

**PRELIMINARY
STAFF REPORT
2008 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): Sully

APR ITEM: 08-III-2DS

NOMINATOR(S): Martin D. Walsh, Attorney/Agent for Chantilly 50 28
Assoc. LP

ACREAGE: 5.09 Acres

TAX MAP I.D. NUMBER(S): 34-3((13))3

GENERAL LOCATION: Southwestern corner of Chantilly Crossing Lane and Lee Road

PLANNING AREA(S): III

District(s): Bull Run

Sector: Upper Cub Run (BR2)

Special Area(s): Dulles Suburban Center – Land Unit I

ADOPTED PLAN MAP: Industrial and Private Open Space

ADOPTED PLAN TEXT: Plan text allows for high-quality eating establishments,
private recreation uses, and a furniture store.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.ht>

PROPOSED PLAN AMENDMENT: Allow retail use north of the EQC, and delete text that
provides a commitment to active recreation.

SUMMARY OF STAFF RECOMMENDATION

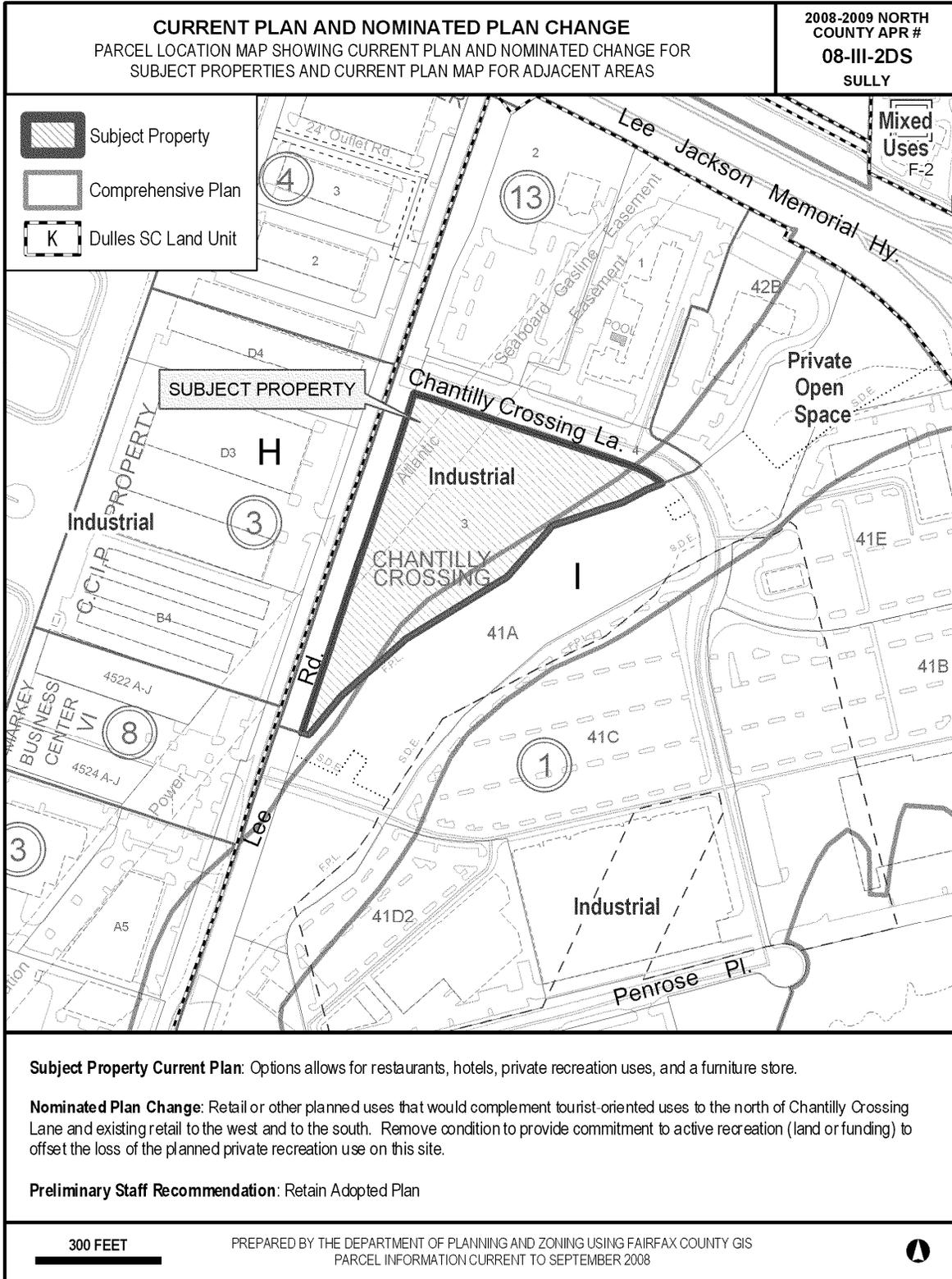
Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan

