

PRELIMINARY STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): MASON

APR ITEM: 09-I-1B

NOMINATOR(S): William Barnes Lawson, Jr., Esq.

ACREAGE: 0.975 Acre

TAX MAP I.D. NUMBERS: 61-2((18))1-4

GENERAL LOCATION: At the southeast corner of Leesburg Pike and Charles Street

PLANNING AREA(S): Area I
District(s): Baileys
Sector: Barcroft (B5)
Special Area(s): Baileys Crossroads Community Business Center – Land Unit A-2

ADOPTED PLAN MAP: Office for parcels 61-2((18))1-3; Residential at 2-3 dwelling units per acre (du/ac) for parcel 4.

ADOPTED PLAN TEXT: Office use up to .35 FAR with condition for 61-2((18))1-3.
No site-specific text for residentially planned parcel 4

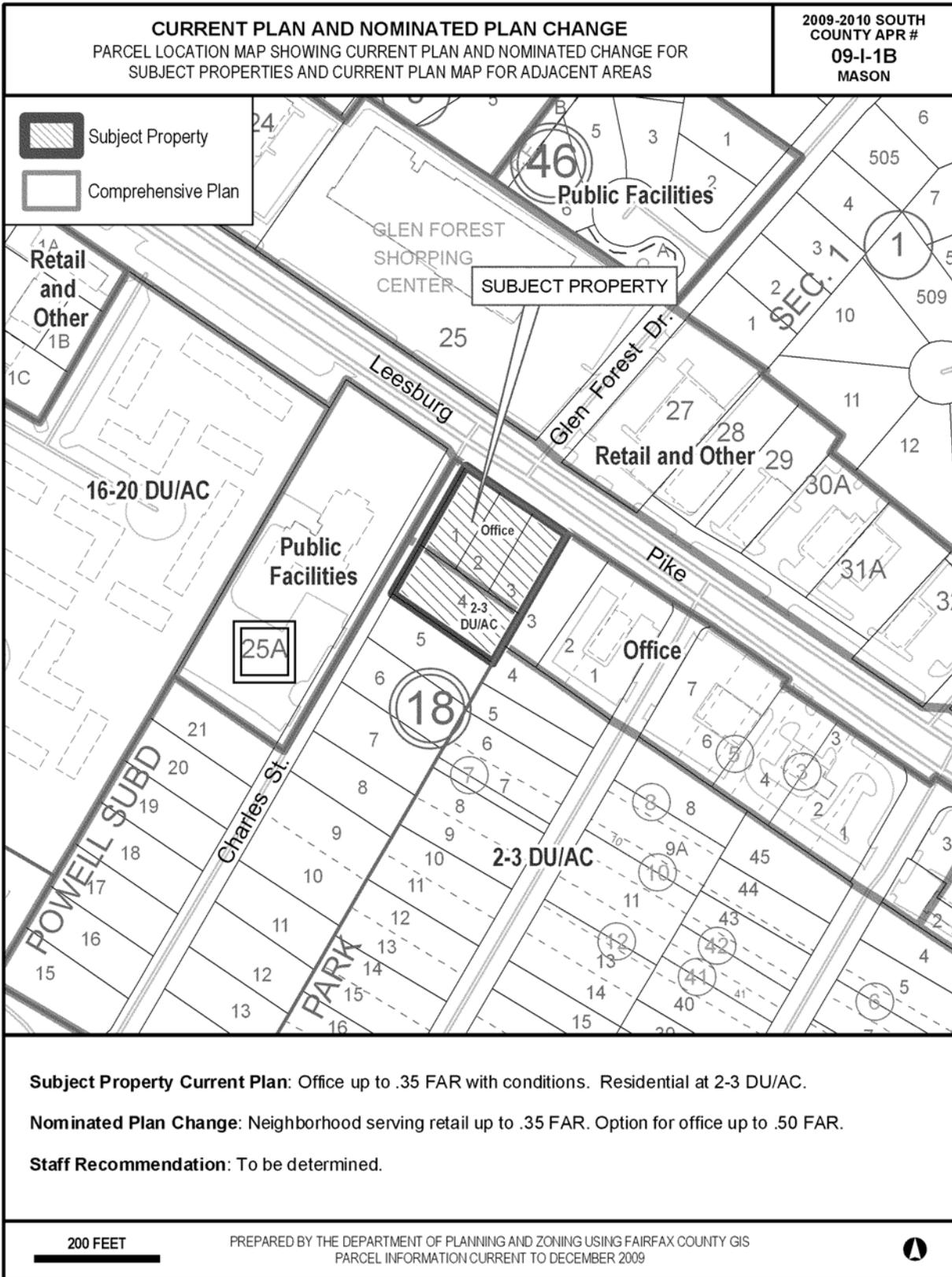
For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/baileys.pdf>

PROPOSED PLAN AMENDMENT: Allow neighborhood serving retail up to .35 FAR with an option for townhouse-style office use up to .50 FAR.

