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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-8MV

NOMINATOR: Patrick Rea

ACREAGE: 11.9 acres

TAX MAP I.D.: 102-1 ((1)) 3A, 3C and 3D

GENERAL LOCATION: South of Hinson Farm Road, west of Parkers Lane.

PLANNING AREA: IV
District: Mount Vernon
Sector: MV6 Fort Hunt Community Planning Sector
Special Areas: N/A

ADOPTED PLAN MAP: Residential use at 5-8 dwelling units per acre (du/ac) and 2-3 du/ac

ADOPTED PLAN TEXT: There is no specific Plan text for the subject parcels; however the MV6 Fort Hunt Community Planning Sector Land Use section includes the following text that applies to the subject area:

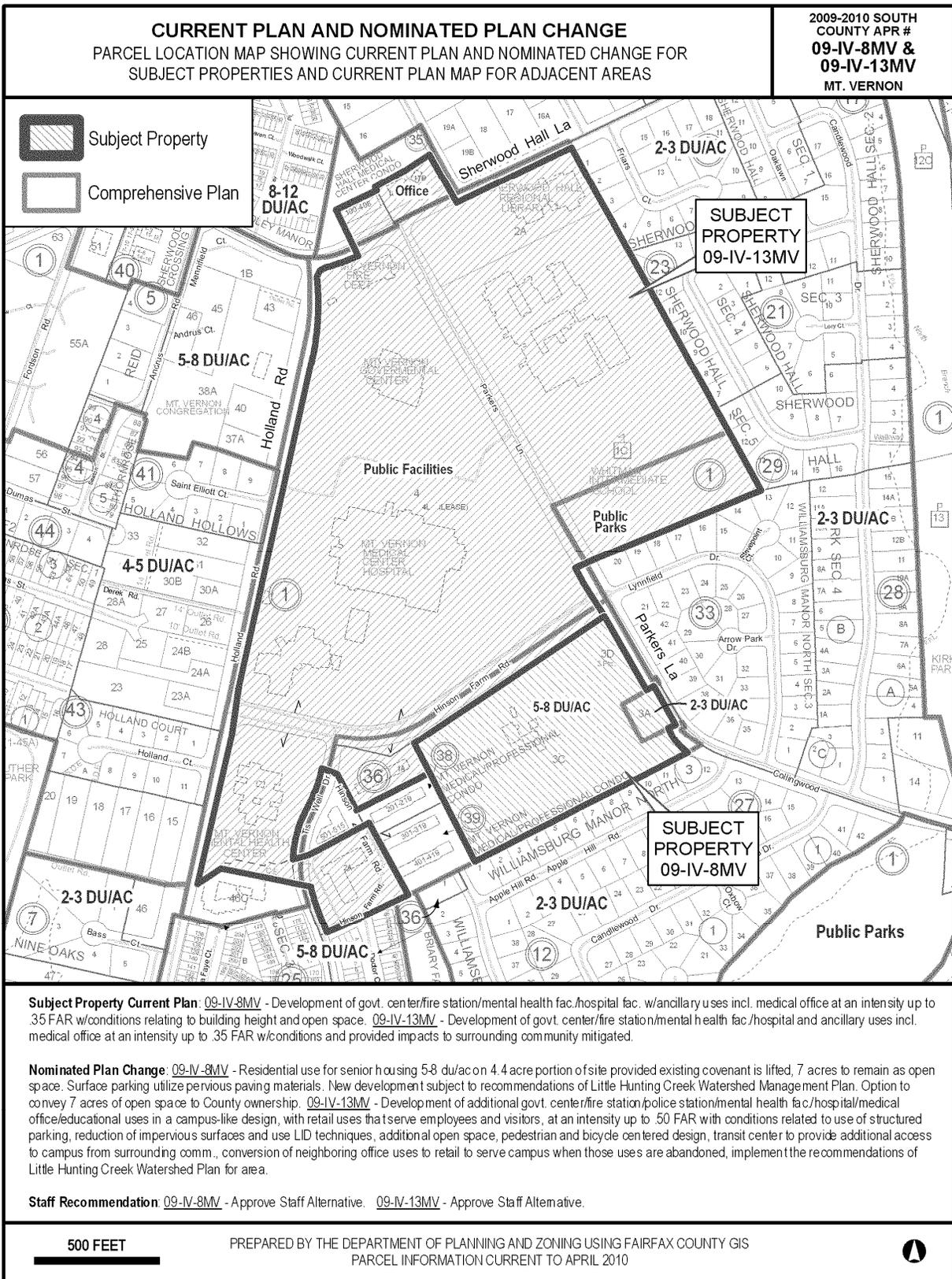
“The Fort Hunt Community Planning Sector contains stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

