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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 **PLAN AMENDMENT:** S08-III-FC1

NOMINATOR(S): John McGranahan

ACREAGE: 28.05 Acres

TAX MAP I.D. NUMBERS: 46-3((1))15A1, 15A2, 15A3, and 15A4

GENERAL LOCATION: Northwest corner of Route 50 and Fair Ridge Drive

PLANNING AREA(S): Area III

District(s): Upper Potomac

Sector: Lee-Jackson (UP8)

Special Area(s): Fairfax Center Suburban Center – Land Unit A-5

ADOPTED PLAN MAP: Fairfax Center Area

ADOPTED PLAN TEXT: This sub-unit is planned for low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level.

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

PROPOSED PLAN AMENDMENT: Replace 90,000 square feet of office space with elderly housing.

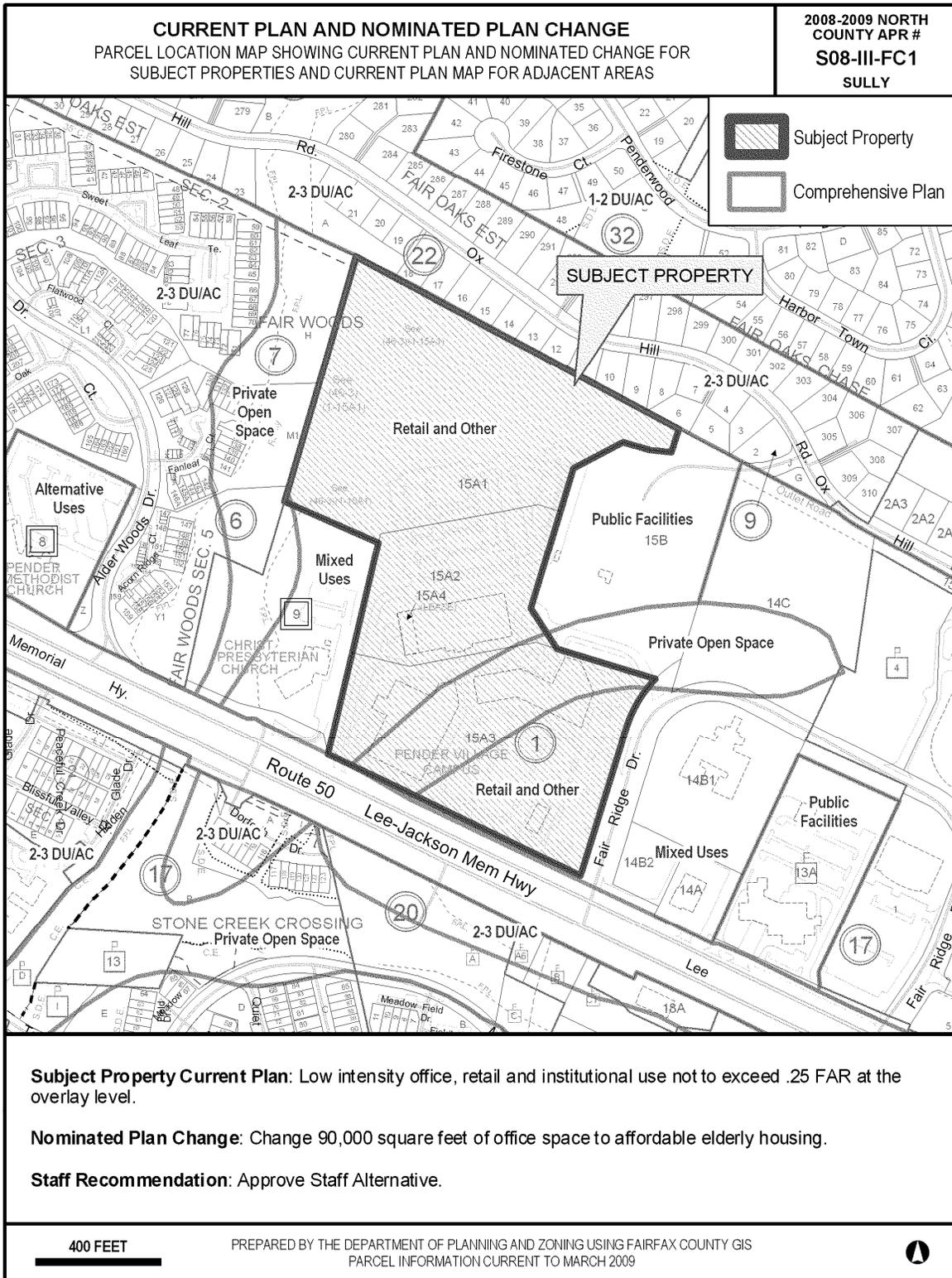
SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted

Approve Staff alternative

_____ Retain Adopted Plan

Staff recommends an alternative, which is supportive of the nominator's intent, to provide an option for elderly housing up to 100 dwelling units on Parcel 46-3((1))15A1.



CONTEXT

General Location:

The subject area consists of 28.5 acres located on the northwest corner of Lee Jackson Memorial Highway and Fair Ridge Drive.

Existing and Planned Land Use and Zoning:

Subject Area: Located in the Sub-unit A5 of the Fairfax Center Area, the subject property is planned at the overlay level for office, retail and institutional/public facilities uses not to exceed .25 FAR. As an option, hotel use may be considered on the portion of the site that has frontage on Lee Jackson Memorial Highway. The site is zoned PDC as part of the Fair Ridge office park and is approved for a mixed use development of primarily retail and office, with church, child care and other related uses.

Adjacent Area:

North: The Fair Oaks Estates subdivision is planned for and developed with residential use at 2-3 du/ac and zoned R-3, except for a few R-1 parcels.

East: The property to the northeast of is exclusively planned for public facilities and developed with a Dominion Virginia Power substation and transmission lines. The area east of Fair Ridge Drive is planned for office up to .25 FAR at the overlay level, and developed with a hotel. A vacant parcel at the northeast corner of Fair Ridge Drive and Route 50 is planned for expansion of the adjacent service station, a community-oriented retail use.

South: Across Route 50 is publicly-owned open space along the Rocky Run EQC. This area is planned for residential mixed-use at 8 dwelling units per acre at the overlay level, and zoned PDH-8.

West: Immediately adjacent to the west is a church that is planned for low intensity office, retail and institutional use up to .25 FAR at the overlay level, and zoned R-1. To the northwest is private open space separating the subject area from the Fairwoods residential townhouse subdivision. This community is planned for and developed at 5 dwelling units per acre at the overlay level, and is zoned PDH-5.

PLANNING HISTORY

During the 2001-2002 APR cycle, APR #01-III-4UP added the option for hotel use at an intensity of .15 FAR, with conditions. During the 2004-2005 APR cycle, APR #04-III-1FC added low intensity office, retail and institutional uses up to .25 FAR (with exception to Parcel 46-3((1))15B which was planned for public facilities) with conditions. On April 28, 2008, the Board of Supervisors authorized an Out-of-Turn Plan Amendment (S08-III-FC1) to consider

affordable elderly housing as an optional use in Sub-unit A5 of the Fairfax Center Area. The BOS directed staff to evaluate this proposed plan change during the 2008-2009 North County APR.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Upper Potomac Planning District, UP8 – Lee-Jackson Community Planning Sector, Fairfax Center Area Sub-Unit A5, as amended through 01-26-2009, Land Use Recommendations, pages 47-48:

“Sub-unit A5

This sub-unit contains the Dominion Virginia Power substation and transmission lines, as well as a church and office use. The sub-unit is planned for low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level, with the exception of Tax MAP 46-3((1))15B, the electrical substation and transmission lines, which is planned exclusively for public facilities use except as otherwise stated below. It is important that this mix of uses be coordinated and integrated in a quality design. Development should provide substantial, vegetated open space buffers to the north and west, including the preservation of existing trees, in order to protect the existing residential use adjacent to this sub-unit. Buffers should be no less than 125 feet along the northern property line and no less than 50 feet along the western side of the property (north of Tax Map 45-4((1))9). The following conditions should also be met:

