 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. As shown on Sheet 9 of the SE Plat, the proposed architecture represents a standard template building for the Popeye's restaurant chain, featuring similar architecture on all four facades, in a golden brown color with red and green accents. In order to better reflect the materials prevalent in the rest of the shopping center, the proposal includes the addition of matching brown brick veneer on the lower portion of the facades. A proposed Development Condition requires substantial conformance with the building elevations and materials specified on the SE Plat. Staff feels that the proposed architecture would remain substantially in character with the larger shopping center, and considers this standard met.

- B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.* Site circulation would not be substantially altered from existing conditions, which was designed in coordination with the remainder of the shopping center, and provides access between uses for both customers and service vehicles. Staff finds this standard satisfied.
- 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.* As discussed above, there are no substantial changes proposed to on-site circulation or access, which would continue to operate in a safe and reasonably efficient manner. In order to mitigate any potential adverse effects of the adjacent Outback Steakhouse pick-up door (mentioned previously in this report), the applicant proposes to dedicate at least five parking spaces in that area for short-term pick-up parking only. Staff finds this standard met.
- D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.* The proposal would not substantially alter the layout of the site, and would be similar in operation to the previous restaurant on the site. Staff feels that the proposed use would not have any additional adverse impact on surrounding properties and considers this standard met.
- E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.* The proposed use is not a drive-through pharmacy, so this standard does not apply.

Standard 2: *(not applicable)*

Standard 3: *In the C-5 and C-6 Districts, in addition to Par. 1 above:*

A. *There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart. There is no outdoor storage or display of goods proposed with this application.*

Staff considers all Additional Standards for Fast Food uses satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that, subject to the proposed Development Conditions, the proposal to permit a fast food establishment in a C-6 District would be in harmony with the Comprehensive Plan and in conformance with applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that the Board of Supervisors approve application SE 2016-BR-013, subject to the proposed Development Conditions contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Modification of 40,000 square-foot minimum lot area standard of the C-6 Zoning District to permit the 30,245-square-foot Special Exception area (Sect. 4-606).
- Modification of Transitional Screening and Barrier requirements to accept the existing site conditions, supplemented by the proposed plantings shown on the SE Plat (Sect. 13-302 and 13-304).
- Modification of Required Site Plan Improvements, to accept the existing asphalt trail along Braddock Road in lieu of any requirement for a separate concrete sidewalk (Sect. 17-201, Par. 2).
- Direct Director of DPWES to approve modification of Parking Geometrics and Standards of the Public Facilities Manual, to permit the existing 20-foot-wide two-way southern drive aisle, rather than the required 23-foot minimum width (PFM Sect. 7-0800).

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

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

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

APPENDICES

1. Proposed SE Development Conditions
2. Affidavit
3. Statement of Justification
4. Zoning Ordinance Provisions
5. Comprehensive Plan Recommendations
6. DPZ – Environmental Memo
7. FCDOT - Transportation Memo
8. VDOT – Transportation Memo
9. UFMD - Urban Forest Management Memo
10. DPWES - Stormwater Management Memo
11. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS
SE 2016-BR-013
September 14, 2016

If it is the intent of the Board of Supervisors to approve SE 2016-BR-013, located at the Twinbrooke Shopping Center, Tax Map 69-3 ((01)) 18A (pt.) (the "Property"), to permit a fast food restaurant, pursuant to Sect. 9-505 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance by Rejnaj of Twinbrooke, LLC, its successors and assigns (collectively the "Applicant") with the following development conditions.

1. This Special Exception ("SE") is granted for and runs with the land indicated in this application, and is not transferable to other land.
2. This SE is granted only for the purpose(s), structure(s) and/or use(s) indicated on the SE Plat approved with this application, as qualified by these development conditions.
3. This SE is subject to the provisions of Article 17, Site Plans. Any plan submitted in conjunction with this approval shall be in substantial conformance with the approved SE Plat, consisting of nine (9) sheets, entitled "Popeye's Louisiana Kitchen, Twinbrooke Shopping Center, Special Exception Plat – SE 2016-BR-013", prepared by Bowman Consulting and dated August 19, 2016, and these conditions. Minor modifications to the approved SEA Plat shall be permitted, as determined by the Zoning Administrator, pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. Any site plan associated with this SE shall also continue to be coordinated with the approved site plans for the remainder of the shopping center.
4. The architectural design of the building shall be generally consistent with the quality of construction and materials shown on the illustrative elevations included on Sheet 9 of the SE Plat. The building shall include consistent architectural treatment on all four facades. Brick veneer consistent with that shown on Sheet 9 of the SE Plat shall be provided along the base of the building, to enhance compatibility with the brick facades of the Shopping Center.
5. A parking tabulation for the entire shopping center shall be included on any site plan associated with this SE, and approved by DPWES prior to final site plan approval. No Non-Residential Use Permit (Non-RUP) for the use shall be issued unless it has been demonstrated that parking for the entire shopping center can be provided in accordance with the Zoning Ordinance, as determined by DPWES. The number and/or location of on-site parking spaces may be adjusted at the time of site plan, and without the necessity for an amendment to this SE, to accommodate the alternate dumpster location shown on the SE Plat.

