



**APPLICATION ACCEPTED:** August 3, 2016  
**PLANNING COMMISSION:** March 15, 2017  
**BOARD OF SUPERVISORS:** (not applicable)

## County of Fairfax, Virginia

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**March 1, 2017**  
**STAFF REPORT**  
**FDPA 78-C-118-20**  
**SULLY DISTRICT**



**APPLICANT:** LB Franklin Farm, LLC

**ZONING:** PDH-2 (Planned Development Housing –  
Two Units per Acre)

**PARCEL:** 35-1 ((4)) (22) 1, 2B, 3, 4 and 5

**ACREAGE:** 18.58 acres

**PLAN MAP:** Residential at 1 to 2 du/ac

**PROPOSAL:** Amend Final Development Plan to permit  
additional secondary uses.

**STAFF RECOMMENDATIONS:**

- Staff recommends approval of FDPA 78-C-118-20, subject to the proposed development conditions in Appendix 1.

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Michael H. Lynskey, ASLA

It should be noted that it is not the intent of staff to recommend that the Planning Commission, 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 Planning Commission.

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

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).

# Final Development Plan Amendment

**FDPA 78-C -118-20**



Applicant:

LB FRANKLIN FARM LLC

Accepted:

08/03/2016

Proposed:

AMEND FDP 78-C-118 TO ALLOW INDOOR COMMERCIAL  
RECREATION USE

Area:

18.58 AC OF LAND; DISTRICT - SULLY

Zoning Dist Sect:

NORTHWEST QUADRANT OF THE INTERSECTION OF  
FRANKLIN FARM ROAD AND FAIRFAX COUNTY PARKWAY

Located:

**Zoning:**

PDH- 2

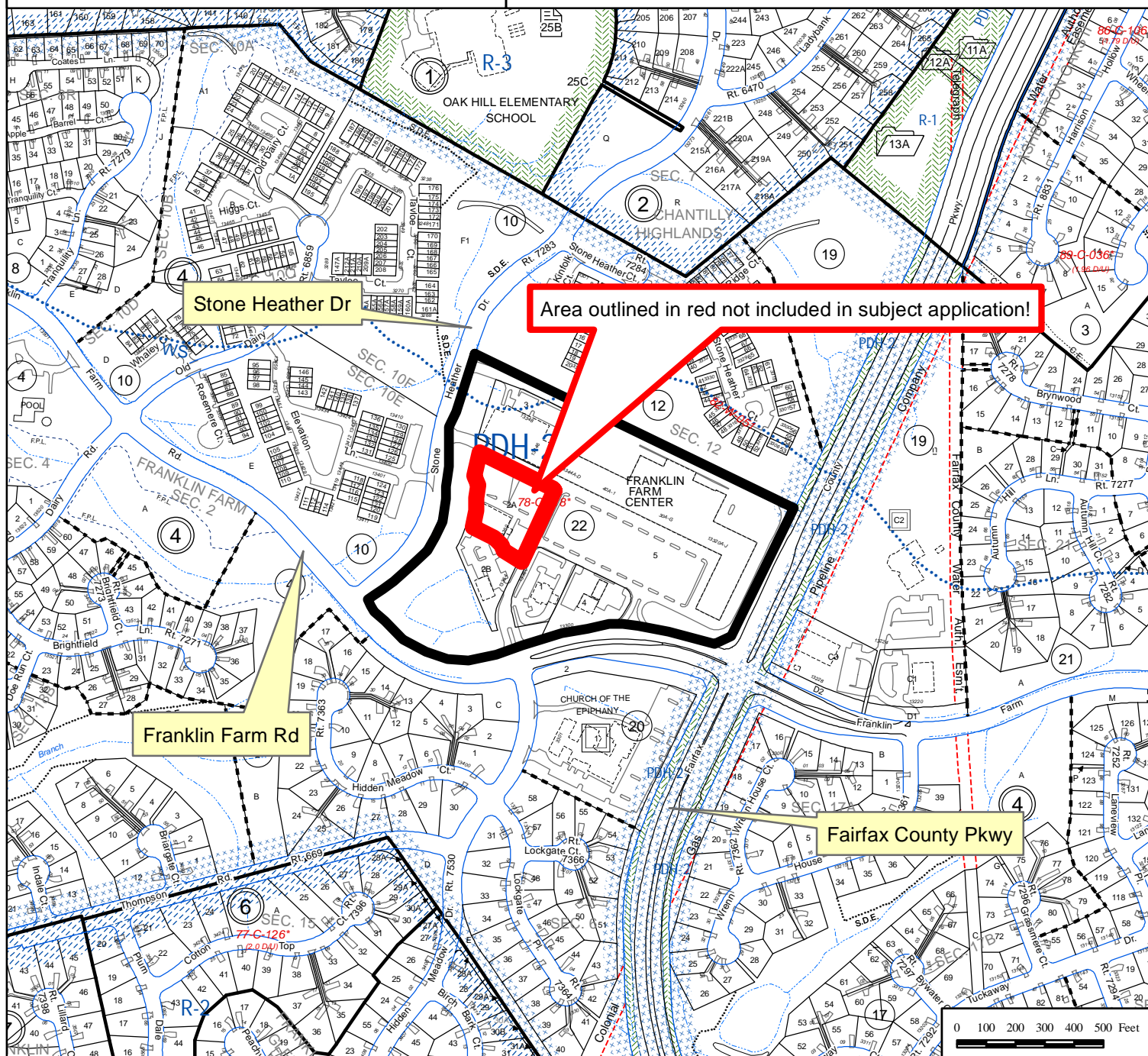
Overlay Dist:

WS

Map Ref Num:

035-1- /04/22/0001 /04/22/0002B

/04/22/0003 /04/22/0004 /04/22/0005

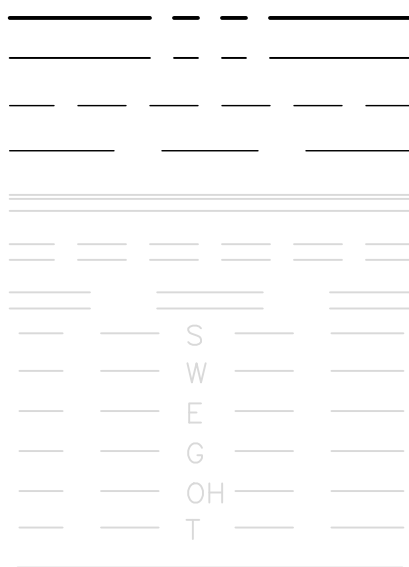




FRANKLIN FARM VILLAGE CENTER  
FINAL DEVELOPMENT PLAN AMENDMENT  
FRANKLIN FARM VILLAGE CENTER  
13354 FRANKLIN FARM ROAD  
HERNDON, FAIRFAX COUNTY, VIRGINIA  
PARCEL ID# 35-1-04-22-1,  
2B, 3, 4, AND 5

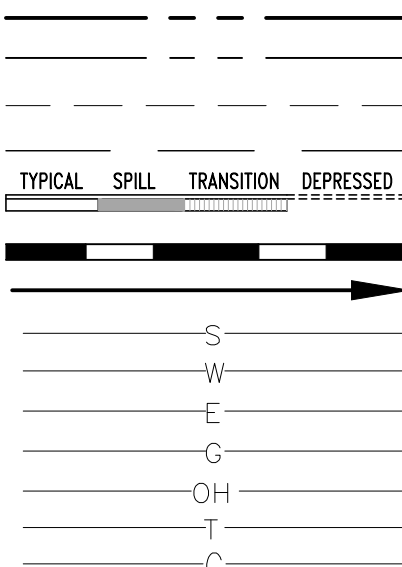
LEGEND  
FOR ENTIRE PLAN SET  
(NOT TO SCALE)

EXISTING



ON-SITE PROPERTY LINE / R.O.W. LINE  
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE  
EASEMENT LINE  
SETBACK LINE  
CONCRETE CURB & GUTTER  
STORM SEWER  
SANITARY SEWER MAIN  
SANITARY SEWER LATERAL  
UG WATER LINE  
UG ELECTRIC LINE  
UG GAS LINE  
OVERHEAD WIRE  
UG TELEPHONE LINE  
UG CABLE LINE

PROPOSED



SPOT ELEVATIONS  
CONTOUR LINE  
HYDRANT  
SANITARY MANHOLE  
STORM MANHOLE  
WATER METER  
WATER VALVE  
GAS VALVE  
GAS METER

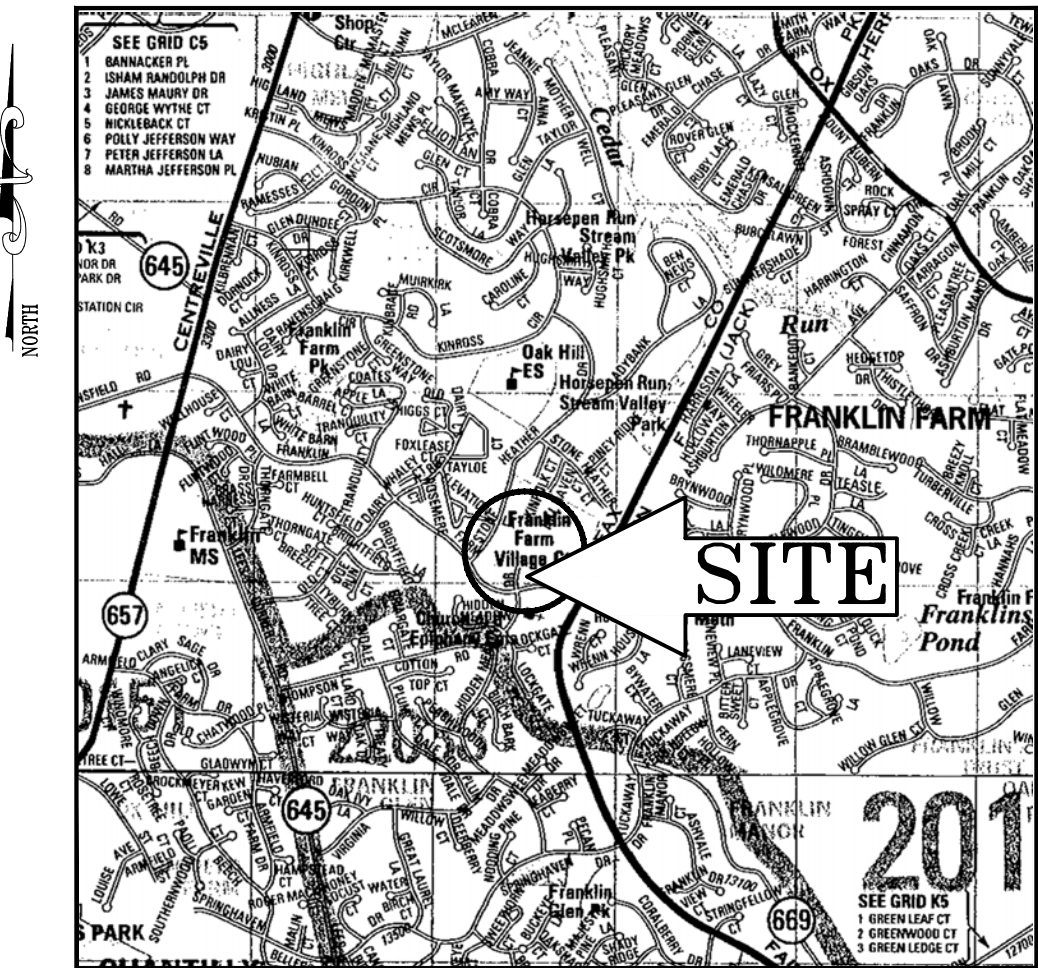
TYPICAL END SECTION  
HEADWALL OR ENDWALL

YARD INLET  
CURB INLET  
CLEAN OUT  
SANITARY LABEL  
STORM LABEL  
TYPICAL LIGHT  
ACORN LIGHT  
TRAFFIC LIGHT  
UTILITY POLE  
TYPICAL SIGN

TYPICAL NOTE TEXT  
PARKING COUNTS

ELECTRIC MANHOLE  
TELEPHONE MANHOLE  
ELECTRIC BOX  
ELECTRIC PEDESTAL  
MONITORING WELL

TEST PIT  
BENCHMARK  
BORING  
UTILITY POLE W/LIGHT  
POLE LIGHT

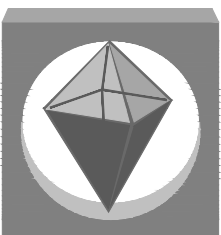


LOCATION MAP  
COPYRIGHT ADC THE MAP PEOPLE  
PERMIT USE NO. 20602153-5  
SCALE: 1"=2000'

OWNER FOR PARCELS 1, 2B, 3, 4, & 5:  
LB FRANKLIN FARM LLC  
C/O RAPPAPORT  
8405 GREENSBORO DRIVE, 8TH FLOOR  
MCLEAN, VA 22102

OWNER FOR PARCEL 2A:  
MITCO X LLC  
124 PARK STREET SE, SUITE 201  
VIENNA, VA 22180

PREPARED BY:



BOHLER  
ENGINEERING

22636 DAVIS DRIVE STERLING  
SUITE 250, VIRGINIA 20164  
PH: (703) 709-9500  
FX: (703) 709-9501  
CONTACT: DAVID LOGAN, P.E.  
[www.bohlerengineering.com](http://www.bohlerengineering.com)

UTILITY CONTACT INFORMATION:

TELEPHONE

VERIZON  
2980 FAIRVIEW PARK DR.  
6TH FLOOR  
FALLS CHURCH, VA 22042  
CONTACT: MIKE HOOVER  
(703) 204-5121

ELECTRIC

DOMINION VIRGINIA POWER  
11133 MAIN STREET  
FAIRFAX, VA 22030  
CONTACT: JOEL FUNK  
(703) 934-2415

GAS

WASHINGTON GAS  
6801 INDUSTRIAL ROAD  
SPRINGFIELD, VA 22151  
CONTACT: HEATH KALMANSON  
(703) 750-4880

SEWER

FAIRFAX COUNTY DPWS  
12055 GOVERNMENT CENTER PKWY.  
SUITE 358  
FAIRFAX, VA 22035  
CONTACT: ROBERT CARTER  
(703) 324-5015 x45016

