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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-III-5P

NOMINATOR(S): Steven F. Teets on behalf of E and A I and G Lorton Valley Limited Partnership

ACREAGE: 21.97 acres

TAX MAP I.D. NUMBERS: 106-2 ((1)) 9a and 9b; 106-2 ((7)) 1, 4, and 5

GENERAL LOCATION: Northeast side of Ox Road, across from Palmer Drive

PLANNING AREA: III
District: Pohick
Sector: Dominion (P5)

ADOPTED PLAN MAP: Residential use at a density of 0.5-1 dwelling unit per acre (du/ac)

ADOPTED PLAN TEXT: Residential use at a density of 0.5-1 du/ac with an option for shopping center up to 125,000 square feet (SF)

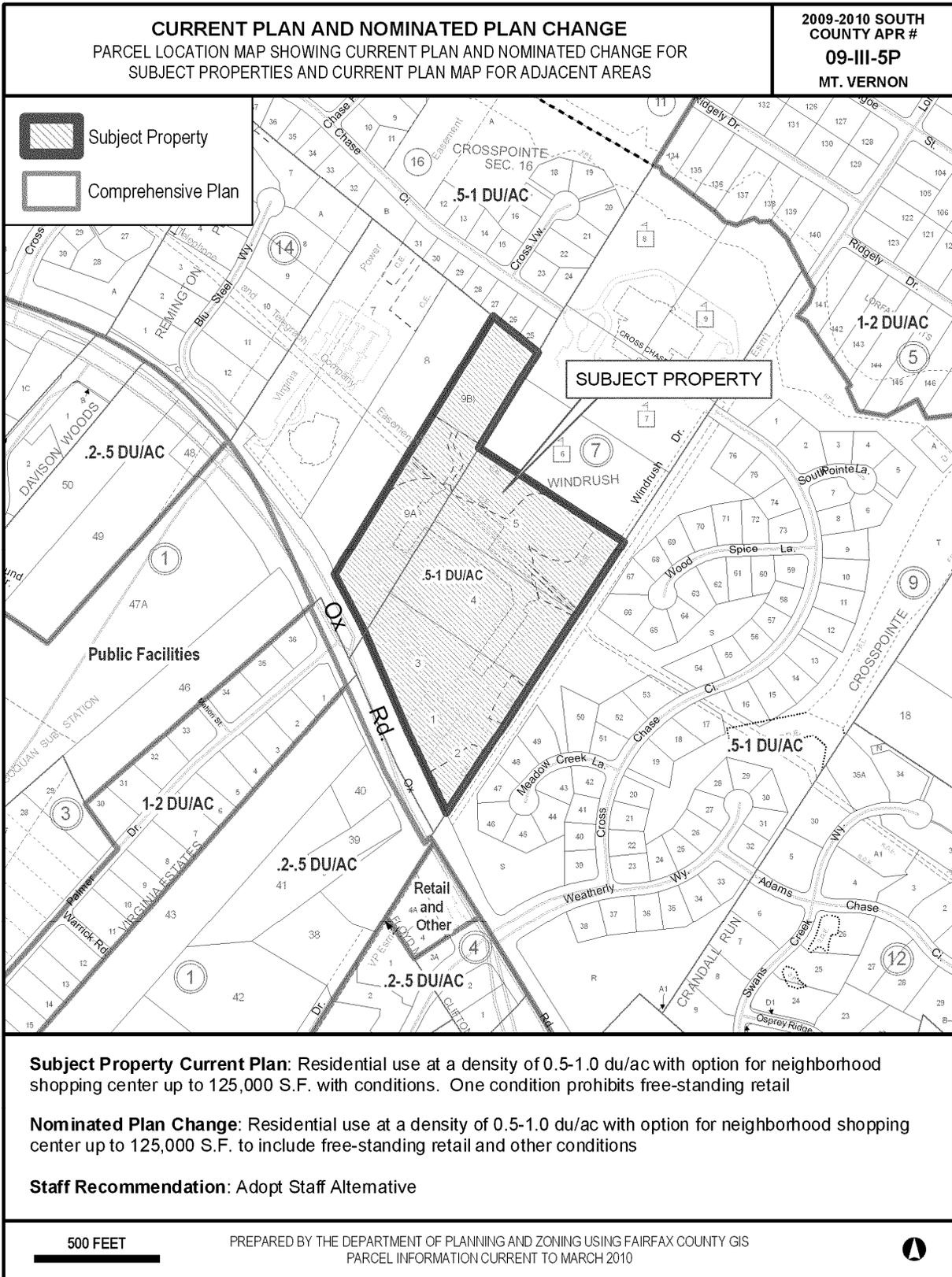
For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>,
Page 64