6. The applicant shall designate a minimum of five (5) parking spaces, adjacent to the south boundary of the Property, as short-term parking spaces to be shared by patrons of the fast-food restaurant on the Property and the adjacent use. No parking or standing shall be allowed in the 20-foot fire lane/drive aisle along the south boundary of the Property.
7. Landscaping for the proposed fast food use shall be provided in substantial conformance with the Landscape Plan shown on the SE Plat, with the following exception: the deciduous shrubs shown on the SE Plat along Braddock Road should be replaced with evergreen shrubs on the final Landscape Plan. All landscaping shall be maintained in good condition and/or replaced, as needed, for the life of the SE.
8. The existing tree designated as T6 on Sheet 3 of the SE Plat is designated to be preserved, and is included in the Tree Preservation calculations on Sheet 7 of the SE Plat. Tree T6 is located within a major storm water easement, and may not be eligible for preservation credit, and may also be threatened by the proposed site disturbance. Tree T6 may be removed and replaced, and/or removed from Tree Preservation calculations, as may be necessary at the time of site plan, without violating this SE approval.
9. Stormwater Management/Best Management Practices shall be required at the time of site plan per the County Stormwater Management Ordinance. The applicant may utilize additional BMP's or purchase off-site nutrient credits, as may be necessary to satisfy requirements at the time of site plan, without requiring an amendment to this Special Exception, provided that the site plan remains substantially in conformance with the SE Plat (as may be determined by DPZ).
10. Green Building Commitment:

In order to promote sustainable design, the following measures shall be taken in conjunction with the construction of the proposed building identified on the SE Plat:

- a) A LEED-AP shall be included as a member of the design team. The LEED-AP will work with the Applicant to incorporate sustainable design elements and innovative technologies into the proposed building. At the time of the site plan submission, documentation will be provided to the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning, demonstrating compliance with the commitment to engage such a professional.

Prior to the receipt of a Non-Residential Use Permit (Non-RUP) for the proposed use, the LEED-AP shall submit, for review and approval by EDRB, a certification statement, including all supporting documentation detailed below, confirming that

the green building elements listed below have been incorporated into the design and construction of the building.

b) Green building elements for inclusion in the project:

- i) Native and non-invasive species shall be used exclusively for all required landscaping on the property. A planting list showing species and location of plantings shall be on the landscape plan that is included with the site plan.
- ii) LED or fluorescent lamps shall be incorporated in the interior building light fixtures to the extent possible.
- iii) Motion sensor faucets, flush valves, and ultralow-flow plumbing fixtures that have a maximum water usage as listed below shall be used in restroom facilities in the building:
 - Water Closet (gallons per flush, gpf): 1.28
 - Urinal (gpf): 0.5
 - Showerheads (gallons per minute, gpm*): 20
 - Lavatory faucets (gpm**): 1.5
 - Kitchen and janitor sink faucets: 2.20
 - Metering faucets: 0.25

* When measured at a flowing water pressure of 80 pounds per square inch (psi).
** When measured at a flowing water pressure of 60 pounds per square inch (psi).
- iv) Low-emitting materials shall be used for all adhesives, sealants, paints, coatings, floor systems, composite wood, and agrifiber products, as well as furniture and furnishings, if available. Low-emitting is defined according to the following table:

<u>Application</u>	<u>VOC Limit g/L less water</u>
Carpet adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/anti-rust paint	250
Clear wood finishes	350

- v) Carpet and carpet padding shall be installed which meets the testing and product requirements of the Carpet and Rug Institute Green Label Plus program. Manufacturers' product data shall be provided with the certification statement.

- vi) Vinyl composition tile and rubber flooring shall be installed which meets the requirements of the FloorScore certification program. Manufacturers' product data and certification letter shall be provided.
- vii) To the extent feasible, Energy Star, or equivalent, appliances and equipment for all refrigerators, water heaters, computers, monitors, water coolers, and other appliances and office equipment shall be installed. Installation locations and manufacturers' product data, including the Energy Star energy guide, if installed, shall be provided.

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 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 to permit a fast food restaurant expires without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 26, 2016
 (enter date affidavit is notarized)

1352AD a

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

in Application No.(s): SE 2016-BR-013
 (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)
Rejnaj of Twinbrooke, LLC Agents: Jonathan K. Friedlander Jerome P. Friedlander Jan A. Strompf	12150 Tech Road Silver Spring, MD 20904	Applicant/Lessee of Tax Map 69-3 ((1) 18A pt.
Twinbrook Associates, LLP a/k/a Twinbrook Associates Agents: Alan W. Nash	8227 Hillsborough Lane Warrenton, VA 20186	Title Owner/Lessor of Tax Map 69-3 ((1)) 18A pt.

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)DATE: August 26, 2016
(enter date affidavit is notarized)

135240a

for Application No. (s): SE 2016-BR-013
(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)
SAA Architecture, LLC Agents: R. Glenn Stephens Michael J. Vesely	8101 Sandy Spring Road, Suite 105 Laurel, MD 20707	Architect/Agent
Bowman Consulting Group, Ltd. Agents: Bradley D. Glatfelter Gregg D. Eberly Sarah A. Hess Matthew J. Tauscher Matthew K. Koirtyohann	14020 Thunderbolt Place, Suite 300 Chantilly, VA 20151	Engineers/Planners/Agent
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 (FORMER) 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 FORMER Attorney*/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 26, 2016
 (enter date affidavit is notarized)

135240a

for Application No. (s): SE 2016-BR-013
 (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)

Rejnaj of Twinbrooke, LLC
 12150 Tech Road
 Silver Spring, MD 20904

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: Jan Strompf Intervivos Trust f/b/o Dana Rosenfeld, Leslie K. Strompf, Craig A. Strompf, Randi Strompf Klein
 Jerome Friedlander Revocable Trust f/b/o Jonathan K. Friedlander, Vicki J. Harvey, Gary S. Friedlander and Robert M. Friedlander
 Managing Member: Jan A. Strompf

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

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

Special Exception Attachment to Par. 1(b)

DATE: August 26, 2016
(enter date affidavit is notarized)

1352Ada

for Application No. (s): SE 2016-BR-013
(enter County-assigned application number (s))

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

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

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)

Gary P. Bowman

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

SAA Architecture, LLC
8101 Sandy Spring Road, Suite 105
Laurel, MD 20707

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)