WATER

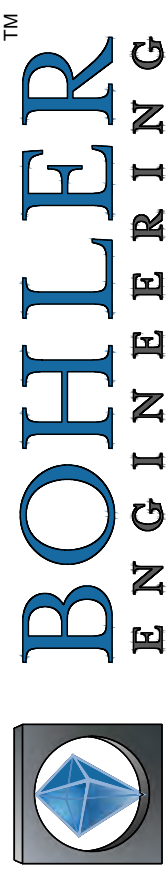
FAIRFAX COUNTY WATER AUTHORITY  
8560 ARLINGTON BOULEVARD  
MERRIFIELD, VA 22116  
CONTACT: MIKE JENKINS  
(703) 289-6358

DRAINAGE & STORMWATER

FAIRFAX COUNTY DPWS  
12055 GOVERNMENT CENTER PKWY.  
SUITE 358  
FAIRFAX, VA 22035

SHEET INDEX

- 1 COVER SHEET
- 2 FINAL DEVELOPMENT PLAN AMENDMENT
- 3 ALTA/ACSM LAND TITLE SURVEY



BOHLER  
ENGINEERING  
SITE PLANNING, LANDSCAPE ARCHITECTURE, LAND SURVEYING, PROGRAM MANAGEMENT, PERMITTING SERVICES, SUSTAINABLE DESIGN, TRANSPORTATION SERVICES  
OFFICES: BALTIMORE, MD; BOSTON, MA; CHICAGO, IL; DALLAS, TX; DENVER, CO; HOUSTON, TX; LOS ANGELES, CA; NEW YORK, NY; PHILADELPHIA, PA; RICHMOND, VA; ST. LOUIS, MO; TAMPA, FL; WASHINGTON, DC  
PROJECTS: BALTIMORE, MD; BOSTON, MA; CHICAGO, IL; DALLAS, TX; DENVER, CO; HOUSTON, TX; LOS ANGELES, CA; NEW YORK, NY; PHILADELPHIA, PA; RICHMOND, VA; ST. LOUIS, MO; TAMPA, FL; WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	07/29/16	REV. PER COUNTY COMMENTS	NTG
2	01/18/17	REV. PER COUNTY COMMENTS	NTG
3	02/13/17	REV. PER COUNTY COMMENTS	NTG

MISS UTILITY



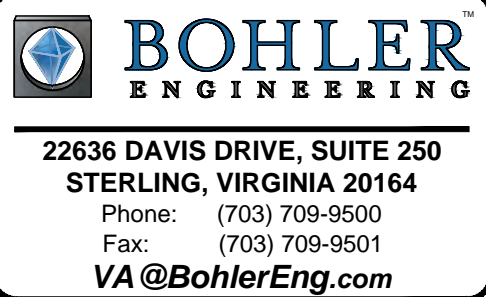
NOT APPROVED FOR CONSTRUCTION

PROJECT No.: 5087206  
DRAWN BY: ASF  
CHECKED BY: AB  
DATE: 04/27/16  
SCALE: N.T.S.  
CAD I.D.: SP1

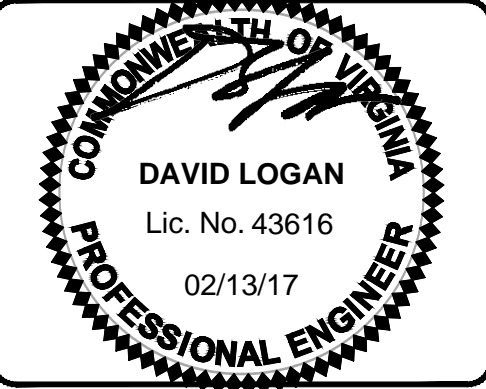
PROJECT:  
FINAL DEVELOPMENT  
PLAN AMENDMENT

FOR  
RAPPAPORT

LOCATION OF SITE  
FRANKLIN FARM VILLAGE  
CENTER  
HERNDON, FAIRFAX COUNTY,  
VIRGINIA



22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com



SHEET TITLE:  
COVER  
SHEET  
SHEET NUMBER:  
1



ADEQUATE OUTFALL NARRATIVE

**SITE OUTFALL POINTS**  
ANALYSIS OF THE ONSITE AND SURROUNDING DRAINAGE AREAS INDICATES THAT THE EXISTING STORMSEWER SYSTEM (POINT OF INTEREST #1) ON THE WEST SIDE OF THE SITE RECEIVES 3.73 CFS OF TOTAL RUNOFF (OFFSITE AND ONSITE) IN THE POST DEVELOPMENT CONDITION. THE EXISTING 15" RCP AT 1.18 PERCENT SLOPE HAS A CAPACITY OF 9.20 CFS WHICH IS ADEQUATE TO CONVEY THE 3.73 CFS OF RUNOFF IN THE POST DEVELOPMENT CONDITION. THE SITE OUTFALLS 0.46 CFS TO SWM/BMP POND #11, APPROVED WITH FAIRFAX COUNTY PLAN #3870-PI-01 AS REVISED THROUGH 1986. IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT NO ADVERSE DOWNSTREAM IMPACTS WILL OCCUR AS A RESULT OF THIS DEVELOPMENT.

ULTIMATE OUTFALL POINT

AFTER REACHING THE EXISTING INLET (EX1) NEAR THE NORTHWEST CORNER OF THE SITE (POINT OF INTEREST #1), SITE RUNOFF IS CONVEYED WEST APPROXIMATELY 95° THROUGH AN EXISTING 15" RCP TO AN EXISTING MANHOLE STRUCTURE. THE 15" RCP TIES INTO AN EXISTING 54" RCP FROM THE NORTHEAST AT THIS STRUCTURE AND THE FLOW CONTINUES EAST UNDER STONEHEATHER DRIVE THROUGH TWO 48" x 32" CULVERTS. ACROSS STONEHEATHER DRIVE THE RUNOFF DAYLIGHTS INTO A RIP RAP LINED VEGETATED OPEN CHANNEL. THE CHANNEL CONVEYS THE RUNOFF SOUTH TOWARDS A CULVERT UNDER FRANKLIN FARM ROAD. ACROSS FRANKLIN FARM ROAD THE CULVERT DAYLIGHTS TO A RIP RAP LINED VEGETATED CHANNEL. THE CHANNEL CONTINUES EAST TO A CULVERT UNDER OLD DAIRY ROAD WHICH DAYLIGHTS PAST THE ROAD INTO A RIP RAP LINED VEGETATED CHANNEL. THIS CHANNEL CONTINUES SOUTH BETWEEN RESIDENTIAL NEIGHBORHOODS AND CONVERGES WITH ADDITIONAL VEGETATED CHANNELS FROM THE NORTH AND THE EAST TO A STORMWATER MANAGEMENT FACILITY (D# 02490P) WITH AN EARTHEN DAM. AN EXISTING RISER AT THE BASE OF THE DAM CONVEYS RUNOFF THROUGH THE DAM TO DAYLIGHT INTO A RIP RAP LINED VEGETATED CHANNEL ON THE SOUTH SIDE OF THE DAM. THIS CHANNEL CONTINUES SOUTH EAST TO A CULVERT UNDER LEES CORNER ROAD WHERE IT DAYLIGHTS TO A RIP RAP LINED VEGETATED CHANNEL AND CONTINUES TO THE ULTIMATE OUTFALL AT CAIN BRANCH. THE DRAINAGE AREA AT CAIN BRANCH IS AT LEAST 100 TIMES THE DRAINAGE AREA OF THE SUBJECT SITE. DUE TO THE DECREASE OF RUNOFF FROM THE SUBJECT SITE AND THE OBSERVATION THAT THE VEGETATED CHANNELS DOWNSTREAM OF THE SITE DO NOT SHOW ANY SIGNS OF EROSION, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE EROSION DOWNSTREAM OF THE SITE. THE PROPOSED STORMWATER MANAGEMENT OF THE SUBJECT SITE MEETS THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND THE AMENDED CPO EFFECTIVE NOVEMBER 18, 2003.

R=1,210.36'  
A=322.31°  
CB=N10°42'01"E

LANDS N/F  
MITCO X LLC  
D.B. 23393 PG. 1341  
PARCEL ID 35-1-04-22-2A  
(NOT PARTY TO THIS APPLICATION)

N03°00'02"E  
28.35'

R=432.50'  
A=91°39'  
CB=N09°06'21"E

R=869.50'  
A=107°58'  
CB=N27°40'55"E

R=460.00'  
A=141°69'  
CB=N40°03'07"E

R=25.00'  
A=30°36'  
CB=N03°52'34"E

R=354.26'  
A=130°71'  
CB=N51°41'39"W

R=340.42'  
A=265°05'  
CB=N84°21'41"W

GENERAL NOTES

1. THIS PLAT REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY:  
CONTROL POINT ASSOCIATES, INC.  
22630 DAVIS DRIVE, SUITE 200  
STERLING, VA 20164  
DATED: 10/20/2005 (FILE NO. S052103.SR)
- AND
- GIANT/FRANKLIN FARM ROAD FINAL DEVELOPMENT PLAN AMENDMENT PREPARED BY:  
DEWBERRY & DAVIS LLC  
8403 ARLINGTON BLVD.  
FAIRFAX, VA 22031  
PHONE: (703) 849-0100  
DATED: 03/05/03 REVISED: 05/29/03
- AND
- MINOR SITE PLAN 4819-WSP-01-1 PREPARED BY:  
DEWBERRY & DAVIS LLC  
8403 ARLINGTON BLVD.  
FAIRFAX, VA 22031  
PHONE: (703) 849-0100  
DATED: 7/7/03

2. APPLICANT:  
LB FRANKLIN FARM LLC  
C/O RAPPAPORT MANAGEMENT COMPANY  
8405 GREENSBORO DRIVE, SUITE 830  
MCLEAN, VA 22102

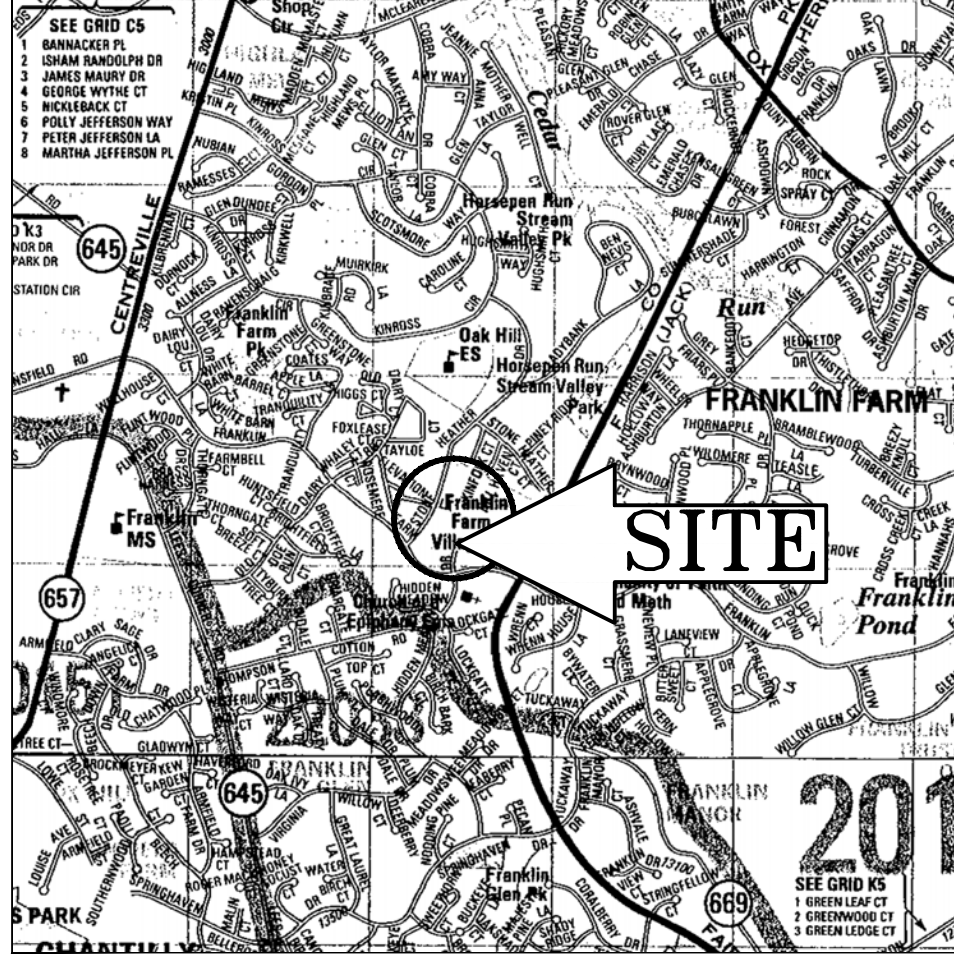
3. ZONING DATA: DISTRICT: PDH-2 (PLANNED DEVELOPMENT OVERLAY DISTRICT)  
WATER SUPPLY PROTECTION OVERLAY DISTRICT

4. USES: SHOPPING CENTER; HEALTH CLUBS; OFFICES; PLACES OF WORSHIP (5,000 SF MAX); COLLEGES AND UNIVERSITIES (5,000 SF MAX); PRIVATE SCHOOLS OF SPECIAL EDUCATION; REPAIR SERVICE ESTABLISHMENTS; FINANCIAL INSTITUTION WITH DRIVE-THRU; SERVICE STATION/MINI-MARTS; FAST FOOD RESTAURANTS; FINANCIAL INSTITUTION; COMMUNITY USES; PERSONAL SERVICE ESTABLISHMENTS; VETERINARY HOSPITALS; INDOOR RECREATION USES; EATING ESTABLISHMENTS; RETAIL AND BUSINESS SERVICE AND SUPPLY; PUBLIC BENEFIT ASSOCIATION.

