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Department of Planning & Zoning**

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STAFF REPORT 2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON

APR ITEM: 09-IV-3LP

NOMINATOR(S): Linwood Gorham on behalf of the South County Federation

ACREAGE: 6.1 acres

TAX MAP I.D.: 107-4 ((1)) 34

GENERAL LOCATION: Generally located on Richmond Highway, Southwest of Greencastle Lane.

PLANNING AREA: IV
District: Lower Potomac
Sector: LP2 Lorton-South Route 1
Special Areas: Sub-unit E9

ADOPTED PLAN MAP: Public facilities, governmental and institutional uses.

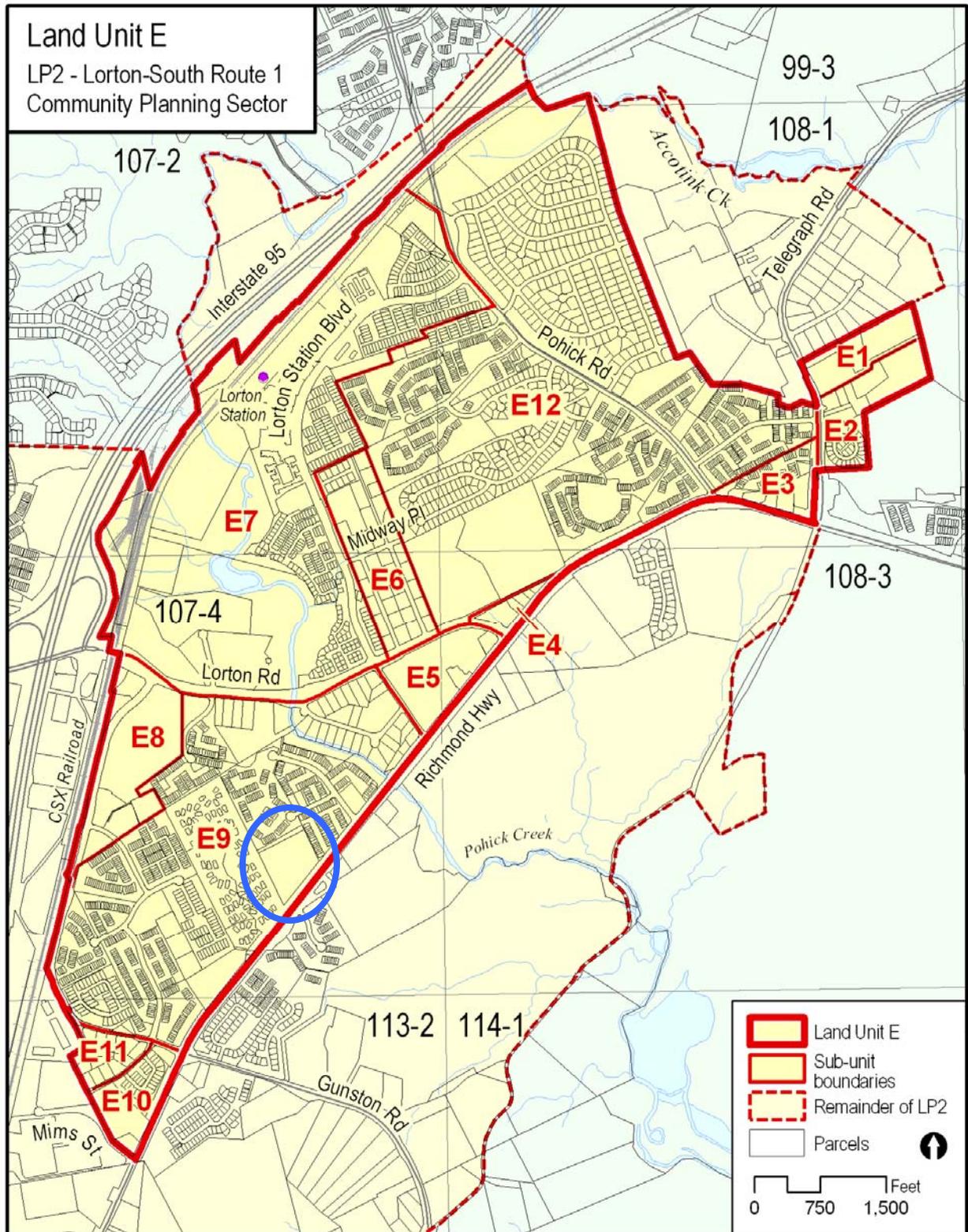
ADOPTED PLAN TEXT: No specific Plan text for nominated parcel, however, Sub-unit E9 of the LP2 Lorton-South Route 1 Community Planning Sector contains stable residential uses which are planned for 4-5 dwelling units per acre, 8-12 dwelling units per acre, and 12-16 dwelling units per acre, as shown on the Plan map, and should be protected. Any new or infill development should conform with the planned residential density as shown on the Plan map and be of a compatible use, type and intensity compared with the surrounding existing residential developments.