R. Glenn Stephens

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

Special Exception Attachment to Par. 1(b)DATE: August 26, 2016
(enter date affidavit is notarized)

135240a

for Application No. (s): SE 2016-BR-013
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Wendy A. Alexander	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 26, 2016
 (enter date affidavit is notarized)

1352A0a

for Application No. (s): SE 2016-BR-013
 (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)

Twinbrook Associates, LLP a/k/a Twinbrook Associates
 8227 Hillsborough Lane
 Warrenton, VA 20186

(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**)

Alan W. Nash, General Partner
 Linda S. Nash Grams
 Mary H. Nash Day
 Estate of Janet R. Nash f/b/o Alan W. Nash and Linda S Nash Grams

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 26, 2016
 (enter date affidavit is notarized)

135240 a

for Application No. (s): SE 2016-BR-013
 (enter County-assigned application number(s))

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

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

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

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

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

None

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 26, 2016
(enter date affidavit is notarized)

135240a

for Application No. (s): SE 2016-BR-013
(county-assigned application number(s), to be entered by County Staff)

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

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

None

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

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

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

WITNESS the following signature:

(check one)

[] Applicant [x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent

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

Subscribed and sworn to before me this 26 day of August 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA



Lynne J. Strobel
 (703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

**WALSH COLUCCI
 LUBELEY & WALSH PC**

REVISED

August 19, 2016

Via Hand Delivery

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

Re: Proposed Special Exception Application
 Fairfax County Tax Map Reference: 69-3 ((1)) 18A (pt.) (the "Application
 Property")
 Applicant: Rejnaj of Twinbrooke, LLC

Dear Ms. Berlin:

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

The Application Property, which is currently developed with an approximately 2,520 square foot eating establishment formerly operated as a Pizza Hut, is located at 9581 Braddock Road in the northwest portion of the Twinbrooke Shopping Center (the "Shopping Center"). Located in the southwest quadrant of the intersection of Braddock Road (Route 620) and Twinbrook Road (Route 652) in the Braddock Magisterial District, the Shopping Center property consists of approximately 11.24 acres of land, and is zoned to the C-6 District. The proposed special exception is filed on approximately 30,245 square feet of the Shopping Center as shown on the accompanying special exception plat dated May 11, 2016, and revised through July 28, 2016 (the "SE Plat") prepared by Bowman Consulting Group, Ltd. Zoning records indicate that the Application Property is not subject to any rezoning, special permit, or special exception approvals. The Shopping Center, which includes the Application Property, has been the subject of a previously approved site plan (SP-1927-D) as shown on Sheet 7 of the SE Plat.

Pursuant to Fairfax County Zoning Ordinance (the "Zoning Ordinance") Sections 4-604(4)(H), 9-501(11) and 9-502, the Applicant proposes a special exception to permit the replacement of an existing approximately 2,520 square foot eating establishment on the Application Property with a forty-seven (47) seat neighborhood-serving Popeye's Louisiana Kitchen fast food restaurant. As shown on the accompanying SE Plat, the proposed building, which is comprised of a 2,342 square foot restaurant and a 242 square foot walk-in storage freezer, will be approximately 2,584 square feet. The maximum building height is twenty (20) feet and the building results in a proposed 0.085 FAR, which is within the maximum 0.40 FAR permitted in the C-6 District. A total of twenty seven (27) parking spaces are provided as shown

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

on Sheets 2 and 4 of the SE Plat. As shown on the enclosed Parking Tabulation Exhibit, which is being provided for informational purposes only, the overall Shopping Center will continue to comply with the parking requirements set forth in the Zoning Ordinance following the establishment of the proposed fast food restaurant. Access to the Application Property will be provided from two existing access points on Braddock Road. No changes are proposed to the existing access or on-site circulation conditions associated with the Shopping Center. The parking area on the Application Property immediately surrounding the proposed building will be re-surfaced, re-graded and re-stripped to comply with ADA standards. To enhance the visual appearance of the Application Property, the Applicant proposes landscaping improvements as shown on Sheet 5 of the SE Plat.

The Application Property is located within the P2 Main Branch Community Planning Sector of the Pohick Planning District in Area III of the Fairfax County Comprehensive Plan (the "Plan"). The Main Branch Community Planning Sector is classified as Suburban Neighborhood. Retail uses in the Main Branch Community Planning Sector are intended to be neighborhood-serving. While there are no site-specific recommendations for the Application Property, the Plan generally recommends that nonresidential uses requiring special exception approval be rigorously reviewed, and that such uses should be granted only where: 1) access for the use is oriented to an arterial; 2) the use is of a size and scale that will not adversely affect and impact the character of the area in which it is located; and 3) buffering and screening in excess of county ordinances are provided between the use and the adjoining residential properties.

The Applicant's proposal is in harmony with each of the recommendations and conditions in the Plan. The proposed fast food restaurant is designed to be a neighborhood-serving use that will be integrated into an existing shopping center. The proposed use will be oriented to Braddock Road, which is classified as a Minor Type "A" Arterial. The proposed building is consistent with the size and scale of the existing building on the Application Property, and the Applicant's proposed replacement of an existing restaurant with another will have no adverse impacts on the character of the surrounding area. Finally, existing buffering and screening in excess of the requirements of the Zoning Ordinance are currently provided on the Application Property between the Shopping Center and the adjoining residential community to the west by an existing six-foot brick wall and landscaping. As shown on Sheet 5 of the SE Plat, the Applicant intends to make improvements to existing landscaping on the Application Property, and enhance the existing buffering and screening along the western border of the Application Property through additional plantings.