Staff does not support the elimination of the active recreation commitment north of the EQC for the parcel in the Plan text. Nor does staff support the change in use from furniture store to general retail (see Transportation and Parks & Recreation comments on page 3).

Insert Map Here



ISSUES & BACKGROUND

Land Use

- This proposal is requesting to amend the Plan text to allow retail uses to be permitted north of the Environmental Quality Corridor (EQC); *please refer to Attachment 1 for Nominator's proposed text.*
- On June 2, 2003, the Board approved Special Exception Amendment #SEA 95-Y-024-3 to permit a furniture store in lieu of previously approved hotel and recreation facility. Condition 9 reads: "Additional landscaping and pedestrian amenities shall be provided between the regional stormwater management pond and Building D as shown in Exhibit 1 of these conditions." *Please refer to Attachment 2 for illustration of previously approved landscaping and trail.*
- Surrounding parcels are planned for hotel, retail, and recreation facilities. To the west of the subject parcel are office and industrial/flex buildings.

Transportation

- The Comprehensive Plan sets forth a performance based strategy for development in the Dulles Suburban Center that provides the opportunity for a broader range of uses if it can be clearly demonstrated that the uses will have lesser peak-hour impacts than would be generated if the site were developed at the baseline Plan recommendation. Trip generation estimates indicate that overall daily trips and total peak hour trips are *increased* significantly with the proposed amendment compared to the current Plan, and the increased trips would have an adverse impact upon the surrounding network.
- FCDOT is concerned about the increased traffic levels associated with this proposal, as well as the cumulative effects of traffic increases associated with other development proposals in the area, and the fact that the roadways in this general area are already heavily traveled.
- The Transportation Plan indicates that Lee Road should be improved and the Trails Plan indicates that Lee Road should have a major paved trail. While the current Comprehensive Plan indicates that access to this land unit should be via Lee Road, and that entrances along Lee Road should be consolidated, it should be noted that the language was intended to ensure no direct access to Route 28 and Route 50 as the area developed. With development, there is now an internal roadway network that should be utilized for access.

Parks & Recreation

- The original intent of parcel 34-3((13))3, was to serve as a node of active recreation, public or private, within the Dulles Greenway System. Previous changes to the plan allowed for a furniture store use on the property, if offsite contributions for active recreation were provide to offset the loss of planned recreation on this site. The applicant has not provided any justification for removing this condition.

Environment

- This nomination comprises approximately 5 acres of undeveloped land in western Fairfax County. A gas transmission line easement traverses the northwestern corner of the subject property and eastern edge of the property is traversed by 100 year floodplain and storm drainage easement. An initial review indicates that no significant environmental issues will have an impact on this nomination.

Attachment 1

Nominator's proposed Plan text amendments:

Fairfax County Comprehensive Plan, 2007 Edition
Dulles Suburban Center, Amended through 5-15-2006
Dulles Suburban Center Land Unit Recommendations

Land Unit I

Land Use Recommendation 1

Retail use is not planned north of the EQC; however, ~~a furniture store~~ retail uses may be appropriate as an alternative to the hotel and private recreation uses that are planned and approved for the site between the EQC and Chantilly Crossing Lane. ~~A furniture store~~ Retail uses may be considered ~~because of its low trip generation rate, particularly at peak hours,~~ if the following conditions are met:

- Limit development to a maximum of 67,500 square feet;
- Demonstrate that traffic generated by this use will ~~not adversely impact~~ be accommodated at nearby intersections;
- Provide high quality landscaping and architectural design;
- Provide signage that avoids the appearance of strip retail usage; and
- ~~Provide a commitment to active recreation (land or funding) to offset the loss of the planned recreation use on this site.~~

