



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

For additional information about this amendment, call 703-324-1380  
To request this information in an alternate format, call 703-324-1334, TTY 711



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

**SUPERVISOR DISTRICT:** MOUNT VERNON

**APR ITEM:** 09-IV-4LP

---

**NOMINATOR:** Anh Minh Tran

**ACREAGE:** .78 acres

**TAX MAP I.D. NUMBERS:** 109-1((1)) 13

**GENERAL LOCATION:** West of Backlick Road, north of Richmond Highway, east of Anderson Lane

**PLANNING AREA:** IV

**District:** Lower Potomac

**Sector:** LP4 – Fort Belvoir Community Planning Sector

**Special Areas:** NA

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

**ADOPTED PLAN TEXT:** Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, LP4 – Fort Belvoir Community Planning Sector, Page 121:

“The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:

- B. Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map.”

For complete Plan text see pages 4-5 of 7.

**PROPOSED PLAN AMENDMENT:** Amend the Comprehensive Plan to allow for retail use up to .06 FAR. The nomination proposes restaurant use up to 2,000 square feet (sf) with 50 parking spaces.

---

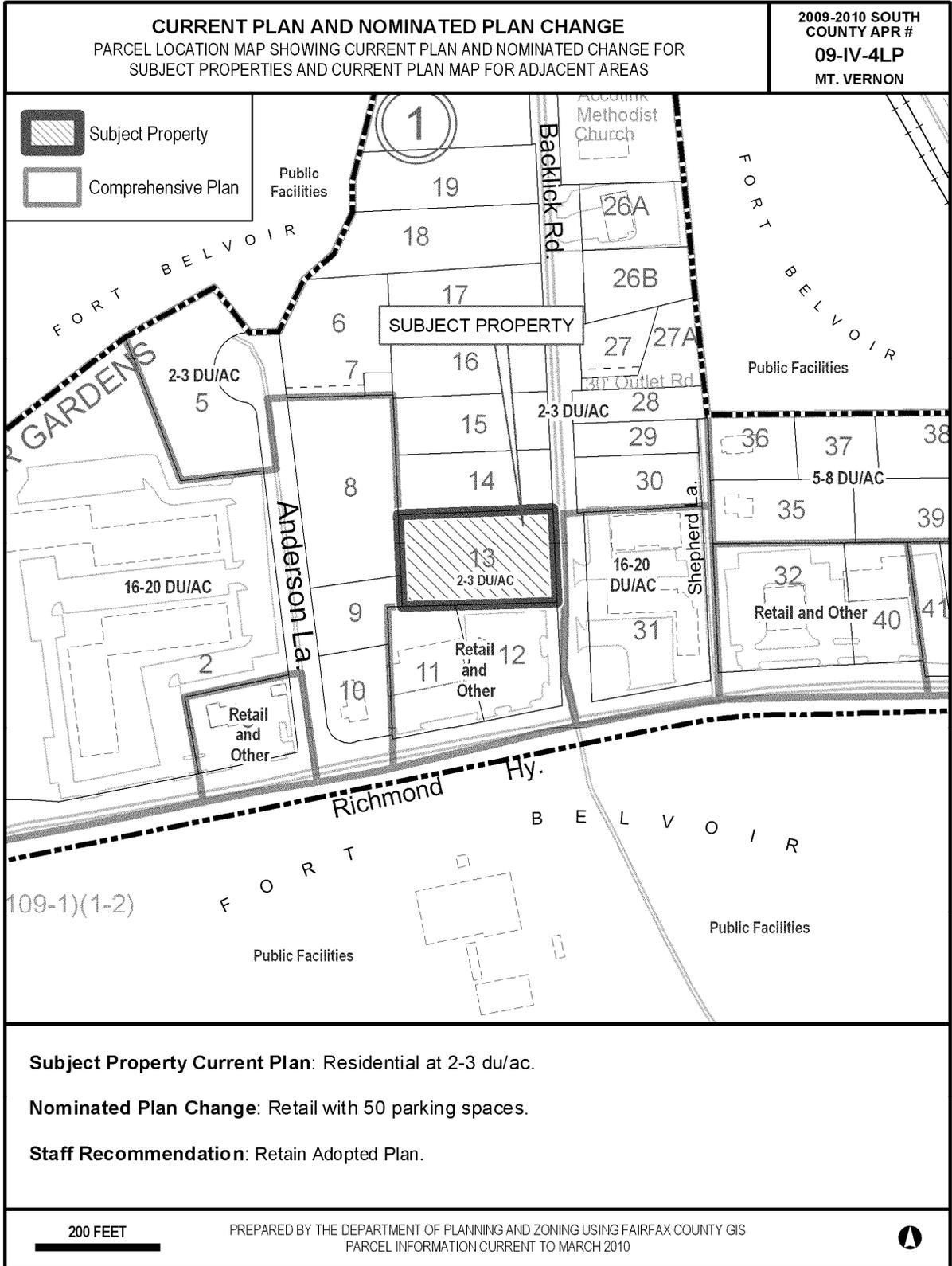
### **SUMMARY OF STAFF RECOMMENDATION**

- Approve Nomination as submitted
  - Approve Staff Alternative
  - Retain Adopted Plan
-

The Comprehensive Plan contains parcel-specific recommendations for locations that are appropriate for commercial and residential use within the Village of Accotink. The Plan notes there should be no expansion or intensification of existing and planned commercial uses. This nomination would constitute an expansion of new commercial use on a parcel planned for residential use and may set an undesirable precedent for piecemeal replanning of this area and replacing residential with commercial uses.

The nomination proposes a 2,000 square foot restaurant which would support a small fast food or quick serve restaurant. This type of facility depends on high visibility and easy access to maximize customer convenience. The parcel does not front Richmond Highway and would not benefit from the same visibility and accessibility as the other existing commercial uses along Richmond Highway. The current Plan notes a landscaped buffer should be utilized where commercial development could alter the residential character within the Village of Accotink. The nominated parcel is only .78 acres. The size of the parcel would make it difficult to fit a restaurant, surface parking, and a buffer to protect adjacent residential uses.

The nominator has raised concerns over homeless individuals illegally occupying the site. Three complaint letters were filed by the nominator to the Mount Vernon police, the Planning Commission, and the Mount Vernon District Supervisors office. Amending the Comprehensive Plan to allow for commercial use is not the proper avenue to remedy the situation and will not provide the appropriate assistance for these individuals.



---

## CONTEXT

### **General Location:**

The subject property is located west of Backlick Road, north of Richmond Highway, and east of Anderson Lane.

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

**Subject Area:** The nominated parcel is currently vacant and is part of Accotink Village, the non-military area of Fort Belvoir located at the juncture of Backlick Road and Richmond Highway. Accotink Village is planned to generally maintain its current uses and densities/intensities. The subject property is planned for residential use at 2-3 du/ac. The subject area is split-zoned R-3 and C-8; approximately 86% of the parcel is zoned R-3 and the remaining 14% is zoned C-8.

### **Adjacent Area:**

**North:** The parcel north of the subject area is developed with a single family detached home and is zoned R-3. As indicated by the Comprehensive Plan guidance and the Plan map, this parcel is planned for residential use at 2-3 du/ac.

**East:** Village Apartments, garden style rental apartments located to the east of the subject property across Backlick Road, were sold in March of this year due to bankruptcy. The Plan map indicates the apartments are planned for 16-20 du/ac, and this parcel is zoned C-8.

**South:** A gas station and audio and electronics shop are located on parcels 109-1 ((1)) 11 and 12, fronting Richmond Highway. These parcels are zoned C-5. The Plan map indicates retail and other uses. The current Plan guidance recommends neighborhood-serving commercial use along Route 1 (Tax Map 109-1((1))3, 11, 12, 32 and 40), and there should be no expansion or intensification of the existing commercial uses.

**West:** In total, parcels 109-1 ((1)) 8 and 9 are approximately 1.3 acres in size and contain four single family detached residential units. Parcel 109-1 ((1)) 8 is split-zoned R-20 and C-5. Parcel 109-1 ((1)) 9 is zoned R-20. The Plan map recommends 16-20 du/ac for both parcels. The Comprehensive Plan guidance notes that redevelopment of these parcels at 16-20 du/ac with conditions is appropriate.

### **ADOPTED COMPREHENSIVE PLAN TEXT:**

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 3-23-2010, LP4-Fort Belvoir Community Planning Sector, Pages 120 and 122:

#### **“CONCEPT FOR FUTURE DEVELOPMENT**

The Fort Belvoir Community Planning Sector is recommended in the Concept for Future Development as a Large Institutional Land Area. The boundaries of the designation of Large Institutional Land Area are coincidental with the planning sector boundaries. The Concept recommends that the Federal government develop or redevelop these areas only when plans are coordinated with the County and consistent with the County goals and the Comprehensive Plan.