PROPOSED PLAN AMENDMENT: Residential use at a density of 0.5-1 du/ac with an option for shopping center up to 125,000 SF to include free-standing retail use

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination as Submitted
 Approve Staff Alternative
 Retain Adopted Plan

The current Comprehensive Plan recommends that free-standing retail uses should not be included within the Plan option due to the residential character of the area. No change in circumstance in the area has occurred to the area that would warrant an amendment to the recommendation about free-standing uses. The staff recommendation for an alternative involves a proposed change that is editorial in nature in order to update the Tax Map parcel references for the subject area.



CONTEXT**General Location:**

The approximately 22-acre subject property is located on the northeast side of Ox Road, across from the intersection with Palmer Drive, and southwest of the William Halley Elementary School.

Existing and Planned Land Use and Zoning:

Subject property: The majority of the subject property contains the Shoppes at Lorton shopping center, which is comprised of approximately 109,500 SF of retail use and includes a grocery store and service station. There are no free-standing retail uses in the existing shopping center. A 2.2-acre portion of the subject property, Tax Map Parcel 106-2 ((7)) 9b is private open space that was dedicated to the Crosspointe Homeowners' Association as part of the rezoning that resulted in the current development. Parcel 9b is no longer part of the shopping center and is involved in this Plan amendment only because the adopted Plan recommendation references the former Tax Map number, Tax Map parcel 106-2 ((7)) 9. Parcel 9 has been subdivided into parcels 106-2 ((7)) 9a and 9b. There is no proposed land use change to Parcel 9b in nomination 09-III-5P.

The subject property is located in the P5 Dominion Community Planning Sector of the Pohick Planning District in Area III of the Comprehensive Plan. The subject property is planned for residential use at a density of 0.5 to 1 du/ac. The property has an option for development as a neighborhood shopping center, not to exceed 125,000 SF. The Plan has a number of conditions for this option, including the prohibition of free-standing uses and design guidance that describes landscaping, berming, signage, lighting, building height, and design. The recommendation also states that the development should be designed as a single, integrated center, and the center should not appear as a strip commercial center. These design recommendations work to reduce the impact of the commercial use on the adjacent low-density residential area and were an important part of the original approval of this option for commercial use in this area.

Adjacent Area: The Dominion Community Planning Sector surrounds the subject property and is planned, zoned, and characterized by low-density residential uses.

Northeast, Northwest, and Southeast: Crosspointe subdivision and an existing single-family house, not associated with the subdivision, generally surround the subject property to the northwest and southeast. The subdivision and house are planned for residential use at a density of 0.5-1 du/ac and zoned PDH-1 and R-1, respectively. The single-family house also has a Plan option for an assisted living facility. A few, non-residential uses also are located northwest and northeast the subject property, including the William Hanley Elementary School, located northeast of the subject property, and the New Hope Church, located northwest of the subject property. Although the existing uses are non-residential for these properties, they are planned for residential use at a density of 0.5-1 du/ac and zoned R-1.

Southwest: Low density residential uses and vacant land are located to the west and south of the subject property. The Virginia Estates neighborhood, other residences, and vacant land are

planned for residential use at 1-2 du/ac, .2-.5 du/ac, and public facilities, respectively, and zoned R-1.

