

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

SUPERVISOR DISTRICT: DRANESVILLE

APR ITEM(S): 08-III-1UP

NOMINATOR: Marta Roy

ACREAGE: 36.1 Acres

TAX MAP I.D.: 12-4((1)) 46Z

GENERAL LOCATION: Leesburg Pike, east of Springvale Road

PLANNING AREA: III

District: Upper Potomac

Sector: Hickory (UP3)

Special Areas: N/A

ADOPTED PLAN MAP: Residential use at .2-.5 Dwelling Units Per Acre and at .5-1 DU/AC and Private Open Space

POLICY PLAN TEXT:

The Policy Plan of the Fairfax County Comprehensive Plan recommends the following:

- **Land Use: Page 8, Objective 12: The location and level of development intensity should be utilized as a means of achieving a broad range of County goals.**
Policy g) Locate and limit development intensity in a manner which will not adversely impact sensitive environmental areas.
- **Land Use: Page 9, Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which maximizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.**
Policy b) Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.
- **Land Use: Appendix 1, Page 13, Guidelines for Multifamily Residential Development for the Elderly:**
1) Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals).
- **Environment: Page 14, Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**
Policy a) For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC).

ADOPTED PLAN TEXT: No specific plan text for subject property.

PROPOSED PLAN AMENDMENT: 50 single family detached independent living units for the elderly.

SUMMARY OF STAFF RECOMMENDATION

Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan

The subject property for the nomination requesting 50 detached independent living units for the elderly is located outside the approved sewer service area (ASSA) on land designated by the Concept for Future Development as a Low Density Residential Neighborhood. As shown in the Comprehensive Plan, these are areas planned for large lot development ranging from 2-10 acres. The subject property contains 36 acres, and only about 16 acres (40 percent) is developable, which would result in an effective density of 3.1 dwelling units per acre within an area comprised of mostly low density single family detached homes.

The environmental constraints on the site include a resource protection area (RPA), an environmental quality corridor (EQC), and steeply sloped areas. These leave very little developable land remaining on the site. In addition, the recent renewal of the Agriculture/Forestall (AF) Overlay Zoning District by the Board of Supervisors would preclude the subject property from developing with any other uses except agriculture and forestry uses with one single family detached home, for the next eight years.

BACKGROUND:

The subject parcel has been in the same ownership since 1957 and has been operated as a plant nursery since then. There is also one single family detached home on the property. This property has a number of unique constraints associated with it, including being located outside of the county's approved sewer service area (ASSA), being located within an Agriculture/Forestall Overlay Zoning District (AF District), and also containing a significant resource protection area (RPA) and an environmental quality corridor (EQC).

Beginning in 1992 and then again in 2000, the property owners applied and were granted approval for the subject property to be included within the Agriculture and Forestall Overlay Zoning District. This special zoning allows certain tax benefits to property owners that agree to maintain their land in agricultural or forestry related uses for a period of 8 years. On September 10, 2008, the owners applied for renewal of the Agriculture and Forestall District for a third time. Staff recommended approval of the application, and on September 25, 2008 the Planning Commission voted to recommend approval of the renewal application as well. The Board of Supervisors approved the renewal application on October 20, 2008.

CRITICAL ISSUES**Land Use**

This 36.1 acre property is located on the north side of Leesburg Pike, east of Springvale Road in an area of mostly low density single family detached neighborhoods with homes on lots varying from a ½ acre to 5 acres. It is currently developed with one single family detached home and a plant nursery. The Comprehensive Plan map designates the subject property for residential use at .2-.5 DU/AC and .5-1 DU/AC and private open space. The area to the north of the site is planned for residential use at .5-1 DU/AC, the area to the east and south is planned for residential use at .2-.5 DU/AC and the area to the west is planned for retail and other uses. The area planned for retail and other uses is developed with a self storage facility, a small convenience store and other commercial uses.