PROPOSED PLAN AMENDMENT: Senior housing and open space.

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination As Submitted
 Approve Staff Alternative
 Retain Adopted Plan

Staff recommends an alternative that would retain the current Plan but would add text specifying the area is planned for residential use at a density of 5-8 du/ac, and that identifies the approximately 7.5-acre horse farm portion of the subject property as open space committed to the Briary Farms subdivision. This recommendation allows flexibility in the type of housing that could be built on the site in the future, and supports the nomination’s intent to provide additional community open space in the area.



CONTEXT

General Location:

The nomination concerns the MV6 Fort Hunt Community Planning Sector within the Mount Vernon Planning District. The subject area is generally located south of Hinson Farm Road and west of Parkers Lane.

Existing and Planned Land Use and Zoning:

Subject Property: The subject area is developed with a single-family home, a horse farm and riding academy and is planned for residential use at a density of 5-8 du/ac and 2-3 du/ac. The site is zoned PDH-5.

Adjacent Area:

North: The area to the north contains INOVA Mount Vernon Hospital, the Mount Vernon Governmental Center/Fire Station and Police Station, and the Sunrise assisted living facility. The area is planned for public facilities/governmental/institutional uses, and zoned C-3.

Northeast: The area to the northeast contains single-family homes and the Walt Whitman Middle School and is planned for residential use at 2-3 du/ac and public parks. The area is zoned R-3.

West: The area to the west contains medical offices and a nursing home and is planned for residential use at 5-8 du/ac and is zoned PDH-5.

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

East: The area to the east contains single-family homes and is planned for residential use at a density of 2-3 du/ac and zoned R-3.

PLANNING HISTORY

There have been no nominations for the subject property within the last 10 years. On January 15, 1973 a covenant was placed on the subject property that specified that no more than 3 single-family homes and associated structures, and a riding academy could be built. The subject property was also rezoned to the PDH-5 zoning district (RZ B-715) and final development plan was approved on February 27, 1978. Beginning in May 28, 1993 the Zoning Administrator made an interpretation of the 1978 rezoning and development plan decision, which was reaffirmed in 5 subsequent letters through March 13, 2000, that the subject property could be developed with 15 single-family homes, for senior housing.

ADOPTED COMPREHENSIVE PLAN TEXT

There is no specific Plan text for the subject parcels; however the MV6 Fort Hunt Community Planning Sector Land Use section includes the following text that would apply to the subject area:

“The Fort Hunt Community Planning Sector contains stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

NOMINATED PLAN AMENDMENT

The nomination proposes senior housing on approximately 4.4 acres of the subject property and retaining approximately 7.5 acres as open space. The nomination also includes an option whereby the 7.5 acres of open space would be conveyed to the County as public open space that would be accessible by users of the Mount Vernon District Campus area.

