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Department of Planning & Zoning**

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**STAFF REPORT  
2009-2010 SOUTH COUNTY AREA PLANS REVIEW**

**SUPERVISOR DISTRICT:** MASON

**APR ITEM:** 09-I-1A

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**NOMINATOR:** Greg Budnik for 6651 LLC

**ACREAGE:** 8.79 Acres

**TAX MAP I.D. NUMBERS:** 71-2((01))36, 71-2((10))17A and 71-2((13))1

**GENERAL LOCATION:** South of Route 236, generally in between Randolph Drive and Willow Run Drive

**PLANNING AREA:** Area I  
**District:** Annandale  
**Sector:** Indian Run (A3)  
**Special Area:** N/A

**ADOPTED PLAN MAP:** Residential use at 1-2 dwelling units per acre (du/ac)

**ADOPTED PLAN TEXT:** No site-specific Plan text. General text regarding infill - development should be of a compatible use, type and intensity.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/annandale.pdf>

**PROPOSED PLAN AMENDMENT:** Mixed development comprising of 20,000 square feet (sf) of office use; 19,000 sf of retail use; and 23 single family detached dwellings (which would be equivalent to 3-4 du/ac)

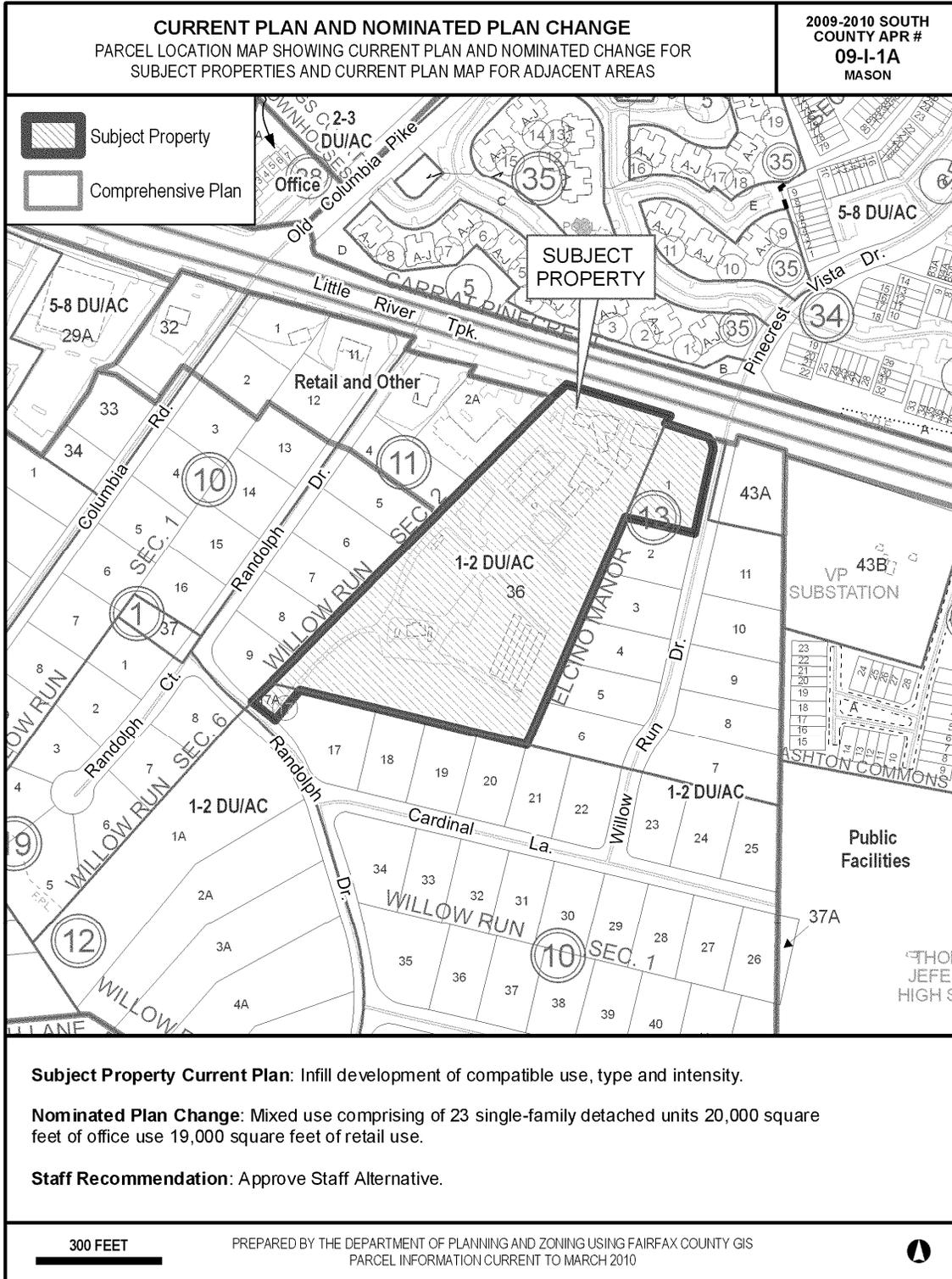
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**SUMMARY OF STAFF RECOMMENDATION:**

Approve Nomination as Submitted  
 Approve Staff alternative  
 Retain Adopted Plan

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Staff recommends an alternative to add an option for office, retail or a combination of office and retail use up to 30,000 square feet on two acres of the northern portion and for the residual area or the entire area, residential use at 3-4 du/ac.



