



FF

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June 9, 2006  
**AMENDED**

**Via Hand Delivery**

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

Re: Proposed Final Development Plan Amendment  
FDPA 78-C-118-16  
Applicant: PNC Bank, N.A.

Dear Ms. Byron:

Please accept the following as a statement of justification for a partial Final Development Plan Amendment ("FDPA") on property identified among the Fairfax County Tax Map Records as 35-1 ((4)) (22) 2B (the "Subject Property").

The Subject Property is located on the west side of Fairfax County Parkway in the northeast quadrant of the intersection of Franklin Farm Road and Stone Heather Drive. The Subject Property comprises one parcel containing approximately .824 acres within the Franklin Farm Village Center (the "Village Center") that is developed with a single-story in-line shopping center and five pad sites. On October 22, 1979, the Board of Supervisors approved RZ 78-C-118, which rezoned the Franklin Farm community to the PDH-2 District. The Subject Property is also included within the Water Supply Protection Overlay District. The applicable proffers, dated October 15, 1979, limit the overall intensity of the Village Center to .25 floor area ratio (FAR). The approved Conceptual Development Plan indicates commercial uses on this site. Subsequently, the Village Center has been the subject of several FDPAs. Most recently, on July 17, 2003, the Planning Commission approved FDPA 78-C-118-14, subject to development conditions dated July 16, 2003. The referenced FDPA permitted an increase in gross floor area of approximately 3,300 square feet for the Village Center. The referenced development conditions similar restrict the Village Center to .25 FAR, and further state that the maximum floor area of the Village Center shall not exceed 168,500 square feet.

The Subject Property is located within the UP 7 West Ox Community Planning Sector in the Area III of the Fairfax County Comprehensive Plan (the "Plan"). The Plan text does not contain any site specific language for the Subject Property. The Plan Map indicates that the Subject Property is planned for residential use at 1 to 2 dwelling units per acre. Retail sales establishments and drive-in banks are, however, both permitted secondary uses within PDH

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Districts pursuant to Article 6 of the Fairfax County Zoning Ordinance (the "Ordinance"). Therefore, the proposal meets the recommendations of the Plan and all applicable provisions of the Ordinance.

The Applicant proposes the construction of a financial institution with a drive-through component. A drive-in bank is not presented on the Subject Property under the approved FDPA. Consequently, the drive-in use necessitates the approval of this request. As shown on the proposed development plan, the Applicant proposes a one-story building containing approximately 3,226 gross square feet. The architecture features a high-quality design concept, utilizing a combination of brick, metal and glass that is in keeping with the exterior building materials utilized in the Village Center. The front of the building is oriented towards Franklin Farm Road, with one point of access provided via a curb cut along the spine road that serves the Village Center. The Applicant proposes three drive-through windows with stacking spaces to accommodate up to twelve (12) vehicles. This stacking is adequate to serve the proposed use and will preclude any stacking of vehicles on the road network serving the Village Center and surrounding area. The drive-through lanes are also shielded by the front of the building to deemphasize the auto-oriented component of the use. Landscaping will be provided as shown on Sheet 5 of the development plan. This landscaping will include a combination of deciduous and ornamental trees. The deciduous trees along the perimeter of the Subject Property will provide visual screening for the building, as well as enhance the appearance of the site and the Village Center as a whole.

Pursuant to Sect. 16-402 of the Ordinance, a partial FDPA may be filed in circumstances when the amendment (1) would not adversely affect the use of the property subject to the final development plan amendment and conditions, but not incorporated into the amendment application, (2) would not inhibit, adversely affect, or preclude the fulfillment of the final development plan and conditions applicable to the area not included in the application, and (3) would not increase the overall density/intensity for the development. In this case, the FDPA request does not adversely affect the remainder of the Village Center, as it proposes to replace a vacant retail building that occupies an existing pad site. Further, the Applicant's proposal will have no effect on the fulfillment of the approved FDPA and applicable development conditions. The development conditions applicable to the approved FDPA state that a maximum gross floor area of 168,500 square feet is allowed. The proffers and development conditions also limit the overall intensity of the Village Center to .25 FAR. The Applicant's request will result in a total of 168,360 gross square feet and a .25 FAR. Thus, the proposal does not result in an increase in the overall intensity for the Village Center, because the Applicant's proposal is within the limitation on gross square footage and FAR under the existing zoning approvals. Therefore a partial FDPA is appropriate in these circumstances.

In conclusion, the Applicant's proposal is in harmony with the recommendations of the Plan and will enhance the appearance of the Subject Property in the Village Center as a whole. The bank is anticipated to be a neighborhood serving use that will be convenient to residents in and around the Franklin Farm area. The Applicant has prepared a final development plan

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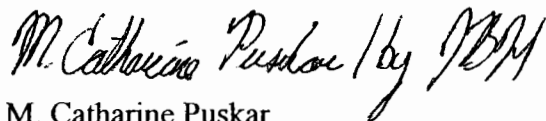
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amendment proposal that includes high-quality urban architecture and is compatible with the building design and materials of the Village Center.

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

Very truly yours,

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

A handwritten signature in black ink, appearing to read "M. Catharine Puskar" followed by a stylized monogram or initials.

M. Catharine Puskar

MCP/ab

cc: Susan Golomb  
Larry Miltenberger  
Lee Bobo  
Aaron Bodenschatz  
Kate Muir  
Jason B. Heinberg, Esq.  
Martin D. Walsh, Esq.