---

**RECOMMENDATIONS**Land Use

5. The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:
  - A. Neighborhood-serving commercial use is planned along Route 1 (Tax Map 109-1((1))3, 11, 12, 32 and 40). There should be no expansion or intensification of the existing commercial uses.
  - B. Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map.
  - C. Residential use at 5-8 dwelling units per acre is planned generally east of Shepherd Lane (Tax Map 109-1((1))35, 36, 37, 38 and 39) provided that the development achieves good design, substantial parcel consolidation, and buffering and screening along any portion of the property line adjacent to an existing commercial use or single-family detached dwelling unit.
  - D. Residential use at 12-16 dwelling units per acre is planned along Route 1 and east of Shepherd Lane (Tax Map 109-1((1))41 and 42). Affordable housing at 16-20 dwelling units per acre is planned east and west of Anderson Lane (Tax Map 109-1((1))1, 2, 8, 9 and 10) and along Route 1 west of Shepherd Lane (Tax Map 109-1((1))31). These planned land uses generally reflect existing uses and densities, except for the area adjacent to Anderson Lane to the east (Tax Map 109-1((1))8, 9 and 10) which contains single-family dwelling units. Parcels 8, 9 and 10 may be redeveloped at 16-20 dwelling units per acre, if the development provides good design, substantial parcel consolidation and buffering and screening between any property line which is adjacent to an existing commercial use or a single-family detached dwelling unit.
  - E. The Methodist Church in the Village of Accotink and environs is a local landmark and should be considered for inclusion in an historic district. Any future development or redevelopment in the area should be compatible with the church in terms of design, mass, scale, height, color, type of material and visual impact.
  - F. Protective landscape buffer treatment should be utilized in those cases where commercial development could alter the residential character within the Village of Accotink.”

**NOMINATED PLAN AMENDMENT**

The nomination proposes to amend the Comprehensive Plan to allow for retail use at an intensity up to .06 FAR on the subject parcel. In the nomination form, the applicant proposes restaurant use up to 2,000 sf with 50 parking spaces.

**ANALYSIS**

Land Use

The Comprehensive Plan guidance recommends neighborhood-serving commercial use similar to what is proposed by the nomination on specific parcels that front Richmond Highway, and there should be no expansion or intensification of existing commercial uses. The remaining parcels within the Village of Accotink are generally planned for and developed with residential use at various densities.

Commercial uses in the Village of Accotink should be located on parcels that are accessible from Richmond Highway and should avoid encroaching upon existing residential homes. The limited acreage of this parcel would make it difficult to develop a restaurant, adequate buffering and screening, and surface parking.

Transportation

As shown in the table below, the proposed changes in land use would result in a marginal increase in trip generation in terms of the total number of trips in this area. While the proposed change in land use appears to represent a minimal impact, further review and analysis will be required to make a more definitive determination.

Trip Generation estimates for APR 09-IV-4LP

<b>Scenario</b>	<b>Daily</b>	<b>In</b>	<b>Out</b>	<b>In</b>	<b>Out</b>
<u>Current Comprehensive Plan</u> Single Family; 2 DU	28	3	8	2	1
<b>Total</b>	<b>28</b>	<b>3</b>	<b>8</b>	<b>2</b>	<b>1</b>
<u>Proposed Amendment</u> High Turnover Restaurant; 2,000 sf	254	12	11	13	9
<b>Total</b>	<b>254</b>	<b>12</b>	<b>11</b>	<b>13</b>	<b>9</b>
Net Impact of Proposed Amendment Above Comp Plan	226	9	3	11	9

Backlick Road is currently designated as a Collector road and is not planned for improvement according to the Fairfax County Transportation Plan. The roadway is currently two lanes with right-of-way between approximately 45 and 50 feet in width. Based on visual inspection, the facility may need safety improvements in the future. While there may be sufficient right-of-way for these improvements, future review and analysis may indicate a need for additional right-of-way dedication.

The intersection of Backlick Road and Richmond Highway functions at Level of Service (LOS) C in the morning peak hour and LOS F in the evening peak hour. To improve the evening peak hour condition, Richmond Highway is recommended be a six-lane improved arterial and is designated an Enhanced Public Transportation Corridor (EPTC) with a range of transit options such as rail and bus rapid transit. A rail and transit transfer station is planned in close proximity to the site near Shepherd Lane, as indicated on the Transportation Plan Map and could require the addition of two dedicated transit lines/transit ROW. This could have an impact on the site and land adjacent to the nominated area in the future if these improvements are implemented.

Site access along Backlick Road should be limited to one access point. Fairfax Connector (Route 171) bus service currently runs along the Richmond Highway corridor. The draft Transit Development Plan dated December 2009 recommends new Fairfax Connector (Route 334 and 371) service and a BRAC shuttle route along this same stretch. Should this nomination be adopted, development of this site should provide access for transit users.

#### Cultural Resources

The subject parcel is surrounded by a number of known historic and Native American sites. Additionally, a structure appears on the parcel in the 1937 aerial photograph. Staff recommends that the parcel undergo a Phase I archaeological survey prior to any ground disturbance. If sites are found, Phase II testing is recommended and a Phase II data recovery conducted if necessary.

#### Public Facilities

The subject area is served through an 8-inch diameter water main adjacent to the site. Fire protection requirements may necessitate a looped distribution piping configuration. Specific details pertaining to water distribution infrastructure will be developed concurrent with the requisite site planning and engineering process.

#### **RECOMMENDATION**

Staff recommends retaining the adopted Comprehensive Plan. The Plan notes there should be no expansion or intensification of existing and planned commercial uses. This nomination would constitute an expansion of new commercial use on a parcel planned for residential use and may set an undesirable precedent for piecemeal replanning of this area and replacing residential with commercial uses.