



City of Fairfax, Virginia
City Council Work Session

**PRE-APPLICATION
DEVELOPMENT DISCUSSION**

Agenda Item # 1a

City Council Meeting 3/7/2023

TO: Honorable Mayor and Members of City Council

FROM: Robert A. Stalzer, City Manager *RA Stalzer*

SUBJECT: 10120 Fairfax Boulevard (Taco Bell Concept)

SUMMARY: The concept plan proposes to develop a 2,256-square foot restaurant with a drive-through window/facility on 0.66 +/- acres.

COMPREHENSIVE PLAN EVALUATION: Commercial Corridor Place Type

POSSIBLE USES FOR SITE: Restaurant with drive-through window/facility

TRAFFIC IMPACT: TBD

REQUESTED HEIGHT: 25 +/- feet

DENSITY (IF APPLICABLE): N/A

ADJACENT PROPERTIES: North side of Fairfax Boulevard, west of Fair Woods Parkway, east of Boulevard Marketplace Drive, immediately to the west of Patient First and east of 7 Eleven in the Boulevard Marketplace Shopping Center.

RESPONSIBLE STAFF/POC: Albert Frederick, Senior Planner
Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director of Community Development and Planning

ATTACHMENTS: Pre-Application Briefing Letter
Conceptual Plan and Aerial
Conceptual Architectural Renderings
Trip Generation Comparison

Pre-Application Briefing – City Council

SITE DETAILS

Address: 10120 Fairfax Boulevard

Current Zoning: CR Commercial Retail with proffers in Architectural Control Overlay District (ACOD)

Current Use: Vacant

Comprehensive Plan Future Land Use

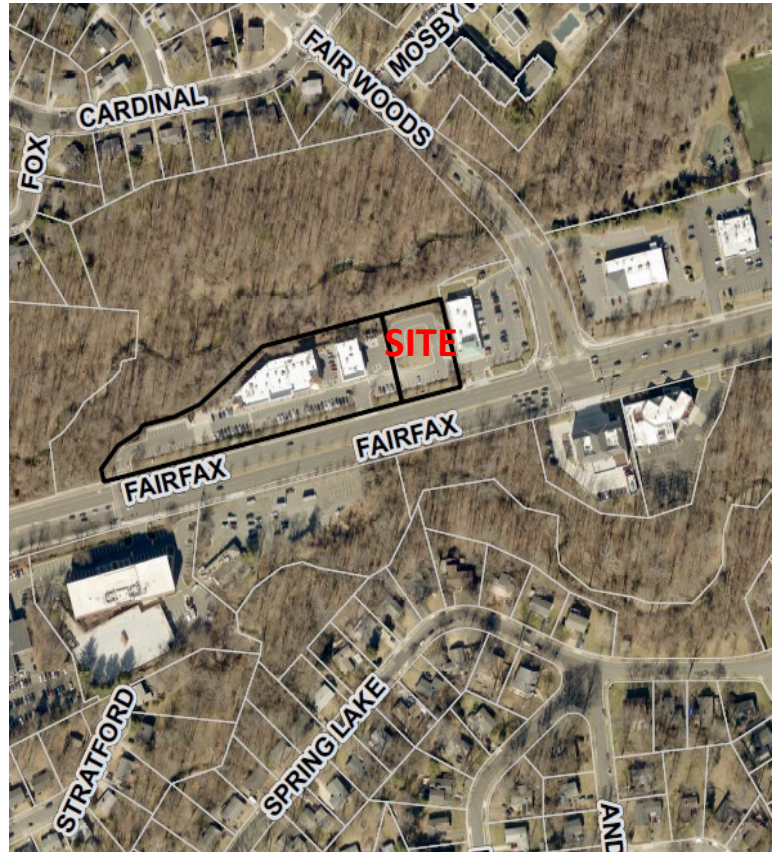
Designation: Commercial Corridor Place Type

Site Area: 0.66 +/- acres

Number of lots: 2

Property Owners: JDC Boulevard, LLC c/o Rosenthal Properties

Potential Applicant: Robert D. Brant for ABTB Mid-Atlantic, LLC



History of Site:

- In 2008, the site was approved for a 3,500 square foot bank with drive through
- In 2017, the site was approved for a 5,100 square foot retail building

Development Concept:

The concept plan shows the following elements:

- 2,256 +/- square foot restaurant with a drive-through window/facility
- Drive-through lane with 13 stacking spaces and 21 parking spaces
- Outdoor dining patio and bicycle parking area

Potential Applications: If an application is submitted, this concept would require land use approvals that could potentially include, but are not limited to:

- Amendment to Rezoning and General Development Plan
- Special Use Permit for a drive-through facility

- Major Certificate of Appropriateness for architecture and landscaping

Specific applications will be assessed at a future date when a complete application package is submitted by the applicant.