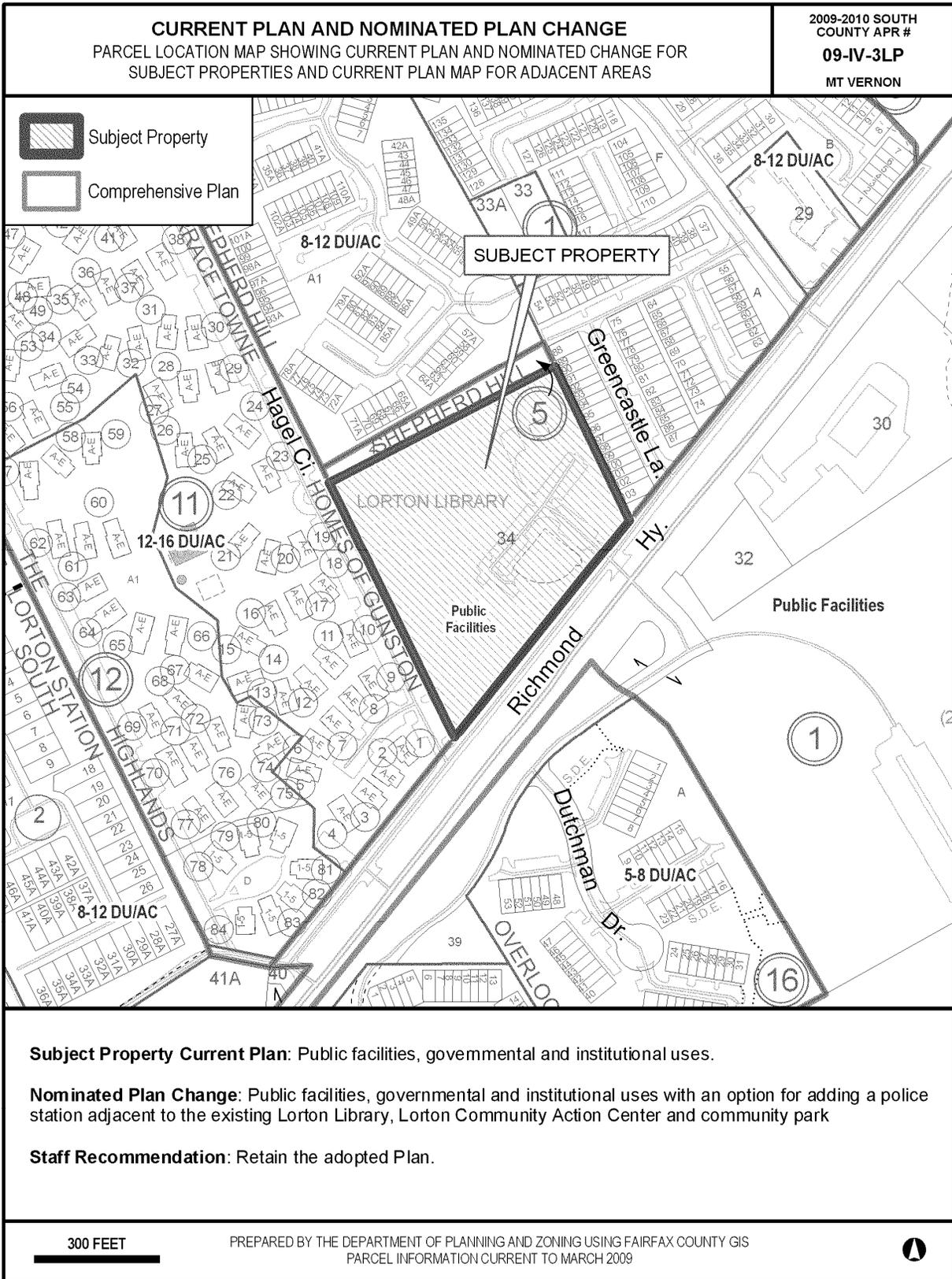
PROPOSED PLAN AMENDMENT: Add the following new text to Sub-unit E9:
“This sub-unit also includes parcel 107-4 ((1)) 34 a Fairfax County owned tract where the Lorton Library, Lorton Community Action Center house, and a community park are located. The tract also includes a large amount of open space that should be considered for a police station.”

