County of Fairfax, Virginia
Planning Commission Meeting
September 16, 2026
Planning Commission Action

SE-2025-FR-00037 – FEDERAL REALTY OP LP (F/K/A FEDERAL REALTY INVESTMENT TRUST)
(Franconia District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 16, 2026, the Planning Commission voted 10-0 (Chair Niedzielski-Eichner and Commissioner Bennett were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2025-FR-00037, subject to the development conditions dated August 27, 2026, as contained in the Staff Report.

ATTACHED DOCUMENTS:
Development Conditions dated August 27, 2026

CD

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

SE-2025-FR-00037

August 27, 2026

If it is the intent of the Board of Supervisors to approve Special Exception SE-2025-FR00037 at Tax Map 80-4 ((1)) 0006 to permit a drive-through financial institution, pursuant to subsection 4102.5.L of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition its 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) approved with the application, as qualified by these development conditions. Nothing in this approval precludes any lawful by-right use or development of the site that does not rely on this special exception, subject to all applicable provisions of the Zoning Ordinance.

3. Any site plan or minor site plan submitted pursuant to this SE must be in substantial conformance with the approved SE Plat entitled “Drive-Through ATM” prepared by Bohler consisting of nine sheets dated September 26, 2025, and revised through July 13, 2026, and these conditions. Minor modifications may be permitted pursuant to Section 8100.5 of the Zoning Ordinance.

4. The financial institution drive-through lane shown on the SE Plat must have a maximum of one ATM facility. No teller service may be permitted in the drivethrough lane.

5. Prior to the issuance of a new Non-Residential Use Permit (Non-RUP) allowing the drive-through use, the applicant must install supplemental plantings as shown on the SE Plat.

6. Prior to the issuance of a new Non-Residential Use Permit (Non-RUP) allowing the drive-through use, the applicant will provide a crosswalk with potential decorative design at the drive-through lane entrance to provide a pedestrian connection between the financial institution building and the shopping center to the east.

7. The applicant will provide public art in the form of a mural along the blank brick wall on the side of the shopping center building opposite the drive-through (ATM) lane. The mural design will incorporate a theme or concept developed in consultation with the Franconia District Supervisor, ArtsFairfax and the Springfield Arts Guild.

8. Pursuant to subsection 8100.3.D(6) of the Zoning Ordinance, this SE will automatically expire, without notice, thirty-six (36) months after the date of approval, unless the special exception use is established or 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 unless and until adopted by that Board of Supervisors.

This approval, contingent on the above noted conditions, must not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.