Preliminary Feedback: City review agencies have provided the following feedback to the developer. Staff has met with the potential applicant to discuss:

- Rezoning request to amend the General Development Plan and a Special Use Permit for a drive-through facility
- Landscaping details for the parking lot and rear of the proposed building including potential encroachments in the Resource Protection Area (RPA) and the floodplain
- Dumpster pad dimensions per Section 4.12 of the Zoning Ordinance
- Show the location of the utility box
- Parking requirements for the proposed use and the overall shopping center
- Ensure that architecture is consistent with the existing shopping center
- Preliminary discussion on traffic impact memo and the stacking requirements for the drive-through facility
- Streetscape improvements including 10-foot sidewalk along Fairfax Boulevard
- Show connection to George Snyder Trail
- Show location of the exterior grease separator
- Ensure adequate width in the drive aisles to accommodate fire access
- Evaluate land cover to ensure that no additional stormwater improvements are required as the shopping center did incorporate stormwater improvements

Planning Commission: The Planning Commission provided feedback for the potential applicant:

- Parking is a concern for Boulevard Marketplace shopping center
- Stacking is also a concern, explore adding a drive-thru lane
- Safety is a concern with the number of cars entering and exiting the site
- Trail connection is a positive feature

Attachments: Includes submission materials received from the potential applicant:

1. Briefing Letter
2. Briefing Concept Plan and Aerial
3. Briefing Conceptual Architectural Renderings
4. Trip Generation Analysis

Robert D. Brant
(703) 528-4700 Ext. 5424
rbrant@thelandlawyers.com



**WALSH COLUCCI
LUBELEY & WALSH PC**

January 27, 2023

Via E-Mail

Brooke Hardin
Director, Community Development and Planning
City of Fairfax
10455 Armstrong Street
Fairfax, Virginia 22030

Re: Request for Pre-Application Briefing for Proposed Generalized Development Plan
Amendment and Special Use Permit Applications
10120 Fairfax Boulevard
Applicant: ABTB Mid-Atlantic, LLC

Dear Mr. Hardin:

As you are aware, I represent ABTB Mid-Atlantic, LLC (the "Applicant"), the contract lessee of property located at 10120 Fairfax Boulevard in the City of Fairfax (the "City"). Please accept this letter and the enclosed materials as a request for pre-application briefings with the Planning Commission and City Council to discuss the Applicant's proposed development of the Subject Property with a Taco Bell restaurant with a drive-through.

10120 Fairfax Boulevard is identified among the City's real estate assessment records as 47-4-23-000-D and consists of approximately 0.66 acre (the "Subject Property"). The Subject Property is currently a vacant pad site that is part of the Boulevard Marketplace Shopping Center (the "Shopping Center"). Zoned to the CR (Commercial Retail) District, the Subject Property was initially included in a Generalized Development Plan ("GDP") that was approved subject to proffers by City Council for the Shopping Center in 2008, allowing a total of 17,300 square feet of commercial space, including a 4,300 square foot bank building with drive-through on the Subject Property. In 2011, the Shopping Center was subdivided into two separate parcels, including the Subject Property and the adjacent parcel identified as 47-4-23-000-A. In 2017, City Council approved a GDP amendment, which converted the previously approved drive-through bank to an approximately 5,100 square foot retail building. To date, the approved retail building has not been constructed, and the Subject Property remains vacant.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359
LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

The Applicant proposes to redevelop the Subject Property with a drive-through Taco Bell restaurant. The Applicant's proposal will require a GDP Amendment, as well as a special use permit ("SUP"). In terms of the City's 2035 Comprehensive Plan (the "Plan"), the Subject Property is designated as "Commercial Corridor," which supports a variety of commercial uses including a mix of retail, restaurant, and other commercial uses. The proposed use is therefore consistent with the Plan's recommendations for the Commercial Corridor place type. In addition, the proposed use is consistent with the existing pattern of development along the Fairfax Boulevard corridor, which includes a number of existing drive-through restaurant uses.

As illustrated on the enclosed concept plan, the restaurant with drive-through will consist of an approximately 2,256 square-foot, one story building with a proposed parking area, oriented towards the rear of the Subject Property. The proposed drive-through lane will wrap around the new building and parking area and will accommodate 13 stacking spaces, which exceeds the minimum number required by the Zoning Ordinance. A total of 21 parking spaces are provided on the Subject Property, including 12 spaces along the existing drive aisle of which 8 spaces are subject to a shared parking agreement within the shopping center. Bicycle parking and a small outdoor dining patio area will also be provided proximate to the restaurant's main entrance.

Primary access to the Subject Property will be through the existing internal circulation of the Shopping Center. The Shopping Center is served by two existing vehicular access points along Fairfax Boulevard – including one signalized full-movement access and one right-in/right-out access. An additional vehicular access is provided to the adjacent Patient First parcel, which provides for inter-parcel vehicular access to the Subject Property. No changes are proposed to the existing access or on-site circulation conditions associated with the Shopping Center. To accommodate adequate pedestrian circulation, the Applicant will incorporate a 6-foot wide sidewalk between the proposed building and parking areas. In addition, the Applicant proposes to maintain an existing 8-foot wide trail along the western property line that connects to the George Snyder Trail to the north of the site. Finally, while the northern portion of the Subject Property includes Resource Protection Area ("RPA") and floodplain, none of the Applicant's proposed site improvements will encroach into these environmentally sensitive areas. All site work is limited to previously disturbed areas of the site.

From a transportation standpoint, the proposed conversion of the approved retail building to a drive-through restaurant is not anticipated to generate a substantial traffic impact. As indicated in the submitted preliminary trip generation analysis, the proposed use is anticipated to generate 50 vehicle trips in the morning peak hour and 33 vehicle trips in the evening peak hour, representing 38 additional trips in the morning and 15 *fewer* trips in the evening when compared to the previously approved use. Also, the Applicant anticipates that this restaurant will attract customers who are already on the road. Accordingly, the proposed use will not have an adverse traffic impact on Fairfax Boulevard.

As shown on the submitted architectural renderings, the building will be architecturally compatible with the adjacent buildings in the Shopping Center through the use of compatible brick materials and cornice details that are shared by the two existing buildings. As part of the

application process, the Applicant will submit a Certificate of Appropriateness application and work with City staff and the Board of Architectural Review to ensure the building is compatible with the area and consistent with the City's Design Guidelines.

I have enclosed the following materials for consideration by staff, the Planning Commission, and City Council:

- A concept plan, which provides details of the proposed development and includes an aerial exhibit of the Shopping Center, prepared by Dynamic Engineering and dated January 23, 2023;
- A trip generation assessment prepared by Dynamic Traffic and dated January 20, 2023; and
- Conceptual architectural renderings prepared by GLMV and dated January 26, 2023.

The Applicant's proposal will result in the redevelopment of a vacant pad site with a new restaurant that will add to the mix of tenants within the Shopping Center as well as provide additional food choices to the surrounding community. The proposed restaurant use remains consistent with the commercial character of Fairfax Boulevard and is in harmony with the recommendations of the Plan.

I would appreciate the scheduling of a pre-application briefing to discuss this proposal with the Planning Commission on February 27, 2023, and with City Council on February 28, 2023, or as soon as possible thereafter. Should you have any questions regarding the submitted materials or should you require any additional information, please do not hesitate to contact me. As always, I appreciate your assistance.

