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

**SUPERVISOR DISTRICT: MASON**

**APR ITEM: 09-I-3B**

**NOMINATOR:** Lisa M. Chiblow

**ACREAGE:** 5.007 Acres

**TAX MAP I.D. NUMBERS:** 61-4((1))118

**GENERAL LOCATION:** At the southwestern terminus of Scoville Road and the northeastern terminus of Arnet Street

**PLANNING AREA:** Area I  
**District:** Baileys  
**Sector:** Glasgow (B4)  
**Special Area:** N/A

**ADOPTED PLAN MAP:** Public Facilities, Governmental and Institutional Uses

**ADOPTED PLAN TEXT:** Infill residential development that is of compatible use, type and intensity to the surrounding community.

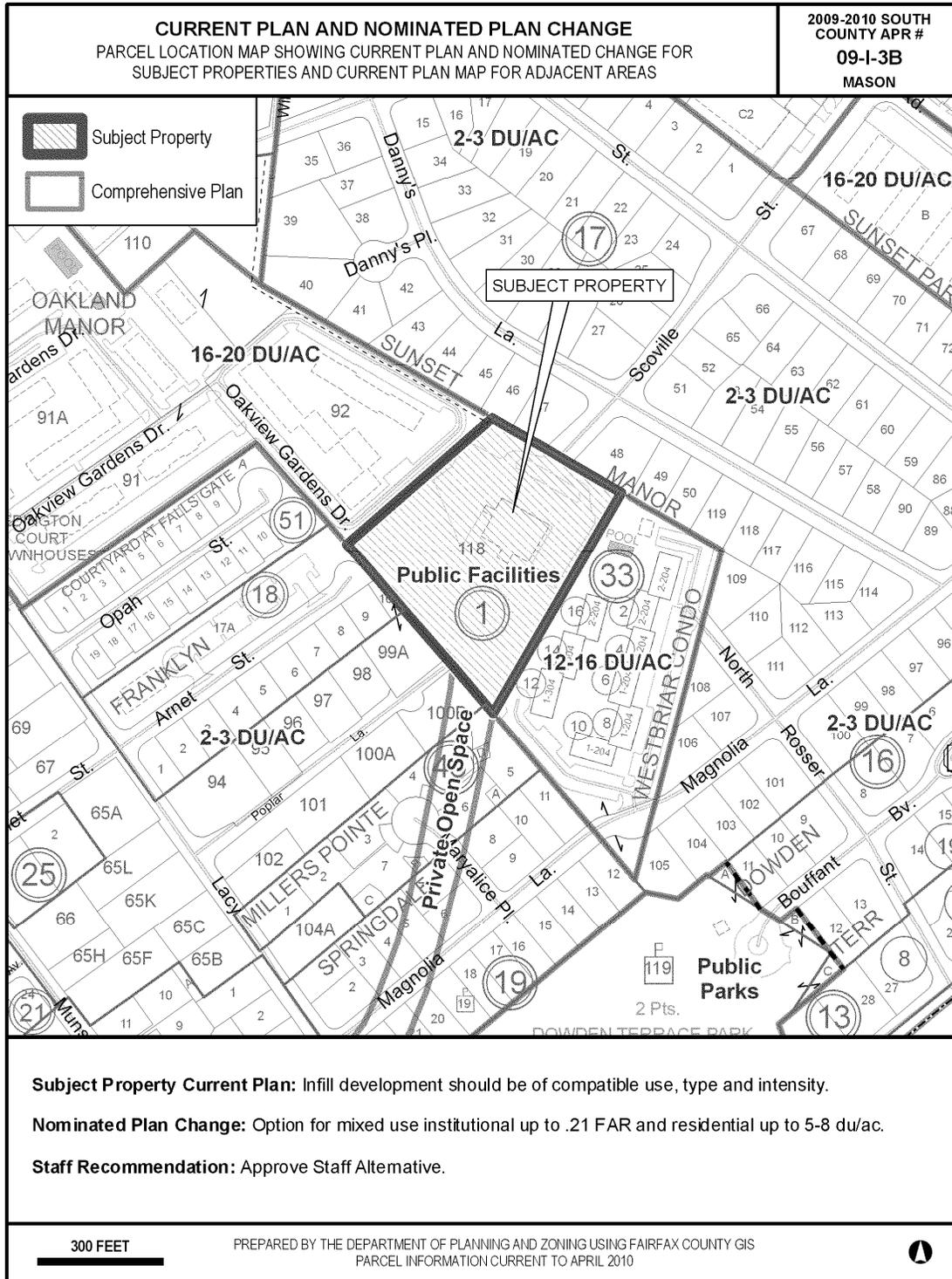
For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/baileys.pdf>

**PROPOSED PLAN AMENDMENT:** Add an option for up to 33 affordable multi-residential units while retaining the existing Moose Lodge facility

**SUMMARY OF STAFF RECOMMENDATION:**

- Approve Nomination as Submitted
- Approve Staff alternative
- Retain Adopted Plan

Staff recommends an alternative that would add an option with conditions to develop 2 acres of the subject parcel with affordable residential townhouses at up to 8-12 du/ac (16-24 units) and retain the existing Moose Lodge. The staff alternative is generally supportive of the nominator's current proposal.



## **CONTEXT**

### **General Location:**

This property is located at the southwestern terminus of Scoville Road and the northeastern terminus of Arnet Street.

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

**Subject Area:** The subject area is planned for public facilities, governmental and institutional uses and is developed with a fraternal lodge, and is zoned R-3.

### **Adjacent Area:**

**North:** The area to the north is planned for and developed with single-family residential at 2-3 du/ac and zoned R-3.

**East:** The area to the east is planned for and developed with multi-family residential units at 12-16 du/ac, and is zoned R-20.