The Applicant's proposal meets the additional standards of Section 9-505 of the Zoning Ordinance for a fast food restaurant. While the proposed building will be designed to reflect the trade name and branding of the restaurant, the appearance will be architecturally compatible with the Shopping Center and the surrounding neighborhood. As shown on the conceptual elevations that have been submitted in conjunction with this application, the proposed building will include a red brick foundation that will enhance compatibility with the red brick facades of the existing Shopping Center. The site is currently designed to facilitate the safe and efficient flow of pedestrian and vehicular traffic throughout the Shopping Center and between adjoining properties, and the Applicant does not propose any changes. In addition, the area and width of

the Application Property is sufficient to accommodate the proposed restaurant, as it did for over twenty-five years for the former eating establishment. The existing screening and layout of the Application Property, combined with the proposed landscaping improvements, will ensure the use will not affect the surrounding residential area.

In accordance with Section 9-011 of the Zoning Ordinance, please accept the following information:

- The type of use proposed is a neighborhood-serving fast food restaurant.
- The hours of operation of the use will be Monday through Thursday, 10:00 a.m. – 11:00 p.m.; Friday and Saturday, 10:00 a.m. through 12:00 midnight; and Sunday, 10:00 a.m. through 11:00 p.m.
- The estimated number of patrons is approximately 525 per day.
- The estimated number of employees is a maximum of six (6) to eight (8) on-site at any one time.
- The proposed use will generate approximately 1,050 vehicle trips per day, including approximately 136 p.m. peak hour trips. According to VDOT, such a level of trips does not constitute a significant impact on the adjacent and surrounding street network. In addition, the proposed fast food restaurant will not be open during the a.m. peak hour of the adjacent road network, and its p.m. peak hour trips are typically less than other similarly sized fast food restaurants. Therefore, the impact of vehicle trips generated by the Applicant's proposed fast food restaurant will not have a significant impact at any time.
- The general area to be served by the proposed fast food restaurant includes the residential neighborhoods in the immediate vicinity of the Application Property, as well as parts of Burke, Fairfax Station and Fairfax City.
- High quality architecture is proposed, and the proposed building will incorporate style and design elements that are consistent with the Applicant's brand in a manner that is compatible with the Shopping Center and surrounding residential neighborhoods.
- To the best of the Applicant's knowledge, no hazardous or toxic substances will be utilized or stored on the Application Property.
- The proposed use conforms to all applicable ordinances, regulations, adopted standards and conditions, except as modified by this application.

The Applicant requests the following modifications and waivers:

- A modification of the requirements of Section 9-011 of the Zoning Ordinance to allow the submission of the previously approved as-built site plan for the Application Property to fulfill the stormwater management submission requirements of Section 9-011(2)(J).
- A waiver of the 40,000 square foot minimum lot size requirement set forth in Section 9-610 of the Zoning Ordinance. The Application Property, which consists of an existing pad site that was previously occupied by an existing eating establishment, is not a separately subdivided lot, but a part of the larger Shopping Center. The Applicant, however, has been advised by staff to submit a request for a waiver of the minimum lot size requirement in conjunction with this special exception application. As shown on Sheet 5 of the SE Plat, the Applicant proposes significant landscaping improvements along the western border and the Braddock Road frontage of the Application Property. A waiver of the minimum lot size requirement will not have any deleterious effect on the Application Property, adjacent properties, or the Shopping Center.
- A waiver of the barrier requirement along the western border of the Application Property as set forth in Section 13-304 of the Zoning Ordinance. An approximately four foot (4') tall masonry wall already exists in this location, and the Applicant proposes no changes or modifications to the existing wall.
- A waiver of the barrier requirement along the Braddock Road frontage of the Application Property as set forth in Section 13-304 of the Zoning Ordinance. A barrier is not presently located on this portion of the Application Property. The existing conditions do not afford the width necessary to construct the typically required six-foot (6') wall, wood fence or chain link fence adjacent to the existing asphalt trail. In addition, the installation of a wall, fence or other barrier along the Braddock Road frontage would not invite or attract customers to the retail uses in the Shopping Center. As shown on Sheet 5 of the SE Plat, the Applicant proposes to plant low shrubs along the Braddock Road frontage.
- A modification of the transitional screening requirement along the Braddock Road frontage of the Application Property set forth in Section 13-303 of the Zoning Ordinance. The existing conditions and configuration of the Shopping Center do not afford the width necessary to install the typically required vegetation adjacent to the existing asphalt trail along Braddock Road, and the presence of overhead utility lines creates a condition that is not conducive to the long-term viability of over-story vegetation. As shown on Sheet 5 of the SE Plat, the Applicant proposes to plant low shrubs along the Braddock Road frontage.
- A waiver of the peripheral parking lot landscaping requirements set forth in Section 13-203 of the Zoning Ordinance. The existing conditions and configuration of the Shopping Center do not afford the space necessary to plant

the typically required vegetation adjacent to the existing asphalt trail along the Application Property's Braddock Road frontage, and the presence of overhead utility lines creates a condition that is not conducive to the long-term viability of over-story vegetation. A waiver of the peripheral parking lot landscape requirements will not have any deleterious effect on the Application Property or adjacent properties.

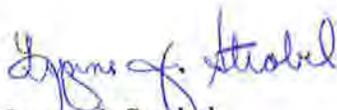
- A modification of the two-way drive aisle width set forth in Section 7-0802.2, Table 7.7 of the Fairfax County Public Facilities Manual (PFM) to permit a reduction from twenty-three feet (23') to twenty feet (20') between the proposed building on the Application Property and the existing Shopping Center. The Applicant has been requested to bring the existing parking spaces along the drive aisle on the southern side of the proposed building, which are currently striped to a depth of approximately fifteen feet (15'), into conformance with the PFM's requirement of eighteen feet (18'). Under existing conditions, a total of 38 feet is provided from curb to curb at this location. In order to bring the parking spaces into conformance, a modification of drive aisle width will be necessary. Based on discussions with the Fire Marshal, this modification is acceptable. The Applicant proposes to designate five (5) of these spaces as short-term parking spaces to be shared by customers of the proposed fast food restaurant and the existing Outback restaurant.

