

**PRELIMINARY
STAFF REPORT
2008 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): Sully

APR ITEM(S): 08-III-4DS

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

ACREAGE: 0.55 Acres

TAX MAP I.D. NUMBER(S): 34-4((1))52A

GENERAL LOCATION: Southeast corner of Elmwood St and Route 50.

PLANNING AREA(S): III

District(s): Bull Run

Sector: Stringfellow (BR4)

Special Area(s): Dulles Suburban Center (Land Unit E-4)

ADOPTED PLAN MAP: Retail and Other

ADOPTED PLAN TEXT: Conflicting Plan guidance: Retail use up to maximum FAR of .08 and .20. See Attachment I.

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

PROPOSED PLAN AMENDMENT: Remove reference of .20 FAR for the subject parcel within the Plan text.

SUMMARY OF STAFF RECOMMENDATION

Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan

The proposed nomination will eliminate conflicting plan guidance within the text in regards to this subject parcel. Land Use Recommendation #2 states that the parcel shall retain its existing intensity of .08 FAR. Land Use Recommendation #4 states the following: "Tax Map parcels 34-4((1))52A and 53 are planned for retail use up to a maximum FAR of .20." The text in Recommendation #4 is specifically intended for parcel 34-4((1))53.

Attachment I

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Bull Run Planning District, BR4-Stringfellow Community Planning Sector, Dulles Suburban Center E-4, as amended through 8-6-2007, pages 98:

Land Use Recommendation #2:

“Community-serving retail use is planned for most of the land fronting on Route 50 between Walney Road and Elmwood Street (Parcels 34-4((1)) 49, 50, 50A, 51) at a maximum overall FAR of .25. Tax Map 34-4((1))52A is planned for retail use and developed as a bank. The parcel is planned to retain its existing intensity of .08 FAR. Landscaping should be provided on all perimeters of the site to enhance the visual attractiveness of development.”

Land Use Recommendation #4:

“Tax Map parcels 34-4((1))52A and 53 are planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet. In addition, 35 feet of screening should be provided on Parcel 53 along Vernon Street to provide an appropriate transition to the residential neighborhood to the south. As an option, Parcel 34-4((1))53 may be appropriate for the expansion of existing auto dealerships located along Route 50 if the same conditions cited above are met.”

Proposed Comprehensive Plan Designation:

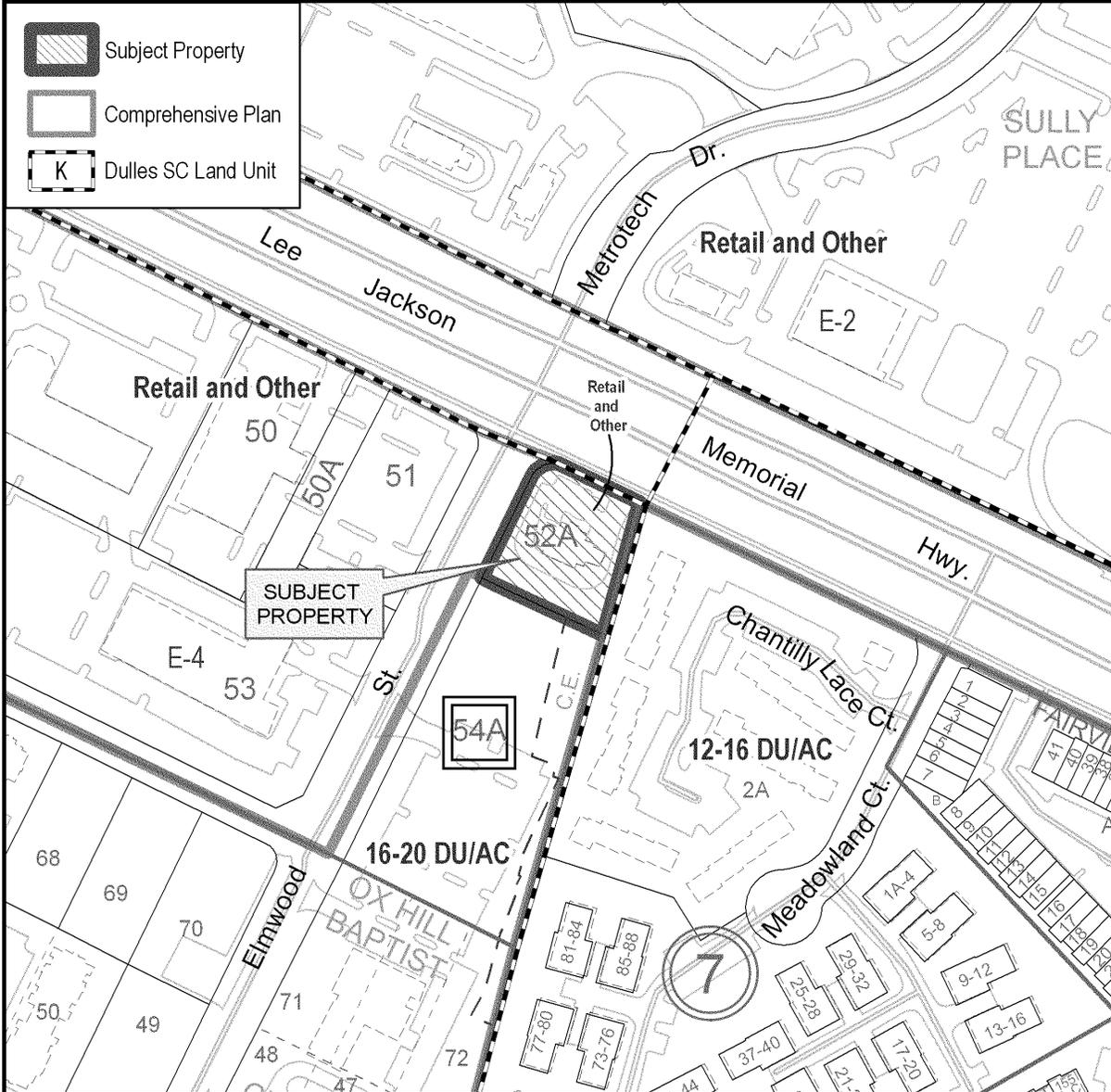
Land Use Recommendation #4:

“Tax Map parcel 34((1))52A and 53 is planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet...”

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-4DS
 SULLY

-  Subject Property
-  Comprehensive Plan
-  Dulles SC Land Unit



Subject Property Current Plan: Tax Map parcel 34((1)) 52A and 53 is planned for retail use up to a maximum FAR of .20.

Nominated Plan Change: Tax Map parcel 34((1)) 52A is planned for retail use up to a maximum FAR of .08.

Preliminary Staff Recommendation: Approve nomination as submitted.

200 FEET

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

