

**PRELIMINARY
STAFF REPORT
2008 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): Sully

APR ITEM(S): 08-III-3DS

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 Horsepen Run to the north.

PLANNING AREA(S): III

District(s): Bull Run

Sector: Stringfellow (BR4)

Special Area(s): Dulles Suburban Center (Land Unit D-2)

ADOPTED PLAN MAP: Industrial and Office

ADOPTED PLAN TEXT: Please refer to Attachment 1

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

PROPOSED PLAN AMENDMENT: Update Plan map and text to reflect current land uses. Remove reference of Redskins Park, include existing public school facilities and residential units.

SUMMARY OF STAFF RECOMMENDATION

- Approve Nomination as submitted
- Approve Staff Alternative
- Retain Adopted Plan

The proposed nomination is intended to update Land Use Recommendation #1 of Land Unit D-2. The proposed updates are to acknowledge the departure of Redskins Park, the existence of Rachael Carson Middle School, the Creekside residential neighborhood, and retail at the corner of McLearen and Centreville Roads. Also, staff is seeking guidance for proposing land east of the school site, 24-2((1))11B, to be designated as low-intensity office as an appropriate use.

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:

Land Use Recommendation #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.”

Proposed Comprehensive Plan Designation:

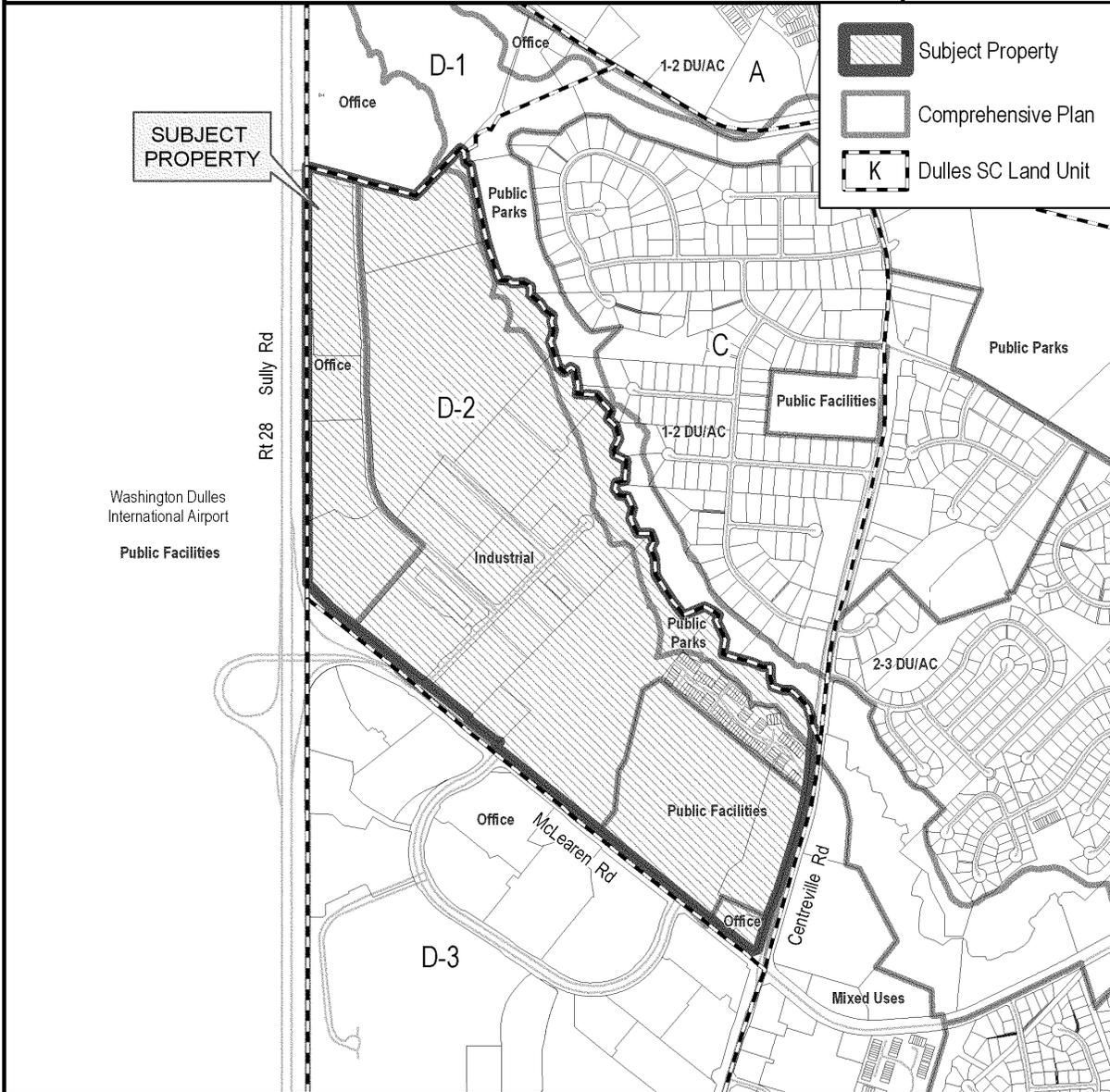
~~With the exception of parcel 24-2((1))11C, 22D and 22E located west of Park Center Road and east of Route 28, this land unit 21A, the area that is east of Park Center Road and the area that is west of Rachel Carson Middle School is planned for light industrial and industrial/flex uses up to a maximum 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 parcel 24-4((1))5A and 5B, which is 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.

Proposed Plan Map Description:

The Plan map will change in the following ways: Rachel Carson Middle School parcel will be shown as Government/Institutional with a middle school symbol; the area east of the school and west of Centreville Road will be shown as Office, with exception to Parcels 24-4((1))5A & 5B will be shown as Retail & Other; the Creekside residential neighborhood, zoned PDH-5, will be shown as 4-5 DU/AC; the remaining area of the Land Unit will stay the same (Industrial and Office).

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-3DS
 SULLY



Subject Property Current Plan: Planned for light industrial, industrial/flex, office use, and the former Redskins Park.

Nominated Plan Change: Revisions to Plan text to acknowledge current land uses such as Rachel Carson Middle School, departure of Redskins Park, and Creekside neighborhood. Replan parcel east of middle school for low-intensity office use at 0.5 FAR.

Preliminary Staff Recommendation: Approve nomination as submitted.

1200 FEET

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

