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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-1J**

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**NOMINATOR:** Albert Riveros

**ACREAGE:** 10.056 acres

**TAX MAP I.D. NUMBERS:** 51-3((5))7A, 7B, 8-14, 14A, 15, 16, 30 and 51-3((6))13A, 13B

**GENERAL LOCATION:** South of Route 50, generally in between South Street and Aspen Lane

**PLANNING AREA:** Area I  
**District:** Jefferson  
**Sector:** Sleepy Hollow (J2)  
**Special Area(s):** N/A

**ADOPTED PLAN MAP:** Residential use at 2-3 dwelling units per acre (du/ac)

**ADOPTED PLAN TEXT:** The portion of the Route 50 corridor from the intersection with Aspen Lane to South Street should remain in single-family residential use.

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

**PROPOSED PLAN AMENDMENT:** Residential use at 8-12 du/ac resulting in 100 townhouses

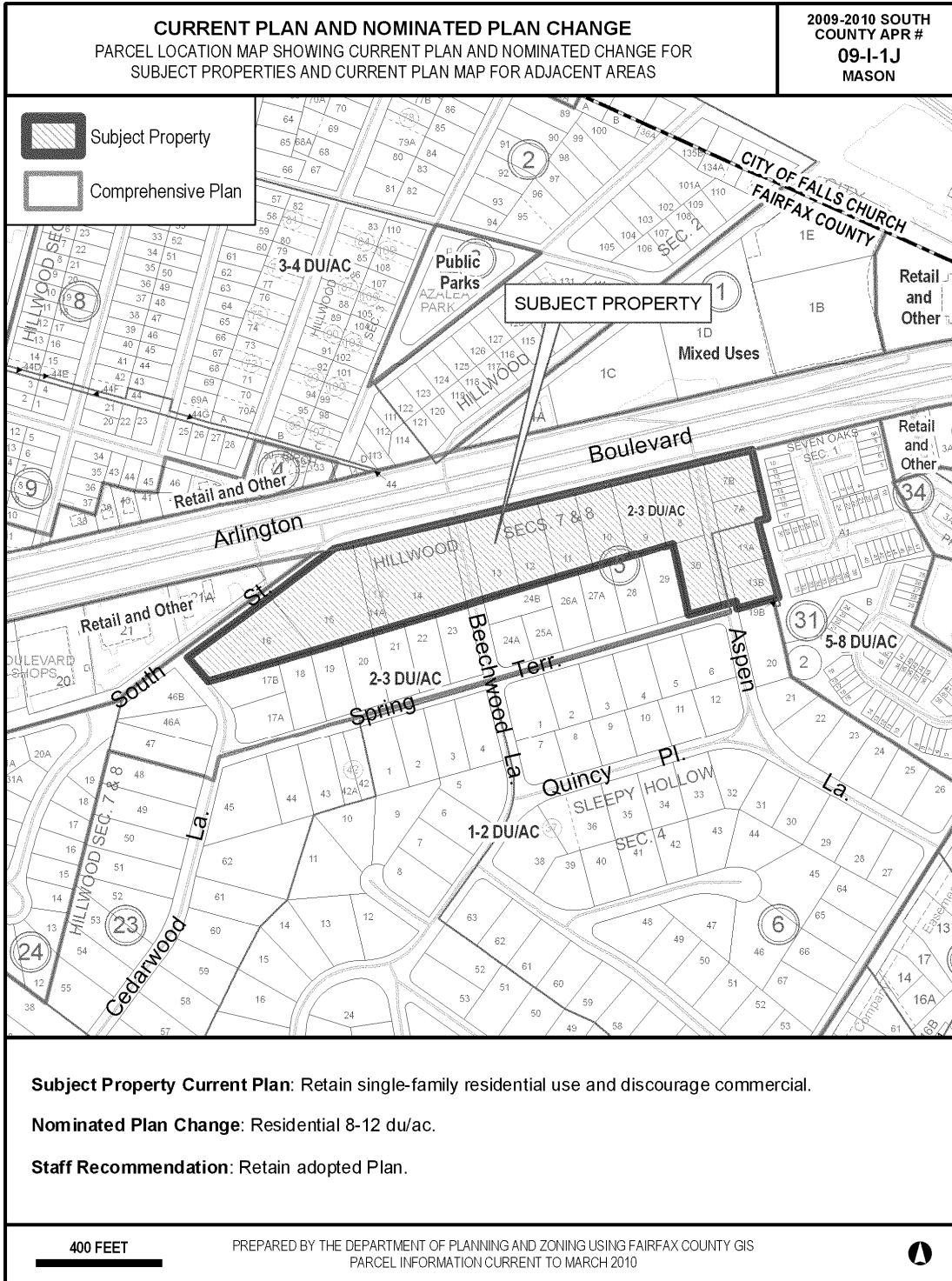
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**SUMMARY OF STAFF RECOMMENDATION:**