5. BULK REQUIREMENTS FOR OVERALL SHOPPING CENTER		
	REQUIRED	PROVIDED
A. TOTAL LAND AREA		20.06 AC
B. EXISTING/PROPOSED ZONING		PDH-2
C. EXISTING GROSS FLOOR AREA		168,043 SF*
D. PROPOSED GROSS FLOOR AREA		168,043 SF
E. PERMITTED GROSS FLOOR AREA		168,500 SF PER APPROVED DEVELOPMENT CONDITIONS
F. PERMITTED FLOOR AREA RATIO		0.25
G. PROPOSED FLOOR AREA RATIO		0.19
H. MIN. BUILDING SETBACK		
FRONT SETBACK (EAST)	N/A	66'±
SIDE SETBACK (SOUTH)	N/A	61'±
SIDE SETBACK (NORTH)	N/A	39'±
REAR SETBACK (WEST)	N/A	103'±
I. OPEN SPACE	20% (4.01± AC.)	25% (5.01± AC.)

6. PARKING REQUIREMENTS*		
OVERALL SITE:		
SHOPPING CENTER (4 SPACES/1,000 SF GFA; 132,803 SF)	531 SPACES	
EATING ESTABLISHMENT (2 SPACES/4 SEATS PLUS 1 SPACE/2 EMPLOYEES; 226 SEATS, 19 EMPLOYEES)	66 SPACES	
OFFICE (3.6 SPACES/1,000 SF GFA; 24,750 SF)	90 SPACES	
TOTAL:	687 SPACES	730 SPACES
LOADING REQUIREMENTS*		
ONE (1) SPACE FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA FOR EACH USE, PLUS ONE (1) SPACE FOR EACH ADDITIONAL 25,000 SF OR MAJOR FRACTION THEREOF	15	16

\* PER APPROVED MSP PREPARED BY DEWBERRY & DAVIS, LLC



LOCATION MAP  
COPYRIGHT A/D: THE MAP PEOPLE  
PERMIT USE NO. 20092153-5  
SCALE: 1"=2000'

7. ANGLE OF BULK PLANE IS NOT REQUIRED IN THE PDH-2 DISTRICT.
8. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE SITE.
9. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
10. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 25 OF 150" COMMUNITY PANEL NO. 515525 0025 D, MAP REVISED 3/5/90.
11. NO UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ARE KNOWN TO EXIST ON SITE.
12. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE. THE ENTIRE SITE EXISTS WITHIN A RESOURCE MANAGEMENT AREA.
13. THE FIVE (5) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON THE PLAN WERE OBTAINED FROM FAIRFAX COUNTY GIS MAPS.
14. PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
15. THIS APPLICANT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE PROPOSED SITE DESIGN THROUGHOUT THE SITE PLAN PROCESS.
16. THERE ARE NO PROPOSED STORMWATER MANAGEMENT FACILITIES.
17. THE ASPHALT TRAIL WITHIN THE SITE WILL REMAIN.
18. SIGNS WILL BE INSTALLED UNDER SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
19. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THIS SITE
20. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL.

**BOHLER ENGINEERING**

SITE PLANNING, LANDSCAPE ARCHITECTURE, LAND SURVEYING, PROGRAM MANAGEMENT, SUSTAINABLE DESIGN, PERMITTING SERVICES

RALEIGH, NC  
LEHIGH VALLEY, PA  
ROCKFORD, IL  
BALTIMORE, MD  
NEW YORK, NY  
PHILADELPHIA, PA  
ATLANTA, GEORGIA  
TAMPA, FL  
SOUTH FLORIDA  
CENTRAL VIRGINIA

REVISIONS		
REV	DATE	COMMENT
1	07/29/16	REV. PER COUNTY COMMENTS
2	01/18/17	REV. PER COUNTY COMMENTS
3	02/13/17	REV. PER COUNTY COMMENTS

**MISS UTILITY**

WHERE THE RED DOT IS IN THE RED ZONE, THERE IS A HIGH PROBABILITY OF A UTILITY. WHERE THE RED DOT IS IN THE GREEN ZONE, THERE IS A LOW PROBABILITY OF A UTILITY. WHERE THE RED DOT IS IN THE BLUE ZONE, THERE IS NO PROBABILITY OF A UTILITY.

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: 5087206  
DRAWN BY: ASB  
CHECKED BY: AB  
DATE: 04/27/16  
SCALE: 1"=60'  
CAD I.D.: SP1

**FINAL DEVELOPMENT PLAN AMENDMENT**

FOR  
**RAPPAPORT**

LOCATION OF SITE  
FRANKLIN FARM VILLAGE CENTER  
HERNDON, FAIRFAX COUNTY, VIRGINIA

**BOHLER ENGINEERING**

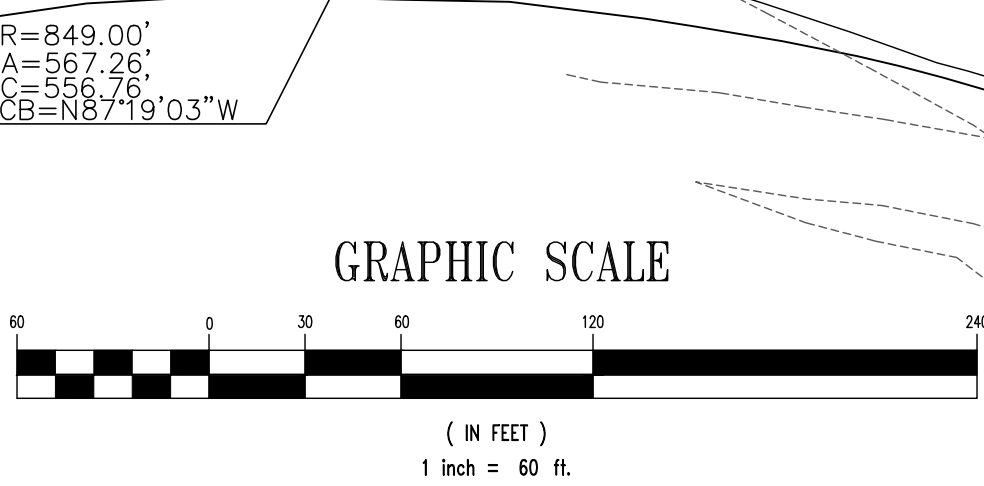
22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com

**DAVID LOGAN**  
Lic. No. 43616  
02/13/17  
PROFESSIONAL ENGINEER

SHEET TITLE:  
**FINAL DEVELOPMENT PLAN AMENDMENT**

SHEET NUMBER:  
**2**

NOTE:  
THERE IS NO CLEARING AND GRADING ASSOCIATED WITH THIS REQUEST.





CURVE TABLE					
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD
1	25.00'	90°00'00"	39.27'	25.00'	35.36'
2	460.00'	17°38'54"	141.69'	71.41'	141.13'
3	869.50'	10°09'36"	107.69'	53.89'	107.58'
4	432.50'	12°12'33"	92.16'	46.26'	91.99'
5	1210.36'	15°23'58"	325.31'	183.64'	324.33'
6	849.00'	36°00'00"	567.23'	284.67'	567.19'
7	340.12'	44°11'38"	262.35'	138.09'	255.89'
8	354.26'	21°08'26"	130.71'	66.11'	129.97'
9	969.50'	10°09'36"	107.69'	53.89'	107.58'
10	532.50'	13°04'02"	121.44'	60.99'	121.18'
11	1110.36'	05°17'18"	102.48'	51.28'	102.45'
12	14.00'	18°00'00"	21.99'	14.00'	19.87'
13	41.50'	81°41'14"	59.17'	35.88'	54.28'

**DESCRIPTION**  
 Parcels 1, 3, and 4, Section 22, FRANKLIN FARM, per Plat and Deed of Resubdivision recorded in Deed Book 6607 at Page 75 among the land records of Fairfax County, Virginia.

AND  
 Parcel 2-B, Section 22, FRANKLIN FARM, as dedicated, platted and recorded in Deed of Resubdivision recorded in Deed Book 6784 at Page 1668 among the land records of Fairfax County, Virginia.

AND  
 Parcel 5, Section 22, FRANKLIN FARM, per Plat and Deed of Resubdivision recorded in Deed Book 6607 at Page 75 among the land records of Fairfax County, Virginia. LESS AND EXCEPT that portion dedicated to Public Street Purposes in Deed Book 6839 at Page 1994 among the aforesaid land records.

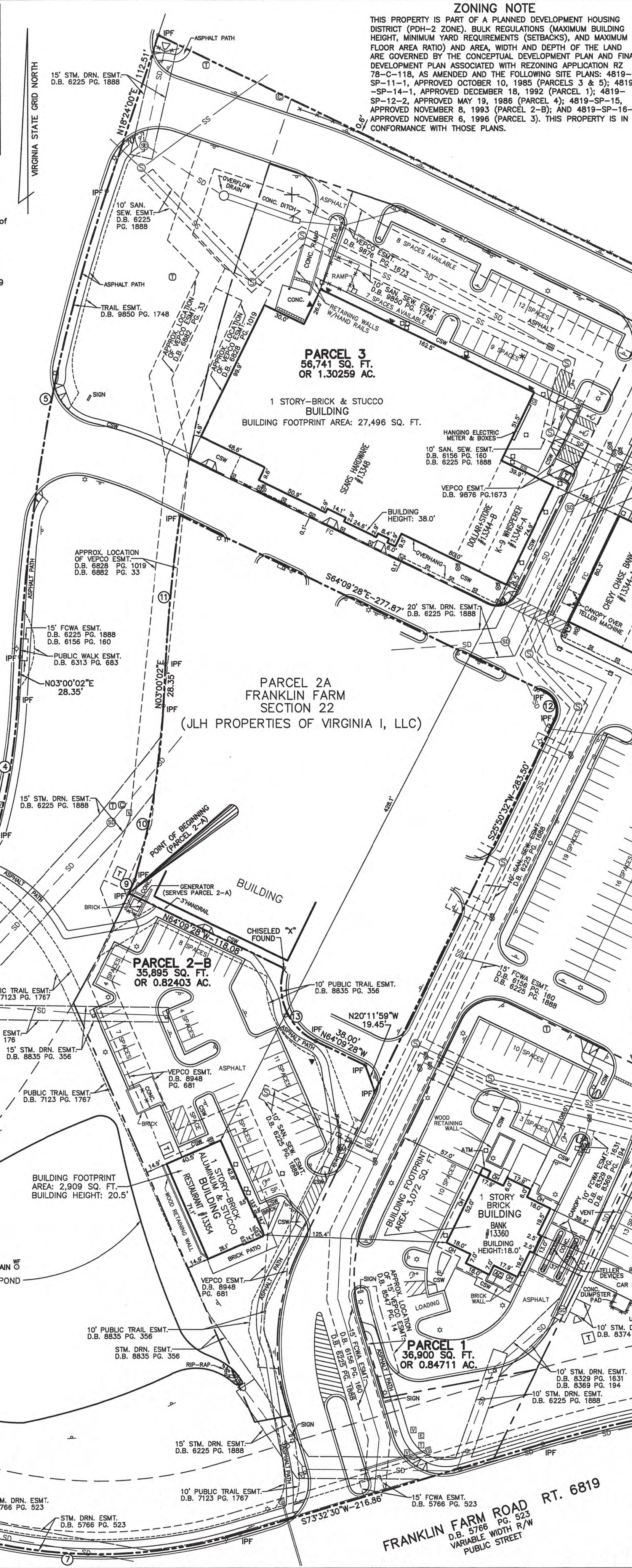
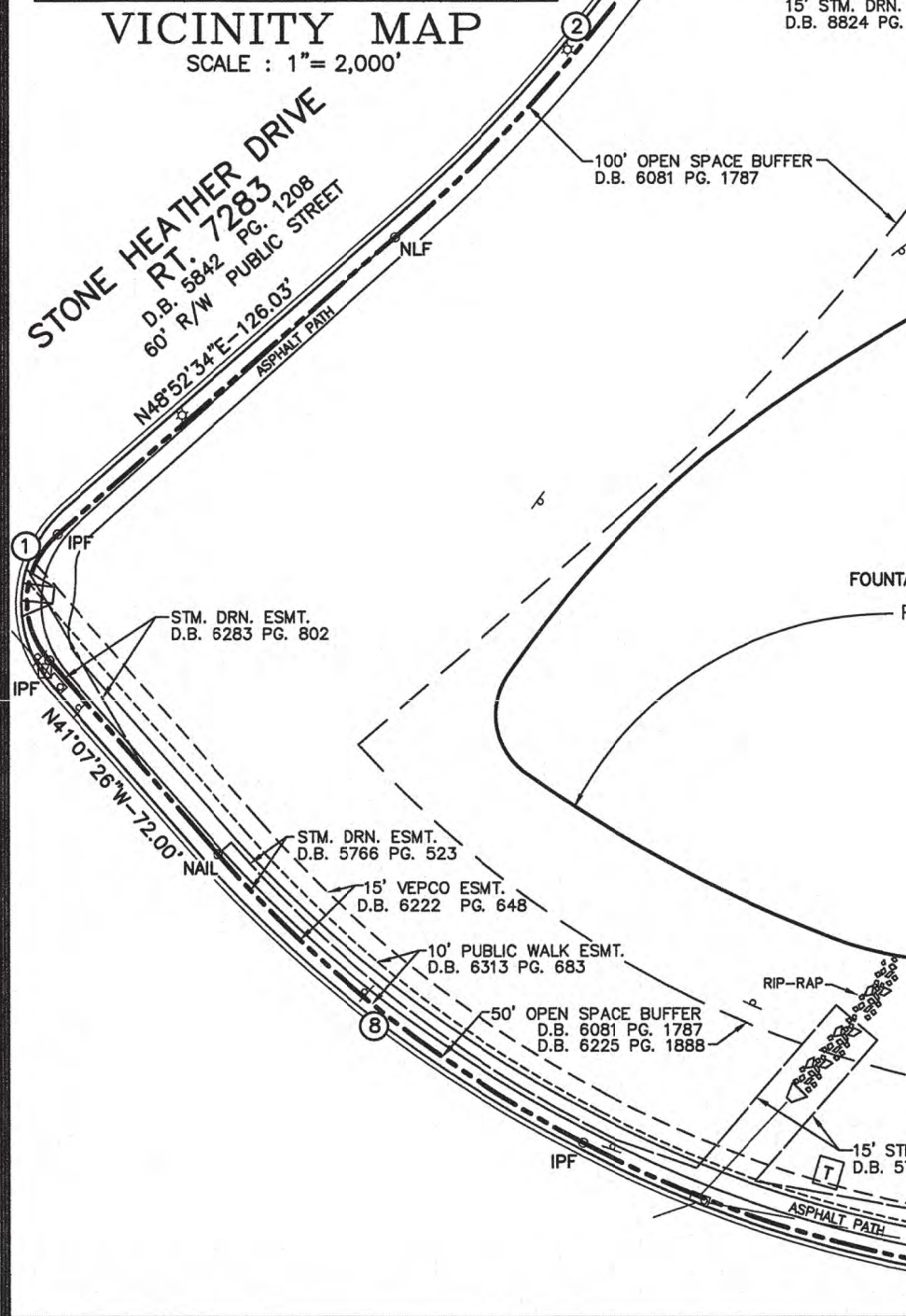
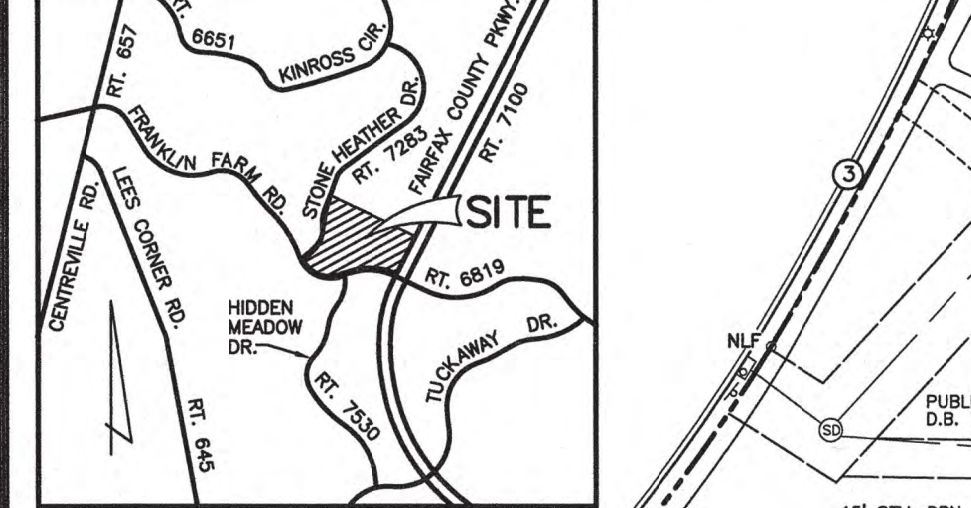
The above described parcels being more particularly described as follows:  
 Beginning at a point on the westerly line of Fairfax County Parkway (Route 286), said point marking the southeasterly corner of Parcel "A", Section 12, Franklin Farm; thence with the westerly line of Fairfax County Parkway S22°50'32"W, 487.89 feet to a point on the northerly line of Franklin Farm Road (Route 6819); thence with the northerly line of Franklin Farm Road the following courses: S70°50'32"W, 56.47 feet; with a curve to the left whose radius is 849.50 feet and whose chord is N87°19'03"W, 556.78 feet, an arc distance of 567.26 feet; S73°32'30"W, 216.86 feet; with a curve to the right whose radius is 340.12 feet and whose chord is N84°21'41"W, 255.89 feet, an arc distance of 262.35 feet; with a curve to the right whose radius is 354.26 feet and whose chord is N51°41'39"W, 129.97 feet, an arc distance of 130.71 feet; N41°07'26"W, 72.00 feet and with a curve to the right whose radius is 25.00 feet and whose chord is N03°52'34"E, 35.36 feet, an arc distance of 39.27 feet to a point on the westerly line of Stone Heather Drive (Route 7283); thence with the westerly line of Stone Heather Drive the following courses: N48°52'34"E, 126.03 feet; with a curve to the left whose radius is 460.00 feet and whose chord is N40°03'07"E, 141.13 feet, an arc distance of 141.69 feet; with a curve to the left whose radius is 869.50 feet and whose chord is N27°58'37"E, 9.93 feet, an arc distance of 9.93 feet; with a curve to the left whose radius is 432.50 feet and whose chord is N09°06'21"E, 91.99 feet, an arc distance of 92.16 feet; N03°00'02"E, 28.35 feet; with a curve to the right whose radius is 1,210.36 feet and whose chord is N10°42'01"E, 324.33 feet, an arc distance of 325.31 feet and N18°24'00"E, 112.51 feet to a point marking the southeasterly corner of the aforementioned Parcel "A"; thence with the southerly line of Parcel "A" S64°09'28"E, 1,215.20 feet to the point of beginning, containing 20.8643 acres of land.

LESS AND EXCEPT  
 Beginning at a point marking the northwesterly corner of Parcel 2-B, Section 22, Franklin Farm; thence with the lines of Parcel 5, Franklin Farm the following courses: with a curve to the left whose radius is 869.50 feet and whose chord is N27°58'37"E, 9.93 feet, an arc distance of 9.93 feet; with a curve to the left whose radius is 432.50 feet and whose chord is N09°06'21"E, 91.99 feet, an arc distance of 92.16 feet; N03°00'02"E, 28.35 feet; with a curve to the right whose radius is 1,210.36 feet and whose chord is N10°42'01"E, 324.33 feet, an arc distance of 325.31 feet and N18°24'00"E, 112.51 feet to a point marking the northwesterly corner of the aforementioned Parcel 2-B; thence with the northerly line of Parcel 2-B the following courses: N20°11'58"W, 19.45 feet; N64°09'28"W, 35.00 feet; with a curve to the right whose radius is 41.50 feet and whose chord is N27°18'52"W, 54.28 feet, an arc distance of 59.17 feet and N64°09'28"W, 118.08 feet to the point of beginning, containing 1.47829 acres of land, making an aggregate area of 18.6214 acres of land.

TOGETHER WITH AND SUBJECT TO Reciprocal Ingress-Egress Easement recorded in Deed Book 6618 at Page 732, as amended by First Amendment to Reciprocal Ingress-Egress Easement recorded in Deed Book 7975 at Page 1560, among the aforesaid land records.

TOGETHER WITH AND SUBJECT TO Ingress/egress easement set forth in Instruments recorded in Deed Book 6607 at Page 75 and in Deed Book 6784 at Page 1668, among the aforesaid land records.

AND BEING property described in Deed dated May 4, 2004 and recorded May 21, 2004 in Deed Book 16070 at Page 1551 among the aforesaid land records.



**ZONING NOTE**  
 THIS PROPERTY IS PART OF A PLANNED DEVELOPMENT HOUSING DISTRICT (PDH-2 ZONE). BULK REGULATIONS (MAXIMUM BUILDING HEIGHT, MINIMUM YARD REQUIREMENTS (SETBACKS), AND MAXIMUM FLOOR AREA RATIO) AND AREA, WIDTH AND DEPTH OF THE LAND ARE COVERED BY THE CONCEPTUAL DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN ASSOCIATED WITH REZONING APPLICATION RZ-78-C-118, AS AMENDED AND THE FOLLOWING SITE PLANS: 4819-SP-11-1, APPROVED OCTOBER 10, 1988 (PARCELS 3 & 5); 4819-SP-14-1, APPROVED DECEMBER 18, 1992 (PARCEL 1); 4819-SP-12-2, APPROVED MAY 19, 1988 (PARCEL 4); 4819-SP-15, APPROVED NOVEMBER 8, 1983 (PARCEL 2-B); AND 4819-SP-16-2, APPROVED NOVEMBER 6, 1998 (PARCEL 3). THIS PROPERTY IS IN CONFORMANCE WITH THOSE PLANS.

**ZONING INFORMATION**  
 HEIGHT: THE HEIGHT OF ALL BUILDINGS ABOVE GRADE IS LESS THAN 40 FEET WHICH IS IN CONFORMANCE WITH THE ZONING ORDINANCE REQUIREMENTS AS PROFFERED FOR THIS SITE WITH REZONING APPLICATION RZ78-C-118.

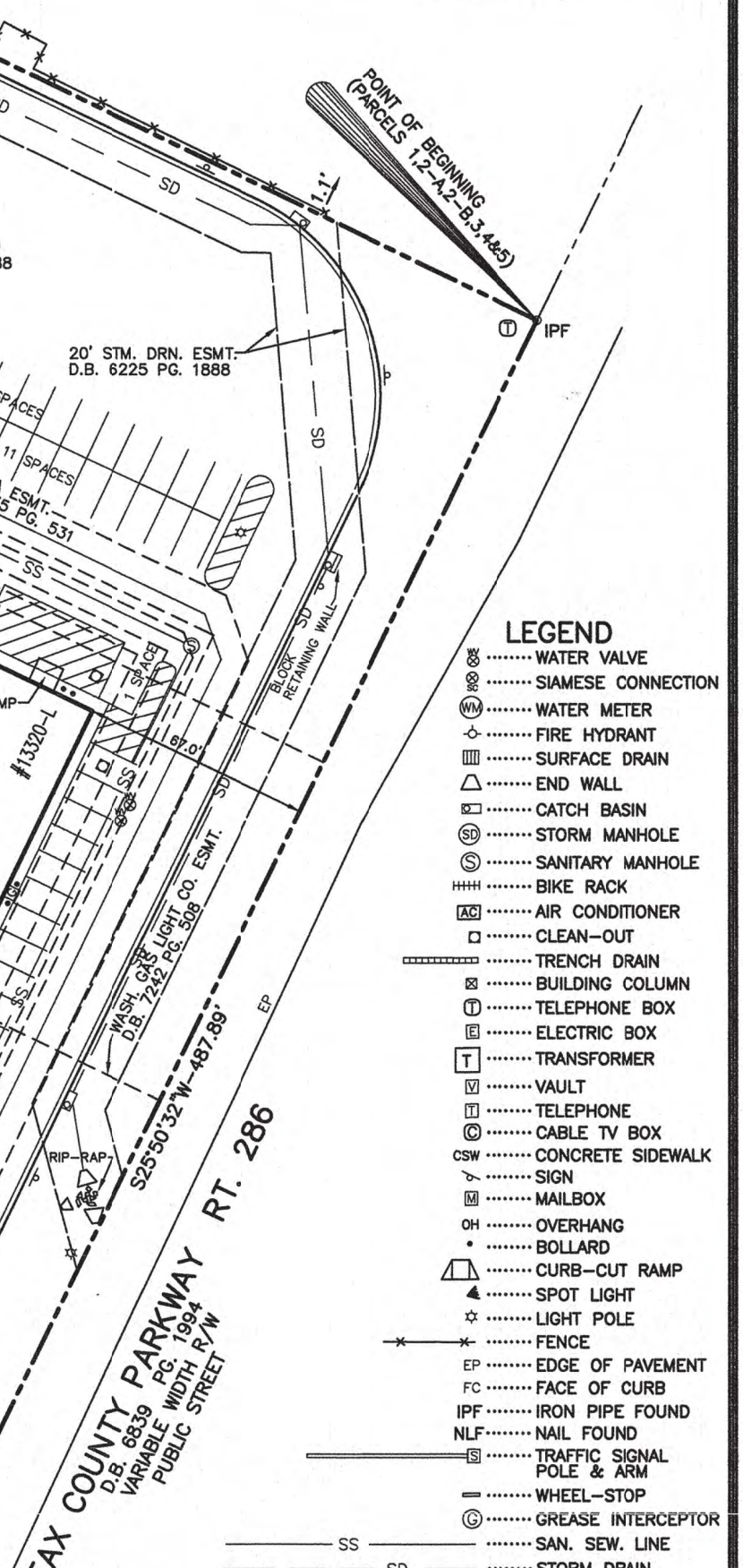
**PARKING:** THERE EXIST 608 PARKING SPACES ON THE SUBJECT PROPERTY, 27 OF WHICH ARE HANDICAP SPACES. BASED ON THE PROPOSED SITE PLAN USE AND PARKING TABULATION REVISION APPROVED BY FAIRFAX COUNTY ON DECEMBER 12, 2001 (4819-PKS-04-2) FOR PARCEL 5 AND THE PARKING TABULATION ON THE APPROVED SITE PLAN FOR FRANKLIN FARM VILLAGE CENTER PHASE IV (4819-SP-16-2, APPROVED NOVEMBER 6, 1998- THE MOST RECENT SITE PLAN), THE REQUIRED PARKING FOR THE SUBJECT PROPERTY IS 618 SPACES. THE SUBJECT PROPERTY MEETS THOSE REQUIREMENTS. REQUIRED HANDICAP SPACES FOR THE SUBJECT PROPERTY BASED ON THE ADA REQUIREMENTS IS 13 (627 X 280). THE SUBJECT PROPERTY MEETS THE REQUIREMENT.

