County of Fairfax, Virginia
Planning Commission Meeting
July 22, 2026
Planning Commission Action

SE-2025-SP-00042 – JP Morgan Chase Bank, N. A.
(Springfield District)

PLANNING COMMISSION RECOMMENDATIONS:
On July 22, 2026, the Planning Commission voted 11-0 (Commissioner Batchelor-Causey was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- SE-2025-SP-00042, subject to the development conditions consistent with those dated July 9, 2026; and

- Modification of Section 5108.4 (c)(2)(a) of the Zoning Ordinance, requiring a 10' landscape strip between the parking lot and the right-of-way line in favor of the existing grade and streetscape shown on the SE Plat.

ATTACHED DOCUMENTS:
Development Conditions dated July 9, 2026

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PROPOSED DEVELOPMENT CONDITIONS
SE-2025-SP-00042
July 09, 2026

If it is the intent of the Board of Supervisors to approve SE-2025-SP-00042, located at Tax Map 55-2 ((04)) 22A to permit an ATM drive through in an existing 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 "Drive-Through Financial Institution" was prepared by Bohler dated January 23, 2026, amended through April 29, 2026, and 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 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. 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.

6. <u>Soil Remediation</u>

   Soil in planting areas that contains 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 with attention to deep soil aeration, the addition of organic matter throughout the soil profile to at least 12 inches, and the addition of organic matter on top of the soil to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape plan shown on the SE Plat. If such remedial action is necessary,

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 and additionally by FCPA for the portion of the Application Property that abuts property owned by FCPA.

7. Invasive Plant Species Management

   Forested areas containing invasive plant species in quantities that threaten long-term health and survival of existing vegetation must be managed under an invasive plant species management plan to qualify for any 10-year canopy credit. At the time of site plan submission, the Applicant must provide a management plan for review and approval by FCON. The plan must include the common and scientific names of the invasive species targeted for management, the designated management area, control and disposal methods, treatment timing and monitoring procedures, program duration, and any necessary reforestation efforts.

8. Native, Non-Invasive Species

   The Applicant will use non-invasive species throughout the Property, prioritizing predominately native or adapted species.

9. All signage must be in conformance with Article 7 of the Zoning Ordinance.

10. Pursuant to the Zoning Ordinance, this special exception automatically expires, without notice, 36 months after the date of approval unless the use is established as evidence by the issuance of a Non-RUP for the use. 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.