County of Fairfax, Virginia
Planning Commission Meeting
May 7, 2025
Planning Commission Action

SE 2024-HM-00009 – COLUMBIA RETAIL DULLES LLC
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On May 7, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of SE 2024-HM-00009, subject to the development conditions consistent with those dated April 23, 2025.

ATTACHED DOCUMENTS:
Proposed Development Conditions dated April 23, 2025

MJ

PROPOSED DEVELOPMENT CONDITIONS

SE-2024-HM-00009

April 23, 2025

If it is the intent of the Board of Supervisors to approve SE-2024-HM-00009, located at Tax Map 16-3((1))15B pt., to permit a drive-through financial institution, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This special exception (SE) is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This special exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat), as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 8, Site Plans as may be determined by the Director of Land Development Services (LDS). Any plan submitted pursuant to this Special Exception must be in substantial conformance with the approved Special Exception Plat entitled "Village Center at Dulles – Chase Bank," prepared by Development Services Group INC, dated June 27, 2024, and revised through April 11, 2025, and consisting of two 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 of Land Development Services (LDS) to include a landscape plan for review and approval by the Forest Conservation Division (FCON) of Land Development Services. The landscape plan must demonstrate compliance with the landscaping and screening requirements in Section 5108 of the Zoning Ordinance.

5. Landscape Planting Plan. As part of the first and all subsequent plan submissions, the Applicant must include a landscape planting plan and specifications for review and approval by FCON. The landscape planting plan and specifications must incorporate sustainable landscape planting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

    a. Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf must be no more than (75) percent of the pervious area of each of lot (site). Mulched planting beds incorporating groups of trees and

other vegetation must be used to provide a root zone environment favorable tree trees and other vegetation.

b. Provide a diverse selection of native and non-invasive plants to encourage native pollinators and reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides and chemical control of harmful insects and disease.

6. If a rough grading plan is required, the Applicant must show the required number of bicycle parking spaces and their location in accordance with the Fairfax County Bicycle Parking Guidelines, subject to review and approval by the Fairfax County Department of Transportation (FCDOT) and provided prior to the issuance of the Non-RUP. If a rough grading plan is not required, then prior to the issuance of the Non-RUP, the required number of bicycle parking spaces and their location must be approved by FCDOT in accordance with the Fairfax County Bicycle Parking Guidelines and provided on-site.

7. Pursuant to subsection 8100.3.D(4) of the Zoning Ordinance, this special exception will take effect upon issuance of the Non-RUP.

8. Pursuant to subsection 8100.3.D(6) of the Zoning Ordinance, this special exception automatically expires, without notice, 36 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.