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

**West:** The area to the west is planned for and developed with multi-family residential units at 16-20 du/ac, and is zoned R-20.

## **PLANNING HISTORY**

During the 2005-2006 South County Area Plans Review (APR) process, the parcel was the subject of APR item 05-I-4B proposing to add an option to the Comprehensive Plan for residential use at 16-20 du/ac with 4,000-5,000 square feet for the existing Moose Lodge facility. The APR item also proposed another option for 20-30 du/ac for an age-restricted housing facility (55 years old and greater) with 4,000-5,000 square feet for the existing Moose Lodge. The item was withdrawn by the nominator prior to the Planning Commission public hearing.

## **ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, Area I Volume, 2007 Edition, Baileys Planning District as amended through March 9, 2010, B4 Glasgow Community Planning Sector, Recommendations, Land Use, page 84:

“The Glasgow Sector, outside of the Baileys Crossroads Community Business Center, is largely developed as 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 in Land Use Objectives 8 and 14.”

## **NOMINATED PLAN AMENDMENT**

The original nomination proposed an option to the Plan to facilitate the development of the southern portion of the subject parcel with 33 multi-family affordable dwelling units while retaining the existing Moose Lodge on the northern portion. The nominator is currently requesting that the proposed Plan option be considered for 22 affordable townhouses along with the Moose Lodge facility.

## **ANALYSIS**

### Land Use

The nominated parcel is located between Scoville Street and Arnet Street. The parcel is planned for public facilities, governmental and institutional uses. The parcel is currently developed with a 12,700 square foot (sf) structure utilized by the Loyal Order of the Moose Lodge. The nominated site is approximately five acres and is situated among higher residential densities on two sides, containing multi-family developments at 12-16 du/ac and 16-20 du/ac. Lower density single-family residential use at 2-3 du/ac is located north and south of the property.

At the time the nomination was filed, the nominator was seeking a Plan option for the development of up to 33 multi-family residential units on the southern portion of the property with the existing Moose Lodge to be retained as a separate entity. Subsequently, the nominator has requested that the proposal be changed so that the residential component is configured as 22 townhouses. The nominator presented the proposal for 22 townhouses and the existing Moose Lodge at the Mason APR Task Force meeting. The proposed 22 townhouses on two acres would result in 11 du/ac. The nominator is willing to commit that all proposed units will be either affordable dwelling units or workforce housing units. The nominator proposes that the development will have access from Arnet Street, low impact development techniques to the extent possible, adequate screening and barriers at peripheral lot lines, and building exteriors with some masonry type materials. Staff supports the proposed affordable housing to help meet Countywide objectives and policies. Staff also supports the lower density and townhouse unit type as they would provide a better transition among multi-family and single-family residential uses in the area. Staff recommends that the two acre southern portion of the parcel be planned for a range, 8-12 du/ac, rather than a limit of 22 dwelling units as requested by the nominator. Staff feels that the maximum number of dwellings should be determined at the time of rezoning evaluation when more detailed site information will be provided.

Transportation

The current Comprehensive Plan currently supports up to 15 single-family detached units, which would generate around 144 daily vehicle trips or about 16 PM peak hour trips. Under the original nomination, the proposed change to 33 multifamily units would generate approximately 219 daily vehicle trips or about 20 PM peak hour trips. The current proposal for 22 townhouses is not anticipated to result in a substantial increase in trips above the current Comprehensive Plan or the proposal for 33 multi-family units. The magnitude of trips associated with these residential uses is minor; however, trip estimates for the fraternal order lodge that is located on this site are unknown. In order to quantify trips for this type of use to determine a preliminary impact of all proposed development on this site, additional information associated with the lodge would need to be provided.

The original nomination states that primary access for the residential development would be from the south at either Arnet Street or Poplar Lane. The revised nomination proposes access only from Arnet Street. If access to the site is from Poplar Lane then this road would need to be improved. Additionally, any access from the residential development to Scoville Street may be problematic due to the existing use and the ongoing Bailey’s Crossroads Study that is recommending increased densities and realignment of some surrounding roads. Additionally, limiting vehicular access to Arnet Street or Poplar Lane would prevent cut through traffic on the site.

Schools

The proposed Plan change is not anticipated to generate a larger number of new students than would be anticipated based on the current Plan language.

**RECOMMENDATION**

Staff recommends an alternative that is supportive of the nominator’s current proposal. The staff alternative provides consideration for an option for affordable single-family attached units at 8-12 du/ac, on the southwestern portion of the site and retention of the Moose Lodge. The option would support Countywide objectives for affordable housing and would be developed in a manner to provide an appropriate transition among lower and higher density residential uses in the surrounding area.

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, Baileys Planning

District as amended though March 9, 2010, B4 Glasgow Community Planning Sector, Recommendations, Land Use, after recommendation 6, a new recommendation, page 86:

“7. Parcel 61-4((1))118 is planned for public facilities, governmental and institutional use. As an option, two acres located in the southern portion of the parcel, may be appropriate for residential use up to 8-12 dwelling units per acre. To be considered for this option, all units should be affordable dwelling units or workforce housing units, access should be from Arnet Street or Poplar Lane, adequate screening and barriers should be included, and low impact development techniques should be used to the extent possible.”

**MODIFY:** Fairfax County Comprehensive Plan, Area I Volume, 2007 Edition, Baileys Planning District as amended though March 9, 2010, B4 Glasgow Community Planning Sector, Figure 32, Land Use Recommendations General Locator Map so that a reference to the area of Parcel 61-4 ((1)) 118 with corresponding land use recommendation number (7) is added.

The Comprehensive Plan Map will not be changed for the subject property. The Comprehensive Plan Map will continue to show public facilities, governmental and institutional uses to reflect the base land use recommendation for the subject property.