



Department of Development Services
 Planning Division
 300 Park Avenue
 Falls Church, VA 22046-3332
 Phone: 703.248.5040
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SPECIAL EXCEPTION CHECKLIST

- SPECIAL EXCEPTION TO ALLOW FOR MIXED-USE DEVELOPMENT IN BUSINESS DISTRICT.
- SPECIAL EXCEPTION TO ALLOW FOR BUILDING HEIGHT BONUS.

PROJECT NAME:	One City Center
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NOTE: Each Special Exception requires a separate application and fee. Please complete check boxes for all items; mark "N/A" if the item is not applicable; or provide a written explanation next to the item if the requirement cannot be met.

SPECIAL EXCEPTION APPLICATION REQUIREMENTS		Code Section 48-90
1.	<input checked="" type="checkbox"/>	Planning Division Application Form
2.	<input checked="" type="checkbox"/>	Planning Division Disclosure Form, signed and notarized.
3.	<input checked="" type="checkbox"/>	Conceptual development plan, to scale of not less than one inch = 50 ft.
4.	<input checked="" type="checkbox"/>	Location and dimensions of lot lines and rights-of-way.
5.	<input checked="" type="checkbox"/>	Location and dimensions of all structures and proposed uses within structures; driveways, curb cuts, and parking & loading spaces & aisles.
6.	<input checked="" type="checkbox"/>	Sketch architectural elevations of each façade indicating the height of structures, architectural style, and building materials.
7.	<input checked="" type="checkbox"/>	Statement regarding impacts on existing community facilities, including transportation, schools, and water & sewer systems.
8.	<input checked="" type="checkbox"/>	Statement regarding conformance with the City's adopted Comprehensive Plan and Design Guidelines.
9.	<input type="checkbox"/>	Statement & data regarding the projected net revenues from the project.
10.	<input checked="" type="checkbox"/>	Statement explaining how the application meets the Primary and Secondary Criteria described in Code Section 38-4(f)(4)a and b.
11.	<input checked="" type="checkbox"/>	Review Affordable Dwelling Unit (ADU) Policy Guidelines and Code Section 38-43.
12.	<input type="checkbox"/>	Phasing Plan, if applicable.
13.	<input type="checkbox"/>	Additional material as required by the Planning Director: <input type="checkbox"/> Fiscal Impact Applicant Data Input Sheet <input checked="" type="checkbox"/> Traffic Impact Analysis <input checked="" type="checkbox"/> Massing Model <input checked="" type="checkbox"/> Cross-section Drawing <input type="checkbox"/> Water Quality Impact Assessment

The Applicant has spoken with City staff and will provide this information with the next submission.

N/A

The Applicant is currently working with City staff to complete the FIA Input Sheet

N/A