Very truly yours,

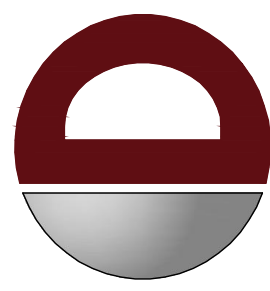
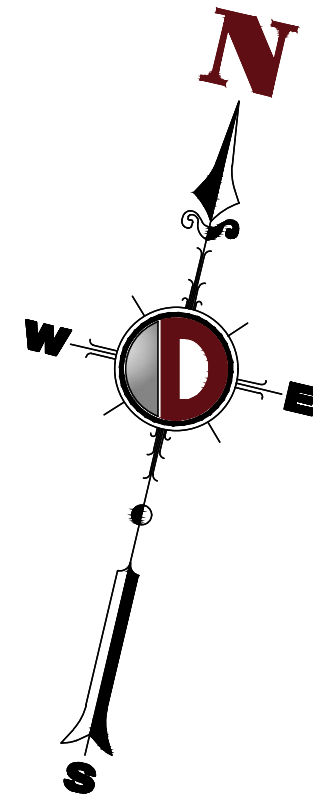
WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Robert D. Brant

Enclosures

Cc:	Jason Sutphin	Daniel Pellissier	Jake Jarboe
	Albert Frederick	David Panella	Rosa Paddock
	Anna Kohlbrenner	Connor McManus	Kathryn R. Taylor



**DYNAMIC
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[illegible]

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY:	CHECKED BY:	CHECKED BY:
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KAK	JJ	CM	-
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PROJECT: **SOUTHPAW**
PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
BOULEVARD MARKETPLACE, PARCEL D
10120 FAIRFAX BOULEVARD
CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA



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www.dynamicscc.com

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
ALTA/NGSP LAND TITLE SURVEY
PREPARED BY: WALTER L. PHILLIPS INCORPORATED
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
FILE # 07070A-04
DATED: 06/28/2016
2. PARCEL DATA: PARCEL ID: 47 4 23 000 D
10120 FAIRFAX BOULEVARD
CITY OF FAIRFAX
FAIRFAX COUNTY, VIRGINIA
3. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
4. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.
5. A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.
6. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SEE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

TITLE:
CONCEPTUAL SITE
PLAN 'A'

SCALE: (H) 1"=20'
(V)

PROJECT No.	3486-22-01538
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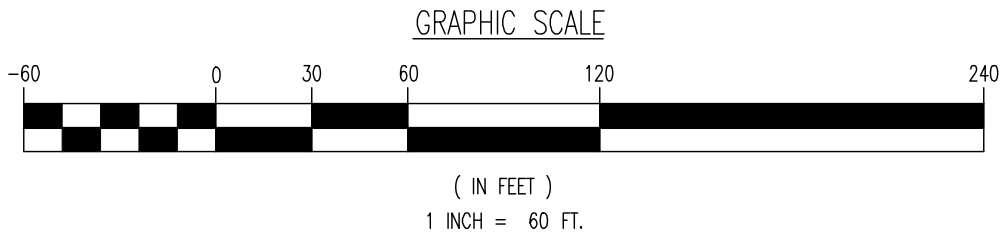
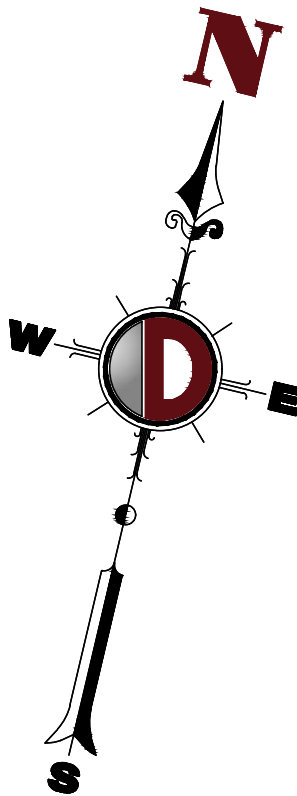
SHEET No:

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OF 1

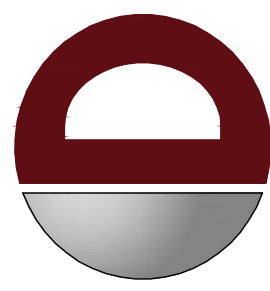
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File: \\deppalocal\\deppalocal\\Data\\DEPCP PROJECTS\\486 ABD Capital\\22-01538 Fairfax VA\\Dwg\\Exhibits (Misc)\\Aerial Exhibit 034862201538040.dwg, ----> AERIAL EXHIBIT CONCEPT A0



