County of Fairfax, Virginia
Planning Commission Meeting
April 30, 2025
Planning Commission Action

SEA 87-P-073-002– TYSONS VENTURES LLC
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On April 30, 2025, the Planning Commission voted 10-0 (Commissioner Wang was absent from the meeting. Commissioner Thomas was not present for the vote.) to recommend to the Board of Supervisors the following actions:

- Approval of SEA-87-P-073-002, subject to the development conditions dated April 16, 2025; and

- Modification of subsection 2103.8 of the Zoning Ordinance to permit the existing lot area and width;

- Modification of subsection 5108.3.A of the Zoning Ordinance on the street frontage landscaping requirements in favor of that shown on the SEA Plat;

- Modification of subsection 5108.4.C of the Zoning Ordinance of the peripheral parking lot landscaping requirements along the eastern and western lot lines in favor of that shown on the SEA Plat; and

- Modification of the Bicycle Parking Requirements of subsection 6102 of the Zoning Ordinance to reduce the number of bicycle parking spaces required from eight to two.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated April 16, 2025

MJ

PROPOSED DEVELOPMENT CONDITIONS

SEA-87-P-073-002

April 16, 2025

If it is the intent of the Board of Supervisors to approve SEA-87-P-073-002, located at Tax Map 39-1((6))37, to add a truck rental establishment in a Highway Corridor Overlay District, and Sign Control Overlay District, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous Special Exception are marked an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.*

3. Any plan submitted pursuant to this Special Exception Amendment must be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled “Special Exception Plat,” prepared by Charles P. Johnson & Associates, INC., dated September 20, 2024, and revised on March 24, 2025, consisting of six sheets.

4. Prior to the issuance of the Non-Residential Use Permit (Non-RUP), the applicant must submit a rough grading plan or other plan as identified by the Forest Conservation Division (FCON) of Land Development Services (LDS) to include a landscape plan for review and approval by the Forest Conservation Division of Land Development Services.

5. Demolition: The demolition of all existing structures and site features within or adjacent to tree preservation areas must be accomplished in the least disruptive manner practical as reviewed and approved by FCON. All tree protection fencing must be in place and verified by a County representative prior to commencement of demolition activities.

6. Landscape Planting Pre-installation Meeting. Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, FCON staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and approved by FCON staff prior to planting. The installation of plants not approved

by FCON may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

7. All landscaping must be installed prior to the issuance of the Non-RUP on the property, or as determined by FCON.

8. Soil Remediation. Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, must be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by FCON.

9. The total number of employees on-site at any one time will be no more than 10 (10).*

10. Rental trucks that are not in operating condition must not be stored on-site for more than 48 hours.

11. Rental trucks cannot be parked or stored within 15 feet of the front lot line. All rental trucks must be stored in the truck rental storage area as shown on the SEA Plat.

12. Rental trucks are limited to vehicles with no more than 2 axles, a maximum box length of 17-feet, a maximum height of 12-feet and those that do not require a commercial driver's license to operate.

13. The Applicant must provide adequate access to the dumpster in conformance with the design standards and guidelines in Section 10-0306 of the Public Facilities Manual (PFM).

14. The Applicant must provide the bicycle parking spaces and racks prior to the issuance of the Non-RUP for the truck rental establishment.

15. The Applicant will coordinate with the Urban Centers Section (UCS) in the Department of Planning and Development (DPD) on appropriate tree plantings (species, spacing, quantity, etc) in the Virginia Department of Transportation (VDOT) right-of-way (ROW) along the Leesburg Pike Service Road frontage. If VDOT does not approve the tree plantings in the right-of-way, the Applicant will work with VDOT and/or UCS on acceptable landscaping in the ROW. The plantings must be installed prior to the issuance of the Non-RUP or an appropriate timing as determined by the Zoning Administrator.

16. Subject to VDOT approval, the Applicant will install a high visibility crosswalk across both service drive entrances to enhance pedestrian safety prior to the issuance of the Non-RUP for the truck rental establishment. If a high visibility

crosswalk is not permitted, the Applicant will coordinate with VDOT on providing crosswalks at both service entrances.

17. All landscaping on the site must be maintained by the Applicant and the 4-foot-wide sidewalk will be maintained as a clear pedestrian zone.

18. Prior to the issuance of the Non-RUP, the Applicant must provide pedestrian lighting in the landscaped island located along Leesburg Pike Service Road and must demonstrate that such lighting meets the Outdoor Lighting Standards in the Zoning Ordinance as determined by the Zoning Administrator.

19. Pursuant to subsection 8100.3.D(6) of the Zoning Ordinance, this special exception amendment automatically expires, without notice, 18 months after the date of approval unless the special exception use is established and diligently pursued. The Board of Supervisors may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

The above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors. This approval, contingent on the above-noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards.