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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-3DS

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**NOMINATOR(S):** Bernard Suchicital, Fairfax County Dept. of Planning & Zoning

**ACREAGE:** 265 Acres

**TAX MAP I.D. NUMBERS:** 24-2((1))11A-22E; 24-2((10))All; 24-2((8))All; 24-4((6))All; 25-3((16))All; 24-4((1))1, 33, 5A, 5B, 11A, 11B

**GENERAL LOCATION:** Bounded by Sully Rd to the west, McLearen Rd to the south, Centreville Rd to the east, and Horse Pen Run to the north.

**PLANNING AREA(S):** Area III  
**District(s):** Upper Potomac  
**Sector:** Sully (UP6)  
**Special Area(s):** Dulles Suburban Center – Land Unit D-2

**ADOPTED PLAN MAP:** Industrial, office, public facilities and public parks

**ADOPTED PLAN TEXT:** Please refer to Attachment I

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

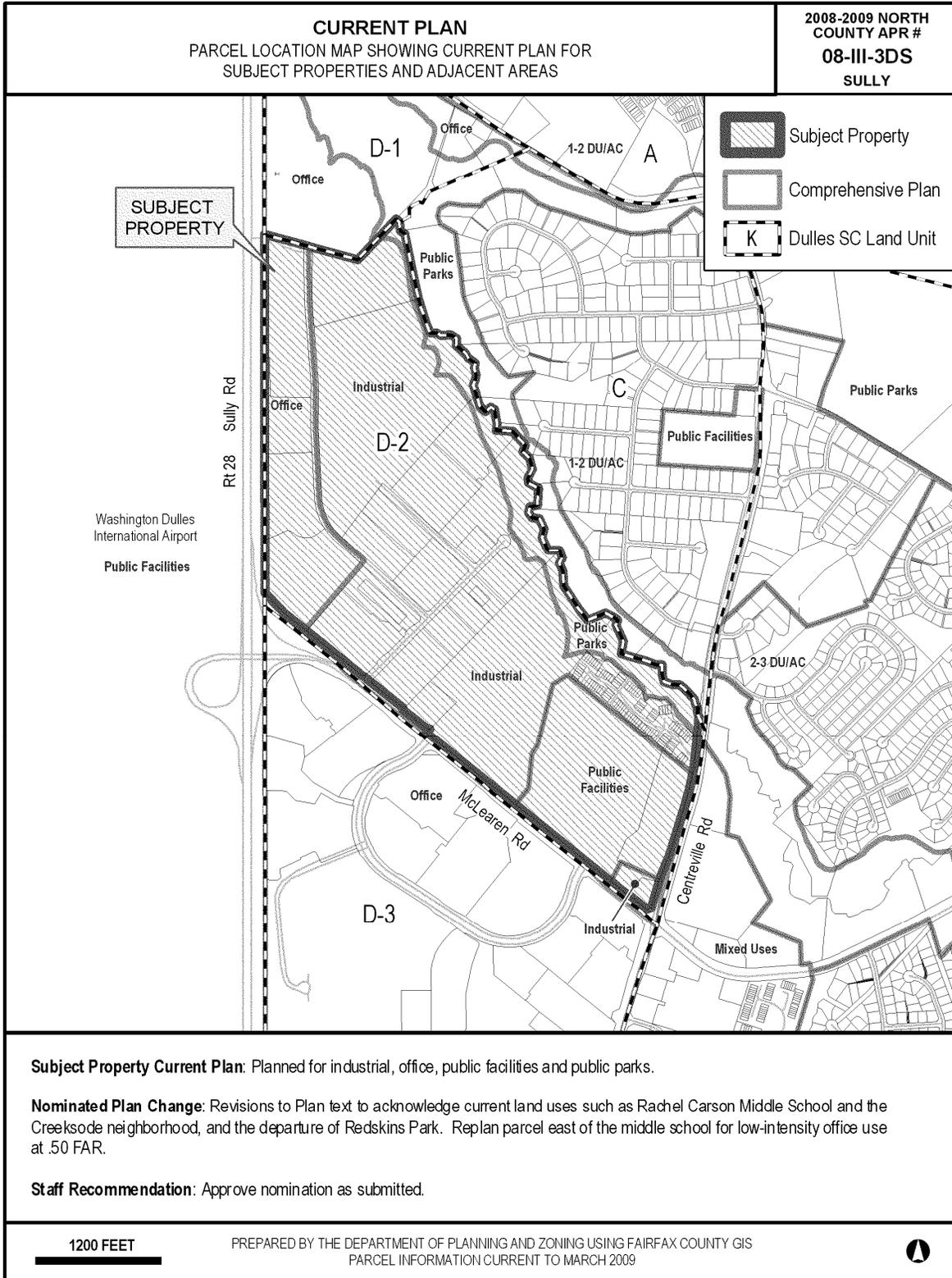
**PROPOSED PLAN AMENDMENT:** Update Plan map and text to reflect current land uses, such as Rachel Carson Middle School, the Creekside neighborhood, and the former “Redskins Park,” as well as to replan the parcel east of the middle school for office use up to .50 FAR.

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**SUMMARY OF STAFF RECOMMENDATION:**

- Approve Nomination as Submitted  
 Approve Staff alternative  
 Retain Adopted Plan
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This nomination is intended to update Land Use Recommendation #1 of Land Unit D-2. The proposed updates are to acknowledge development that has occurred in the land unit, and identify parcel 24-4((1))11B for office use with a maximum of .50 FAR.



## CONTEXT

### General Location:

The subject area is generally located south of Horse Pen Run, and north of McLearen Road (Route 668), between Sully Road (Route 28) and Centreville Road (Route 657).

### Existing and Planned Land Use and Zoning:

**Subject Area:** The area abutting Route 28 is developed and planned for office use up to .50 FAR, except for parcel 24-2((1))22D which is developed and planned for hotel and conference facilities up to .75 FAR. The area east of Park Center Drive and west of Rachel Carson Middle School is developed and planned for light industrial use up to a maximum .35 FAR. Creekside subdivision (parcels 24-4((6))All and 25-3((16))All) are developed and planned for single family-attached units at 4-5 dwelling units per acre and zoned PDH-5. Parcels 24-4((1))11A and 11B are shown on the Plan map as being planned for public facilities and are described in the Plan text as industrial up to .35 FAR; parcel 11A is developed with a middle school and parcel 11B is vacant; both parcels are zoned I-5. At the northwest quadrant of Centreville and McLearen Roads, parcels 24-4((1))5A and 5B are planned for service station and related uses. Parcel 5A is developed with a service station and zoned C-8; parcel 5B is vacant and zoned I-5.

### Adjacent Area:

**North:** The area to the north abutting Route 28 is vacant, zoned R-1 and planned for office use at a .15 FAR with options to increase to .25 and .35 FAR if conditions are met. This area is currently being reviewed under APR nomination # 08-III-6DS.

**East:** The area to the east, across from Horse Pen Run, is developed and planned for residential 1-2 du/ac and zoned R-1 and R-2. The Horse Pen Run stream valley is planned for public park. The area across from Centreville Road (Route 657) is developed with a church, retail and storage uses and is planned for mixed-use and is zoned I-5 and C-6.

**South:** The area to the south, across from McLearen Road (Route 668), is developed with a private school and offices and planned for high-quality, campus-style office uses in the range of .50 to 1.0 FAR.

**West:** The area to the west, across from Sully Road (Route 28), is the Washington Dulles International Airport property.

## PLANNING HISTORY

On March 8, 1993, the planning guidance for Land Unit D-2 was established with the adoption of the Dulles Suburban Center Plan amendment (S92-CW-4CP). Since 1993, the guidance for land use has been amended only two times. During the 1997-1998 APR cycle, APR #97-III-1UP

established the option for residential use at 4-5 du/ac on the area that has been developed as the Creekside subdivision. APR #98-CW-3ED modified the Comprehensive Plan map for Tax Map 24-4((1))11A and 11B from industrial use to public facilities, governmental and institutional uses; however, this amendment did not change the Plan text for the land unit which states that the area is planned for industrial use. At the time, the Fairfax County Public Schools was looking into acquiring both parcels to build a new facility. Since the adoption of this 1998 APR item, Rachel Carson Middle School has been built on parcel 24-4((1))11A and parcel 24-4((1))11B remains vacant.

### **ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Upper Potomac Planning District, UP6-Sully Community Planning Sector, Dulles Suburban Center D-2, as amended through 08-6-2007, Land Use Recommendations, page 73:

“1. With the exception of Parcels 24-2((1))11C, 22D and 22E located west of Park Center Road and east of Route 28, this land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate. Within this area, the former “Redskins Park” (Tax Map 24-2((1))13A contains the practice fields and other related training facilities of the Washington Redskins. It represents a unique feature and amenity within this land unit.”

In addition to the above land use recommendation, there are five other land use recommendations addressing other portions of Land Unit D-2. *See refer to Attachment I* for full listing of all land use recommendations for this land unit.

The current Comprehensive Plan Map shows this area planned for industrial, office, public facilities and public parks. *Please refer to page 2.*

### **NOMINATED PLAN AMENDMENT**

This nomination updates Plan text for Land Use Recommendation #1 of Land Unit D-2 by:

- Deleting out of date references to the former “Redskins Park;”
- Acknowledging Rachael Carson Middle School, the existing Creekside townhouse residential neighborhood, and the retail at the northwest corner of McLearn and

Centreville Roads; and

- Recommending parcel 24-4((1))11B for office use with a maximum .50 FAR.

In addition, the nomination proposes updates to the Plan map.

## ANALYSIS

Staff submitted this nomination to update Recommendation #1 of Land Unit D-2 of the Dulles Suburban Center. The proposed update addresses Redskins Park, Rachel Carson Middle School, and existing retail uses at the northwest corner of Centreville and McLearen Roads. The Plan nomination changes the designation for the parcel east of the middle school (parcel 24-2((1))11B) from public facilities to office use with a maximum of .50 FAR. Staff believes that office use at this location will be an appropriate use along Centreville Road next to Rachel Carson Middle School and the Creekside residential Community.

## RECOMMENDATION

The APR nomination proposes updates to the Plan text and Plan Map. Therefore, staff recommends approval of the nomination as submitted.

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~.

**MODIFY:** Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, UP6-Sully Community Planning Sector, Dulles Suburban Center D-2, as amended through 08-6-2007, Land Use Recommendations, page 73:

- “1. With the exception of parcel 24-2((1))11C, ~~22D and 22E located west of Park Center Road and east of Route 28, this land unit 21A,~~ the area that is east of Park Center Road and the area that is west of Rachel Carson Middle School is planned for light industrial and industrial/flex uses up to a maximum FAR of .35 to be compatible with existing development; ~~Ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate. Within this area, the former "Redskins Park" (Tax Map 24-2((1))13A) contains the practice fields and other related training facilities of the Washington Redskins. It represents a unique feature and amenity within this land unit.~~ East of Rachel Carson Middle School is planned for low intensity office use with a maximum 0.5 FAR, except for parcels 24-4((1))5A and 5B, which are planned for retail use. Pedestrian connectivity from the school to the residential neighborhoods along Centreville Road shall be addressed when developing this area. This will include safe and convenient walking paths from Centreville Road to the school property to foster

a more healthy and active environment for the student population. Careful attention should be made when addressing any future development and related impacts around Rachel Carson Middle School.”