The underlying zoning of the subject property is RA Rural Agricultural and the site is also within an Agriculture/Forestall (AF) Overlay Zoning District. The proposed nomination calls for the development of 50 single family detached age restricted (independent living) units which would result in a density of 1.4 DU/AC, however, when calculated on the developable portion of the site the effective density increases to approximately 3.1 DU/AC, a level many times greater than the surrounding uses. There is no specific plan text for the subject parcel, but the Concept for Future Development and overall land use recommendations for the Hickory Community Planning Sector (UP3) designate the sector as a low density residential area, and that infill development should be of a compatible use, type and intensity in accordance with guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Parks

Level of Service Impacts:

The proposed nomination is in close proximity to Lexington Estates Park, owned and operated by the Fairfax County Park Authority. Residents of the proposed independent living facility have a need to access recreational amenities in close proximity to their units. Nearby parks, do not provide enough facilities for the existing residents. If supported, an independent residential development for the elderly should integrate accessible urban-scale park facilities that are pedestrian-oriented, provide visual enhancement, a sense of identity, opportunities for social interactions, enjoyment of outdoor open space, plus performing and visual arts.

The Comprehensive Trails Plan identifies a trail along Piney Run through the application area. The trail is identified as a natural surface or stone dust trail. Given the proposed use of an independent living facility for the elderly, an asphalt trail surface would be more appropriate. An asphalt trail would allow for fully accessible use of the trail by residents. Undeveloped portions of the parcel may be suitable for dedication to the Park Authority. This would allow the Park Authority to preserve the significant resources within Piney Run floodplain.

The impact on parks and recreation should be offset per Objective 6 of the Parks and Recreation Section of the Policy Plan and the Upper Potomac Planning District Area-Wide Recommendations.

Transportation

The proposed plan would generate 97 daily vehicle trips over the Comprehensive Plan. There is a negligible difference between the proposed plan and the current plan during the AM and PM peak periods. Leesburg Pike, which fronts on the southern portion of the site, is shown on the Transportation Plan Map to be a 6-lane improved arterial. The Trails Plan shows a major paved trail on both sides of Leesburg Pike. Issues associated with any development of the subject property, particularly those associated with access, will need to be adequately addressed during the course of the normal review process.

Vehicular Trip Generation

	Units	AM Peak Hour		PM Peak Hour		Average
		In	Out	In	Out	Daily
Current Comprehensive Plan						
Res. SFD	18	9	26	26	16	203
Proposed Plan						
Res. Senior Detached	50	13	25	16	10	300
Proposed Plan vs. Current Plan	—	5	-1	-10	-5	+97

Resource Protection Areas (RPAs)

A Resource Protection Area (RPA) and Environmental Quality Corridor (EQC), part of Piney Run, divides the subject property, separating the developable portion of the site located to the north adjacent to the Lexington Estates residential community from the portion to the south adjacent to Leesburg Pike. Approximately, 13.78 acres (38.2 percent) in the center of the site is identified as RPA. The EQC encompasses a majority of the area designated as RPA and stretches beyond the

RPA in the northern and southern portions of the site. Additionally, approximately 7.37 acres (20.4 percent) of the site are steep slopes of 15 percent grade or greater, located in the southern portion of the site from Leesburg Pike northwards to the RPA/EQC and in the northwestern portion of the site. Some of the area identified as having steep slopes is outside of the RPA/EQC area. The RPA/EQC and steep slopes significantly constrain the site and will impact the proposed use and intensity. The subject property drains via Piney Run to Difficult Run, which is recognized in the Comprehensive Plan as a critical environmental area by the State of Virginia.

Cultural Resource Impacts

Most of the subject property has not been previously disturbed and contains one known Native American site and has a high probability of containing other Native American cultural resource sites. The application parcel is also adjacent to the Byrd House and Brown Wheeler Cemetery. A Phase II archaeological study and delineation of the Brown Wheeler Cemetery should be done prior to any land disturbing activities.

Affordable Housing

Should this proposal for the development of an independent living facility for the elderly be considered appropriate, the Department of Housing and Community Development (HCD) would be supportive provided Comp Plan language clearly indicates that there is a non-negotiable commitment to the provision of 15% of the units as affordable housing.

