PRELIMINARY
STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM(S):** 09-III-1P

NOMINATOR: Carl L. Sell, Jr.

ACREAGE: 5.5 acres

TAX MAP I.D.: 97-4 ((2)) 14, 14A, 15, 16, 17, 18.

GENERAL LOCATION: Located on Hooes Road, generally north of Silverbrook Road.

PLANNING AREA: III
District: Pohick
Sector: P7 Burke Lake Community Planning Sector
Special Areas: N/A

ADOPTED PLAN MAP: Residential use at 1-2 dwelling units per acre.

POLICY PLAN TEXT: The Policy Plan of the Fairfax County Comprehensive Plan recommends the following:

- Land Use: Pages 5-6, Objective 8,
  - Policy a) Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.
  - Policy c) Discourage the consolidation of residential neighborhoods for redevelopment that is incompatible with the Comprehensive Plan.

For complete Plan text see:
www.fairfaxcounty.gov\dpz\comprehensiveplan\policyplan\

AREA PLAN TEXT: There is no site-specific Plan text for the subject area, however there is general Plan text that covers the P7 Burke Lake Community Planning Sector that states that the majority of the area should be planned for low density residential uses at 1-2 du/ac in order to maintain the high quality of park, recreational and open space uses within the South Run Watershed.

PROPOSED PLAN AMENDMENT: Residential uses at a density of 3-4 du/ac.

SUMMARY OF STAFF RECOMMENDATION

_____ Approve Nomination as submitted

_____ Approve Staff Alternative

__X__ Retain Adopted Plan

Staff recommends that the adopted plan be retained. Sufficient justification for amending the Comprehensive Plan which would include a change in circumstances regarding the character of the area within which the proposed nomination is located, or an error in the Plan recommendations that pertain to the subject property, has not been demonstrated by the nominator. The proposed nomination calls for a higher density of development than the surrounding area. In addition, the subject area is also traversed by a Virginia Power Company easement and has steep slopes in excess of 15% grade. The presence of these features would constrain the amount of developable land and would result in a higher effective density than that which has been proposed. The effective density of the developable area of the site would exceed 3-4 du/ac, resulting in infill development that would be significantly greater than the surrounding area.

CRITICAL ISSUES

Land Use

The subject property consists of six parcels. An outlet road, fifty feet in width divides the southern two parcels, 14 and 14A, from the balance of the subject area. The subject area is also divided by a high voltage electric transmission line that lies within a Virginia Power Company easement.

The nomination proposes to increase the planned density of the nominated parcels by as much as four-fold (from 1 du/ac at the low end of the plan range, and up to 4 du/ac at the upper end of the plan range). The justification is to encourage consolidation of the nominated parcels. The immediate surrounding area has developed according to the planned density of 1-2 du/ac. The area is zoned PDH-2 and includes extensive open space to preserve the unnamed tributary that traverses the site in an east-west direction.

The presence of the easement and outlet road in addition to slopes in excess of 15% and dedication of land for the paved trail along Hooes Road and possible right-of-way dedication for the planned future expansion of Hooes Road to a four-lane cross section, significantly constrains the developable area of the site. As a result, the effective density raises a question about the ability of the subject area to function as a compatible infill development within this established community.

The Comprehensive Plan range of residential use at 1-2 du/ac offers additional development potential because the subject area is zoned R-1. Guidance found in the Land Use element of the Policy Plan (Appendix 9, Residential Development Criteria) provides recommendations that specifically relate to infill development and the evaluation of zoning applications seeking to achieve the high end of the planned density range. Property consolidation is among the principles used to assess quality design. Therefore, it is not necessary to amend the Plan to seek consolidation.

Transportation

Trip Generation Estimates for APR # 09-III-1P

Scenario	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comprehensive Plan Single Family (210); 11 DU	136	4	13	9	5
Proposed Amendment Single Family (210); 22 DU	258	6	19	17	10
Net Impact of Proposed Amendment Above Comp Plan	122	2	6	8	5

As shown in the above table, the proposed change in land use would result in a marginal increase in trip generation from the subject property. Hooes Road is shown on the Plan Map to be a four-lane improved arterial, and is currently a two-lane cross section. Any development of this site should accommodate the planned improvement of Hooes Road. Access to Hooes Road should be controlled with one shared access point. Any development of the site should accommodate efficient transit operations within the Hooes Road corridor. A major paved trail along Hooes Road is shown on the Countywide Trails Plan. Any development of this site should accommodate the trail.

Environmental

Transportation-generated noise from Hooes Road may affect the subject property. Although the subject property is not located within one of the Community Business Centers or one of the special study areas cited in the Policy Plan, it is recommended that either Leadership in Energy and Environmental Design (LEED) principles or the Energy Star Qualified Homes designation for new homes as well as low impact development techniques and good site design principles in support of environmental sustainability and conservation be utilized.

