

PRELIMINARY STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): MASON

APR ITEM: 09-I-1J

NOMINATOR(S): Albert Riveros

ACREAGE: 10.056 Acres

TAX MAP I.D. NUMBERS: 51-3((5))7A, 7B, 8-14, 14A, 15, 16, 30 and 51-3((6))13A, 13B

GENERAL LOCATION: South of Route 50, generally in between Cedarwood Lane and Aspen Lane

PLANNING AREA(S): Area I
District(s): Jefferson
Sector: Sleepy Hollow (J2)
Special Area(s): N/A

ADOPTED PLAN MAP: Residential Use at 2-3 dwelling units per acre (DU/AC)

ADOPTED PLAN TEXT: The portion of the Route 50 corridor from the intersection with Aspen Lane to South Street should remain in single-family residential use.

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

PROPOSED PLAN AMENDMENT: Residential use at 8-12 DU/AC resulting in 100 townhouses

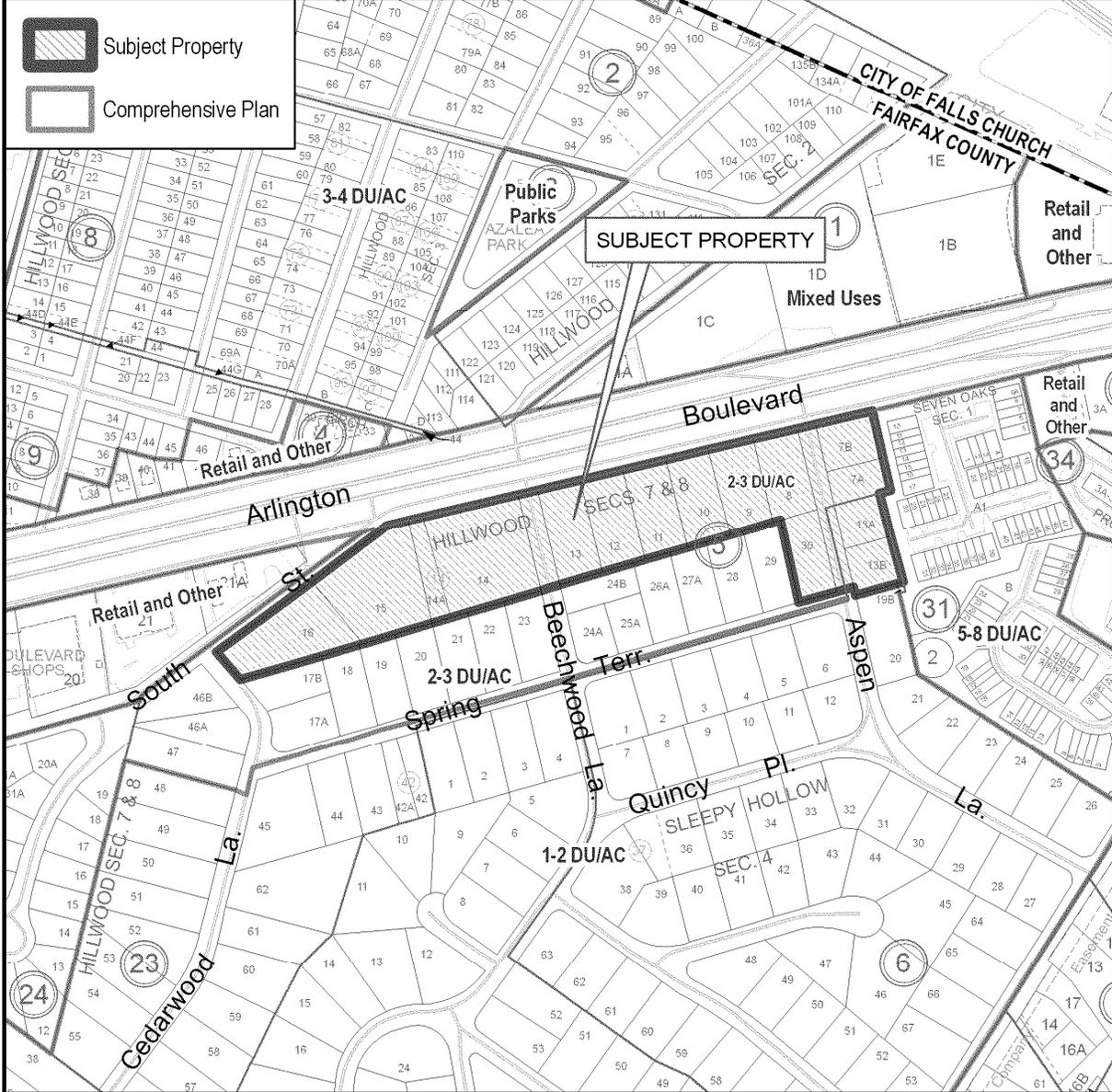
SUMMARY OF STAFF RECOMMENDATION:

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

The nomination proposes to increase residential density from 2-3 du/ac single-family homes to 8-12 du/ac townhouses fronting a service drive for Arlington Boulevard. Staff does not support the proposed higher density residential use resulting in 100 townhouses adjacent to a low-density single-family neighborhood to the south.

CURRENT PLAN AND NOMINATED PLAN CHANGE
 PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR
 SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

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Subject Property Current Plan: Retain single-family residential use and discourage commercial.

Nominated Plan Change: Residential 8-12 du/ac.

Staff Recommendation: To be determined.



PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO DECEMBER 2009



ISSUES & BACKGROUND

Land Use

- The subject parcels are bounded by commercial property to the west, residential townhouses to the east, and single-family homes to the south.
- The Comprehensive Policy Plan guidance for neighborhood redevelopment states in Guideline #7:

“The proposal must demonstrate that the scale and intensity of development, anticipated with the replanning, is compatible with adjacent land uses and/or neighborhoods and that it will not create an adverse long-term land use precedent for change on nearby properties.”

Staff is concerned that the proposed 100 townhouses would adversely change the character of nearby established single-family homes in the Hillwood and Sleepy Hollow subdivisions. Staff is also concerned that approval of the nominated Plan change may set an undesirable precedent for additional townhouses in the area.

Environment

- A portion of the nominated parcels is currently used and operated as a plant nursery. Depending on the conditions of this facility, it is possible that additional environmental assessment or cleanup may be necessary in order to assess or address potential soil contamination due to use of fertilizers, herbicides, or pesticides.

Transportation

- Transportation issues associated with any additional 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.
- The proposed land use change would increase daily trips compared to the current Plan, and represent a modest impact to the transportation network.

Schools

- The proposed Plan is anticipated to yield 22 additional students from what would be anticipated if the area is developed under the current Plan. Currently, Sleepy Hollow Elementary School is projected to be over capacity in the 2014-15 school year. Glasgow Middle School and Stuart High School appear to have sufficient capacity at this time.

Parks & Recreation

- The Comprehensive Plan Overview for the Jefferson Planning District notes the overall deficiency of public open space in this district. Existing parks within one-half mile of the subject property (Azalea Park, Larry Graves Park, James Lee School Site) are all located on the opposite side of Arlington Boulevard, significantly limiting accessibility for current and future residents. These parks and other existing nearby parks within a one-mile radius (Jefferson Village Park, Sleepy Hollow Park, Bel Air Park) will meet only a portion of the demand for parkland generated by residential development in the service area of the nomination. In addition to parkland, the recreational facilities in greatest need in the Jefferson Planning District include rectangle fields, youth baseball fields, basketball courts, playgrounds, neighborhood dog parks, neighborhood skate parks, and trails.
- The area that is subject of this nomination is noted as one of the areas most intensely occupied by Federal troops encamped in association with Fort Buffalo. It is possible that significant remnants of the camps remain in residential lots that have not undergone significant grading or alternation of the landscape. If this area is redeveloped, any relatively undisturbed portions that have not been surveyed should be subject to a Phase I archaeological survey and, if warranted, identified resources should be avoided to a Phase II significance assessment and Phase III data recovery, as needed.