**SETBACK:** SEE ZONING NOTE HEREON

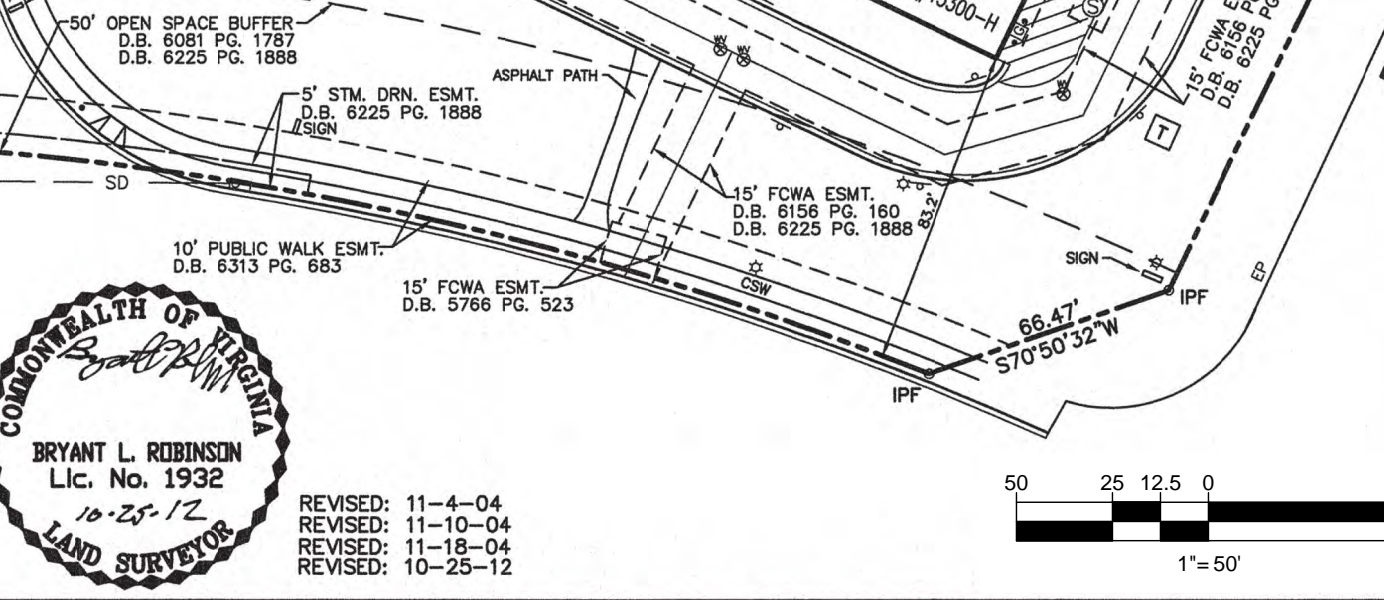
**NOTES:**  
 1. THE PROPERTY DELINEATED ON THE PLAT IS LOCATED ON ASSESSMENT MAP 35-1 ((4)) (22) 1, 2B, 4, & 5 AND IS ZONED PDH-2.  
 2. PARCELS 1, 2B, 3, 4 AND 5 WERE ACQUIRED BY LB FRANKLIN FARM LLC IN D.B. 16070 PG. 1551.  
 3. A COMMITMENT FOR TITLE INSURANCE WAS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. S-8446, EFFECTIVE DATE SEPTEMBER 1, 2012.  
 4. THE PROPERTY SHOWN HEREON IS IN ZONE "X" AND NOT A FEMA IDENTIFIED "SPECIAL FLOOD HAZARD AREA" AS PER THE FLOOD INSURANCE RATE MAP OF FAIRFAX COUNTY, VIRGINIA, DATED SEPTEMBER 17, 2010, COMMUNITY NO. 515525, PANEL 0120 E.  
 5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.  
 6. THIS PROPERTY HAS NOT BEEN DESIGNATED AN URBAN REDEVELOPMENT AREA OR A HISTORIC LANDMARK OR IS SUBJECT TO ANY BUSINESS DISTRICT OR HISTORIC PRESERVATION REQUIREMENTS UNDER ANY APPLICABLE LAW, RULE OR REGULATION. THIS PROPERTY IS NOT SUBJECT TO DUNE, BEACHFRONT, WETLANDS OR OTHER ENVIRONMENTAL PRESERVATION REQUIREMENTS.  
 7. PARCEL NUMBERS CORRELATE TO ASSESSMENT MAP NUMBERS.  
 8. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.  
 9. THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.  
 10. THERE WAS NO EVIDENCE OF CEMETERIES ON THIS SITE.  
 11. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE IDENTIFIED WHILE PREPARING THIS SURVEY.  
 12. UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM FIELD LOCATIONS AND PREVIOUS SITE PLAN.

**AREA TABULATION**

PARCEL 1	36,900 SQ. FT.
PARCEL 2B	35,895 SQ. FT.
PARCEL 3	56,741 SQ. FT.
PARCEL 4	42,722 SQ. FT.
PARCEL 5	637,180 SQ. FT.
<b>TOTAL</b>	<b>809,438 SQ. FT.</b> OR 18.58214 AC.



**SURVEYOR'S CERTIFICATE**  
 To Nationwide Life Insurance Company, its successors and/or assigns as their respective interests may appear, LB Franklin Farm LLC and First American Title Insurance Company:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7(c), 7(b), 7(c), 8, 9, 11(c), 11(b), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on October 23, 2012.  
 Date: OCTOBER 25, 2012  
 Bryant L. Robinson  
 BRYANT L. ROBINSON  
 Lic. No. 1932  
 10-25-12  
 LAND SURVEYOR



ALTA/ACSM LAND TITLE SURVEY  
**PARCELS 1, 2-B, 3, 4 AND 5**  
**FRANKLIN FARM**  
 SECTION 22  
 D.B. 6607 PG. 75  
 D.B. 6784 PG. 1668  
 FAIRFAX COUNTY, VIRGINIA  
 MARCH, 2004  
**Dewberry**  
 Dewberry & Davis LLC  
 3 OF 3  
 1401 ARLINGTON BLVD.  
 FAIRFAX, VA 22031  
 PHONE: 703.949.0900  
 FAX: 703.949.0118



## DESCRIPTION OF THE APPLICATION

The applicant requests approval of an amendment to an approved Final Development Plan (FDP), in order to permit an indoor trampoline facility (a Group 5 Commercial Recreation Use) in the existing Franklin Farms Shopping Center. The facility would occupy an approximately 24,450-square-foot former Sears Hardware location, and would offer open recreation times as well as availability for birthday parties and other private events, primarily on weekday evenings and weekends. No site modifications or changes to the approved site design are proposed.

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 CHARACTER

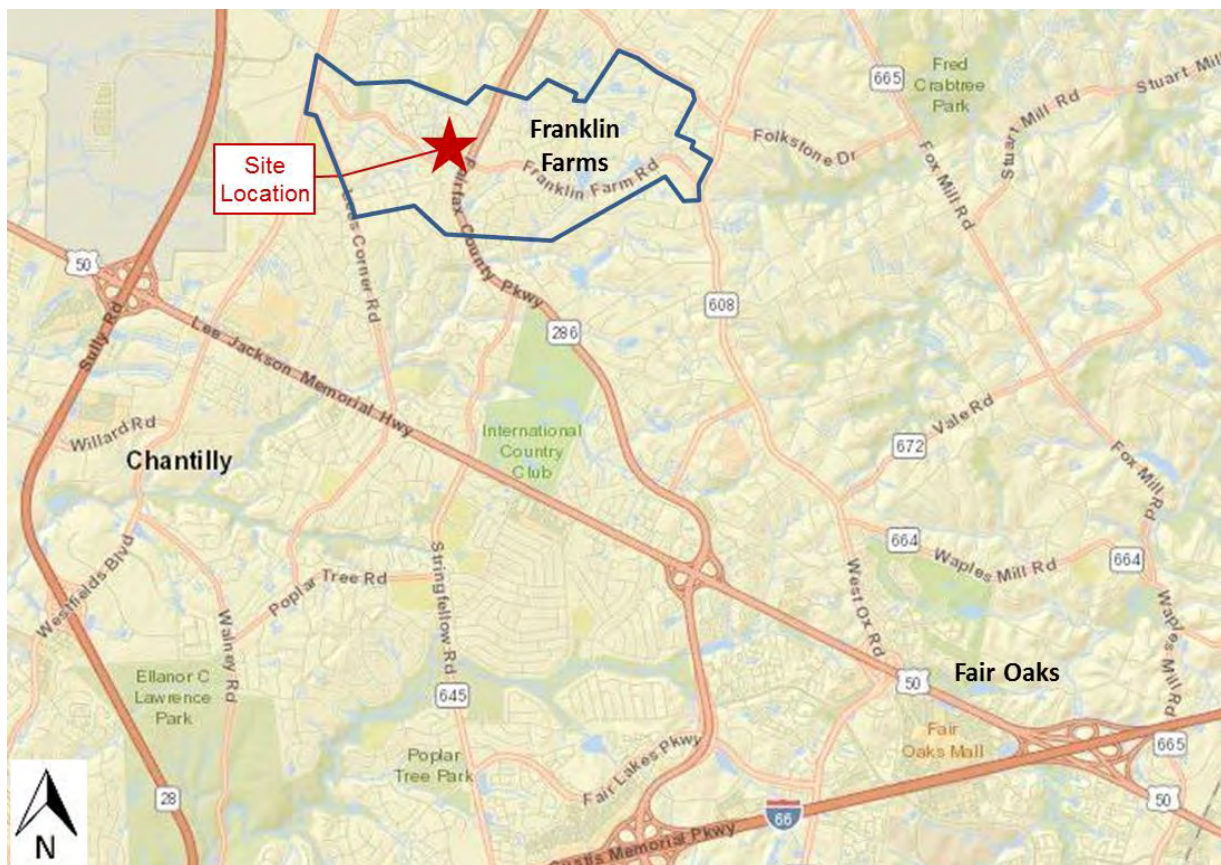


Figure 1: Site location.



Figure 2: Property detail and adjacent uses (all zoned PDH-2).

### Site Description and Adjacent Uses:

The 823-acre Franklin Farms development, zoned PDH-2, includes approximately 1,656 approved residential units, along with associated parks, amenities, and a 20-acre commercial center, known as Franklin Farms Village Center. The Village Center is located in the northwest quadrant of the intersection of Fairfax County Parkway and Franklin Farm Road, and contains a total of approximately 168,000 square feet of commercial uses. The currently-proposed indoor Commercial Recreation Use would occupy the majority of the 27,496-square-foot building located on Parcel 3, in the northwest corner of the Village Center. The remaining 3,000 square feet of the building is currently occupied by a small barbershop and a retail flooring store.



Figure 3: Surrounding Use Descriptions			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Single-Family Attached	PDH-2	Residential at 1-2 du/ac
South	Single-Family Detached and Church		
East (across FFX Parkway)	Child-Care Center and Church		
West	Single-Family Attached		

### ZONING BACKGROUND

- **RZ 78-C-118** (October 22, 1979) - the Board of Supervisors rezoned 828 acres to the PDH-2 District, to permit residential and commercial uses, with proffers dated September 25, 1979, as amended on October 15, 1979. The Conceptual Development Plan was a general "bubble" plan that indicated commercial on this site. Proffers 6A and 6B indicated that the maximum FAR of the commercial area would not exceed 0.25 and that construction would not exceed 40 feet in height. These proffers (Appendix 4) remain in force on the property.

Only applications that address the Commercial/Shopping Center area are described below; FDPA applications for areas outside of the commercial area are not listed.

- **FDPA 78-C-118-4** (December 5, 1984) - the Planning Commission approved a modification of the approved plan that rearranged some of the original uses and eliminated one of the service stations.
- **FDPA 78-C-118-5** (March 1, 1984) - the Planning Commission approved an amendment to establish a shopping center on the site.
- **FDPA 78-C-118-7** (November 19, 1986) - the Planning Commission approved an amendment to include certain commercial uses in the shopping center and to increase the floor area by 8,795 square feet, to a maximum of 165,500 square feet. The approved uses included offices, financial institutions/drive-through bank, and personal service establishments.
- **FDPA 78-C-118-8** (March 19, 1992) - the Planning Commission approved a modification to redistribute of 5,123 square feet of floor area within the existing Franklin Farm Village Center and modifications to the layout of previously-approved secondary uses, including the addition of two drive-through lanes to the one-story

retail/drive-through bank site, and an option for a drive-through lane to the retail site adjacent to the existing pond.

- **FDPA 78-C-118-14** (July 17, 2003) - the Planning Commission approved an increase in gross floor area of approximately 3,300 square feet for the shopping center. The development conditions for this application maintained the remaining development conditions from RZ 78-C-118, and stated that the maximum floor area of the Franklin Farm Village Center shall not exceed 168,500 square feet.
- **FDPA 78-C-118-16** (October 4, 2006) - the Planning Commission approved an amendment to replace an existing retail establishment with a 3,226-square-foot drive-through bank. The approval maintained the development conditions from RZ 78-C-118, including the maximum floor area of 168,500 square feet for Franklin Farm Village Center.
- **FDPA 78-C-118-17** (March 12, 2009) - the Planning Commission approved an amendment to replace the previously-approved, but never established, drive-through bank use with a fast-food restaurant use (no drive-through) on parcel 2B. The Board of Supervisors approved concurrent **SE 2008-SU-032** to permit the use on April 27, 2009, subject to SE Conditions (on Parcel 2B only).
- **FDPA 78-C-118-19** (July 29, 2010) – the Planning Commission approved an amendment to allow additional secondary uses on the property, subject to Development Conditions, dated July 29, 2010, that superseded all previous FDP Conditions on Parcels 1, 2A, 2B, 3, 4 and 5. The following are the secondary uses permitted:
  - Shopping Centers
  - Fast-Food Restaurants
  - Health Clubs
  - Offices
  - Places of Worship (not to exceed 5,000 square feet)
  - Colleges and Universities (not to exceed 5,000 square feet)
  - Personal Service Establishments
  - Private Schools of Special Education
  - Repair Service Establishments
  - Financial Institutions with or without Drive-Through (as shown on the FDPA)
  - Service Station/Mini-Marts (as shown on the FDPA)
  - Community Uses; and
  - Veterinary Hospitals



**FINAL DEVELOPMENT PLAN AMENDMENT**

**Title:** "Franklin Farm Village Center –  
Final Development Plan Amendment -  
Parcels 2B, 3, 4 and 5"

**Prepared By:** Bohler Engineering

**Original and Revision Dates:** Dated April 27, 2016, as revised  
through February 13, 2017

**Number of Pages:** 3

The current amendment to the FDPA includes the addition of Indoor Commercial Recreation to the list of permissible secondary uses identified on Sheet 2, to permit a proposed indoor trampoline facility. In consultation with County Staff, the list of permissible secondary uses was also revised to include several other existing and potential uses, as described in the Land Use Review section, below.

