

McLean Citizens Association Resolution
McLean Personal Storage
Rezoning Request RZ 2009-DR-016
1320 Old Chain Bridge Road
Tax Map 030-2-04D-0011B and 0047A
November 4, 2009

Whereas, Madison Building Associates and Second Madison Building Associates propose to build a personal storage building (mini-warehouse) on Beverly Road, replacing a parking lot on a site which currently consists of the parking lot and the adjacent Madison Building; and,

Whereas, the site is currently zoned C-6, Community Retail, which does not permit a personal storage use; and,

Whereas, the applicant requests a rezoning of the site to PDC, Planned Development Commercial, which, as a result of a recent zoning ordinance change, does permit a personal storage use; and,

Whereas, the Fairfax County Comprehensive Plan was amended in 2005 to allow “*As an option, office and personal storage uses up to 1.25 FAR may be appropriate for [these] parcels ... if the personal storage use constitutes approximately 60,000 square feet and has the appearance of an office building and ... provides a mid-block pedestrian connection between Beverly Road and Chain Bridge Road*”; and the Plan calls for a bikeway along Beverly Road; and,

Whereas, the Conceptual/Final Development Plan dated October 19, 2009 calls for a 59,728 square foot building which attempts to appear like an office building, provides for spandrel windows so the interior storage units are not visible from the outside, utilizes tall windows so the four-story building appears from the outside like a three-story building, and provides the pedestrian connection, and calls for a “bike lane”, but with no striping; and the resulting FAR for the site is 1.22; and,

Whereas, the proposed building will have a cellar of 16,729 square feet which, if included in the calculation of the FAR, would result in a FAR for the site of 1.36 rather than 1.22; and,

Whereas, the applicant commissioned a trip generation assessment for the proposed new building, as required by VDOT Chapter 527 regulations, which resulted in an average of 164 daily trips; and,

Whereas, the existing tree canopy is 16,695 square feet which is 14.4% of the Gross Site Area (GSA), and the proposed tree canopy is 9,536 square feet which is 8.2% of the GSA, a 43% reduction; and the required tree canopy, which is stated to be 10% of the GSA, is met by reducing the GSA by dedicated right-of-way, and taking a 25% credit for improved cultivars and varieties; and,

Whereas, the applicant’s engineer calculates that there is no increase in peak storm water flow, the outfall is adequate, and therefore no storm water management plan is required; and,

Whereas, the proposed building is to have a 17.5-foot x 4.75-foot Main Building Sign attached to the front of the building, and a 6-foot tall Free Standing Monument Sign; and,

Whereas, the site is located in a semi-residential area directly across Beverly Road from two high-rise residential buildings, a condominium building and a rental building; and,

Whereas, the Proffered Conditions, submitted by the applicant, dated October 22, 2009, include 19 separate Principal and Secondary Uses which are deemed to be specifically designed on this Final Development Plan and for which special exception approval is not required; and,

Whereas, many of the listed 19 Principal and Secondary Uses may generate a lot of traffic in this semi-residential area, including, e.g., Business service and supply establishments, Eating establishments, Quick service food stores, and Community clubs, centers, meeting halls; and,

Whereas, the Proffered Conditions include proposed hours of operation “... 7:00 a.m. to 8:00 p.m. Monday through Sunday. Limited 24 hour access by tenants shall be allowed by appointment only”; and,

Whereas, 24 hour access by appointment can easily be abused, e.g., if a tenant makes an appointment to use the facility three times every week at 3:00 a.m., and the noise from loading and unloading operations is currently unknown and may disturb the nearby residents; and,

Whereas, HVAC units are to be located on the roof of the proposed building and the Proffered Conditions include a noise limit of 55 dBA Ldn from the HVAC units at the Beverly Road property line, but no maximum noise limit is proposed; and,

Whereas, the applicant is proffering midblock pedestrian crosswalks and proposing the necessary pedestrian safety improvements in accord with the McLean Community Business Center Comprehensive Plan;

Now, therefore, be it resolved that the McLean Citizens Association supports the rezoning request RZ 2009-DR-016 for this semi-residential area provided the applicant agrees to the following development conditions:

1. Hours of operation are limited to 7:00 a.m. to 8:00 p.m. Monday through Saturday, and 9:00 a.m. to 6:00 p.m. on Sunday;

2. In addition to a 55 dBA Ldn noise limit for the HVAC units a 55 dBA Lmax noise limit shall apply at the Beverly Road property line.

Be it also resolved that the McLean Citizens Association supports the midblock crosswalks and associated pedestrian safety improvements.

cc: John Foust, Dranesville Supervisor
Jay Donahue, Dranesville Planning Commissioner
Benjamin Wiles, Staff
Keith Martin, Sack Martin
Jack Wilbern, Butz Wilbern
Fairfax County Planning Commission
Fairfax County Board of Supervisors