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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 ITEMS: 09-IV-9MV
09-IV-10MV

NOMINATOR(S): Patrick Rea (9MV), H. Jay Spiegel (10MV)

ACREAGE: 9.6 acres

TAX MAP I.D.: 102-3 ((1)) 36A

GENERAL LOCATION: West of Culpepper Road, east of Little Hunting Creek and south of Childs Lane.

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

ADOPTED PLAN MAP: Public facilities

ADOPTED PLAN TEXT: Community-serving public facilities compatible with the surrounding existing and proposed residential uses. If the property is declared surplus, residential use at a density of 2-3 dwelling units per acre is appropriate. Future development should not encroach into the 100-year floodplain.

Complete adopted Plan text is shown in the Adopted Comprehensive Plan Text section.

PROPOSED PLAN AMENDMENT: 9MV

Add text to the Plan that reflects the current public facilities use of the property as a sewage pumping station, and that unused portions of the site should be preserved as open space. Consideration should be given to consolidation with parcel 102-3 ((2)) A that abuts the subject area on the south and is owned by the Northern Virginia Conservation Trust. The nomination proposes to delete text referring to residential use at 2-3 du/ac if the property is declared surplus.

10MV

Add text to the Plan that reflects the current public

facilities use of the property as a sewage pumping station, that the security of the site should be maintained and that changes in zoning designation, decisions regarding consolidation with adjacent properties, issues of public access to the subject property and any proposed residential development of the subject property require approval of the surrounding Stratford Landing community.

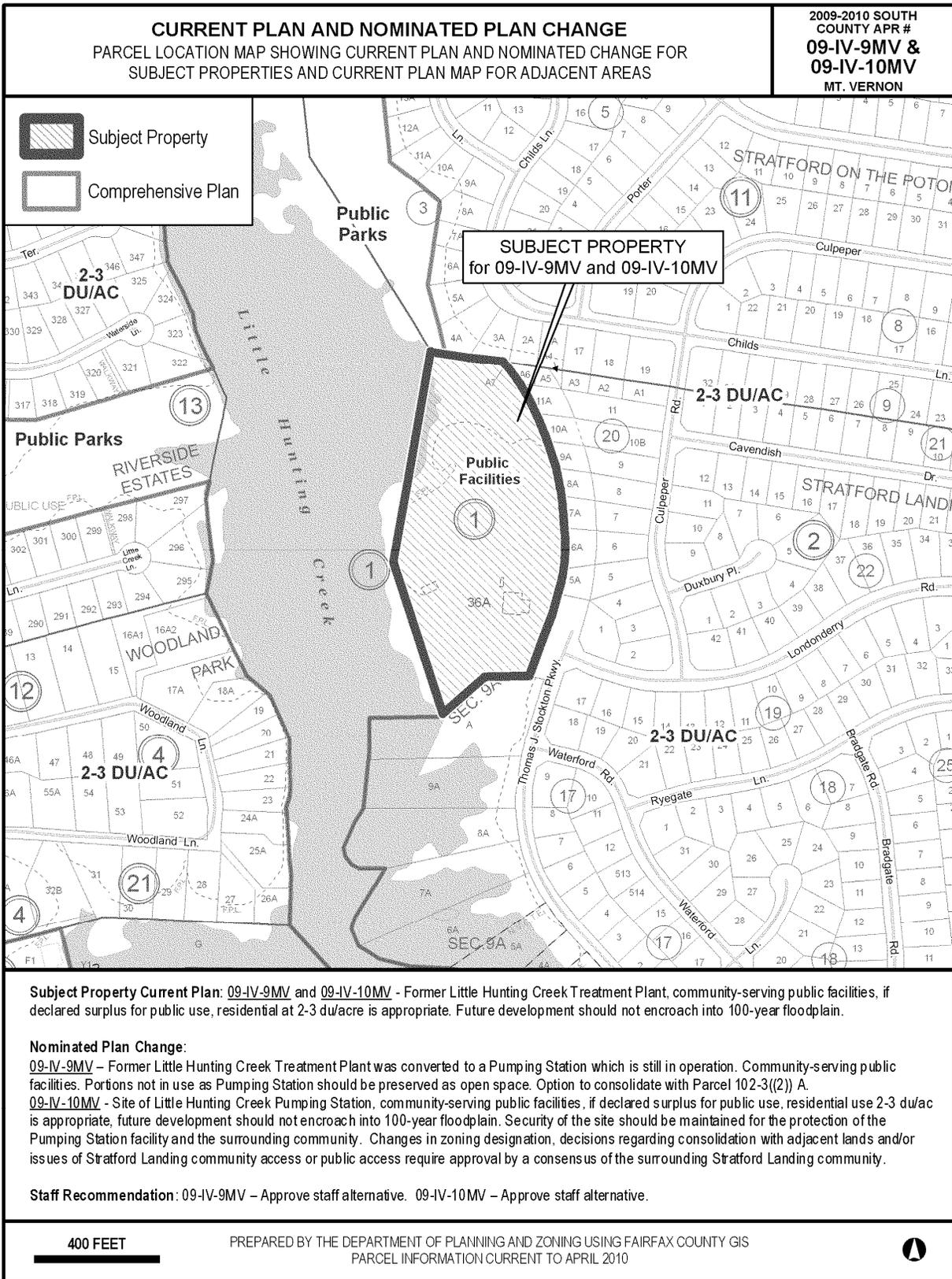
Complete nominated text is shown in the Nominated Plan Amendment section.