**STAFF ANALYSIS****COMPREHENSIVE PLAN GUIDANCE**

(Fairfax County Comprehensive Plan, 2013 Edition, Upper Potomac Planning District, Amended through 9-20-2016)

**Plan Area:** III

**Planning District:** Upper Potomac

**Planning Sector:** UP7 – West Ox

**Plan Map:** Residential at 1 to 2 du/ac

There is no site-specific Plan language for the application property.

**LAND USE REVIEW**

While the current proposal is intended to permit a specific Group 5 Commercial Recreation use (indoor trampoline facility), the proposed FDPA would permit all Group 5 Commercial Recreation uses allowed by PDH regulations (described below). Staff has no issue with the addition of the specified Commercial Recreation uses to the permissible secondary uses for the site, since they would provide the opportunity for active, family-oriented recreation uses in close proximity to a large number of households, and allow the applicant to further diversify the tenant base of the shopping center.

As mentioned in the description of the FDPA, several other secondary uses were also added to the list of permissible secondary uses to account for uses that already exist on the site, and to avoid the need for additional FDP amendments for uses that would have no anticipated negative impacts on the site. These additional secondary uses include: Accessory and Accessory Service uses; Eating Establishments; Retail; Business Service and Supply; and Public Benefit Associations. Other “Group” or “Category” uses, or uses requiring Special Permits or Special Exceptions (per PDH Ordinance requirements), would remain subject to Planning Commission and/or Board review. Staff is comfortable with the expanded list of permissible secondary uses proposed on the FDPA, and as conditioned.

### **ZONING ORDINANCE PROVISIONS (Appendix 6)**

The proposed indoor trampoline facility is defined by the Zoning Ordinance as a Group 5 Commercial Recreation use. Section 6-103, Par. 5, of the Ordinance specifies certain Group 5 Commercial Recreation uses that are permissible as secondary uses in a PDH District, if represented on an approved Final Development Plan (FDP) for the property. Other Commercial Recreation uses that may not be compatible with a residential zoning district, such as firing ranges and outdoor amusement parks, have been excluded from the list of permissible secondary uses. The proposed indoor trampoline park would be permissible per Section 6-103, Par. 5E (Indoor archery ranges, fencing and other similar indoor recreational uses), subject to several categories of evaluation standards described below.

All bulk, density, setback, and other lot requirements of the Zoning Ordinance have been satisfied by the previously-approved Final Development Plan and amendments. Parking requirements for the proposed use would be included in the overall shopping center requirement, which has been satisfied with previous development/site plans. The property is also subject to the Water Supply Protection (WS) Overlay District, for which requirements have also been satisfied by the previous development/site plans.

### **General Standards and Design Standards for all P-Districts (Sect. 16-101 and 16-102)**

All Planned Developments are subject to General and Design Standards, contained in Sect. 16-101 and 16-102 of the Ordinance. The proposed addition of the Commercial Recreation use would not affect the site’s compliance with the General and Design Standards for P-Districts, which have been reviewed with the previous Rezoning and Final Development Plans, and would remain satisfied.

### **PDH District Use Limitations (Sect. 6-106)**

Section 6-106 of the Zoning Ordinance contains additional use limitations for PDH Districts, including requirements that secondary uses of a commercial and office nature

be permitted only in a PDH District which has a minimum of 50 residential units, such uses be designed to service primarily the needs of the residents of the planned development in which they are located, and that the uses protect the character of the surrounding development. Commercial and office uses must also be located within an enclosed facility with no outside display, except those uses which by their nature must be conducted outside a building, and the total land area of such uses (including parking) shall be no greater than 400 square feet per dwelling unit within the district.

Since the overall Franklin Farm development consists of over 800 acres, and includes over 1,600 approved dwelling units, the limitations on commercial and office uses cited above are satisfied. The proposed trampoline facility would also be completely enclosed within the existing 27,496 square-foot commercial building.

### **8-503 Standards for all Group 5 Uses**

*All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.* The proposed use would occupy an existing commercial building, which satisfies all zoning district regulations.

1. *All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.* All performance standards of the Zoning Ordinance would continue to be satisfied by the proposed use.
2. *No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.* All surrounding property is also zoned PDH-2, and was developed in coordination with the commercial uses located in the shopping center.
3. *Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.* No exterior alterations or modifications of the site are currently proposed.

### **Conformance with Conceptual Development Plan (CDP) and Proffers**

Par. 1 of Sect. 16-402 of the Zoning Ordinance requires that all Final Development Plans be prepared in accordance with the approved Conceptual Development Plan and any conditions as may have been adopted by the Board of Supervisors. The approved CDP is a general plan for the original 823-acre site, which designates areas for residential and commercial developments, and a school site. The proposed FDPA to expand the uses allowed in the Franklin Farms Village Center is in conformance with the CDP and proffers accepted in conjunction with the initial rezoning. The FAR and height limits approved with the existing zoning would not be affected by this request.



## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff finds that the proposal to amend a previously-approved FDPA to permit additional secondary uses would remain in conformance with the Zoning Ordinance and with recommendations of the Comprehensive Plan, and would have no adverse impact on the subject property, or on neighboring properties.

### **Staff Recommendations**

- Staff recommends that the Planning Commission approve application FDPA 78-C-118-20, subject to the proposed Development Conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, 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 Planning Commission.

The approval of this Final Development Plan 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 Development Conditions
2. Affidavit
3. Statement of Justification
4. Approved CDP and Proffers (RZ 78-C-118)
5. Prior FDP Conditions (FDPA 78-C-118-19)
6. Zoning Ordinance Provisions
7. FCDOT Transportation Memo
8. UFMD Forestry Memo
9. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS  
FDPA 78-C-118-20  
March 1, 2017**

If it is the intent of the Planning Commission to approve FDPA 78-C-118-20, located at Tax Map 35-1 ((4)) (22) 1, 2B, 3, 4 and 5, to allow additional secondary uses, staff recommends that the approval be subject to the following development conditions. These conditions incorporate and supersede all previous development conditions as they pertain to the above listed Tax Map Numbers only. Previous conditions or those that have minor revisions are marked with an asterisk (\*).

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "Franklin Farm Village Center - Final Development Plan Amendment – Parcels 2B, 3, 4 and 5", prepared by Bohler Engineering, P.C., consisting of three sheets, dated April 27, 2016 as revised through February 13, 2017. Minor modifications to the approved FDP may be permitted pursuant to Par.4 of Sect. 16-403 of the Zoning Ordinance.
2. The maximum floor area of the Franklin Farm Village Center shall not exceed 168,500 square feet and the maximum gross floor area ratio (FAR) of the Franklin Farm Village Center shall not exceed 0.25.\*
3. The fast food restaurant building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.\*
4. The existing vegetation located on the western and northern boundaries of the shopping center site shall be maintained by the applicant.\*
5. All lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.\*
6. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES.\*
7. Nine inverted U-style bike racks, or another appropriate number and/or design as approved by FCDOT, shall be maintained on the site.\*
8. Prior to the approval of the first major site plan that is submitted for the subject property, sidewalks and crosswalks shall be provided on the site, subject to review

and approval by FCDOT. Any vegetation displaced as a result of these pedestrian improvements shall be replanted, subject to the satisfaction of UFMD.\*

9. The following secondary uses shall be allowed on-site: Accessory uses and Accessory service uses, Shopping Centers, Fast Food Restaurants, Health Clubs, Offices, Places of Worship (not to exceed 5,000 square feet), Colleges and Universities (not to exceed 5,000 square feet), Personal Service Establishments, Private Schools of Special Education, Repair Service Establishments, Financial Institutions with or without Drive-Through (as shown on the FPDA), Service Station/Mini-Marts (as shown on the FDPA), Community uses, Veterinary Hospitals, Indoor Commercial Recreation, Eating Establishments, Retail, Business Service and Supply, and Public Benefit Associations. The following uses shall not be allowed on-site: adult book stores; video/DVD stores primarily dealing with the sale, rental, or exhibition of adult oriented material; tattoo parlor/piercing establishments; psychic readers/fortune tellers; topless or nude dancing/stripping establishments; adult movie or "peep show" establishments.

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

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.



## REZONING AFFIDAVIT

DATE: February 13, 2017  
(enter date affidavit is notarized)

136138a

I, Sara V. Mariska, 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): FDPA 78-C-118-20  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

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 <b>BOLD</b> above)
LB Franklin Farm LLC Agents: Samuel (nmi) Lehrman Robert (nmi) Lehrman	c/o Rappaport Management Company 8405 Greensboro Drive, #830 McLean, Virginia 22102	Applicant/Title Owner of Tax Map 35-1 ((4)) (22) 1, 2B, 3, 4, 5
Rappaport Management Company Agents: Gary D. Rappaport Larry M. Spott Michael J. Beachley	8405 Greensboro Drive, #830 McLean, Virginia 22102	Management Consultant/Agent for Applicant

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

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

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

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

DATE: February 13, 2017  
(enter date affidavit is notarized)

136138a

for Application No. (s): FDPA 78-C-118-20  
(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 <b>BOLD</b> above)
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents
Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska • G. Evan Pritchard (FORMER) Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland (FORMER) Robert D. Brant Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent FORMER 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.
Bohler Engineering VA, LLC f/k/a Bohler VA, LLC	22636 Davis Drive, Suite 250 Sterling, Virginia 20164	Engineers/Agent
Agents: David B. Logan Keith G. Simpson Brian J. Clifford		

(check if applicable)

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

• Information updated.

## REZONING AFFIDAVIT

DATE: February 13, 2017  
(enter date affidavit is notarized)

136138a

for Application No. (s): FDPA 78-C-118-20  
(enter County-assigned application number(s))

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

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

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
LB Franklin Farm LLC c/o Rappaport Management Company  
8405 Greensboro Drive, #830  
McLean, Virginia 22102

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

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

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

Robert Lehrman (nmi), member  
SL Real Estate Limited Partnership, member  
Samuel (nmi) Lehrman, manager

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

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

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

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

DATE: February 13, 2017  
(enter date affidavit is notarized)

136138 a

for Application No. (s): FDPA 78-C-118-20  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
SL Management, LLC  
5301 Wisconsin Avenue, NW, Suite 650  
Washington, DC 20015

**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)

Samuel (nmi) Lehrman  
Maxwell Jacob Lehrman Intervivos Trust II (owns less than 10% of LB  
Franklin Farm LLC)

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

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Rappaport Management Company  
8405 Greensboro Drive, #830  
McLean, Virginia 22102

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

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

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

Gary D. Rappaport

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

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



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

DATE: February 13, 2017  
(enter date affidavit is notarized)

136138a

for Application No. (s): FDPA 78-C-118-20  
(enter County-assigned application number (s))

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

Bohler Engineering VA, LLC f/k/a Bohler VA, LLC  
22636 Davis Drive, Suite 250  
Sterling, Virginia 20164

**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)

Ludwig H. Bohler (FORMER)	David B. Logan
Adam J. Volanth	David B. Nemecek
Daniel M. Duke	Bohler Engineering, P.C.
Mark R. Joyce	

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

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

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

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

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

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

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

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

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

DATE: February 13, 2017  
(enter date affidavit is notarized)

136138a

for Application No. (s): FDPA 78-C-118-20  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Bohler Engineering, P.C.  
22636 Davis Drive, Suite 250  
Sterling, Virginia 20164

**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)  
Adam J. Volanth

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

**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)

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

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

## REZONING AFFIDAVIT

DATE: February 13, 2017  
(enter date affidavit is notarized)

136138a

for Application No. (s): FDPA 78-C-118-20  
(enter County-assigned application number(s))

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

## PARTNERSHIP INFORMATION

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

SL Real Estate Limited Partnership  
5301 Wisconsin Avenue, NW, Suite 650  
Washington, DC 20015

(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**)

Samuel (nmi) Lehrman  
SL Management, LLC

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

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

## REZONING AFFIDAVIT

DATE: February 13, 2017  
(enter date affidavit is notarized)

136138a

for Application No. (s): FDPA 78-C-118-20  
(enter County-assigned application number(s))

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

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

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

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

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

NONE.

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



## REZONING AFFIDAVIT

DATE: February 13, 2017  
(enter date affidavit is notarized)

136138a

for Application No. (s): FDPA 78-C-118-20  
(enter County-assigned application number(s))

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

☐ Applicant

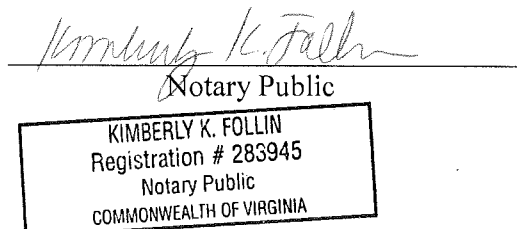
☒ Applicant's Authorized Agent

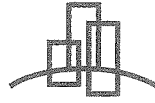
Sara V. Mariska, attorney/agent

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

Subscribed and sworn to before me this 13 day of February 2017, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2019





Sara V. Mariska  
(703) 528-4700 Ext. 5419  
[smariska@thelandlawyers.com](mailto:smariska@thelandlawyers.com)

**WALSH COLUCCI  
LUBELEY & WALSH PC**

RECEIVED  
Department of Planning & Zoning

JUN 10 2016

Zoning Evaluation Division

June 9, 2016

**Via Hand Delivery**

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

Re: Proposed Final Development Plan Amendment  
Applicant: LB Franklin Farm LLC

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a final development plan amendment on property identified among the Fairfax County tax map records as 35-1 ((4)) (22) 1, 2B, 3, 4, 5 (the "Subject Property").

The Subject Property contains approximately 18.58 acres and is located in the northeast quadrant of the intersection of Franklin Farm Road (Route 6819) and Stone Heather Drive (Route 7283) in the Sully Magisterial District. The Subject Property is zoned to the PDH-2 and Water Supply Protection Overlay (WS) Districts and has been the subject of several prior land use applications. On October 22, 1979, the Board of Supervisors (the "Board") approved RZ 78-C-118 which rezoned the Subject Property and surrounding acreage to the PDH-2 District. On March 1, 1984, the Planning Commission approved FDPA 78-C-118-5 to establish a shopping center on the Subject Property to serve the surrounding residential development. Most recently, the Planning Commission approved FDPA 78-C-118-19 on July 29, 2010 to allow additional secondary uses. The Applicant now proposes to allow a commercial recreation use within the existing center. The Franklin Farm Shopping Center is an existing, developed shopping center that is developed at its maximum intensity under the applicable zoning approvals. Accordingly, the proposed commercial recreation use will not result in any new square footage or site modifications.

