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STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-III-1P

NOMINATOR: Carl Sell, Jr.

ACREAGE: 5.5 acres

TAX MAP I.D.: 97-4 ((2)) 14, 14A, 15, 16, 17, 18.

GENERAL LOCATION: Located west of Hooes Road, generally north of Silverbrook Road.

PLANNING AREA: III
District: Pohick
Sector: P7 Burke Lake Community Planning Sector
Special Areas: N/A

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

ADOPTED PLAN TEXT: P7 Burke Lake Community Planning Sector, Land Use, "2 Segment between Hooes Road and Lee Chapel Road. This segment is dominated by the Lake Mercer (Recreation Lake) Park and the South Run District Park. The development level in this segment must be such that the park, open space, and recreational uses can be maintained at a high level of quality. To comply with the objective of tapering densities from the base to the headwaters of the South Run watershed, the majority of this area is planned for a density range of 1-2 dwelling units per acre." Complete Plan text is shown in the Adopted Comprehensive Plan Text section."

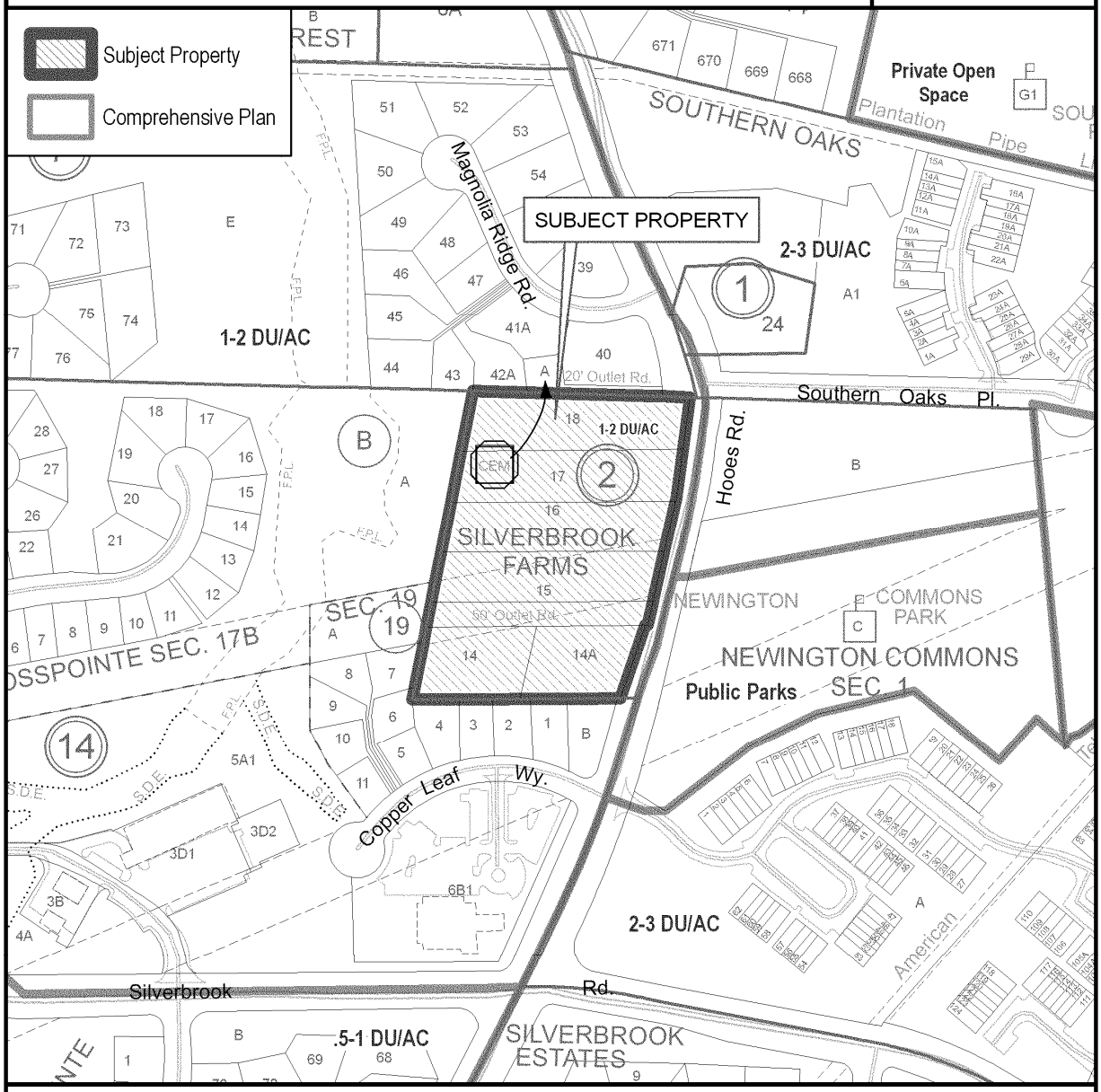
PROPOSED PLAN AMENDMENT: Residential use at a density of 3-4 du/ac.

SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
___ Approve Staff Alternative
_X_ Retain Adopted Plan

Staff recommends that the adopted Plan be retained. The subject parcels are within a larger area extending north to Pohick Road and west to Lee Chapel Road that are planned and developed at a density of 1-2 du/ac. Sufficient justification for amending the Comprehensive Plan which could include such things as a change in circumstances regarding the character of the area within which the proposed nomination is located, or an error in the Plan recommendations that pertain to the subject property, has not been demonstrated by the nomination. In addition, the subject area is traversed by a Virginia Power Company easement and has steep slopes in excess of 15 percent grade. The presence of these features will constrain the amount of developable land and result in a higher effective density.

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

2009-2010 SOUTH COUNTY APR #
09-III-1P
MT VERNON & SPRINGFIELD



Subject Property Current Plan: No site-specific Plan text.

Nominated Plan Change: Residential use at a density of 3-4 du/ac.

Staff Recommendation: Retain the adopted Plan.

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

CONTEXT

General Location:

The nomination concerns property in the P7-Burke Lake Community Planning Sector in the Pohick Planning District. The subject area is generally located south of Magnolia Ridge Road, on the west side of Hooes Road, north of Copperleaf Way and Silverbrook Road, and east of Copperleaf Lane.

Existing and Planned Land Use and Zoning:

Subject Property: The area contains 8 single-family detached homes on six parcels. An access road that serves a parcel outside the nominated area, and a major power line easement are also present. The Plan text includes these parcels in a larger area extending from Hooes Road to Lee Chapel Road. Except for some portions that are planned for very low density residential use at .1-.2 du/ac, the entire area is planned for residential use at a density of 1-2 du/ac. Hooes Road is a long established demarcation between property planned at a density of 1-2 du/ac and property planned at a density of 2-3 du/ac. The subject area is zoned R-1.

Adjacent Area:
North: Single-family detached homes in the Timber Ridge subdivision planned at a density of 1-2 du/ac and zoned PDH-2;
East: On the east side of Hooes Road across from the subject area, are single-family homes within a small portion of the Newington Forest subdivision planned at a density of 2-3 du/ac and zoned PDH-3, single-family detached homes in the Southern Oaks subdivision planned at a density of 1-2 du/ac and zoned PDH-2 and the Newington Commons Park, planned for public park and zoned PDH-3;
South: Single-family detached homes in the Crosspointe subdivision planned at a density of 1-2 du/ac and zoned PDH-2;
West: Single-family detached homes in the Crosspointe subdivision planned at a density of 1-2 du/ac and zoned PDH-2.

ADOPTED COMPREHENSIVE PLAN TEXT

The Land Use section of the P7-Burke Lake Community Planning Sector contains the following recommendations that include the nominated area:

> Fairfax County Comprehensive Plan, 2007 Edition, Pohick Planning District, amended through 1-26-2009, P7-Burke Lake Community Planning Sector, page 85:
>
> 2. <u>Segment between Hooes Road and Lee Chapel Road</u>. This segment is dominated by the Lake Mercer (Recreation Lake) Park and the South Run District Park. The development level in this segment must be such that the park, open space, and recreational uses can be maintained at a high level of quality. To comply with the objective of tapering densities from the base to the headwaters of the South Run

watershed, the majority of this area is planned for a density range of 1-2 dwelling units per acre. A small portion of the area is planned for lower density residential use as shown on the Plan map. To ensure a compatible transition to the low density area west of the watershed in Sector P5, planned for residential use at .1-.2 dwelling unit per acre, development along Ox Road should provide a substantial buffer in excess of general county standards that is consistent with other development in this area.

