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Department of Planning & Zoning**

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**STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): SULLY

APR ITEM: 08-III-2BR

NOMINATOR(S): Carol A. Hawn

ACREAGE: 1.02 Acres

TAX MAP I.D. NUMBERS: 65-2((1))17, southern half of 65-2((2))2

GENERAL LOCATION: Southeast quadrant of Centreville Rd and New Braddock Rd

PLANNING AREA(S): Area III
District(s): Bull Run
Sector: Centreville (BR6)
Special Area(s): Centreville Suburban Center – Land Unit C-8

ADOPTED PLAN MAP: Office

ADOPTED PLAN TEXT: Low-intensity office use up to a 0.20 FAR.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/bullrun.pdf>

PROPOSED PLAN AMENDMENT: Remove subject land from Land Unit C-8, and change the Plan designation to private open space with an option for residential use at 5-8 dwelling units per acre.

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination as Submitted
 Approve Staff alternative
 Retain Adopted Plan

While vehicle trips for the site would be reduced based on the proposed change in land use, the major issue is whether residential use is appropriate on this small site which has many existing constraints. In addition, the property may be significantly impacted by the planned grade-separated intersection at Centreville Road and New Braddock Road. Based on existing site constraints and the potential interchange impacts, staff does not support residential use on this property.

CONTEXT

General Location:

The subject area is generally located south of New Braddock Road (Route 620), east of Sully Road (Route 28), and west of Old Centreville Road.

Existing and Planned Land Use and Zoning:

Subject Area: The subject area is currently vacant, planned for office use up to .20 FAR and zoned R-1.

Adjacent Area:

North: The area to the north, across from New Braddock Road (Route 602), is vacant land, planned for low-intensity office up to .20 FAR and is zoned C-6 Commercial.

East: The area to the east, across from Old Centreville Road, is planned for and developed with single family-attached residential use at 5-8 du/ac, and is zoned R-8.

South: The area to the south is undeveloped land, which is planned for residential use at 5-8 du/ac and is zoned R-8.

West: The area to the west, across from Centreville Road (Route 28), is developed with a church and planned for a mix of residential densities and unit types. Density in this land unit should not exceed an average of 12 dwelling units per acre. Higher densities should be located near commercial areas. It is zoned PDH-12.

PLANNING HISTORY

As a result of a special planning study, the Centreville Area Plan was adopted by the Board of Supervisors in March, 1986. This established the planning guidance for Land Unit C-8 of the Centreville Suburban Center Plan. There have been no changes to this land use recommendation of the Plan since the Plan was updated in 1991.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Bull Run Planning District, BR6-Centreville Community Planning Sector, Centreville Suburban Center C-6, as amended through 01-26-2009, Land Use Recommendations, page 28:

“Land Unit C-8 is planned for low intensity office use at an FAR up to .20.”

NOMINATED PLAN AMENDMENT

This nomination proposes to:

- Delete the subject area from Land Unit C-8, and
- Adds Plan text indicating that the area is planned for private open space with an option for residential use at 5-8 du/ac.

