



ISSUES & BACKGROUND

Land Use

- This proposal would an appropriate use in transitioning from single family to office and retail. The applicant should adhere to proper buffering and transitional screening to the existing neighboring residential communities and office park.

Transportation

- Upon review of the highest density currently allowed under the Comprehensive Plan, this nomination would not require a VDOT 527 review, and in general peak hour and daily trips would be lower with the proposed amendment.
- A PCA has already been submitted to the County and VDOT for this site to begin construction (PCA 83-C-021). It is our understanding that construction of the Harris Teeter grocery store is currently underway.
- Specific roadway improvements are stated in the PCA, and these improvement conditions should be adhered to if the subject Plan Amendment is approved.
- The Trails Plan shows major paved trails on both sides of Route 50 as well as on-road bike lanes. A major paved trail is shown on one side of West Ox Road.
- In this area along the Route 50 and Fair Ridge Drive, overall circulation patterns, turning movements, and signalization issues may need to be reevaluated, as the transportation issues associated with the development in this area will need to be closely coordinated with VDOT. Internal circulation and access issues, as well as safety issues (particularly pedestrian related), are of primary concern.

Environment

- Care must be taken to avoid construction in the 1.52 acres of Resource Protection Area (RPA), and any potential Environmental Quality Corridor (EQC) along the western edge of the property. Fairfax County, as a locality which has regulations regarding Chesapeake Bay Protection Areas, designates RPAs to restrict development in sensitive areas. Fairfax County also has a strong policy regarding protection of EQC stream valley corridors. Careful attention to design and construction should prevent any potential impact to either the RPA or EQC.