The nomination proposes to add the following text shown as underlined, to the Mount Vernon Planning District, Area IV, amended through 8-3-2009, MV6 Fort Hunt Community Planning Sector, Land Use, pages 151-153:

- “5. Mount Vernon Hospital is co-located on a site with the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center mental health facility. The governmental center/fire station and hospital portion of the complex is bounded by Holland Road, Sherwood Hall Lane, Parker's Lane, and Hinson Farm Road. The mental health facility portion of the complex is located south of Hinson Farm Road between Holland Road and Tis Well Drive...
6. The 11.9-acre Justice Snowden horse farm and stable at the southwest corner of Hinson Farm Road and Parkers Lane, adjacent to the hospital, tax map parcels 102-1 ((1)) 3A, 3C and 3D and is planned for a density of 5-8 dwelling units per acre and is zoned PDH-5. A portion of this site, approximately 4.4 acres, is not part of the approximately 7.5 acres of open space committed to Briary Farm subdivision. Should this tract be developed, the horse farm-related portion should be retained as open space, accessible to the entire Campus, including the hospital, with both active and passive recreational uses, and for senior housing at market rate on the 4.4-acre portion, consistent with the approved zoning. Surface parking on the grounds should be constructed with pervious material and should be sufficient to accommodate users to preclude overflow parking in adjacent neighborhoods. Any development of this site should also be subject to the recommendation of the Little Hunting Creek Watershed Management Plan.

As another option, the approximately 7.5 acres of open space could be conveyed or transferred to the County for incorporation into the “Mount Vernon District Campus” comprised of the government center/fire station, mental health facilities and hospital facilities, while the remaining 4.4 acre portion can be privately developed, as zoned, provided the existing covenant is lifted.”

ANALYSIS

Land Use

The nomination proposes senior housing on approximately 4.4 acres of the subject property and retaining approximately 7.5 acres as open space. The nomination also includes an option whereby the 7.5 acres of open space would be conveyed to the County as public open space that would be accessible by users of the Mount Vernon District Campus area.

The nomination proposes that the approximately 4.4-acre area would be developed at a density consistent with the existing zoning. As stated in a letter dated May 28, 1993 (attached), 15 single-family homes could be developed on the 4.4-acre site consistent with the existing zoning which could have supported 400 units, but 385 units were approved. The nomination also states that these units are intended to be housing for the elderly, as explained in a letter dated March 13, 2000 (also attached). The nomination also states that the senior housing units should be market rate. The Housing section of the Policy Plan, page 7, Objective 5, states that the County should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless and the low-income elderly. The proposed text would be inconsistent with this objective.

Finally, there is an existing covenant on parcel 3C that limits the uses to 3 single-family dwelling units with accessory structures, and a riding academy and stables. This covenant would have to be lifted by the property owners before any future development plans could be implemented. In a letter from the Zoning Administrator dated May 28, 1993 and affirmed in subsequent letters, a proffer condition amendment (PCA) will have to be filed for any proposed development that documents that the covenant on the subject property has been lifted.

RECOMMENDATION

The history of the site indicates that there has been interest in developing both senior housing and housing units that would serve the needs of the general population. Therefore, Staff recommends an alternative that reflects the current Plan map recommendation for residential use at a density of 5-8 du/ac, and that identifies the 7.5 acre horse farm portion of the subject property is to be provided as open space committed to the Briary Farm subdivision.

Staff recommends the following new text shown as underlined, be added to the Comprehensive Plan.

ADD: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 8-3-2009, MV6 Fort Hunt Community Planning Sector, Land Use, pages 151-153:

“6. The 11.9-acre Justice Snowden horse farm and stable at the southwest corner of Hinson Farm Road and Parkers Lane,

adjacent to the hospital, tax map parcels 102-1 ((1)) 3A, 3C and 3D are planned for a density of 5-8 dwelling units per acre and are zoned PDH-5. The approximately 7.5-acre portion of the site that contains the horse farm should be preserved as open space committed to the Briary Farm subdivision. Surface parking on the site should utilize pervious paving materials and should be sufficient to preclude overflow parking in adjacent neighborhoods. Any development of this site should be subject to the recommendations of the Little Hunting Creek Watershed Management Plan.

As an option, the approximately 7.5 acres of open space could be conveyed or transferred to the County for incorporation into the “Mount Vernon District Campus” comprised of the government center/fire station, mental health facilities and hospital facilities, while the remaining approximately 4.4-acre portion of the site could be developed as planned and according to the current zoning, provided the existing covenant is lifted.”