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination As Submitted
 - Approve Staff Alternative
 - Retain Adopted Plan
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Staff recommends an alternative that includes both nominators' suggestions for updating the current Plan text to reflect that the public facilities use of the site is now a sewage pumping station. As suggested by nomination 9MV, staff also supports deleting text that surplus property should be used for residential use. Staff does not support the language recommending unused portions for open space because the pumping station use may need to be expanded to accommodate future population growth, and the site has never been planned for any other use than public facilities. For the same reason, staff also does not support granting public access through the site to the shoreline of Little Hunting Creek or to acquisition of the land by the Northern Virginia Conservation Trust.

Regarding 10MV, staff does not support the proposed language regarding maintaining on-site security, because this not a land use issue and outside the scope of the Comprehensive Plan. The proposed text to require approval of the Stratford Landing community of any future decisions relating to zoning, residential use, consolidation and public access to the site is also inappropriate. The Staff alternative text is shown in the Recommendation section.



CONTEXT

General Location:

The nomination concerns property in the MV6 Fort Hunt Community Planning Sector of the Mount Vernon Planning District. The subject property is generally located west of Culpepper Road, east of Little Hunting Creek and south of Childs Lane.

Existing and Planned Land Use and Zoning:

Subject Property: The subject area contains the Little Hunting Creek sewage pumping station facility, and vacant land on one parcel. The subject area is planned for public facilities. The subject property is zoned R-3.

Adjacent Area:

North: Vacant land within the boundaries of Little Hunting Creek Park planned for public parks and single-family detached homes in the Stratford on the Potomac subdivision, planned for residential use at a density of 2-3 du/ac and zoned R-3.

East: Single-family detached homes in the Stratford Landing subdivision planned for residential use at 2-3 du/ac and zoned R-3.

South: Vacant land on Parcel 102-3 ((2)) A owned by the Northern Virginia Conservation Trust and planned for residential use at 2-3 du/ac and zoned R-3.

West: Little Hunting Creek.

ADOPTED COMPREHENSIVE PLAN TEXT

The Mount Vernon Planning District Overview and the MV6 Fort Hunt Community Planning Sector contain the following recommendations for the nominated area:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

“Public Facilities

4. When the operation of the Little Hunting Creek Treatment Plant located near Thomas J. Stockton Parkway in Sector MV6 is discontinued, the property is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.”

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV6 Fort Hunt Community Planning Sector, Public Facilities, amended through 3-9-2010, page 153:

“Public Facilities

1. The site of the Little Hunting Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.”

NOMINATED PLAN AMENDMENT

Nomination **09-IV-9MV** proposes to modify the Plan text found in the Mount Vernon Planning District Overview, Public Facilities section and the MV6 Fort Hunt Community Planning Sector, Public Facilities section. Text to be added is shown as underlined, text to be deleted is shown as ~~strikethrough~~.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

MODIFY: “Public Facilities

4. ~~When the operation of t~~The former Little Hunting Creek Treatment Plant located near on Thomas J. Stockton Parkway in Sector MV6 is discontinued, was converted to a pumping station, still in operation. the The property is planned for community-serving public facilities that will be compatible with this use, with the surrounding existing and proposed residential uses, and with its sensitive environmental character. However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain. Portions not in use by DPWES should be preserved as opens space. Consideration should be given to consolidating portions of this 9.6 acre parcel with the adjacent 1.8 acre parcel 102-3 ((2)) A owned by the Northern Virginia Conservation Trust, which is almost entirely freshwater tidal wetlands.”

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV6 Fort Hunt Community Planning Sector, Public Facilities, amended through 3-9-2010, page 153:

MODIFY: “Public Facilities

1. The site of the former Little Hunting Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~ Portions not in use by DPWES should be preserved as opens space. Consideration should be given to consolidating portions of this 9.6 acre parcel with the adjacent 1.8 acre parcel 102-3 ((2)) A owned by the Northern Virginia Conservation Trust, which is almost entirely freshwater tidal wetlands.”

Nomination **09-IV-10MV** proposes to modify the Plan text found in the Mount Vernon Planning District Overview, Public Facilities section and the MV6 Fort Hunt Community Planning Sector, Public Facilities section. Text to be added is shown as underlined, text to be deleted is shown as ~~strikethrough~~.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

MODIFY: “Public Facilities

4. When the operation of the Little Hunting Creek ~~Treatment Plant~~ Pumping Station located near Thomas J. Stockton Parkway in Sector MV6 is discontinued, the property is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Security of the site should be maintained for the protection and safety of the Pumping Station facility and the surrounding community. However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or issues of Stratford Landing community access or public access, or decisions concerning proposed establishment of residential use require approval by a consensus of the surrounding Stratford Landing community.”