The Comprehensive Plan Map should be amended to reflect the recommendation for current and proposed land uses. The Plan map will change in the following ways: the area east of the middle school and west of Centreville Road will be shown as Office (Tax Map Parcel 24-4((1))11B); parcels 24-4((1))5A and 5B will be shown as Retail & Other; the residential neighborhood north of Rachel Carson Middle School and south of Horse Pen Run will be shown as Residential 4-5 DU/AC. The remaining area of Land Unit D-2 that is west of the school will stay the same (Industrial and Office). Please refer to *Attachment II for map showing proposed revisions.*

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## ATTACHMENT I

**Fairfax County Comprehensive Plan**, 2007 Edition, Area III, Upper Potomac Planning District, UP6-Sully Community Planning Sector, Dulles Suburban Center D-2, as amended through 8-6-2007, pages 73-75:

### LAND UNIT D-2

#### CHARACTER

Land Unit D-2 consists of 275 acres and is bounded on the north by Land Unit D-1, on the west by Route 28, on the east by the Horse Pen Run Stream Valley and Land Unit C, and on the south by McLearen Road. It contains a large concentration of warehouse and industrial hybrid uses, a large hotel and office complex.

#### RECOMMENDATIONS

##### Land Use

1. With the exception of Parcels 24-2((1))11C, 22D and 22E located west of Park Center Road and east of Route 28, this land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate. Within this area, the former "Redskins Park" (Tax Map 24-2((1))13A) contains the practice fields and other related training facilities of the Washington Redskins. It represents a unique feature and amenity within this land unit.
2. Parcel 24-2((1))22D is planned for hotel use up to .75 FAR and contains an existing hotel. Parcel 24-2((1))22E contains an existing office building and is planned for office uses. Parcel 24-2((1))11C is planned for office use up to .50 FAR as a transition between the office use to the south and the planned office uses to the north. High-quality design is essential for this highly visible location on Route 28.
3. As an option, a mixed-use development to include hotel, conference center, trade or cultural facilities, may be appropriate for the undeveloped land west of Park Center Road. Major business, service, trade and cultural facilities oriented toward international corporate firms should be encouraged. This mixed-use option may be appropriate if the following conditions are met:
  - Uses should be oriented to Route 28 in such a way as to provide an attractive appearance along the corridor in this area;
  - Intensity, scale and height should be compatible with the existing hotel located within this land unit;
  - Retail uses may be incorporated into the development but only as an integral element. No strip commercial uses are recommended, because these would be incompatible with high-quality hotel or conference center uses;

- Provisions for transit, including rights-of-way, should be incorporated into the design of the development; and
  - The EQC portion of Horse Pen Run Stream Valley should be dedicated to the Fairfax County Park Authority.
4. For parcels 24-4((1))5A, and 5B, a service station and related uses may be appropriate if in keeping with the following:
- A coordinated development plan should be presented at the time of development for the entire site;
  - Interparcel access should be provided between parcels 24-4((1))3A and 5A and 5B;
  - Access to the service station is provided in a safe, convenient and efficient manner, and ultimately is restricted to right-turn only movements to and from Centreville Road and McLearen Road at such time as a median has been constructed on these respective roads.
5. As an option, Tax Map 25-3((1))1 may be appropriate for residential use at 4-5 du/ac. The opportunity for residential use on the parcel should not impede the implementation of the Plan's guidance that this land unit be developed for light industrial and industrial/flex uses. Accordingly, the following conditions should be met in order to exercise the residential option:
- Provide buffering and screening to mitigate impacts such as noise, light and other nuisances from adjacent non-residential uses;
  - Provide a site design that takes into account the adjacent school and possibility of future light industrial and/or industrial/flex uses on proximate parcels and to the extent possible, clusters development away from the southern border; and
  - Dedicate the EQC/RPA to the Board of Supervisors, with possible future dedication to the Fairfax County Park Authority.
6. Horse Pen Run provides a natural transition between the predominantly non-residential uses within this land unit and the single-family detached subdivisions to the east in Land Unit C. This buffer area should be preserved and, where feasible, enhanced.

ATTACHMENT II