The Applicant proposes to allow commercial recreation uses as a permitted secondary use within the existing shopping center. The Applicant is currently seeking to establish a trampoline facility within the former Sears retail department store. Trampoline facilities offer a family friendly recreation opportunity and community gathering place. The trampoline facility anticipates hosting birthday parties, corporate outings, and family gatherings. The facility will operate during the weekday afternoons and evenings as well as on weekends. No site

ATTORNEYS AT LAW

703 528 4700 • [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

modifications or change to the approved center is proposed except for the addition of the commercial recreation use to the approved final development plan. Parking will be provided for each use in accordance with the requirements of Article 11 of the Fairfax County Zoning Ordinance.

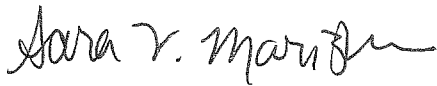
The Subject Property is in Area III of the Fairfax County Comprehensive Plan (the "Plan"), within the Upper Potomac Planning District, within the West Ox Community Planning Sector (UP7). The Plan does not contain any text specific to the Subject Property. Given the prior approvals on the Subject Property, the proposal is in conformance with the Plan's recommendations.

In summary, the Applicant proposes the addition of a commercial recreation use within the existing shopping center. The Applicant is not proposing any additional intensity or site modifications. The proposed commercial recreation use will add to the diversity in the shopping center's tenant mix, provide a quality, family-friendly recreation use in the Sully District, and allow the shopping center to continue serving the community's needs by providing quality tenants.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. 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. As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Sara V. Mariska

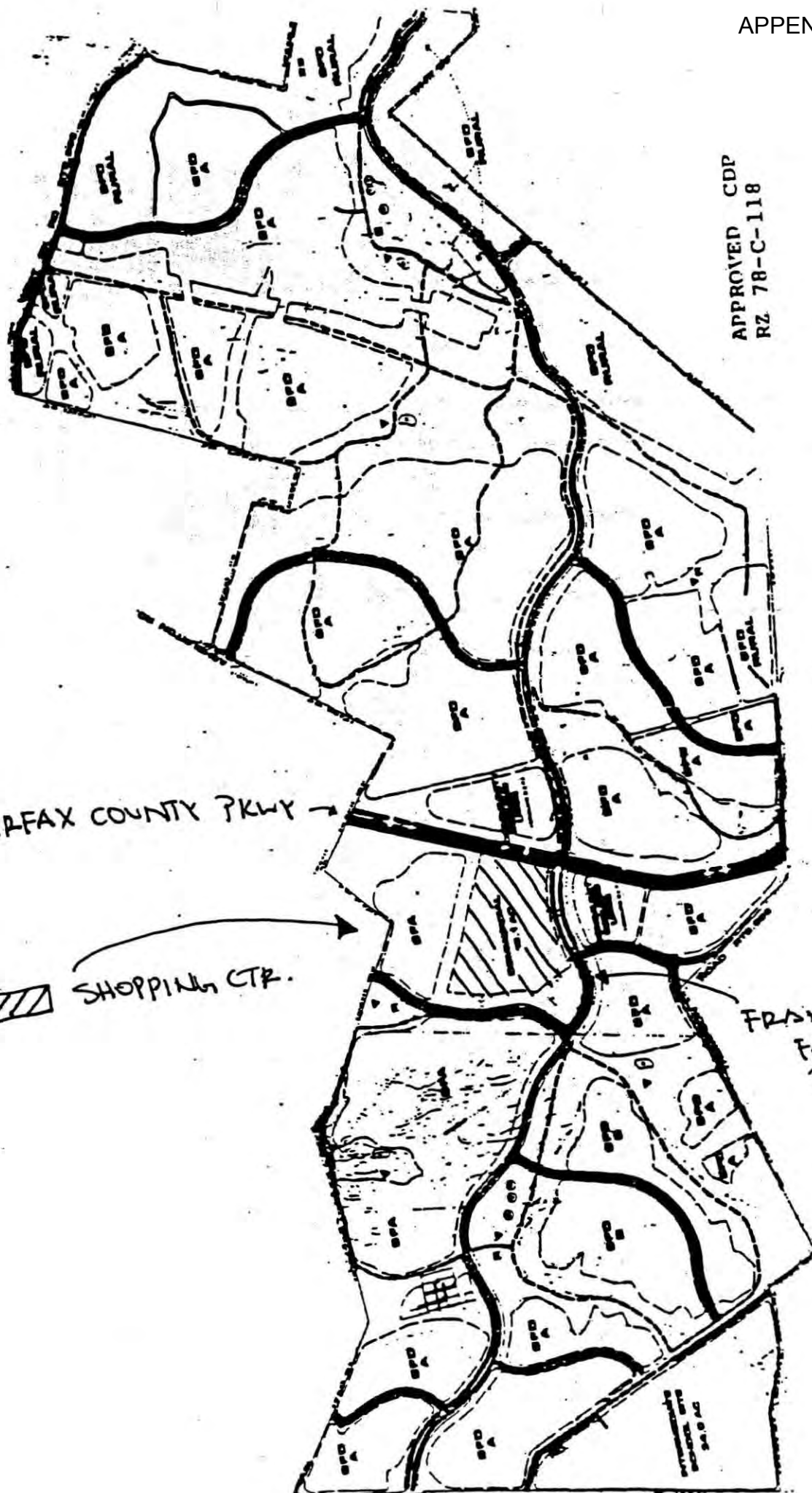
cc: Larry Spott  
Michael Beachley  
Brian Clifford  
Lynne J. Strobel

APPROVED CDP  
RZ 78-C-118

FAIRFAX COUNTY PKWY →

▨ SHOPPING CTR. →

FRANKLIN  
FARM  
RD





Re: Rezoning Application 78-C-118  
Franklin Partnership

## PROFFER

September 25, 1979

Amended October 15, 1979

The undersigned hereby proffer that in the event the subject property is rezoned to the PDH-2 District by the Board of Supervisors at the hearing scheduled October 22, 1979, development shall be substantially in accord with Development Plan previously filed among the papers of this case prepared by Dewberry, Nealon and Davis dated July 27, 1979 and revised September 19 and 20, 1979, which, in the event of rezoning to the PDH-2 District, shall be approved as the Conceptual Development Plan and shall be subject to the following terms and conditions:

1. The total residential lot yield shall be 1,656 dwelling units, i.e., a density of 2.0 dwelling units per acre.

A. There shall be no additional "bonus" units, i.e., those units allowed at the discretion of the Board of Supervisors pursuant to the PDH-2 zoning ordinance.

B. That portion of the development consisting of approximately 130 acres extending along the southern and southeastern boundary of the site generally from the point at which the site boundary and Thompson Road separate and the Harvey property, including a substantial portion of open space, shall be restricted to a density of 0.9 dwelling units per acre and all lots within said 130 acres shall be a minimum of 20,000 square feet in area.

C. All lots which have at least one boundary on West Ox Road shall be a minimum of 20,000 square feet in area.

D. Twenty percent (20%) of the total dwelling units may be single-family attached. Eighty-four of the aforesaid single-family attached units may be in structures containing no more than four units per structure and the balance shall be in structures containing no more than two units per structure. All single-family attached units shall be located west of Bypass alignment "VA," i.e., the westernmost Bypass alignment and in the vicinity of the proposed commercial center. There shall be no minimum lot size for single-family attached units and the additional open-space thus created shall be located east of Bypass alignment "VH." The exact location and configuration of the single-family attached units will be specified in the Final Development Plan.

2. Occupancy of the residential development shall not exceed the following incremental development schedule providing that any units not occupied within the assigned schedule may be occupied in subsequent years in addition to the incremental increase:

January 1, 1981	156 units
January 1, 1982	300 units
January 1, 1983	400 units
January 1, 1984	400 units
January 1, 1985	400 units
	<u>1,656 units</u>

3. Open space shall comprise 22 percent of the development. Applicant recognizes the requirement of the PDH-2 ordinance that a minimum sum of \$300 per dwelling unit be expended to provide developed recreational facilities. Recreational facilities shall include the following despite the fact that the cost of these facilities will substantially exceed the aforesaid minimum unit expenditure:

A. Two swimming pools with associated bath-houses and parking facilities. Pools are to be located in the areas designated on the aforesaid Development Plan for active recreation.

B. Four lighted tennis courts, four multi-purpose courts and eight tot lot/apparatus areas. The majority of these facilities shall be clustered within the areas designated on the aforesaid Development Plan for active recreation.

C. Benches, picnic tables, grills and similar passive recreational facilities at convenient locations within the open space.

D. Two soccer fields, cleared, graded and seeded, with sufficient area to accommodate softball and other group athletic activities in the area designated on the aforesaid Development Plan for playing fields. That portion of the open space between the east-west collector road and the north boundary of the subject application consisting of approximately 8 acres, including the soccer fields, shall be dedicated to the Fairfax County Park Authority providing the fields, after construction, shall be maintained for public use by the Park Authority.

E. A comprehensive trails plan shall be submitted with final development plans. The plan shall provide internal access between substantial open-space areas, commercial facilities and recreational facilities and shall utilize a combination of four-foot asphalt trails and sidewalks to provide appropriate internal circulation.

- 3 -

4. Right-of-way for trails as required by the County-wide Trails Plan not to exceed a width of 5 feet in addition to right-of-way dedication for street purposes shall be dedicated. This additional right-of-way shall be in accord with adopted public facilities policy providing nothing herein shall be construed to require construction of trails other than those which may be provided in accord with the trails plan to be submitted pursuant to aforesaid paragraph 3.E.

5. Right-of-way shall be dedicated along the Trans-continental Gas Pipeline and through the open-space area, sufficient for an 8-foot gravel trail providing there shall be no requirement for construction.

6. The commercial area of 15.2 acres permitted by the PDH-2 ordinance shall be located substantially as shown on the aforesaid Development Plan and shall be subject to the following:

A. The maximum floor area ratio shall be 0.25.

B. Construction shall not exceed 40 feet in height.

C. The north and west boundaries of the commercial area shall be bordered by a continuous strip of open space 100 feet in width. Within the aforesaid open-space area, a 75-foot border of existing tree cover shall be maintained subject only to slope grading, utility lines, storm drainage facilities and access areas. In addition to the preservation of existing forestation as aforesaid, berms and/or additional landscaping shall be utilized to provide visual relief to adjacent property proposed for residential use.

D. A 50-foot open-space border subject to access, utility and storm drainage facilities shall be preserved along both sides of the commercial frontage of the east-west collector road. That portion of the open space across the east-west collector from the commercial frontage shall contain a berm varying from 4 to 6 feet in height with appropriate landscaping.

E. In the event a portion of the Springfield Bypass/Dranesville (Bypass) connector shall be located along the eastern boundary of the commercial site, 25 feet of open space in addition to the right-of-way for the

- 4 -

Bypass (including the environmental corridor) hereinafter committed shall be provided. In the event the Bypass connector is not located along the eastern boundary of the commercial area, an open-space buffer of 100 feet shall be provided and existing forested area maintained to a width of 75 feet within said open-space area subject only to grading, utility lines, storm drainage facilities and access points. Additional berms and landscaping shall be provided in unforested areas of the open space.

7. An area of approximately 4.6 acres designated on the aforesaid Development Plan "commuter fringe parking area" shall be dedicated to the Board for parking lot construction at such time as the Board may request.

8. Reverse-frontage lots shall be provided along West Ox Road, Lees Corner Road, Thompson Road and Centreville Road.

9. The intersection of the east-west connector and Centreville Road shall be located a minimum of 800 feet north of Lees Corner Road in the general vicinity of Barnesfield Road.

10. Along Centreville Road, additional right-of-way shall be dedicated to provide a right-of-way width of 45 feet from centerline and a deceleration/right-turn lane shall be constructed for each site entrance. A left-turn lane serving southbound traffic on Centreville Road and a left-turn lane serving westbound traffic on the east-west connector road shall be constructed at the intersection of the east-west connector and Centreville Roads.

11. Along Lees Corner Road, additional right-of-way shall be dedicated to provide a right-of-way width of 45 feet from centerline and within said right-of-way a deceleration right-turn shall be constructed for each site entrance. Intersection spacing along Lees Corner Road shall be in accord with the 45 m.p.h. design speed criteria.

12. Along West Ox Road, additional right-of-way shall be dedicated to provide a right-of-way width of 45 feet from centerline and deceleration/right-turn lanes shall be provided at each site entrance in the right-of-way. Additional right-of-way shall be dedicated as may be required for adjustments in the alignment of West Ox Road providing the alignment remains generally within the existing location. A left-turn lane shall be constructed at the southern entrance on West Ox Road and West Ox Road reconstructed as necessary to provide adequate



- 5 -

site distance at each site entrance, providing said left-turn lane and reconstruction can be accomplished within existing or proffered right-of-way. The specific reconstruction required shall be determined at time of subdivision plan review.

13. On Thompson Road, additional right-of-way shall be dedicated to provide a right-of-way width of 30 feet from centerline. Additional right-of-way shall be dedicated as necessary for realignment of Thompson Road, providing the ultimate alignment is generally in the existing corridor location. Access to the site shall, to the extent practical, be located opposite planned or existing collectors serving subdivisions south of the subject application.

14. Ashburton Avenue shall connect with a connector road serving the subject development substantially as shown on the Development Plan and such additional right-of-way shall be dedicated as may be necessary to provide an access between the subject site and a public road proposed to connect with Ashburton Road approximately 75 feet north of the boundary of the subject application.

15. A single access point shall be provided substantially at the location shown on the aforesaid Development Plan to serve those properties shown in the name of Robb and Hauck providing construction of the connecting road shall be required only in the event an appropriate "turn-around" easement is dedicated, without cost to the applicant, by the adjacent property owners served by the connection. Right-of-way shall be dedicated to provide a subdivision street connection between the subject development and the Carr property and the connection constructed providing additional right-of-way necessary for a "turn-around" easement is dedicated without cost to the applicant.