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV6 Fort Hunt Community Planning Sector, Public Facilities, amended through 3-9-2010, page 153:

MODIFY:

“Public Facilities

1. The site of the Little Hunting Creek ~~Treatment Plant~~ Pumping Station is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Security of the site should be maintained for the protection and safety of the Pumping Station facility and the surrounding community. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or issues of Stratford Landing community access or public access, or decisions concerning proposed establishment of residential use require approval by a consensus of the surrounding Stratford Landing community.”

ANALYSIS

Land Use

9MV

The nomination proposes to maintain the current Plan recommendation for community-serving public facilities while updating the text to reflect the subject property’s current use as a sewage pumping station and deleting text that refers to the former treatment plant use. The nomination also proposes to preserve portions of the site as open space that are not being used by Department of Public Works and Environmental Services for the sewage pumping operations, and that consideration should be given to consolidation with parcel 102-3 ((2)) A that abuts the subject area on the south and is owned by the Northern Virginia Conservation Trust. The nomination also proposes to delete the text for residential use at 2-3 du/ac should the subject area be declared surplus for public use by the County.

Staff concurs with the nominator’s suggestions to update the public facilities description of the site as a sewage pumping station and to remove text referring to development of the site for residential use at 2-3 du/ac should the site be declared surplus for public facilities. Staff does not support the nominator’s proposals to preserve portions of the site that are not being used by

DPWES as open space because the subject property is home to the third largest sewage pumping station in Fairfax County, and according to DPWES, there are no practical alternatives for adding future capacity that may be needed to this facility to accommodate future population growth in this part of the County. For this same reason, staff believes that the current Plan text regarding future residential use of the property should be deleted.

Finally, staff does not support the nominator's proposal to consolidate the subject property with the parcel that abuts the subject property to the south and owned by the Northern Virginia Conservation Trust. In the interest of preserving the site for future use as a sewage pumping station and to allow for any additional capacity that may be needed, it would be inappropriate to consolidate the subject property with any other abutting properties not planned for public facilities use.

10MV

Nomination 10MV is similar to nomination 9MV in that it recommends that the current Plan text be updated to reflect the current public facilities use of the subject property as a sewage pumping station. Nomination 10MV differs from nomination 9MV as it proposes to add new text to the Plan that recommends that the security of the site should be maintained for the protection and safety of the pumping station, and that any proposed changes in the zoning for the property, any decisions regarding possible consolidation of the site with other properties and/ or public access to the site and any proposed future residential use of the property be subject to the approval by a consensus of the surrounding Stratford Landing community.

As with nomination 9MV, staff concurs with the nominator's suggestion to delete outdated text referring to the subject property as a former treatment plant, and to insert new text that recognizes the site's current public facilities use as a sewage pumping station. Staff also concurs with the nominator's concerns about providing public access to the shoreline of Little Hunting Creek through the subject property. The site has been planned for public facilities use as long as the former treatment plant and current pumping station facilities have been located there. Staff does not support adding new text regarding the maintenance of the security of the site; staff feels that this language is not necessary and is not within the scope of the Comprehensive Plan, which concerns land use policy and not policies regarding the security of County-owned facilities. Finally, staff does not support the nominator's recommendation that any future decisions regarding proposed zoning changes, residential development, consolidation and public access be subject to the approval of the surrounding Stratford Landing community. Adding this language to the Plan would imply that the Board of Supervisors is ceding its legal authority to make decisions to a body that is not the duly elected governing body of Fairfax County, and/ or is not appointed by the duly elected governing body of the County, and thus would exceed the County's police powers granted by the State of Virginia.

Environment

A sizable Resource Protection Area covers approximately fifty percent of the site. This area should be protected and restored as needed.

RECOMMENDATION

Staff recommends an alternative that includes the nominators' suggestions for updating the current Plan text to reflect that the public facilities use of the site is now a sewage pumping station, and that the recommendation for residential use at 2-3 du/ac should be deleted. Staff believes that preserving portions of the site as open space and granting public access to the site is not appropriate because the security and integrity of the pumping station facility might be compromised. Staff believes that the site should be retained for any future capacity expansions to the pumping station facilities that may be necessary to accommodate future growth in this part of the County.

Therefore, staff recommends the following alternative, text to be added is shown as underlined, text to be deleted is shown as ~~striketrough~~:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

MODIFY: “Public Facilities

4. When the operation of the Little Hunting Creek ~~Treatment Plant~~ sewage pumping station located near Thomas J. Stockton Parkway in Sector MV6 is discontinued, the property is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands. ~~However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.”~~

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV6 Fort Hunt Community Planning Sector, Public Facilities, amended through 3-9-2010, page 153:

MODIFY: “Public Facilities

1. The site of the Little Hunting Creek sewage pumping station ~~Treatment Plant~~ is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands. ~~Should the property be declared surplus for public use, residential use~~

~~at a density of 2-3 dwelling units per acre is appropriate.
Any future development should not encroach into the 100-
year floodplain.”~~

NOTE: The Comprehensive Plan Map would not change.