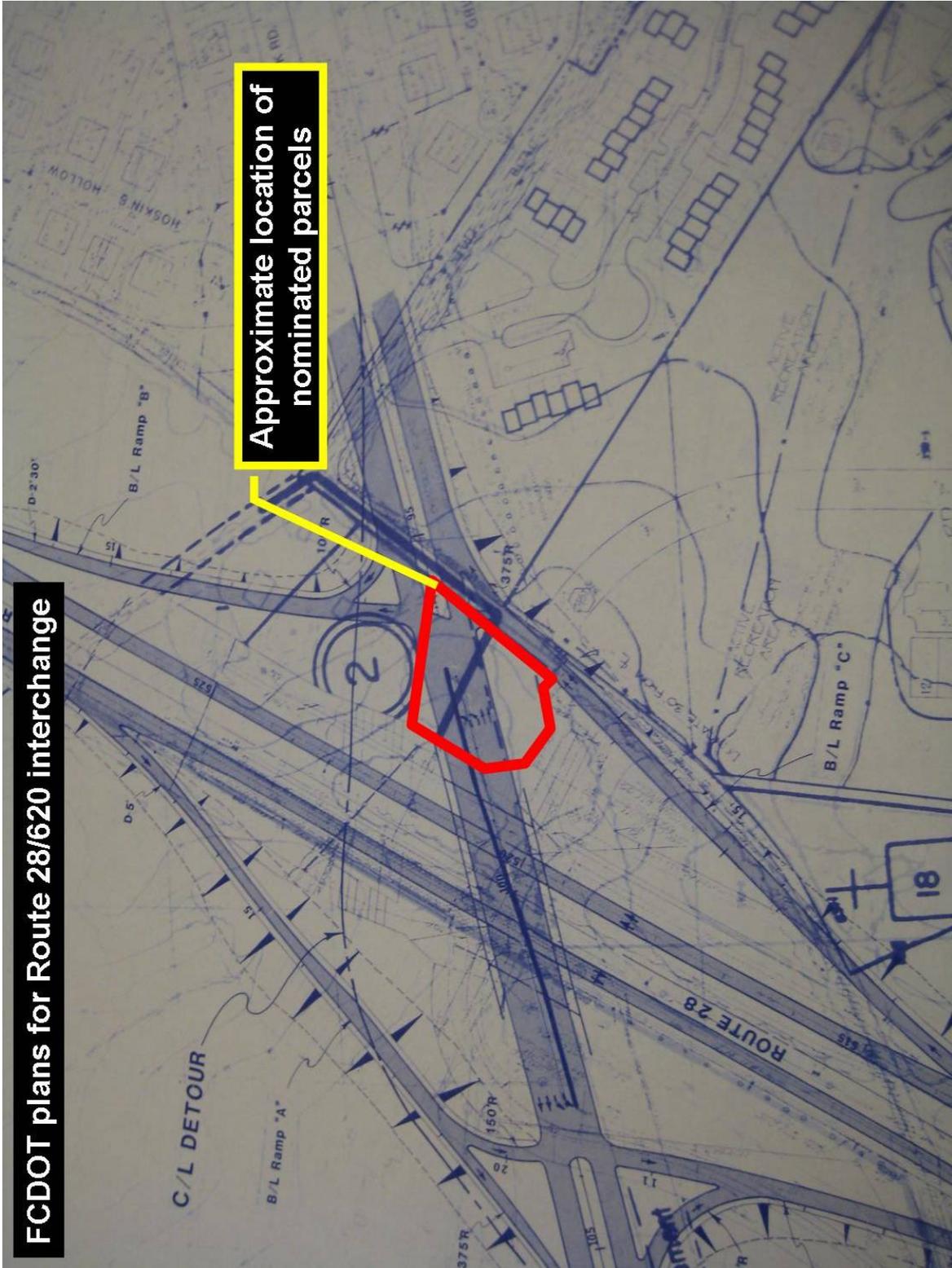
ANALYSIS

The subject area, parcels 65-2((1))17 and the southern half of 65-2((2))2, is 1.02 acre in size at a high-volume intersection. Nearly 50 percent of the area is located within a Colonial gas pipeline easement, further constraining land necessary to allow the development of housing types similar to the adjacent Heritage Estates townhome community. Access from New Braddock Road would be difficult to obtain from VDOT. It is hemmed in by Route 28 on the west and Route 620 on the north; this intersection is identified in the Fairfax County Transportation Plan Map for future interchange improvements. As shown in *Attachment I*, a 20 year old engineered site plan shows the subject land completely within the potential future right of way.

RECOMMENDATION

The APR nomination proposes changing the current Plan from office at .20 FAR to public open space with an option for residential use at 5-8 du/ac. Since site constraints and the planned interchange would make residential use at this location inappropriate, staff recommends retaining the adopted Plan.

ATTACHMENT I



FCDOT plans for Route 28/620 interchange

Approximate location of nominated parcels