- Retail development is limited to the front portion of the parcel, in front of the existing office building and adjacent to Route 50, and should include a grocery store;
- New office development behind the existing office building should be compatible in scale and architectural treatment with surrounding development, and should be buffered/screened from the electrical substation;
- Limited parking and vehicular access for use by the sub-unit may be located on Parcel 46-3((1))15B if substantial landscaping and/or screening of the substation is provided. Said landscaping and screening should be designed to permit vehicles to access the

substation through Parcel 15B and should not preclude parking related to the substation;

- Free-standing pad sites should be limited to no more than one and should include no fast food establishments to limit traffic generation;
- Principle access should be from Fair Ridge Drive with secondary right-turn in/out access to Route 50 considered only with VDOT approval. There should be no vehicular connection to Alder Woods Drive; and,
- Development should be set back at least 40 feet and an attractive streetscape, including substantial landscaping, should be provided along Route 50.

Hotel use maybe considered on the Route 50 frontage of Tax Map 46-3((1))15A as an alternative to the planned low intensity mix of uses under the following conditions:

- Overall intensity should not exceed .15 FAR;
- Either the existing landscape buffer along Route 50 is preserved, or an attractive streetscape including substantial landscaping is substituted; and
- Access to the hotel is provided from Fair Ridge Drive, with no direct access from Route 50.”

Please refer to Attachment I for the Land Unit Summary Chart.

NOMINATED PLAN AMENDMENT

This nomination proposes changing Sub-unit A5 at the overlay to allow 100 units of elderly housing with a substantial amount of affordable units as an option to some of the planned office use on Parcel 46-3((1))15A-1.

ANALYSIS

The subject area is bounded by single-family neighborhoods to the north and west, a business park to the east and an office building and retail center to the south. The Comprehensive Plan recommends that the subject area develop with mixed uses including retail, office and institutional uses.

The proposed plan amendment is for an option to build up to 100 units of elderly housing. The proposed amount of elderly housing will be similar in scale and mass to the approved but unbuilt office development for Parcel 46-3((1))15A1. The proposal will greatly reduce the number of vehicle trips generated from the parcel as a result of the lower number of trips associated with the elderly housing option. To ensure compatibility, the development should adhere to the sub-unit's planning principles of providing buffering and transitional screening to the neighboring residential communities and office park. The nomination also states that a substantial amount of affordable dwelling units will be provided, which is supportive of the County's affordable housing goal. *Please refer to Attachment II* for a design concept that the nominator provided to the Task Force on February 24, 2009.

RECOMMENDATION

Staff recommends an alternative which is supportive of the nomination. The staff recommendation proposes amending Land Use Recommendations for Sub-Unit A5 to allow for elderly housing with a substantial amount of affordable units as an option to some of the planned office development on Parcel 46-3((1))15A-1 with conditions.

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 ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Upper Potomac Planning District, UP8 – Lee-Jackson Community Planning Sector, Fairfax Center Area Sub-Unit A5, as amended through 01-26-2009, Land Use Recommendations pages 47-48:

Sub-unit A5

This sub-unit contains the Dominion Virginia Power substation and transmission lines, as well as a church and office use. The sub-unit is planned for low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level, with the exception of Tax MAP 46-3((1))15B, the electrical substation and transmission lines, which is planned exclusively for public facilities use except as otherwise stated

below. It is important that this mix of uses be coordinated and integrated in a quality design. Development should provide substantial, vegetated open space buffers to the north and west, including the preservation of existing trees, in order to protect the existing residential use adjacent to this sub-unit. Buffers should be no less than 125 feet along the northern property line and no less than 50 feet along the western side of the property (north of Tax Map 45-4((1))9). The following conditions should also be met:

- Retail development is limited to the front portion of the parcel, in front of the existing office building and adjacent to Route 50, and should include a grocery store;
- New office development behind the existing office building (Parcel 46-3((1))15A-1) should be compatible in scale and architectural treatment with surrounding development, and should be buffered/screened from the electrical substation;
- Limited parking and vehicular access for use by the sub-unit may be located on Parcel 46-3((1))15B if substantial landscaping and/or screening of the substation is provided. Said landscaping and screening should be designed to permit vehicles to access the substation through Parcel 15B and should not preclude parking related to the substation;
- Free-standing pad sites should be limited to no more than one and should include no fast food establishments to limit traffic generation;
- Principle access should be from Fair Ridge Drive with secondary right-turn in/out access to Route 50 considered only with VDOT approval. There should be no vehicular connection to Alder Woods Drive; and,
- Development should be set back at least 40 feet and an attractive streetscape, including substantial landscaping, should be provided along Route 50.

Hotel use maybe considered on the Route 50 frontage of Tax Map 46-3((1))15A as an alternative to the planned low intensity mix of uses under the following conditions:

- Overall intensity should not exceed .15 FAR;
- Either the existing landscape buffer along Route 50 is preserved, or an attractive streetscape including substantial landscaping is substituted; and
- Access to the hotel is provided from Fair Ridge Drive, with no direct access from Route 50.

Elderly housing may be considered as an optional use to the new planned office use on Parcel 46-3((1))15A-1 under the following conditions:

- Elderly housing should not exceed 100 units;
- A substantial affordable housing component should be provided;
- The scale and architectural treatment should be compatible with surrounding development in the sub-unit; and
- Development should provide substantial buffers to the north and west, including the preservation of existing trees, in order to protect the existing residential use adjacent to this sub-unit.

MODIFY: Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Upper Potomac Planning District, UP8 – Lee-Jackson Community Planning Sector, Fairfax Center Area Sub-Unit A5, as amended through 01-26-2009, Land Use Land Unit Summary Chart pages 50-51:

- At the Overlay Level for Sub-unit A5, add Residential.
- Sub-note³: See Sub-unit A5 text for hotel and elderly housing options. Parcel 45-4((1))9 is planned for office up to .15 FAR at the overlay level.

The Comprehensive Plan Map will not be changed by this recommendation.

Attachment I

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Upper Potomac Planning District, UP8 – Lee-Jackson Community Planning Sector, Fairfax Center Area Sub-Unit A5, as amended through 01-26-2009, Land Unit Recommendations, pages 50-51:

LAND UNIT SUMMARY CHART – LAND UNIT A			
<u>Sub-units</u>	<u>Approximate Acreage</u>		
A1	22		
A2	79		
A3	4		
A4	4		
A5	35		
A6	44		
A7	5		
<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
Baseline Level			
A1, A2	RESIDENTIAL		2
A3, A4	RESIDENTIAL		2
A5 ¹ , A6	RESIDENTIAL		2
A7	PUBLIC FACILITIES		
Intermediate Level			
A1, A2	RESIDENTIAL		3.5
A3, A4	RESIDENTIAL		2.5
A5 ¹	OFFICE	.07	
A6	OFFICE	.15	
A7	PUBLIC FACILITIES		

LAND UNIT SUMMARY CHART – LAND UNIT A
(continued)

Overlay Level		
A1 ²	RESIDENTIAL	5
A2	RESIDENTIAL/MIX	5
A3, A4	RESIDENTIAL	3
A5 ^{1,3}	OFFICE, RETAIL AND INSTITUTIONAL PUBLIC FACILITIES	.25
A6 ⁴	OFFICE	.25
A7	PUBLIC FACILITIES	

¹ Tax Map 46-3((1))15B, existing electrical substation and related transmission lines, is planned for public facilities.

² See Area III, Upper Potomac Planning District, UP8 Lee-Jackson Community Planning Sector, for conditions for development at the overlay level.

³ See Sub-unit A5 text for hotel option. Parcel 45-4((1))9 is planned for office up to .15 FAR at the overlay level.

⁴ See text for additional options.

Note: These sub-units are within the Water Supply Protection Overlay District.

Attachment II