SUMMARY OF STAFF RECOMMENDATION:

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

Staff believes that a larger consolidated land area including the nominated area and parcels 1, 2, 3 to the east fronting on Leesburg Pike may facilitate a re-planning, rezoning, and high quality redevelopment that is an appropriate transition to the adjacent residential neighborhood to the south. Staff recommends that the nominator and owners of properties fronting on Leesburg Pike between Charles Street and Washington Drive explore opportunities for land consolidation and redevelopment. A concurrent Plan amendment and rezoning application may be considered because the properties are located in a Commercial Revitalization District. This APR process does not allow the nominated area to be expanded.



ISSUES & BACKGROUND

Land Use and Revitalization

The current zoning of the nominated area resulted from the approval of RZ 95-M-039 which allows more office space than the current Comprehensive Plan, 10,666 square feet versus 9,285 square feet. The rezoning includes a proffered commitment that requires the realignment of Charles Street with Glen Forest Drive. The nominated area is vacant and all structures have been demolished. The area is fenced, though materials have been dumped in the area, leaving the properties in a blighted condition. The existing zoning may not provide sufficient incentive for redevelopment when a significant amount of land is needed for the realignment of Charles Street.

Staff is concerned that the .975-acre nominated area would be too small to accommodate the requested Plan change to neighborhood-serving retail use up to .35 FAR or townhouse-style office use up to .50 FAR while providing land for the realignment of Charles Street and frontage improvement for Leesburg Pike. Under these proposed uses, the nominated area could be developed with up to 14,864 square feet of retail use or up to 21,235 square feet of office use. Intensity at these levels and associated parking may not result in a high quality design that would meet current site-specific Plan conditions on building height limitation of 40 feet and adequate buffering, screening, and setbacks to ensure an appropriate transition to adjacent planned and existing single-family homes to the south. The design could be further challenged in meeting area-wide Plan guidance for the Baileys Crossroads Community Business Center with respect to provision of streetscape, including browsing area, sidewalk, and landscape strip, along Leesburg Pike.

Staff believes there may be merit to review, re-plan, and redevelop the block fronting on Leesburg Pike between Charles Street and Washington Drive. This larger area could facilitate a redevelopment that is more pedestrian-friendly and oriented toward Leesburg Pike and serves as an appropriate transition to the residential neighborhood to the south. It is also suggested that a more traditional office building be considered in lieu of the “townhouse” style office suggested by the nominator, and a combination of retail and office in one development project could be appropriate for this block in keeping with the vision of the Bailey’s Crossroads area.

Transportation

The proposed land use change would increase daily trips compared to the current Plan and would represent a moderate impact to the transportation network. Should the Plan be amended for the nominated area, the following should be considered:

There is a proffer with the approval of RZ 95-M-039 for the nominated area requiring right-of-way dedication for the realignment of Charles Street with Glen Forest Drive. Should the Plan be amended for this area, it is recommended that Plan text be added so that any redevelopment would include a condition for right-of-way dedication for the realignment of Charles Street.

Access to the nominated area should occur via Charles Street and not from Leesburg Pike, which is a principal arterial with managed access.

Leesburg Pike is shown on the Fairfax County Transportation Plan Map to be improved to six lanes. Currently, eastbound Leesburg Pike in front of the nominated area is two through lanes with a center left turn lane. Right-of-way should be dedicated for the widening of Leesburg Pike to three eastbound through lanes in front of the site.

Additionally, the nomination is within the Enhancement Public Transportation Corridor shown on the Transportation Plan Map. The map does not currently show rail transit or bus rapid transit in the area where it could directly impact the nomination; however, this could change in the future as the result of a corridor study. Additional right-of-way may be needed if determined by a future corridor study.