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
ALTA/NSPS LAND TITLE SURVEY
PREPARED BY: WALTER L. PHILLIPS INCORPORATED
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
FILE #: 07070A-04
DATED: 06/26/2016
2. PARCEL DATA: PARCEL ID: 47 4 23 000 D
10120 FAIRFAX BOULEVARD
CITY OF FAIRFAX
FAIRFAX COUNTY, VIRGINIA



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DESIGNED BY: JJ
CHECKED BY: CM
IN CHARGE BY: -

PROJECT: **SOUTHPAW**
PROPOSED TACO BELL FAST FOOD RESTAURANT W/ DRIVE-THRU
BOULEVARD MARKETPLACE, PARCEL D
10120 FAIRFAX BOULEVARD
CITY OF FAIRFAX, FAIRFAX COUNTY, VIRGINIA



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TITLE:
**AERIAL EXHIBIT
PLAN 'A'**

SCALE: (H) 1"=20'
(V)
DATE: 01/23/2023

PROJECT No:
22-01538

SHEET No:
1
OF 1

Rev. #:
0



RIGHT ENTRY ELEVATION



REAR ELEVATION



FRONT ENTRY ELEVATION



DRIVE THRU ELEVATION



FRONT ENTRY ELEVATION



RIGHT ENTRY ELEVATION



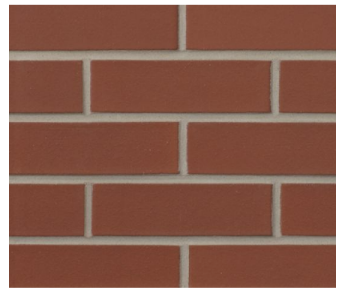
DRIVE THRU ELEVATION



REAR ELEVATION



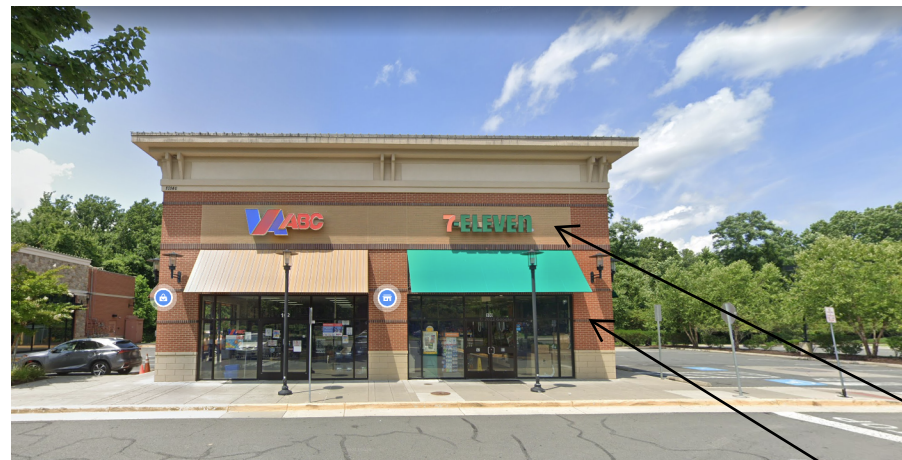
B1 - GLEN GERY
BURNT ALMOND



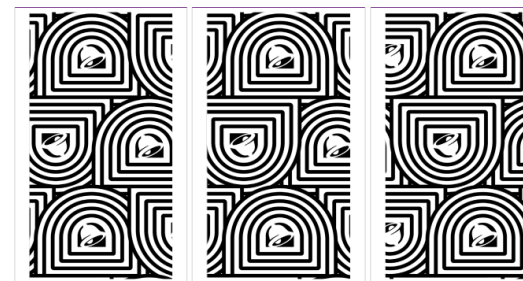
B2 - GLEN GERY
RED CLIFF



B3 - TAYLOR
ROYAL SALISBURY



P-1 TACO BELL
PURPLE
(PROPRIETARY COLOR)