## **CONTEXT**

### **General Location:**

This property is located south of Little River Turnpike near Willow Run Drive.

### **Existing and Planned Land Use and Zoning:**

**Subject Area:** The subject area is planned for residential use at 1-2 du/ac and is developed with a garden center and one single-family home, and is zoned R-2.

### **Adjacent Area:**

**North:** The area to the north, across from Little River Turnpike, is planned for and developed with residential use at 5-8 du/ac and zoned PDH-8.

**East:** The area to the east is planned for and developed with single-family detached houses at 1-2 du/ac, and is zoned R-2.

**South:** The area to the south is planned for and developed with single-family detached residential use at 1-2 du/ac and is zoned R-2.

**West:** The area to the west, along Little River Turnpike is planned for and developed with retail use and is zoned C-5. The remainder of the area is planned and developed with residential at 1-2 du/ac and is zoned R-2.

## **PLANNING HISTORY**

During the 2005-2006 South County Area Plans Review (APR) process, the area was the subject of APR item 05-I-21A proposing to change the Comprehensive Plan for residential use from single-family detached dwellings at 1-2 du/ac to townhouses at 8-12 du/ac. On September 20, 2006, the Planning Commission denied the nomination and the adopted Plan was retained for the area. The nomination was not forwarded to the Board of Supervisors for further action in accordance with APR procedural guidelines.

## **ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, Area I Volume, 2007 Edition, Annandale Planning District, as amended through March 3, 2010, A3 Indian Run Community Planning Sector, Recommendations, Land Use, page 74:

“The Indian Run Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a

compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

## **NOMINATED PLAN AMENDMENT**

The nomination proposes to change the Plan to support the redevelopment of an existing garden center and one single-family detached dwelling with 20,000 square feet of office use and 19,000 square feet of retail use on the northern portion of the subject area, and 23 single-family detached dwellings on the southern portion.

## **ANALYSIS**

### Land Use

The subject area is surrounded by residential townhomes to the north beyond Little River Turnpike, neighborhood-serving retail use and single-family homes to the west, and single-family homes to the south and east. The subject area is planned for residential use at 1-2 du/ac and developed with a garden center and one single-family home.

The nomination proposes a Plan amendment to facilitate the development of office use (20,000 sf) and retail use (19,000 sf) on 2.7 acres fronting Little River Turnpike, and 23 single-family houses on the residual land. The proposal increases the non-residential presence by replacing the existing garden center that occupies the majority of the site. This raises potential concerns about commercial encroachment and expansion into an established single-family neighborhood. Development of such office and retail uses would require a re-planning and re-zoning to a commercial district and could pose greater land use conflicts on neighboring single-family homes than the existing garden center, which is permitted under a special exception approval in the R-2 Zoning District. The proposed non-residential uses under this nomination would also redevelop a lot (parcel 1) that is planned and developed with a single-family home at the intersection of Little River Turnpike and Willow Run Drive.

To address potential concerns regarding commercial expansion and encroachment, and compatibility with the surrounding single-family neighborhood, staff proposes an alternative to the nomination that lowers the proposed intensity of non-residential uses (from a maximum of 39,000 square feet to 30,000 square feet) and reduces the proposed area for commercial development (from 2.7 acres to 2.0 acres). Staff also recommends that auto-oriented and drive-thru uses be discouraged because these uses may generate more trips and may not be as compatible with surrounding residential uses. (See the below Transportation section for general analysis of trip generation.) Staff supports the proposed increase in residential density at 3-4 du/ac if specified conditions are met. Staff further recommends that the option be flexible so that the residential use at 3-4 du/ac may be developed on the entire subject area, not just the southern

portion as proposed by the nomination. A conceptual diagram, dated January 2010 provided by the nominator, depicts 15-foot wide landscaped buffers along boundaries of the proposed residential area. In recognition of the community's recommendation that these buffers be widened, staff supports a Plan option for commercial and a slightly higher residential density contingent upon the provision of effective buffering and screening. The extent of buffering and screening would be determined at the time of rezoning evaluation. In conclusion, the proposed Plan option, as recommended by staff, should only be considered if it can be demonstrated that commercial development is compatible with surrounding development and new residential is in keeping with established stable residential uses.

### Environment

A large portion of the subject area is currently used and operated as a plant nursery. Depending on the conditions of this facility, it is possible that additional environmental assessment or clean-up may be necessary in order to assess or address potential soil contamination due to the use of fertilizers, herbicides, or pesticides.

The subject area is located in the Accotink Creek watershed. The County's Chesapeake Bay Preservation Ordinance map depicts an unnamed tributary associated with the Indian Run Stream Valley in the southwestern portion of the subject area. This tributary and associated buffer area is shown as a Resource Protection Area. This general area, which has been disturbed, also contains some features of an environmental quality corridor. Consistent with Policy Plan guidance regarding protection of headwaters areas, adopted in 2008, any redevelopment of the site should be viewed as an opportunity to remove encroachments and provide restoration in this area.