16. Four alternate locations designated "VA," "VH," "VC" and "VB," referring to the TAMS/VDH&T study of the Bypass extension alignments are shown on the aforesaid Development Plan.

A. In the event one of these alignments shall be selected as the location of the Bypass prior to January 1, 1981, a right-of-way 110 feet in width for road purposes together with an environmental protection corridor of 25 feet on each side of the 110-foot right-of-way, i.e., a total of 160 feet in width, shall be dedicated to the Board of Supervisors.

B. No lot shall be recorded within any of these four proposed corridors prior to January 1, 1981.

- 6 -

C. Upon selection of one of the four alignments, the other three alignments shall be released from all commitment for highway purposes and shall be free for development.

D. During the period from date of zoning to January 1, 1981, the applicant shall be entitled to prepare and submit plats providing for development including development within the proposed rights-of-way and said plats shall be routinely reviewed and processed subject only to the commitment that no plat be recorded prior to that date which creates lots within the area reserved.

E. In the event one of the four alignments is selected for the Bypass, a revised Development Plan shall be submitted to the Board of Supervisors providing appropriate adjustment in the development concept to accommodate the selected alignment.

F. In the event none of the four Bypass alignments is selected by January 1, 1981, or a Bypass alignment is selected other than on the subject application, or the Bypass shall be abandoned by either Fairfax County or VDH&T and Bypass studies discontinued, all reservation of land for the Bypass shall immediately terminate and the corridors reserved for Bypass alignments shall be deemed forthwith released for normal development.

Selection for the purpose of this paragraph 16 shall not be construed to require approval of any federal agency.

G. Any road alignment shown on Fairfax County Master Plans shall be recognized by appropriate right-of-way dedication, i.e., in the event the Bypass alignments are relocated or otherwise abandoned and the Fairfax County Master Plan continues to show a north-south highway alignment through the subject property, the right-of-way for the remaining Master Plan alignment shall be dedicated at time of site plan approval.

17. Provision for an extension of Stringfellow Road north from Route 50 to Thompson Road in the several development and preliminary plans applicable to that area between Route 50 and Thompson Road is recognized.



- 7 -

A. In the event Fairfax County obtains a commitment for construction of at least a two-lane section of the Stringfellow extension from Thompson Road to Route 50 prior to January 1, 1983, a connection shall be provided through the subject property from the intersection of the Stringfellow Road extension with Thompson Road to the east-west connector road.

B. The sum of \$100,000 shall be paid to the Board of Supervisors to be used for the construction of a stream crossing necessary for the Stringfellow Road extension, provided this tender shall expire if construction does not commence within five years from date of zoning. Payment shall be made at such time as required to fund actual construction of the stream crossing.

C. Commitment, for the purpose of this paragraph 17, shall consist of approved plans and profiles for the construction of the Stringfellow Road extension from Route 50 to Thompson Road with routine executed performance bond.

18. Plans for transportation improvements within the subject property and in the immediate vicinity of the subject property shall be publicized, by reasonable means, in an effort to assure that prospective residents shall be aware of such proposals.

19. A conservation easement providing for preservation of all healthy, existing trees of a diameter of 4 inches or more measured at a level of 2 feet from the ground shall be preserved within a strip 50 feet in width commencing at Thompson Road and extending along the south boundary of the property to that parcel shown on the referenced Development Plan to be in the name Loughrie. The conservation easement shall be subject to clearing as necessary and installation of all utilities and storm drainage facilities.

20. A. Along the frontage of West Ox Road commencing with the Baptist Church property and extending for approximately 1,200 feet to the proposed site entrance, lots shall be a minimum of 150 feet in depth and there shall be constructed a berm varying in height from 4 to 6 feet with appropriate landscaping, extending for 80% of the frontage.

B. Along the frontage of West Ox Road commencing with the corner at Lambert and extending to the corner with Reber, a berm varying in height from 4 to 6 feet with appropriate landscaping shall be constructed extending for 50% of the frontage.

- 8 -

C. The berms provided in this paragraph 21 shall be designed to convey the appearance of natural topographical features and sited to provide visual relief along West Ox Road. Accordingly, the berms shall not be a continuous barrier and shall vary in height and alignment.

21. Storm water shall be managed in accord with adopted Fairfax County ordinances and policies in effect at the time of subdivision plat and plan approval.

22. The internal road system shown on the Development Plan shall be generally in accord with the analysis (dated September 19, 1979) contained within the Staff Report dividing the internal system into eight segments for analytical purposes. The east-west connector pursuant to the referenced analysis shall consist of 24 and 36 foot rural sections where access is restricted and frontage is generally along open space on one or both sides of the road. A 44-foot urban section shall be provided lots which directly access the east-west connector and a four-lane divided section shall be provided along the commercial frontage. The Staff recommendation aforesaid is accepted providing left-turn lanes as required shall be included in the 36-foot section and there shall be no right-turn lanes required in addition to the referenced section widths.

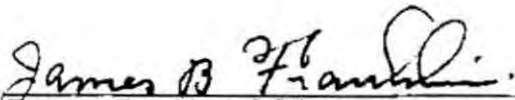
As an alternate and in lieu of the 44-foot section provided between the entrance to the eastern recreation area and the commercial site (a portion of Segment 1 and Segment 2), applicant may elect to construct a 24-foot east-west connector road section realigned to provide a direct connection between Segment 1 and Segment 3. In the event a 24-foot section on a relocated alignment is elected, the reverse-frontage lot concept shall be utilized.

In the event the Bypass is located through the subject property, appropriate accommodation of the said alignment will necessitate adjustments in the internal road system to provide appropriate distance from Bypass intersections.

23. A 13.9-acre elementary school site situated east of Bypass alignments "VA" and "VH" shall be dedicated to the Board of Supervisors. The location shall be determined and fixed at the time of Final Development Plan approval.

- 9 -

24. The development of the subject site shall be in compliance with the provisions of all applicable statutes, ordinances, regulations, policy standards, the Conceptual Development Plan and the specific proffers set forth in this document. Comments, suggestions, recommendations and requests which may have been contained in Staff reports or discussions but are not included specifically in either the proffered Conceptual Development Plan or this proffer shall not be deemed development commitments.

  
James B. Franklin

  
Jean S. Franklin

FRANKLIN PARTNERSHIP

By 

**APPROVED DEVELOPMENT CONDITIONS****FDPA 78-C-118-19****July 29, 2010**

If it is the intent of the Planning Commission to approve FDPA 78-C-118-19 located at Tax Map 35-1 ((4)) (22) 1, 2A, 2B, 3, 4 and 5, to allow additional secondary uses, staff recommends that the approval be subject to the following development conditions. These conditions incorporate and supersede all previous development conditions as they pertain to the above listed Tax Map Numbers only. Previous conditions or those that have minor revisions are marked with an asterisk (\*).

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "Franklin Farm Village Center – Final Development Plan Amendment", prepared by Bohler Engineering, P.C., consisting of two (2) sheets, dated march 29, 2010 as revised through May 28, 2010. Minor modifications to the approved FDP may be permitted pursuant to Par.4 of Sect. 16-403 of the Zoning Ordinance.
2. The maximum floor area of the Franklin Farm Village Center shall not exceed 168,500 square feet and the maximum gross floor area ratio (FAR) of the Franklin Farm Village Center shall not exceed 0.25.\*
3. The fast food restaurant building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.\*
4. The existing vegetation located on the western and northern boundaries of the shopping center site shall be maintained by the applicant.
5. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.\*
6. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met for all uses in the Shopping Center shall be submitted to DPWES prior to issuance of the next non-RUP for the subject property.

7. Nine inverted U-style bike racks, or another appropriate number and/or design as approved by FCDOT, shall be installed in consultation with FCDOT prior to the approval of the next Non-RUP for the subject property.
8. Prior to the approval of the first major site plan that is submitted for the subject property, sidewalks and crosswalks shall be provided on the site, subject to review and approval by FCDOT. Any vegetation displaced as a result of these pedestrian improvements shall be replanted, subject to the satisfaction of UFMD.
9. The following uses shall be allowed on-site: Shopping Centers, Fast Food Restaurants, Health Clubs, Offices, Places of Worship (not to exceed 5,000 square feet), Colleges and Universities (not to exceed 5,000 square feet), Personal Service Establishments, Private Schools of Special Education, Repair Service Establishments, Financial Institutions with or without Drive-Through (as shown on the FPDA), Service Station/Mini-Marts (as shown on the FDPA), Community uses, and Veterinary Hospitals. The following uses shall not be allowed on-site: adult book stores; video/DVD stores primarily dealing with the sale, rental, or exhibition of adult oriented material; tattoo parlor/piercing establishments; psychic readers/fortune tellers; topless or nude dancing/stripping establishments; adult movie or "peep show" establishments.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

**Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated March 1, 2017. 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 6 -**  
**PLANNED DEVELOPMENT DISTRICT REGULATIONS**

**PART 1 6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT** *(excerpts)*

**6-103 Secondary Uses Permitted**

The following secondary uses shall be permitted only in a PDH District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 106 below.

1. Accessory uses, accessory service uses and home occupations as permitted by Article 10.
3. Business service and supply service establishments.
4. Commercial and industrial uses of special impact (Category 5), limited to:
  - B. Drive-in financial institutions
  - I. Service station/mini-marts
5. Commercial recreation uses (Group 5), limited to:
  - A. Billiard and pool halls
  - B. Bowling alleys
  - C. Commercial swimming pools, tennis courts and similar courts
  - D. Health clubs
  - E. Indoor archery ranges, fencing and other similar indoor recreational uses.
  - F. Miniature golf courses
  - G. Skating facilities
6. Community uses (Group 4).
7. Eating establishments.
8. Financial institutions.
10. Institutional uses (Group 3).
14. Offices.



- 16. Personal service establishments.
- 17. Quasi-public uses (Category 3), limited to:
  - K. Private clubs and public benefit associations
  - M. Private schools of special education
  - N. Quasi-public parks, playgrounds, athletic fields and related facilities
- 18. Repair service establishments.
- 19. Retail sales establishments.
- 21. Veterinary hospitals.

### **6-106 Use Limitations**

- 1. All development shall conform to the standards set forth in Part 1 of Article 16.
- 2. All uses shall comply with the performance standards set forth in Article 14.
- 3. When a use presented in Sect. 103 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide. (Article 8 standards included below)
- 4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.
- 5. Secondary uses of a commercial and office nature shall be permitted only in a PDH District which has a minimum of fifty (50) residential dwelling units, except that the Board, in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, may modify this limitation for the Group 6 outdoor recreation special permit uses and the Category 5 special exception uses of golf courses, country clubs and golf driving ranges.
- 6. Secondary uses of a commercial nature, except Group 6 outdoor recreation uses, golf courses, country clubs, golf driving ranges and offices, shall be designed to serve primarily the needs of the residents of the planned development in which they are located, and such uses, including offices, shall be designed so as to maintain and protect the residential character of the planned development and adjacent residential neighborhoods as well. In order to accomplish these purposes:
  - A. Commercial and office uses shall be conducted within a completely enclosed building with no outside display except those uses which by their nature must be conducted outside a building.
  - B. When located within the same building as residential uses, commercial and office uses shall be limited to the lowest two (2) floors.

C. The maximum total land area, including all at-grade off-street parking and loading areas in connection therewith, devoted to commercial and office uses, except Group 6 outdoor recreation uses, golf courses, country clubs and golf driving ranges, shall be as follows:

- (1) PDH-1 through PDH-4: 400 square feet of commercial/dwelling unit.

## **ARTICLE 8 - SPECIAL PERMITS**

### **PART 0 8-000 GENERAL PROVISIONS** *(excerpt)*

#### **8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit 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 group or use, the BZA 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 BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

## **PART 5 8-500 GROUP 5 COMMERCIAL RECREATION USES**

### **8-503 Standards for all Group 5 Uses**

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

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
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 as may be required by Part 9 of Article 14.
3. No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

## **ARTICLE 16 - DEVELOPMENT PLANS**

### **PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**

#### **16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use, and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be

available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

### **16-102 Design Standards**

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, and PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In a rezoning application to the PDC or PRM District that is located in a Commercial Revitalization District or in an area that is designated as a Community Business Center, Commercial Revitalization Area or Transit Station Area in the adopted comprehensive plan, this provision shall have general applicability and only apply at the periphery of the Commercial Revitalization District, Community Business Center, Commercial Revitalization Area, or Transit Station Area, as necessary to achieve the objectives of the comprehensive plan. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.



# County of Fairfax, Virginia

## MEMORANDUM

DATE: February 13, 2017

TO: Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief *ICU for MAD*  
Site Analysis Section, DOT

SUBJECT: FDPA 78-C-118-20, LB Franklin Farm LLC  
Land Identification Maps: 35-1 ((4)) (22) 1, 2B, 3, 4, 5

This department has reviewed the subject final plan development amendment and associated materials dated June 9, 2016. The applicant seeks approval of a final development plan amendment to allow commercial recreation uses as a permitted secondary use within the existing shopping center. Staff does not have any comments/questions for this application.

MAD/BMC

Cc: Michael Lynskey, DPZ



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 30, 2016

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

**FROM:** Linda Barfield, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** Franklin Farms Sec 22, Pcl 4-FDPA 78-C-118-20

I have reviewed the above referenced Final Development Plan Amendment (FDPA) application and written Statement of Justification stamped "Received, Department of Planning and Zoning June 10, 2016" and plat plan set stamped "Received, Department of Planning and Zoning July 29, 2016". The following recommendations are based on this review of the property:

### Specific Comments:

- 1. Comment:** It appears that the existing landscape planting is lacking 5 deciduous trees north of parcel 3 building to be in substantial conformance with the last revision to the FDPA.

**Recommendation:** The applicant should replace missing landscape plantings so as to meet the intent of the approved FDPA plan.

Please contact us at 703-324-1770 if you have any questions.

lb/

UFMDID #: 218782

cc: DPZ 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		