County of Fairfax, Virginia
Planning Commission Meeting
September 23, 2026
Planning Commission Action

SE-2026-BR-00007- EXTRA SPACE PROPERTIES 124 LP
(Braddock District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 23, 2026, the Planning Commission voted 9-0 (Commissioners Hancock, Sargeant and Wang were absent from the meeting) to recommend to the Board of Supervisors approval of the following:

- SE-2026-BR-00007, subject to the proposed development conditions consistent with those dated September 9, 2026;

- Modification of the transitional screening requirement along the southern and eastern lot lines pursuant to subsection 5108.6 of the Zoning Ordinance;

- Waiver of the barrier requirement along the eastern lot line pursuant to subsection 5108.6 of the Zoning Ordinance;

- Modification of the major paved trail requirement pursuant to subsection 8100.7.E of the Zoning Ordinance; and

- Modification of the 40-foot building front setback requirement pursuant to subsection 5100.2.D(1)(f) of the Zoning Ordinance.

ATTACHED DOCUMENTS:
Development Condition dated September 9, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS

SE 2026-BR-00007

September 9, 2026

If it is the intent of the Board of Zoning Supervisors to approve SE 2026-BR-00007 located at Tax Map 77-3 ((1)) 12 to increase the permitted floor area ratio (FAR) on the subject property and permit a residence for manager or employee, pursuant to Sect. 5100.2.E.4 and 4102.7.M of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception 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 increase in permitted floor area ratio and residence for a manager or employee as depicted on the plat approved with this application, as qualified by these development conditions. The maximum FAR permitted on the subject site is 0.89.

3. Any site plan submitted pursuant to this Special Exception must be in substantial conformance with the approved SE Plat entitled “Special Exception, Extra Space Storage Redevelopment, SE 2026-BR-00007”, prepared by Nicholas T. Georgas, of Bohler, dated August 26, 2026. Minor modifications to the approved Special Exception may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

4. The architectural design of the proposed building must be generally consistent with the elevations shown on the SE Plat and provided as Attachment 1 to these conditions.

5. The applicant will dedicate at no cost and convey in fee simple to the Board of Supervisors right-of-way measuring approximately 3,151 square feet (approximately 0.072 acres) along the application property's Fairfax County Parkway frontage, identified as "ROW Dedication Area +/- 3,151 SF or +/- 0.072 AC" on the SE Plat. Dedication must be made at time of site plan approval. Density or floor area ratio is calculated on the area severed for public street right-of-way dedication pursuant to subsection 5100.2.E(5)(c) of the Ordinance.

6. Prior to the issuance of the Non-Residential Use Permit (Non-RUP) for the proposed new building, the applicant will contribute $69,000 to Fairfax County toward the Comprehensive Plan recommended pedestrian improvements along the application property's Fairfax County Parkway frontage in lieu of construction.

7. The applicant must seek green building certification for the new self-storage building from one of the following programs and provide notification to the Public Facilities and Development Review Branch (PFDRB) of the Planning Division - DPD of the program selection at time of site plan submission:

a. EarthCraft Light Commercial: Prior to the issuance of the building permit, the applicant must provide documentation from the assigned EarthCraft Light Commercial (ECLC) Project Manager demonstrating that the project has had both the ECLC Design and Planning Review and the ECLC Pre-Construction Meeting and is meeting all requirements to obtain ECLC certification. Prior to occupancy of the proposed building, the applicant must provide documentation from the assigned ECLC Project Manager demonstrating that the project has met all requirements pertaining to the ECLC Final Site Visit and has applied for the ECLC Certification.
b. The applicant may utilize an equivalent alternative program selected in consultation with and approved by PFDRB prior to the issuance of building permits.

8. The applicant must install a minimum of one (1) EV charging station in the parking lot. The location of the charging station must be shown on the first and all subsequent submissions of the site plan.

9. The residence for a manager or employee must adhere to the limitations in Sect. 4102.7.M of the Ordinance.

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

11. Pursuant to Sect. 8100.3.D(6) of the Zoning Ordinance, this special exception will automatically expire, without notice, 36 months after the date of approval unless construction has commenced on the new building and has been diligently prosecuted. The Board of Supervisors may grant additional time to commence construction 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.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.