The Applicant proposes to revitalize the Twinbrooke Shopping Center by establishing a fast food restaurant at a location that was recently vacated by a long-standing restaurant tenant. The proposed neighborhood-serving use will attract customers from the surrounding residential neighborhoods, and will provide residents with a popular dining option. The Applicant's proposal also includes enhancements to the visual appearance of the Application Property through improvements to existing landscaping as shown on the SE Plat. Should you have any questions regarding the Applicant's proposal, or require additional information, please do not hesitate to contact me.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

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



Lynne J. Strobel

cc: Jonathan Friedlander Sarah Hess Brad Glatfelter
 Gregg Eberly Mike Vesley Robert D. Brant
 A0722751.DOCX / 1 Revised Statement of Justification (8-19-16) 009201 000002

PARKING TABULATION EXHIBIT

SHOPPING CENTER:

9521 BRADDOCK RD. (BB&T BANK):	2,500 S.F.
9525 BRADDOCK RD. (SAFEWAY):	35,200 S.F.
9527 BRADDOCK RD. (VACANT):	2,000 S.F.
9529 BRADDOCK RD. (VACANT):	2,000 S.F.
9531 BRADDOCK RD. (TLC CLEANERS):	2,000 S.F.
9533 BRADDOCK RD. (VACANT):	2,000 S.F.
9535 BRADDOCK RD. (OPTOMETRIST):	2,000 S.F.
9537 BRADDOCK RD. (WORLD KARATE):	2,000 S.F.
9539 BRADDOCK RD. (VACANT):	2,000 S.F.
9541 BRADDOCK RD. (CLAWES CARPETS):	2,500 S.F.
9543 BRADDOCK RD. (TWINBROOK MUSIC):	2,000 S.F.
9543A BRADDOCK RD. (TWINBROOK MUSIC ANNEX):	800 S.F.
9547 BRADDOCK RD. (BASKIN ROBBINS):	1,200 S.F.
9549 BRADDOCK RD. (UNICHIC HAIR SALON):	1,200 S.F.
9551 BRADDOCK RD. (CORNER MARKET):	1,000 S.F.
9553/55 BRADDOCK RD. (POTOMAC VALLEY VETERINARY):	2,500 S.F.
9557 BRADDOCK RD. (UNIQUE BAKERY):	1,500 S.F.
9559 BRADDOCK RD. (SUBWAY):	1,500 S.F.
9561 BRADDOCK RD. (DENTIST):	1,600 S.F.
9563 BRADDOCK RD. (SCISSORS & CLIPPERS BARBER):	1,750 S.F.
9565 BRADDOCK RD. (JUDY RYAN DRESS SHOP):	2,000 S.F.
9567 BRADDOCK RD. (TWINBROOK CHIROPRACTIC):	2,000 S.F.
9571 BRADDOCK RD. (SUBURBAN SAFE & LOCK):	750 S.F.
9573 BRADDOCK RD. (CHINA SHANGHAI CARRYOUT):	1,500 S.F.
9575 BRADDOCK RD. (VA ABC):	2,500 S.F.
9577 BRADDOCK RD. (ANGEL NAILS SALON):	1,500 S.F.
9579A BRADDOCK RD. (RITE AID):	6,991 S.F.
9579B BRADDOCK RD. (TWINBROOK FLORIST):	10,000 S.F.
9581 BRADDOCK RD. (POPEYES CHICKEN):	2,584 S.F.
MISCELLANEOUS (UTILITY ROOM):	2,500 S.F.
GROSS FLOOR AREA:	101,575 S.F.
PARKING REQUIRED:	407 SPACES
(GREATER THAN 100,000 BUT EQUAL TO OR LESS THAN 400,000 S.F. GROSS FLOOR AREA: 4 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA)	

EATING ESTABLISHMENTS:

9569 BRADDOCK RD. (ANGIE'S RESTAURANT):	2,750 S.F. (122 MAX. OCCUPANCY) 99 SEATS (PER 1927-PS-02-1) 12 STAFF
PARKING REQUIRED:	31 SPACES
(ONE (1) SPACE PER FOUR (4) SEATS PLUS ONE (1) SPACE PER TWO (2) EMPLOYEES WHERE SEATING IS AT TABLES)	
9579 BRADDOCK RD. (OUTBACK STEAKHOUSE):	6,200 S.F. (278 MAX. OCCUPANCY) 180 SEATS (PER OCCUPANCY PERMIT) 30 STAFF (PER OCCUPANCY PERMIT) 20 BAR SEATS (PER OCCUPANCY PERMIT)
PARKING REQUIRED:	70 SPACES
(ONE (1) SPACE PER FOUR (4) SEATS PLUS ONE (1) SPACE PER TWO (2) EMPLOYEES WHERE SEATING IS AT TABLES AND ONE (1) SPACE PER TWO (2) SEATS WHERE SEATING IS AT COUNTER)	

SUMMARY:

TOTAL PARKING REQUIRED:	508 SPACES (497 SPACES & 11 HANDICAPPED SPACES)
TOTAL PARKING PROVIDED:	523 SPACES (512 SPACES & 11 HANDICAPPED SPACES)

Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated November 17, 2015. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

ARTICLE 4 - COMMERCIAL DISTRICT REGULATIONS

PART 6 4-600 C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT

4-604 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

- H. Fast food restaurants

4-605 Use Limitations

1. Fast food restaurants, drive-in financial institutions, quick-service food stores and vehicle light service establishments shall be permitted by right in accordance with the following:

- A. Fast food restaurants without any drive-through facilities shall be permitted by right:

- (1) When located in a shopping center, and the fast food restaurant does not occupy (a) more than 1500 square feet of gross floor area and (b) more than thirty-five (35) percent of the gross floor area of the building in which located; or

- (2) When located in a shopping center of 25,000 square feet or more of gross floor area, the fast food restaurant may occupy more than 1500 square feet but not to exceed 2500 square feet of gross floor area, provided that the fast food restaurant does not occupy more than twenty-five (25) percent of the gross floor area of the building in which located.

