

**County of Fairfax, Virginia
Planning Commission Meeting
February 28, 2024
Planning Commission Action**

SEA 95-Y-024-08 – COSTCO WHOLESALE CORPORATION
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:

On February 28, 2024, the Planning Commission voted 10-0 (Commissioners Murphy and Lagana were absent from the meeting) to recommend to the Board of Supervisors approval of SEA 95-Y-024-08, subject to the development conditions dated February 26, 2024.

ATTACHED DOCUMENTS:

Development Conditions dated February 26, 2024

CD

PROPOSED DEVELOPMENT CONDITIONS

SEA 95-Y-024-08

February 26, 2024

If it is the intent of the Board of Supervisors to approve SEA 95-Y-024-08, located at 14390 Chantilly Crossing Lane, on Tax Map 34-3 ((1)) 41B, specifically to permit an expansion of the existing retail warehouse for additional floor area to the tire center, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previous development conditions for other uses onsite have not been superseded, however, these conditions apply solely to the use described above.

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 SE is granted only for the purpose(s), structure(s), and/or use(s) indicated on the SE Plat, as qualified by these development conditions.
3. Any plan submitted pursuant to this SE must be in substantial conformance with the approved SE Plat entitled "Special Exception Amendment for the Proposed Costco Tire Center Expansion" prepared by Colliers Engineering & Design, dated January 3, 2024, consisting of twelve sheets, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Section 8100.5 of the Zoning Ordinance.
4. Tree Inventory and Condition Analysis: The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0307 deemed appropriate to the project site as determined by FCON.
5. Tree Preservation Plan: The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0309 deemed appropriate to the project site as determined by FCON.
6. Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the preconstruction meeting to review the limits of clearing and grading with a FCON representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the

survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

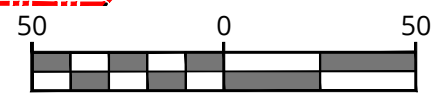
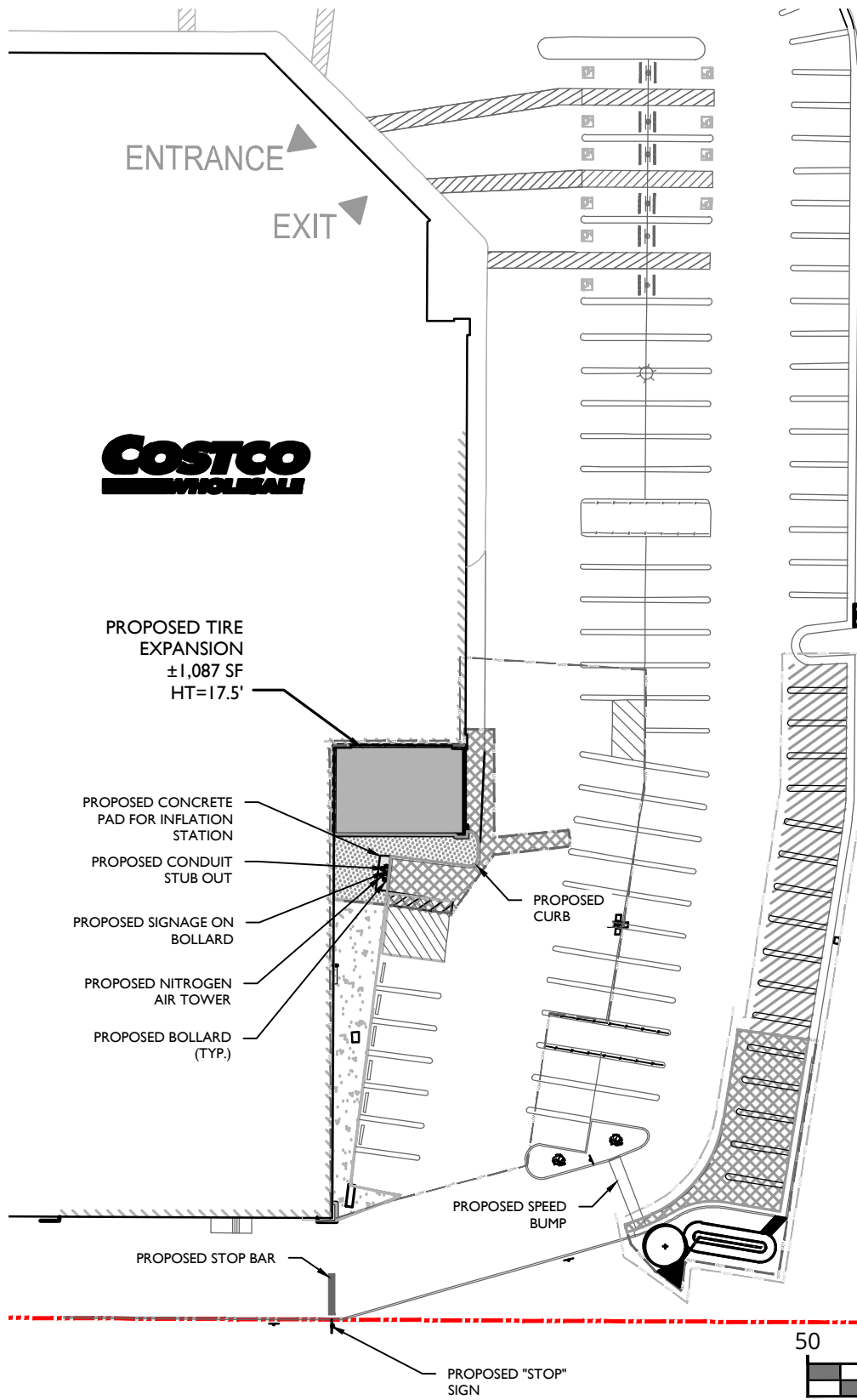
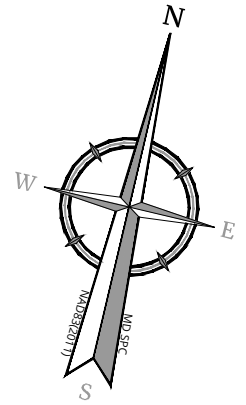
7. Tree Preservation Measures: Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications must be provided on the plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.
8. Landscape Planting Pre-installation Meeting: Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, FCON staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and approved by FCON staff prior to planting. The installation of plants not approved by FCON may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.
9. Soil Remediation: Soil in planting areas that contain 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 to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. 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.
10. Electric Vehicle (EV) Charging Stations: Regardless of what is shown on the SEA Plat, four (4) EV charging stations must be provided on site.
11. The applicant must install traffic calming measures in the travel ways as illustrated in Exhibit A of these conditions.
12. Pursuant to the Zoning Ordinance, this Special Exception will automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or 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.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by 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 ordinances, regulations, or adopted standards. The applicant is responsible for obtaining the required Non-Residential Use Permit through established procedures and this Special Exception will not be valid until this has been accomplished.

EXHIBIT A



2023\23002580A\Engineering\Exhibits\C-EXBT-TRAF-CALM.dwg\TRAFFIC CALMING EXHIBIT By: CERICE

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EXHIBIT FOR
COSTCO WHOLESALE
 14390 CHANTILLY CROSSING LANE
 CHANTILLY FAIRFAX COUNTY VIRGINIA

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
 STATE REQUIRED FILE NUMBER
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

EXHIBIT			
SCALE: AS SHOWN	DATE: 02/23/2024	DRAWN BY: CME	CHECKED BY: PAP/JLC
PROJECT NUMBER: 23002580A	DRAWING NAME: C-EXBT-TRAF-CALM		
SHEET TITLE: TRAFFIC CALMING EXHIBIT	FIELD BOOK:	PAGE:	
SHEET NUMBER: 1 of 1			