### Transportation

Transportation issues associated with any additional development of the subject area, particularly those associated with access and inter-parcel access, will need to be adequately addressed during the course of the normal review process. A traffic study may be required and development plans should identify improvements needed to support the proposal, which address ingress/egress, vehicular circulation, turning movements and signalization issues as well as pedestrian/bicycle circulation and safety.

The conceptual diagram, dated January 2010 provided by the nominator, shows anticipated vehicular ingress-egress to/from proposed residential development on the southern portion of the site through the existing access for the current garden center. However, no determination has been made at this time whether access may be needed from Willow Run Drive to support development as proposed under this nomination. Therefore, staff does not support proposed Plan guidance that would prohibit access from Willow Run Drive should the Plan be amended to support additional development.

As shown in the Trip Generation table below, the proposed land use change would substantially increase daily trips compared to the current Plan which could adversely impact the surrounding roadway network.

**Trip Generation Estimates for APR 09-I-1A  
Mason District**

Current Comprehensive Plan (1-2 SF DU/Acre)		AM Peak Hour			PM Peak Hour			Average Daily
		In	Out	Total	In	Out	Total	
Residential (210)	16 SF Units	3	9	12	10	6	16	153
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Proposed Amendment		AM Peak Hour			PM Peak Hour			Average Daily
		In	Out	Total	In	Out	Total	
Residential (210)	23 SF Units	4	13	17	15	9	24	220
Office (710)	20,000 sq. feet	27	4	31	5	25	30	220
Retail (820)	19,000 sq. feet	12	7	19	35	36	71	816
<b>Total Proposed</b>		<b>43</b>	<b>24</b>	<b>67</b>	<b>55</b>	<b>70</b>	<b>125</b>	<b>1256</b>
<b>Net Impact of Proposed Amendment Above Comp Plan</b>		<b>40</b>	<b>15</b>	<b>55</b>	<b>45</b>	<b>64</b>	<b>109</b>	<b>Trips 1103</b>

Trip Rates are from the Institute of Traffic Engineers (ITE) Book 8th Edition, 2009  
Trip generation estimates are provided for general order-of-magnitude comparisons.

Schools

The proposed Plan change is anticipated to yield 4 additional students over the anticipated number of students associated with the current Plan recommendation. The proposed Plan change would impact the capacity at receiving schools. Currently, Annandale High School is over capacity. Wyanoke Elementary and Annandale High School are projected to be over capacity for the 2014-15 school year.

**RECOMMENDATION**

The APR nomination proposes changing the current Plan from single-family residential use at 1-2 du/ac to a mix of office and retail uses fronting Little River Turnpike up to 39,000 square feet on 2.7 acres and 23 single-family detached homes (which would be equivalent to 3-4 du/ac) on the remaining portion. Staff recommends an alternative that would add an option for office, retail or a combination of office and retail use up to 30,000 square feet on 2.0 acres of the northern portion and for the residual area or the entire area, residential use at 3-4 du/ac under specified conditions to address transportation impacts, land use compatibility, headwaters stream

protection, quality design and neighborhood stability.

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined.

**ADD:** Fairfax County Comprehensive Plan, Area I Volume, 2007 Edition, Annandale Planning District as amended through March 9, 2010, A3 Indian Run Community Planning Sector, Recommendations, Land Use, after recommendation 7, a new recommendation, page 77:

“8. Parcels 71-2((01))36, 71-2((10))17A, and 71-2((13))1 are planned for residential use at 1-2 dwelling units per acre and developed with a garden nursery and a single-family detached dwelling. As an option, an area up to two acres including parcel 71-2((13))1 and the northern portion of parcel 71-2((01))36 fronting Little River Turnpike may be appropriate for retail or office use or a combination of these uses up to 30,000 square feet of development. Auto-oriented uses, including drive-thru facilities, are discouraged. Any commercial building should be oriented toward Little River Turnpike with parking located to the rear or side of the building to create an attractive streetscape. The residual land or entire area may be appropriate for single-family detached dwellings up to 3-4 dwelling units per acre. Any redevelopment should be viewed as an opportunity for the removal of existing encroachments, restoration and protection of the headwaters area on site. Development should be designed in a manner including the use of effective buffering and screening to maintain the stability of surrounding low-density residential uses.”

**MODIFY:** Fairfax County Comprehensive Plan, Area I Volume, 2007 Edition, Annandale Planning District as amended though March 9, 2010, A3 Indian Run Community Planning Sector, Figure 29, Land Use Recommendations General Locator Map so that a reference to the area of Parcels 71-2((01))36, 71-2((10))17A, and 71-2((13))1 with corresponding land use recommendation number (8) is added.

The Comprehensive Plan Map will not be changed for the subject property. The Comprehensive Plan Map will continue to show residential use at 1-2 dwelling units per acre to reflect the base land use recommendation for the subject property.