- B. Fast food restaurants, other than those permitted under Par. 1A above, drive-in financial institutions, and quick-service food stores shall be permitted by right when:

- (1) Such use is located within a building of a shopping center, which building contains at least six (6) other uses which are not fast food restaurants other than those permitted by Par. 1A above, drive-in financial institution, or quick-service food stores; and

- (2) All uses within that building are connected by party walls or partitions to form one continuous structure.

Drive-in financial institutions, fast food restaurants, quick-service food stores and vehicle light service establishments which do not meet the limitations set forth above may be allowed by special exception in accordance with the provisions of Article 9.

ARTICLE 9 - SPECIAL EXCEPTIONS

PART 0 9-000 GENERAL PROVISIONS

9-006 General Standards

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

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

PART 5 9-500 CATEGORY 5 COMMERCIAL AND INDUSTRIAL USES OF SPECIAL IMPACT

9-501 Category 5 Special Exception Uses

11. Fast food restaurants.

9-503 Standards for all Category 5 Uses

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

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

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

1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.
 - D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
3. In the C-5 and C-6 Districts, in addition to Par. 1 above:
 - A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

Selected applicable recommendations from the Fairfax County Comprehensive Plan, 2013 Edition, Pohick Planning District, amended through 10-20-2015. For the full, unabridged, Comprehensive Plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

PLAN AREA III - POHICK PLANNING DISTRICT

P2 MAIN BRANCH COMMUNITY PLANNING SECTOR

The Main Branch Community Planning Sector is generally bounded by Braddock Road to the north, Rolling Road to the east, Interstate 95 (I-95) to the south, and Pohick Road to the west. It is one of the more intensely developed sectors within the Pohick Planning District. The predominant land use is single-family detached houses with some townhouse development. A number of neighborhood-serving commercial uses as well as public facilities and institutional uses are also located in this sector. Most of the area has been developed since the mid-1960s.

CONCEPT FOR FUTURE DEVELOPMENT

This entire sector is classified as Suburban Neighborhood. Uses in the sector are generally consistent with the uses outlined for the Suburban Neighborhood category. Generally, retail uses are intended to be neighborhood-serving.

RECOMMENDATIONS

Land Use

12. The cumulative effect of institutional uses in this area should be considered prior to allowing the location of additional institutional uses as they could change the residential character of the area. Nonresidential uses requiring special exception or special use permit approval should be rigorously reviewed. In general these uses, if permitted at all, should only be granted if the following conditions are met:

- Access for the use is oriented to an arterial;
- The use is of a size and scale that will not adversely affect and impact the character of the area in which it is located; and
- Buffering and screening in excess of county ordinances are provided between the use and the adjoining residential properties.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 23, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DMJ*
Environment and Development Review Branch, DPZ

SUBJECT: **Environmental Assessment: SE 2016-BR-013**
Popeye's

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception application (SE) revised through August 19, 2016. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

DESCRIPTION

The subject property is located on 30,245 square foot area of the Twinbrook Shopping Center where a Pizza Hut restaurant had been located. The site is immediately south of Braddock Road and it is located in the northwestern corner of the shopping center. This special exception requests approval to replace the existing restaurant with a new Popeye's Louisiana Kitchen with 47 seats and 30 parking spaces at a floor area ratio (FAR) of 0.085.

ANALYSIS

This section identifies the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Water Quality Water Protection and Best Management Practices: The subject property falls within the Popes Head Creek watershed. An existing 2500 square foot restaurant will be demolished and replaced by a 2,584 square foot restaurant. The applicant is seeking a waiver of

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/



Barbara Berlin
SE 2016-BR-013
Page 2

stormwater management requirements because a 1977 site plan, SP-1927 -D exists for this site. The stormwater narrative indicates that the land disturbance for this project will be approximately 3,495 square feet and that approximately 871 square feet of pervious surface will be removed. The outfall narrative describes that runoff from the subject property will not cause flooding or erosion on adjacent properties. In the consulting engineer's opinion, the water quality control and outfall adequacy for this site are sufficient for this redevelopment.

No water quality best management practices are proposed for this restaurant. Staff encourages the applicant to consider implementing bioretention within the area on the northwest corner where asphalt will be removed to create a landscaped area. This area could serve the dual function as a landscape feature, as well as, a bioretention area to accommodate some amount of water quality and detention onsite.

Stormwater management/best management practice measures and outfall adequacy are subject to the review and approval by the Department of Public Works and Environmental Services (DPWES).

Tree Preservation/Restoration: The subject property is located on the northwest corner of an existing shopping center which is highly impervious. The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES to restore vegetation on the site and to preserve viable existing tree specimens and the respective root systems during land disturbance and construction of the new restaurant.

Green Building Practices: The applicant has provided a development condition which includes a list of soft commitments in support of the County's Green Building Policy. Staff encourages the applicant to revise this condition to include a statement which indicates that the achievement of the soft commitments will be demonstrated to the Environment and Development Review Branch of the Department of Planning and Zoning by the LEED AP, as mentioned in the applicant's proposed green building development condition, prior to the issuance of the non-residential use permit (Non-RUP) for the restaurant. Currently the development condition states that demonstration of soft commitments will be provided prior to bond release. This application is not complex and demonstration of achievement should be demonstrated prior to the restaurant commencing operation. Bond release is too late in the process if there is any need for design change or building retrofit to accommodate green building practices.