PLANNING HISTORY

The subject property was involved in the 1990-1991 Planning Horizons effort, which added the option for the retail shopping center and the conditions for redevelopment. The Plan recommendations for this property have not been amended since that time. The option and associated conditions were implemented during a rezoning of the property (RZ 89-V-059). The rezoning did not include a free-standing use, as per the Plan condition, which was reaffirmed during a special exception and proffer condition amendment for a service station and quick service food store (SE 00-V-031/PCA 89-V-059) in May 2001. The approval of the SE/PCA permitted the station and store provided that they were attached to the end of the shopping center. The staff report for the SE/PCA speaks to the revision to the original proposal for the service station as a free-standing pad site, due to the importance of the conditions in the Plan.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III, Pohick Planning District, P5 Dominion Community Planning Sector, page 64, as amended through January 26, 2009:

“8. Parcels 106-2((7))1-5 and the southern portion of Parcel 106-2((1))9 corresponding to the northern boundary of Parcel 106-2((7))5, at the northeast quadrant of Windrush Drive and Route 123 are planned for residential development at .5-1 dwelling unit per acre as shown on the Plan map.

...

- The shopping center includes a supermarket of approximately 30,000 to 60,000 square feet to serve the surrounding residential area. The center, because of its residential setting, should have no free-standing retail structures;

...

- The retail development should provide at least a two-acre site for active recreational use, such as a soccer field. This recreational site should be provided in the northern portion of Parcel 106-2((1)) 9 and should not be rezoned for commercial use as it is meant to be part of the buffer area for the site...”

NOMINATED PLAN AMENDMENT

The nomination proposes an amendment to the Plan option, which would recommend that one free-standing retail structure up to 5,500 SF would be appropriate for the subject area. The planned maximum square footage of the shopping center is not proposed to change.

ANALYSIS

Land Use:

There has been no change in circumstance in the area that would warrant an amendment to the recommendation about free-standing uses. The surrounding area is characterized by

predominantly residential neighborhoods, and the concern about the impact of free-standing uses on the adjacent neighborhood has not changed. The addition of a free-standing use, as proposed would adversely impact the character of the area by increasing the strip-commercial nature of the shopping center. Furthermore, the concern would be exacerbated if the free-standing retail use includes a drive-through window. The nomination does not specify whether a drive-through use would be included or excluded. Finally, it is uncertain how the addition of the proposed architectural and landscaping treatments would supersede this concern.

Transportation

The proposed amendment would result in neither an increase, nor decrease in trip generation per the Institute of Transportation Engineers data, unless a drive-thru use is associated with the free-standing retail. Options for free-standing uses, such as banks and fast-food restaurants, may include drive-thru windows. Drive-thru uses generally result in higher trip generation rates as compared to the non-drive-thru uses. The nomination does not address whether a drive-thru window would be included in the Plan. If included, the nomination would likely result in a higher trip generation as compared to the current Plan.

RECOMMENDATION

The current Plan reflects a Tax Map reference, Tax Map Parcel 106-2 ((7)) 9 that no longer exists. The parcel has been subdivided into Tax Map Parcels 106-2 ((7)) 9a and 9b. Parcel 9b was dedicated to the Crosspointe Homeowners' Association, as stated previously. Revising the text to reflect the current Tax Map numbers, as shown below, would provide additional clarity in the text. Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined, text proposed to be deleted is shown as ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, Area III, Pohick Planning District, P5 Dominion Community Planning Sector, page 64, as amended through January 26, 2009:

“8. Parcels 106-2((7))1-5 and ~~the southern portion of Parcel 106-2((1))9b~~ corresponding to the northern boundary of Parcel 106-2((7))5, at the northeast quadrant of Windrush Drive and Route 123 are planned for residential development at .5-1 dwelling unit per acre as shown on the Plan map.

...

- The retail development should provide at least a two-acre site for active recreational use, such as a soccer field. This recreational site should be provided ~~in the northern portion of~~ on Parcel 106-2((1)) 9b and should not be rezoned for commercial use as it is meant to be part of the buffer area for the site...”

NOTE: The Comprehensive Plan Map would not change.