NOMINATED PLAN AMENDMENT

The nomination proposes to replan the 5.5-acre subject property from a density of 1-2 du/ac to a density of 3-4 du/ac. The justification for increasing the planned density is to provide an incentive to consolidate the property to create a unified development and improve access.

ANALYSIS

Land Use

The subject property consists of six parcels. An outlet road divides the southern two parcels, 14 and 14A, from the balance of the subject area. The subject area is also divided by a high voltage electric transmission line that lies within a Virginia Power Company easement. The easement roughly follows the access road and extends northward.

The nomination proposes to increase the planned density of the nominated parcels by as much as four-fold (from 1 du/ac at the low end of the plan range, and up to 4 du/ac at the upper end of the Plan range) and could yield between 17 - 22 new single-family units, as compared to between 6 – 11 new units under the current Plan. The justification is to encourage consolidation of the nominated parcels. The immediate surrounding area has developed according to the planned density of 1-2 du/ac. The surrounding area is zoned PDH-2 and includes extensive open space to preserve the unnamed tributary that traverses the neighborhood in an east-west direction.

The presence of the easement, outlet road in addition to steep slopes significantly constrains the developable area of the site. As a result, the higher effective density would result, and would work against, the ability of the subject area to function as a compatible infill development within this established community.

The current Comprehensive Plan range of residential use at 1-2 du/ac offers additional development potential because the subject area is zoned R-1. Guidance found in the Land Use element of the Policy Plan (Appendix 9, Residential Development Criteria) provides recommendations that specifically relate to infill development and the evaluation of zoning applications seeking to achieve the high end of the planned density range. Property consolidation is among the principles used to assess quality design. Therefore, it is not necessary to amend the Plan to seek consolidation.

Transportation

Trip Generation Estimates for APR # 09-III-1P

Scenario	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comprehensive Plan Single Family (210); 11 DU	136	4	13	9	5
Proposed Amendment Single Family (210); 22 DU	258	6	19	17	10
Net Impact of Proposed Amendment Above Comp Plan	122	2	6	8	5

As shown in the above table, the proposed change in land use would result in a marginal increase in trip generation from the subject property. Hooes Road is shown on the Transportation Plan Map to be a four-lane improved arterial, and is currently a two-lane cross section. Any development of this site should accommodate the planned improvement of Hooes Road. Access to Hooes Road should be controlled with one shared access point. Any development of the site should accommodate efficient transit operations within the Hooes Road corridor. A major paved trail along Hooes Road is shown on the Countywide Trails Plan. Any development of this site should accommodate the trail.

Schools

Based on the current County-wide student yield ratios, the APR nomination is anticipated to double the number of anticipated students from 6 to 12 based on the current Plan. Currently, South County Secondary School is over capacity and projected to remain over capacity in the 2014-15 school year. It is noted that the current capacity surplus at Silverbrook Elementary School will be reduced when a temporary modular addition at the school is relocated. The approved 2009 school bond referendum included construction funding for a new middle school in the south county area. A completion date for the 2012-13 school year is anticipated.

RECOMMENDATION

Staff believes that an increase in density is not justified. While the consolidation of the area may produce a benefit by limiting the number of access points to Hooes Road, the effective density of development would be much higher than on surrounding properties, due to the small amount of available land for development due to the presence of large areas of steep slopes in excess of 15 percent grade on the site and a Virginia Power Company easement that covers almost all of parcel 15. The current Plan density of 1-2 du/ac still allows additional development potential for the subject properties to develop under the current R-1 zoning district. Finally, a change in circumstances in the character of the surrounding area, or an error in the current Plan recommendations has not been demonstrated by the nominator. Therefore, staff recommends that the current Plan be retained.