DMJ: MAW

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 7-8 states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created.
 - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
 - Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
 - Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
 - Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
 - Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
 - Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. ”

Barbara Berlin
SE 2016-BR-013
Page 4

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 10 states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 18 states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 19 states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;

- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy

performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .”



County of Fairfax, Virginia

MEMORANDUM

DATE: August 29, 2016

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

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

FILE: SE 2016-BR-013

SUBJECT: Rejnaj of Twinbrooke, LLC (Popeye's Louisiana Kitchen)
9581 Braddock Road, Fairfax, Virginia, 22032
Tax Map: #69-3 ((1)) 18A

This department has reviewed the subject application including the Special Exception Plat dated May 25, 2016, revised through August 19, 2016. This application proposes to replace the existing 2,520 square foot eating establishment at the subject property formerly operated as a Pizza Hut with a 2,584 square foot Popeye's Louisiana Kitchen fast-food restaurant. We offer the following comments:

- The Special Exception Plat dated August 19, 2016 proposes two potential dumpster locations. One of these dumpster locations would block three parking spaces located south of the proposed fast-food restaurant.
- The parking tabulation on the Special Exception Plat does not match the information on the Parking Tabulation Exhibit provided by the applicant.
- The applicant agreed to designate five short-term parking spaces for picking up orders from the Popeye's Louisiana Kitchen and the neighboring Outback Steakhouse. Designating these short-term parking spaces should discourage patrons from blocking the fire lane and two-way travel aisle located south of the proposed fast-food restaurant.

cc: Michael Lynskey

EAI/AH



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

August 5, 2016

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 2016-BR-016 Rejnaj of Twinbrooke, LLC
Tax Map # 69-3((01))0018A

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 July 29, 2016, and received on August 1, 2016. I have no additional comments on this submittal.

If you have any questions, please call me.

cc: Mr. Mike Davis

fairfaxrezoning2016-BR-016se2RejnajOfTwinbrookeLLC8-4-16BB



County of Fairfax, Virginia

MEMORANDUM

DATE: September 8, 2016

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Ian Fuze, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Twinbrook Safeway-Dart Center-Popeyes.SE 2016-BR-016

The following comments are based on the review of the above mentioned Special Exception application stamped as received by the Department of Planning and Zoning July 28, 2016. A site visit was conducted June 5, 2016.

- 1. Comment:** The applicant has requested a waiver of the transitional screening requirements along Braddock Road. The applicant has proposed deciduous shrub and ground cover plantings along Braddock Road.

Recommendation: Provide plantings that are similar to or match the proposed evergreen shrub plantings along the western property line. Evergreen shrubs are a requirement of the Zoning Ordinance for transitional screening and it would be more appropriate to modify the screening requirement than to waive it outright.

- 2. Comment:** Tree 6 is located within a storm water easement and will not be eligible for any 10-year canopy credit. In addition, the planting of groundcover here will have deleterious impacts to the tree.

Recommendation: Remove the 10-year canopy credit for this tree. If it can be determined that site work will have deleterious impacts (going beyond the curb and into the root zone) to this tree, mark tree 6 for removal.

If you have any questions or concerns please contact me at 703-324-1770.

if/

UFMDID #: 217821

cc: DPZ File

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





County of Fairfax, Virginia

MEMORANDUM

DATE: August 22, 2016

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

FROM: William J. Veon, Jr., PE, Senior Engineer III (Stormwater)
Central Branch, Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Zoning Application No.: SE 2016-BR-016
Rejnaj of Twinbrooke, LLC
Special Exception Plat (dated August 19, 2016)
LDS Project No.: 001927-ZONA-001-1
Tax Map No.: 069-3-01-0018A (part); Braddock District

The subject application has been reviewed and the following stormwater management comments are offered at this time:

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) located on the project property.

Response: Noted, refer to general note 13 on sheet 2.

Follow-up Comment: ok (but actually note 12).

Floodplains

There are no regulated floodplains located on the project property.

Response: Noted, refer to general note 13 on sheet 2.

Follow-up Comment: ok (but actually note 12).

Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

Response: Acknowledged.

Follow-up Comment: ok.



Michael Lynskey, Staff Coordinator
 Zoning Application No.: SE 2016-BR-016
 August 22, 2016
 Page 2 of 5

Water Quality

1. If the properly delineated disturbance area for this project is ultimately determined to be less than 2,500 sq. ft., the project will be exempt from County Code Chapter 124 (the Stormwater Management Ordinance [SWMO]) and water quality controls will not be required (SWMO 124-1-7.4). Otherwise, water quality controls will be required for the proposed project (SWMO 124-1-6, 124-4-1 & 124-4-2), and the site-specific viability of proposed controls will need to be demonstrated at this time. (Note that “offsite nutrient credits” is not a viable quality control option at the zoning stage, since there is no guarantee that these credits will be available at the time the final site plan is reviewed and approved [the time at which such credits are normally purchased].)

Response: More than 2,500 SF will be disturbed during construction, refer to sheet 5 for the Stormwater Management Plan. Although more than 2,500 SF of land will be disturbed, the calculations shown on sheet 5 determine that no water quality control facilities are needed since the required total phosphorous reduction is exceeded by 0.02 lb/yr, due to an increase in pervious area.

Follow-up Comment: ok, and final calculations and design details will be reviewed at the final design/site plan stage.

