

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

**SUPERVISOR DISTRICT(S):** MASON

**APR ITEM:** 09-I-1A

**NOMINATOR(S):** 6651 LLC, represented by Greg Budnik

**ACREAGE:** 8.79 Acres

**TAX MAP I.D. NUMBERS:** 71-2((01))36, 71-2((10))17A and 71-2((13))1

**GENERAL LOCATION:** South of Route 236, generally in between Randolph Dr and Willow Run Dr.

**PLANNING AREA(S):** Area I  
**District(s):** Annandale  
**Sector:** Indian Run (A3)  
**Special Area(s):** N/A

**ADOPTED PLAN MAP:** Residential Use at 1-2 dwelling units per acre (DU/AC)

**ADOPTED PLAN TEXT:** No site specific Plan text. General text-infill development should be of a compatible use, type and intensity.

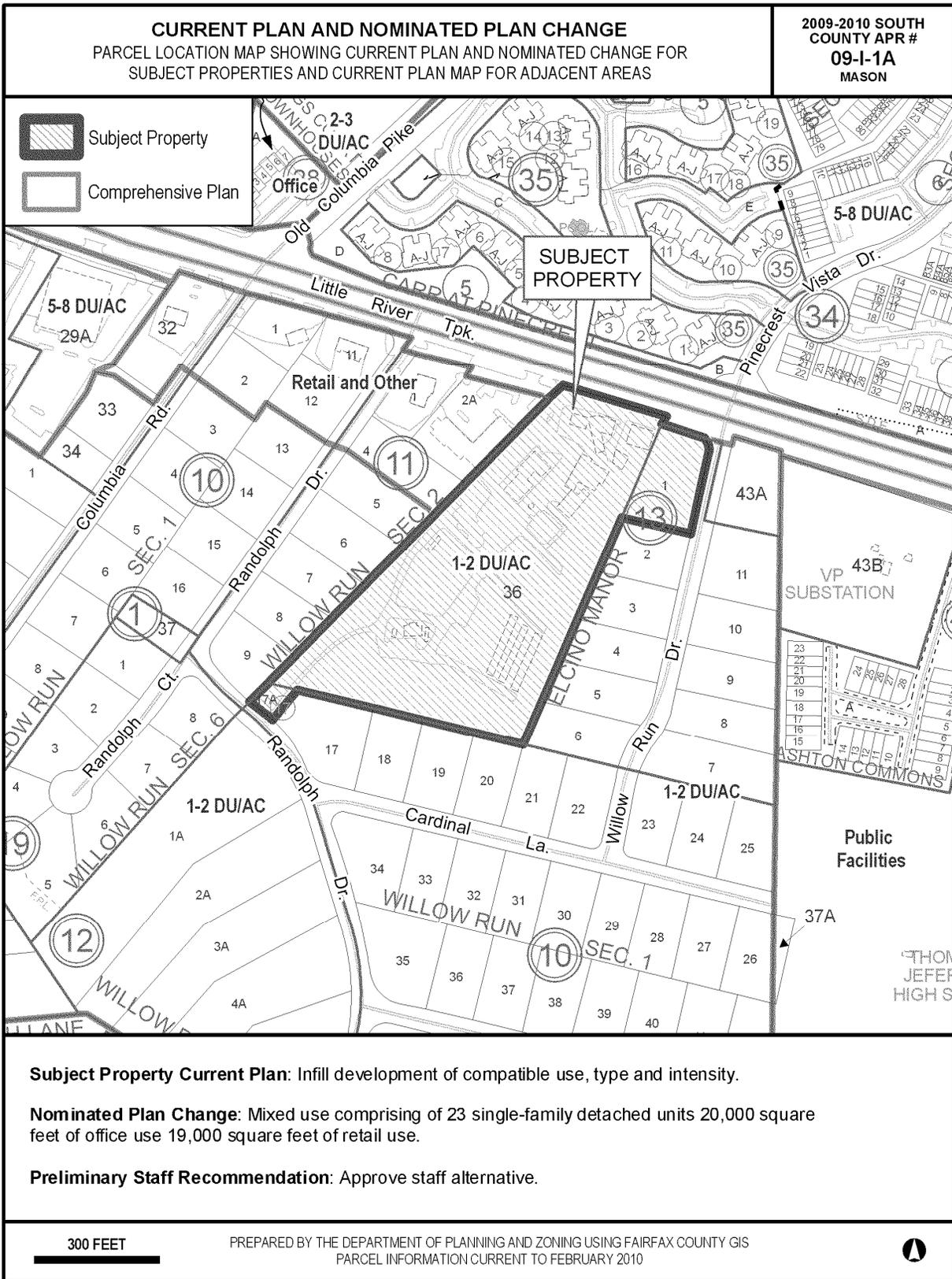
For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/annandale.pdf>

**PROPOSED PLAN AMENDMENT:** Mixed development comprising of 23 single-family residential units, 20,000 square feet (sf) of office use and 19,000 sf of retail use.

**SUMMARY OF STAFF RECOMMENDATION:**

- Approve Nomination as Submitted
- Approve Staff alternative
- Retain Adopted Plan

The proposed nomination would facilitate the redevelopment of an existing garden center with 23 single family homes, 20,000 sf of office use, and 19,000 sf of retail use. Staff is recommending an alternative to the nomination. The alternative would allow for a Plan option to consider only single-family homes at 3-4 du/ac (up to 32 homes) on parcels 36 and 17A, including conditions to address high quality development, compatibility with the existing single-family homes, and restoration of the Environmental Quality Corridor.