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination As Submitted
 Approve Staff Alternative
 Retain Adopted Plan

Staff recommends that the adopted Plan be retained. The nomination proposes that the Lorton Library site be considered for location of a future police station. The Police Department does not endorse specific sites for future stations that it has not evaluated, and the Lorton Library site contains valuable community park and open space amenities that are well used by area residents.





CONTEXT

General Location:

The nomination concerns Sub-unit E9 of Land Unit E of the LP2 Lorton-South Route 1 Community Planning Sector within the Lower Potomac Planning District. The subject area is generally located on Richmond Highway, southwest of Greencastle Lane.

Existing and Planned Land Use and Zoning:

Subject properties:

The subject area contains the Lorton Library, the Lorton Community Action Center house and Lorton Park. The site is planned for public facilities, governmental and institutional uses. The site is zoned R-8.

Adjacent Area:

North: The area to the north of the subject property is planned for residential use at a density of 8-12 du/ac and 12-16 du/ac, and zoned R-4 and R-8.

West: The area to the west is planned for residential use at a density of 12-16 du/ac and zoned PDH-16.

South: The area to the south is planned for public facilities and residential use at a density of 5-8 du/ac and zoned R-1.

East: The area to the east is planned for residential use at 8-12 du/ac and zoned R-4.

PLANNING HISTORY

There have been no plan amendments adopted for the subject property within the last 10 years. The site is currently zoned R-8 which permits public uses.

ADOPTED COMPREHENSIVE PLAN TEXT

There is no parcel specific Plan text for the subject property.

NOMINATED PLAN AMENDMENT

The nomination proposes to add the following text to the Lower Potomac Planning District, Area IV, amended through 5-4-2009, LP2 Lorton-South Route 1 Community Planning Sector page 90:

Sub-unit E9

“This sub-unit also includes parcel 107-4 ((1)) 34 a Fairfax County owned tract where the Lorton Library, Lorton Community Action Center house, and a community park are located. The tract also includes a large amount of open space that should be considered for a police station.”

Complete proposed Plan text is shown in Attachment I.

ANALYSIS

Police Department Station Planning

The Police Department does not feel that the Lorton Library site would be an optimal location for a future district station because the subject property is not strategically located at the center of the future South County District. A central location is preferred for ease of both officer and citizen access. The previously identified future station site at Lorton Road and Furnace Road is much more centrally-located within the projected district, with better access to the primary roadways in the area.

Site Access

The option of a police station as proposed in this nomination would have site access issues. Police stations generally need two points of access from different streets for safety and operational reasons. In this case, the access points would most likely be needed from Greencastle Lane and Shepherd Hills Drive.

Park and Recreation Facilities

The area that is the subject of this plan nomination is known as Lorton Park. It is owned by the Board of Supervisors with park facilities developed, operated and managed by the Park Authority and includes an open play area, a playground, trails and seating areas. Lorton Park is well utilized and easily accessible from the surrounding neighborhoods. The surrounding neighborhoods have no other local-serving parks within walking distance. In addition, Lorton Community Action Center recently proposed development of a community center on a portion of the site. Lorton Park provides a valuable community amenity to the surrounding neighborhoods and library users. The Park Authority does not support this nomination and recommends that it be denied.

RECOMMENDATION

Staff recommends the current Plan be retained for the nominated area. This recommendation is based on the concerns stated by the Fairfax County Police Department that the site is not an optimal location for a future police station because it does not meet Police Department criteria for effective service delivery, and that the Lorton Library site contains park and open space facilities that are well utilized by the surrounding community.

**ATTACHMENT I
NOMINATED PLAN TEXT**

Recommend text to be added to the Comprehensive Plan is shown as underlined.

Fairfax County Comprehensive Plan, Lower Potomac Planning District, Area IV, as amended through 5-4-2009, LP2 Lorton-South Route 1 Community Planning Sector page 90:

Sub-unit E9

Sub-unit E9 is generally located south of Lorton Road, west of Route 1, north of Gunston Cove Road and east of the CSX Railroad tracks. This sub-unit contains stable residential uses which are planned for 4-5 dwelling units per acre, 8-12 dwelling units per acre, and 12-16 dwelling units per acre, as shown on the Plan map, and should be preserved and protected. Any new or infill development should conform with the planned residential density as shown on the Plan map and be of a compatible use, type and intensity to surrounding existing residential developments. This sub-unit also includes parcel 107-4 ((1)) 34 a Fairfax County owned tract where the Lorton Library, Lorton Community Action Center house, and a community park are located. The tract also includes a large amount of open space that should be considered for a police station.