2. Note 8 on Sheet 2 of the special exception plat states that the land disturbance will be less than 2,500 sq. ft. for the proposed construction of a new restaurant (new building and other site improvements) on an existing restaurant site; and the proposed “regulated area[s] of disturbance” for this new construction are identified on Sheet 4, and total about 2,017 sq. ft. (per the plan labels). However, it does not appear that the land disturbance, as proposed, has been properly delineated, and the required corrections to this delineation could push the total proposed land disturbance above 2,500 sq. ft.

Response: Note 8 on sheet 2 has been removed. The total proposed regulated land disturbance is approximately 3,311 SF (0.08 AC). Refer to the Stormwater Management Plan on sheet 5 for the proper delineation of the limits of disturbance.

Follow-up Comment: ok, and final calculations and design details will be reviewed at the final design/site plan stage.

3. Note 2 on Sheet 4 correctly identifies Letter-to-Industry (LTI) 09-05 as the basis for determining the proposed land disturbance, but requirements 1 to 6 of this LTI have not been appropriately applied. Note 2 further states that the “re-surfacing or re-grading of walkways, parking spaces and other measures ...” are not land disturbing activities, but no details have been provided to demonstrate or otherwise ensure that neither the depth of proposed surface material removal for resurfacing, nor the proposed regrading activities, will expose the respective subbases of these existing paved areas. The exposure of any subbase material creates a land

Michael Lynskey, Staff Coordinator
Zoning Application No.: SE 2016-BR-016
August 22, 2016
Page 3 of 5

disturbance, including any modification of the existing building pad that will expose the subbase, and any additional foundation structures required for the proposed building extension outside of the existing pad.

Response: All regrading and restriping activities will not expose the subbase material during construction. As described on sheet 4, all areas of regulated land disturbance have been incorporated in the stormwater management computations on sheet 5. Refer to the Special Exception Plat on sheet 4 for delineation of regrading, restriping, and areas of regulated land disturbance.

Follow-up Comment: ok, and final calculations and design details will be reviewed at the final design/site plan stage.

4. Please update the proposed limits of disturbance to ensure inclusion of the pervious and exposed subbase portions of all proposed facilities and installations (including proposed resurfacing and regrading activities), adequate work areas around these facilities and installations (10' minimum work width around facility/installation perimeters [per LTI 09-05]), adequate ingress/egress (widths [10' minimum] and lengths) from public R/W to the work areas, adequate areas for construction staging and for temporary materials storage and transport, adequate areas for construction equipment storage and for construction-related vehicle parking, and adequate areas for all project Pollution Prevention Plan facilities. Then, provide a preliminary design for a viable BMP practice if the revised disturbance area is greater than 2,500 sq. ft.

Response: Refer to the Stormwater Management Plan on sheet 5 for the proposed limits of disturbance. The proposed design increases the square footage of pervious area. Calculations have been provided on sheet 5 to demonstrate that BMP facilities are not required for these conditions to meet water quality requirements. The proposed design disturbs more than 2,500 SF, however approximately 872 SF (0.02 AC) of pervious area will be added to the existing site. The addition of the pervious area, as demonstrated in the Virginia Runoff Reduction Summary on sheet 5, shows that the site's required total phosphorous reduction is exceeded by 0.02 lb/yr. Therefore, the proposed design improves the existing conditions with the addition of pervious area. No additional reduction of total phosphorous is required and therefore all water quality regulations have been met.

Follow-up Comment: ok, and final calculations and design details will be reviewed at the final design/site plan stage.

Water Quantity - Detention

If the revised disturbance area is ultimately determined to be less than 2,500 sq. ft., the proposed project will be exempt from Chapter 124 and water quantity controls for stormwater detention will not be required. Otherwise, water quantity controls will be required for the project (SWMO

Michael Lynskey, Staff Coordinator
Zoning Application No.: SE 2016-BR-016
August 22, 2016
Page 4 of 5

124-1-6, 124-4-1 & 124-4-4.D), and the site-specific viability of proposed controls will need to be demonstrated at this time (although a net decrease in impervious surface is proposed).

Response: The discharge to existing storm structure 1596 is decreased in the 2-year and 10-year storm. Based on the results presented on sheet 5 no further water quantity controls are required.

Follow-up Comment: ok, and final calculations and design details will be reviewed at the final design/site plan stage.

Water Quantity - Outfalls

1. If the revised disturbance area is ultimately determined to be less than 2,500 sq. ft., the proposed project will be exempt from Chapter 124 and water quantity controls for outfall channel and flood protection will not be required. Otherwise, water quantity controls will be required for the project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C), outfall conditions will need to be assessed, and any preliminary detention design will need to be updated, if required, at this time.

Response: The limits of disturbance exceed 2,500 SF; however no water quantity controls are necessary for the proposed design. Refer to the Stormwater Management plan on sheet 5 for further information.

Follow-up Comment: ok, and final calculations and design details will be reviewed at the final design/site plan stage.

2. Note the potential outfall issues identified in the Stormwater Planning Comments, below.

Response: Acknowledged.

Follow-up Comment: ok.

Stormwater Planning Comments

This site is located in the Pohick Creek Watershed and the Pohick-Rabbit Branch Watershed Management Areas (WMAs). Future stream restoration (PC9260) and pond retrofit (PC9137) projects are located about 1500' downstream from the site. Also, a BMP insert is to be installed in the site's outfall inlet in the future. The proposed project should have little to no impact on any of these proposed County projects, once they are implemented, since a net decrease in impervious surface is proposed.

Response: Acknowledged.

Follow-up Comment: ok.

Michael Lynskey, Staff Coordinator
Zoning Application No.: SE 2016-BR-016
August 22, 2016
Page 5 of 5

Dam Breach

The property is not located within a dam breach inundation zone.

Response: Acknowledged.

Follow-up Comment: ok.

Miscellaneous

No comments at this time.

Response: Acknowledged.

Follow-up Comment: ok.

Please contact me at 703-324-1720 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

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

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		