EXTERIOR ARTWORK PANELS



PATIO EQUIPMENT

B-3

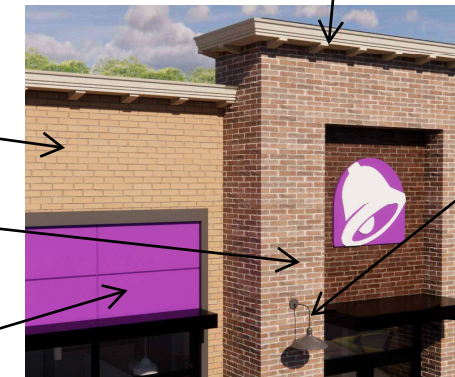


CORNICE DETAIL

B-1

B-2

P-1



DESCRIPTION
Exterior Wall Sconce
MATERIAL SPECIFICATIONS
Wrought Iron and Muntzium Old Silver Finish
SIZE
Width: 14"
Height: 17.25"
P: 10.25"
TBC: 3"
Backplate Width: 6"
Depth: 1.25"
LOCATION
Exterior

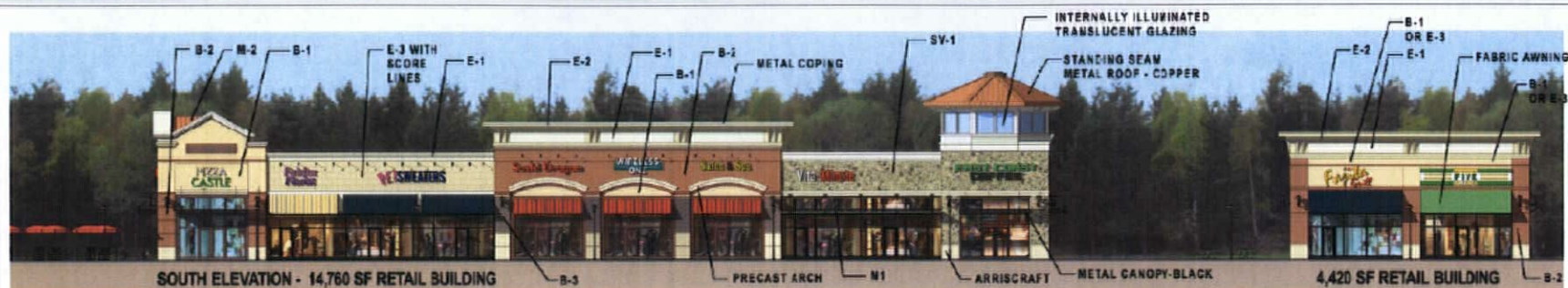
EXTERIOR WALL
SCONCE

METAL EYEBROW
CANOPY
6" HIGH



42" BELL
14" LETTERS
SIGN AREA: 24.4 SF

PROPOSED SIGNAGE



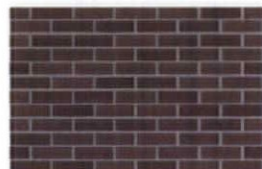
MATERIAL SELECTION



B-1 BRICK
GLEN GERY BRICK - BURN'T ALMOND



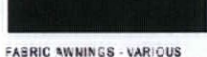
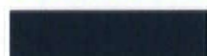
E-2 BRICK
GLEN GERY BRICK - RED CLIFF



B-3 BRICK
TAYLOR - ROYAL SALISBURY

MORTAR - BUFF - LEHIGH #4704

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REFER TO SAMPLES PROVIDED.



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ONLY AND ARE SUBJECT TO CHANGE



PRECAST CONCRETE - LIMESTONE



ARRISCRAFT RENAISSANCE - WHEAT



E-1 EIFS
DRYVIT #442 COTTON



E-2 EIFS
DRYVIT # 109 MANOR WHITE



E-3 EIFS
DRYVIT # 112 SANDWOOD BEIGE



C-1 SPLIT FACE CMU
BETCO SUPREME
BUFF # 5246



C-2 GROUND FACE CMU
BETCO SUPREME CMU
BUFF # 5246



C-3 SPLIT FACE CMU
BETCO SUPREME
WILLIAMSBURG RED



C-4 GROUND FACE CMU
BETCO SUPREME
WILLIAMSBURG RED



M-1 METAL - GREEN
COLOR TO MATCH
DREXMET
EVERGLADE MOSS



M-2 STANDING
SEAM METAL ROOF
COPPER METALLIC



M-3 STOREFRONT/
CANOPY
BLACK



M-4 STOREFRONT/
CANOPY
TO MATCH KAWNEER
CHAMPAGNE #18



EIFS SCORING DETAIL



SV-1 ELDERADO STONE VENEER
FIELDSTONE





TACO
BELL



TACO
BELL

January 20, 2023
Via Hand Delivery

City of Fairfax
Department of Community Development & Planning
10455 Armstrong Street
Fairfax, VA 22030