**BACKGROUND**

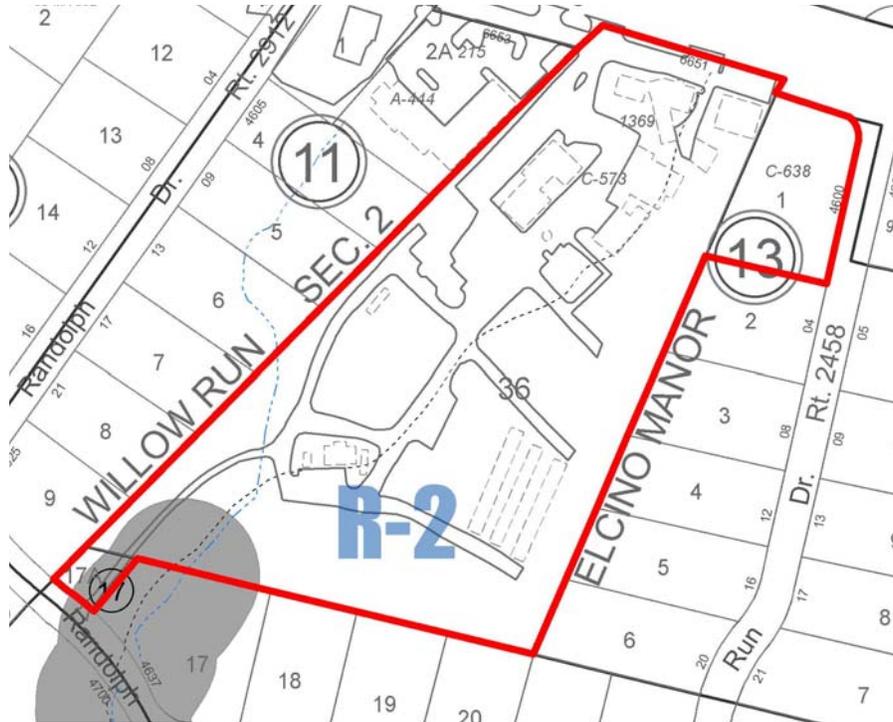
- The subject area is surrounded by single-family detached units planned at 1-2 du/ac to the south, southwest, and east; retail development to the west along Little River Turnpike; and single-family attached units planned at 5-8 du/ac across and north of Little River Turnpike.
- While the subject area is planned for residential use at 1-2 du/ac, since 1946, the site has been used as a garden/nursery center on parcels 36 and 17A; one single-family home is developed on parcel 1. There is currently no site-specific text in the Comprehensive Plan that addresses the nominated area.

**ISSUES**Land Use

- The proposed office use (20,000 square feet) and retail use (19,000 square feet) raises concerns about commercial encroachment and expansion into an established single-family neighborhood. Development of such office and retail uses would require a re-planning and re-zoning to a commercial district and could pose greater land use conflicts on single-family homes than the existing garden/nursery center which is permitted under a special exception approval in the R-2 Zoning District. The proposed non-residential uses under this nomination would re-develop a lot (parcel 1) that is planned and developed with a single-family home.
- Any re-planning and redevelopment of the subject area should protect, enhance, and maintain the stability of the surrounding residential neighborhood. A Plan option for only residential use at 3-4 du/ac (up to 32 homes) on parcels 36 and 17A may provide an opportunity for the nursery/garden center to be redeveloped with single-family homes. This option should only be considered if it can be demonstrated that these single-family homes could be developed in a manner that would be compatible with the existing residential neighborhood. If residential redevelopment is to occur on the subject area, it should provide an appropriate transition to the abutting single-family neighborhood in terms of density, building mass, and scale.

Environment

- An Environmental Quality Corridor (EQC) is located within the nominated site as shown by the shaded area in the graphic below. There should not be any encroachments into the EQC in order to protect the ecological quality of streams. Redevelopment of the area would provide an opportunity to eliminate existing encroachments in the EQC and provide restoration.



Transportation

- As shown in the Trip Generation table below, the proposed land use change would substantially increase daily trips compared to the current Plan which could adversely impact the surrounding roadway network.

Trip Generation Estimates for APR 09-I-1A  
Mason District

Current Comprehensive Plan (1-2 SF DU/Acre)		AM Peak Hour			PM Peak Hour			Average Daily
		In	Out	Total	In	Out	Total	
Residential (210)	16 SF Units	3	9	12	10	6	16	153
<b>Proposed Amendment</b>		<b>AM Peak Hour</b>			<b>PM Peak Hour</b>			<b>Average Daily</b>
Residential (210)	23 SF Units	4	13	17	15	9	24	220
Office (710)	20,000 sq. feet	27	4	31	5	25	30	220
Retail (820)	19,000 sq. feet	12	7	19	35	36	71	816
<b>Total Proposed</b>		<b>43</b>	<b>24</b>	<b>67</b>	<b>55</b>	<b>70</b>	<b>125</b>	<b>1256</b>
<b>Net Impact of Proposed Amendment Above Comp Plan</b>		<b>40</b>	<b>15</b>	<b>55</b>	<b>45</b>	<b>64</b>	<b>109</b>	<b>Trips 1103</b>

Trip Rates are from the Institute of Traffic Engineers (ITE) Book 8th Edition, 2009  
Trip generation estimates are provided for general order-of-magnitude comparisons.

- Transportation issues associated with development of the nominated parcel (particularly those associated with access and inter-parcel access) will need to be adequately addressed during the course of the normal review process. A traffic study may be required and development plans should identify improvements needed to support the proposal, which address ingress/egress, vehicular circulation, turning movements and signalization issues as well as pedestrian/bicycle circulation and safety. Access to, from and through the proposed development are primary issues to be addressed, and access points from the service drive to Route 236 should be consolidated.