Water Service

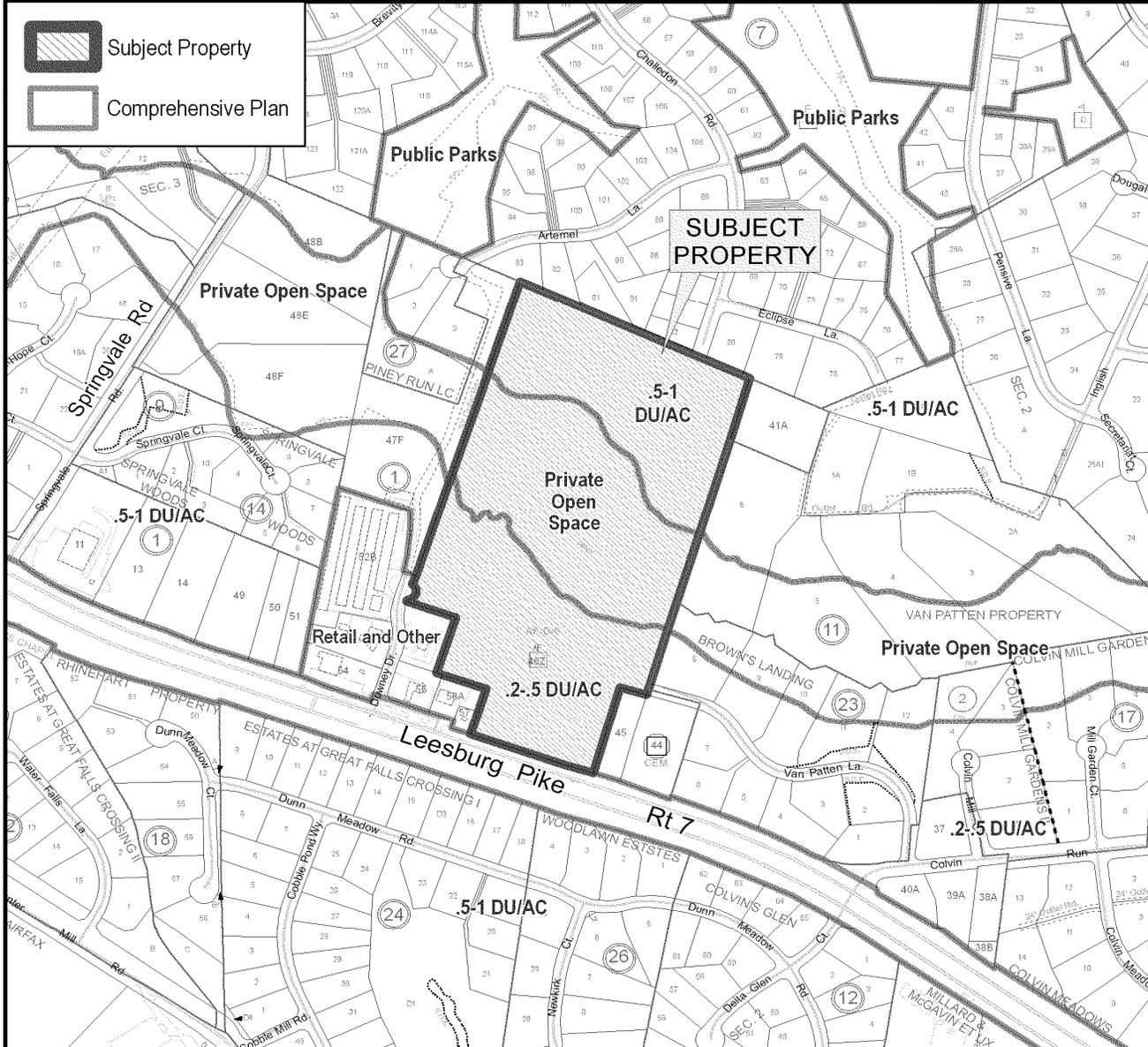
Water service to the Hill Plant Nursery property is currently provided by Fairfax Water through an existing 12-inch water main located adjacent to the site along Route 7. It should be noted that this site is located along the route of a future minimum 24-inch diameter transmission main from the Corbalis Water Treatment Plant in Herndon to the Tysons Corner Storage and Pumping facility as identified in Fairfax Water's original Master Plan. If the transmission main is not installed concurrent with this site's redevelopment, a frontage easement along Route 7 may be required as redevelopment moves forward to facilitate future installation of this transmission main.

Sewer Service

The subject parcel is outside the approved sewer service area (ASSA) meaning that public sewer service is not planned to be permitted. The level of residential density would be influenced by the need to serve the use by other means such as a private septic system.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR
SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH
COUNTY APR #
08-III-1UP
DRANESVILLE



Subject Property Current Plan: Residential at .2-.5 du/ac, private open space.

Nominated Plan Change: Add an option for independent living facilities based on a density of 1 du/ac.

Preliminary Staff Recommendation: Retain the adopted Plan.

600 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO SEPTEMBER 2008