Attn: Brooke Hardin, AICP, Director

**Re: Trip Generation Comparison
Taco Bell Fast Food Restaurant
w/ Drive-Thru
Boulevard Marketplace; Parcel D
10120 Fairfax Boulevard
City of Fairfax, Fairfax County, VA
DT # 3486 22-02730**

Dear Mr. Hardin:

Dynamic Traffic has prepared the following assessment to determine the traffic impact associated with development of a site located along the westbound side of Fairfax Boulevard (US Route 50) in the City of Fairfax, Fairfax County, Virginia. The site is designated as Boulevard Marketplace; Parcel D and is located within the CR – Commercial Retail zone. The site is currently developed with a parking area and has been previously approved for the construction of a 5,055 SF Retail Building and separately, a 3,500 SF Bank with Drive-Thru; however, the previously approved uses have not been constructed. It is proposed to construct a 2,256 SF Taco Bell Fast Food Restaurant with Drive-Thru (The Project). Access to the site is currently provided via one full movement driveway and two right in/right out driveways along Fairfax Boulevard (US Route 50) and one full movement driveway along Plantation Parkway. As part of The Project, no changes are proposed to the existing access points.

Trip Generation Comparison

Trip generation projections were prepared utilizing trip generation research data as published in the Institute of Transportation Engineers' (ITE) publication, *Trip Generation, 11th Edition*. This publication sets forth trip generation rates based on empirical traffic count data conducted at numerous research sites. Trip generation projections for the Project were prepared utilizing Land Use Code (LUC) 934 – Fast-Food Restaurant with Drive-Through Window and trip generation projections for a comparable permitted use were prepared utilizing LUC 822 – Strip Retail Plaza and LUC 912 – Drive-In Bank. The following compares the anticipated site generated trips for the proposed use and the previously approved uses on the site.

Table I
Trip Generation Comparison

Use	Trip Type	AM PSH			PM PSH		
		In	Out	Total	In	Out	Total
5,055 SF Retail (Previously Approved)	Total	7	5	12	24	24	48
	Passby	-	-	-	-	-	-
	Primary	7	5	12	24	24	48
3,500 SF Bank w/ Drive-Thru (Previously Approved)	Total	20	15	35	37	37	74
	Passby	6	4	10	13	13	26
	Primary	14	11	25	24	24	48
2,256 SF Taco Bell w/ Drive – Thru (Proposed)	Total	52	49	101	39	36	75
	Passby	26	25	51	21	20	41
	Primary	26	24	50	18	16	34

As shown in the table above, the proposed use is anticipated to generate an increase of 25 primary peak hour trips during the weekday morning peak hour compared to the previously approved bank use and a reduction of 14 primary peak hour trips during the weekday evening peak hour compared to both previously approved uses. It should be noted that the difference in number of new trips falls below the industry accepted standard of a significant increase in traffic of 100 trips. Based on *Transportation Impact Analysis for Site Development*, published by the ITE “it is suggested that a transportation impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during the adjacent roadways’ peak hour or the development’s peak hour.” Hence, it is not anticipated that the change in use have any perceptible impact on the traffic operation of the adjacent roadway network. This level of trip generation will not create any discernible impact on existing traffic flows.

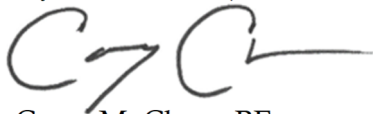
Conclusion

Based upon our Trip Generation Comparison as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system of the City of Fairfax and the Virginia Department of Transportation (VDOT) will not experience any significant degradation in operating conditions with the development of the site.

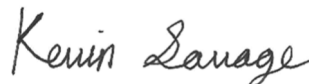
If you have any questions on the above, please do not hesitate to contact me.

Sincerely,

Dynamic Traffic, LLC



Corey M. Chase, PE
Principal



Kevin M. Savage, PE, PTOE
Principal