Approve Nomination as Submitted  
 Approve Staff alternative  
 Retain Adopted Plan

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The nomination proposes to increase the residential density from single-family homes at 2-3 du/ac to townhouses at 8-12 du/ac fronting a service drive for Route 50. Staff does not support the proposed higher density residential use resulting in 100 townhouses adjacent to a low-density established neighborhood of single-family homes to the south.



## CONTEXT

### **General Location:**

The subject area is located south of Arlington Boulevard (Route 50), and generally east of South Street and west of Aspen Lane.

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

**Subject Area:** The subject area is planned for and developed with single-family detached homes up to 2-3 du/ac and a garden center, and is zoned R-3.

### **Adjacent Area:**

**North:** The area to the north, across from Route 50 and west of Cleave Drive, is planned for and developed with neighborhood-serving retail and office uses up to .25 FAR and is zoned C-3. Between Cleave Drive and Second Street is an area planned for and developed with single-family homes at 3-4 du/ac and zoned R-4. To the east of this area is land within the Seven Corners Community Business Center which is the location of a small automobile service use and vacant land, planned for mixed use and zoned C-6 and PDC.

**East:** The area to the east is planned for and developed with single-family attached units at 5-8 du/ac, and is zoned R-12.

**South:** The area to the south is planned for and developed with single-family detached units at 2-3 du/ac and is zoned R-3.

**West:** The area to the west, across from South Street, is planned for and developed with neighborhood-serving retail and office uses, and is zoned C-5.

## PLANNING HISTORY

During the 2005-2006 South County Area Plans Review (APR) process approximately 85% of the land area of the current APR item was the subject of a nomination proposing to change the Comprehensive Plan to allow for mixed-use development consisting of 45 townhouses, 75,000 square feet of office and 37,387 square feet of retail use at an overall .50 FAR. On July 26, 2006, the Planning Commission recommended that the nomination be denied and that the adopted Plan recommendation for the area be retained. The nomination was not forwarded to the Board of Supervisors for further action as set forth in the APR guidelines.

**ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, Area I Volume, 2007 Edition, Jefferson Planning District, J2-Sleepy Hollow Planning Sector, as amended through March 9, 2010, Land Use Recommendations, page 25:

- “2. The portion of the Route 50 corridor from the intersection with Aspen Lane to South Street should remain in single-family residential use. Commercial encroachment in this area should be discouraged and access to South Street between its intersection with Route 50 and Holmes Run Road should be prohibited. South Street should serve as a barrier between the commercial activity and the residentially planned areas to the south.”

**NOMINATED PLAN AMENDMENT**

The nomination proposes to increase the residential density from single-family homes at 2-3 du/ac to townhouses at 8-12 du/ac on approximately 10 acres fronting a service drive for Arlington Boulevard.

**ANALYSIS**

The subject area is a narrow strip of land, 10.056 acres in size that faces the frontage road for Route 50 generally between Aspen Lane and South Street. The subject area is developed with single-family homes and a garden center. The adopted Plan recommendation for residential use at 2-3 du/ac for the subject area remains viable and is part of a larger area to the south, long established as a neighborhood of single-family homes. Most land adjoining the subject area to the south is planned and developed with single-family homes at 2-3 du/ac. Land further south and beyond Spring Terrace is planned and developed with single-family homes at 1-2 du/ac. The proposed redevelopment of the subject area with 100 residential townhomes at a density of 10 du/ac would alter the low-density residential character of this area. Replanning and redeveloping the subject property with townhomes may also set an undesirable precedent for additional redevelopment of single-family homes to townhomes in this area. Single-family homes on the subject property at its current planned density of 2-3 du/ac is in keeping with the stable and well-established neighborhood of single-family homes to the south planned and developed at 2-3 du/ac and 1-2 du/ac.

**RECOMMENDATION**

The APR nomination proposes changing the adopted Plan from single-family homes at 2-3 du/ac to residential townhomes at 8-12 du/ac. Replanning the subject property to 8-12 du/ac would facilitate the redevelopment of single-family homes and a garden center with 100 townhomes. Staff recommends that the adopted Plan for single-family homes at 2-3 du/ac be retained. The adopted Plan density largely reflects existing development and maintains the stability of the well-established neighborhood of single-family homes to the south.