Schools

APR 09-III-1P									
Existing Use				Current Plan @ 1-2 du/ac			Proposed Plan @ 3-4 du/ac		
School level	SFD ratio	Existing units	Student yield	SFD ratio	Units permitted	Student yield	SFD ratio	Units proposed	Student yield
Elementary	0.266	5	1	0.266	11	3	0.266	22	6
Middle	0.084	5	0	0.084	11	1	0.084	22	2
High	0.181	5	1	0.181	11	2	0.181	22	4
			2 total			6 total			12 total

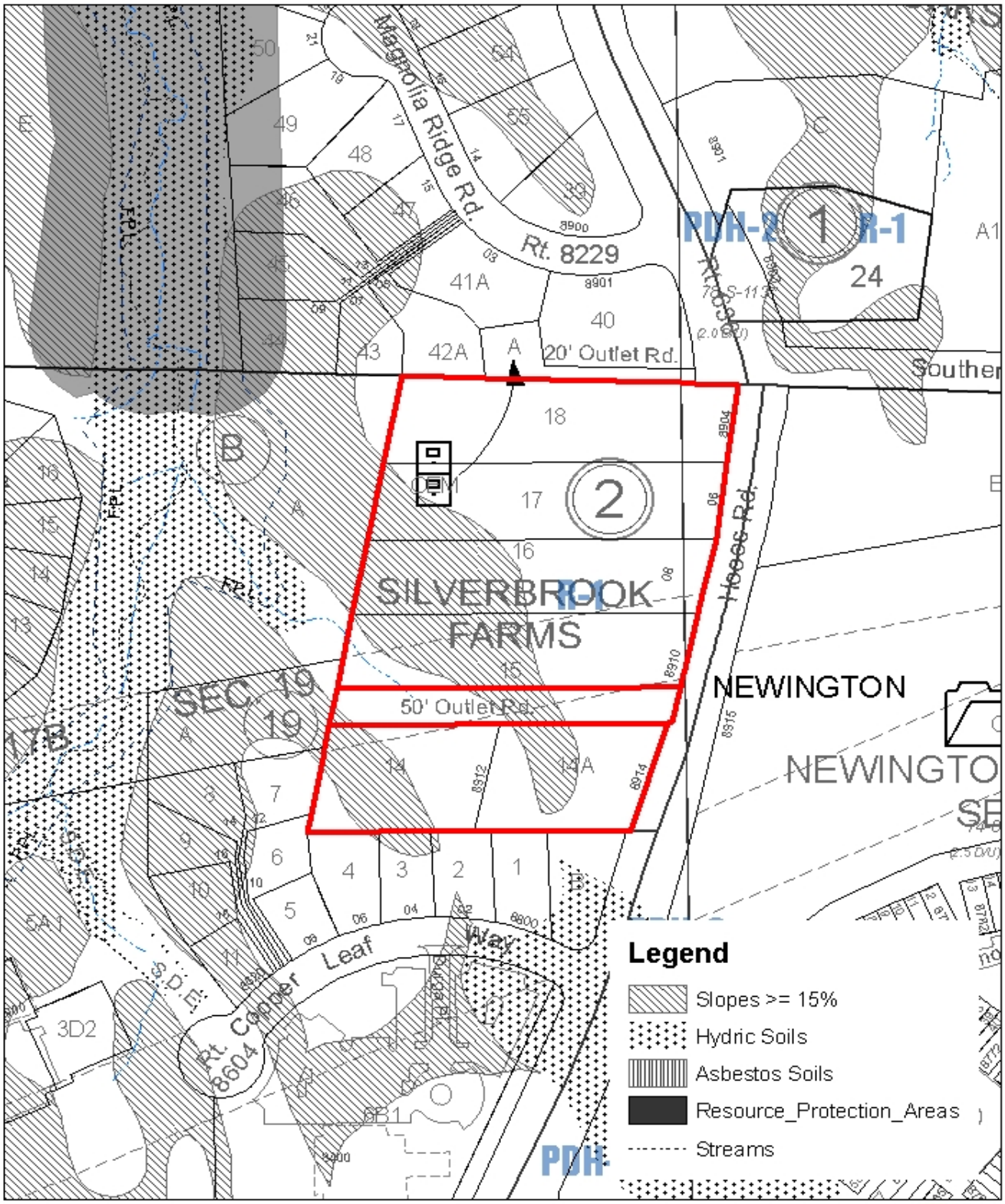
Based on the current County-wide student yield ratios, the APR nomination is anticipated to double the number of anticipated students from what would be anticipated based on the current Plan. Currently, South County Secondary is over capacity and projected to remain over capacity in the 2014-15 school year. It is noted that the current capacity surplus at Silverbrook ES will be reduced when a temporary modular addition at the school is relocated.

If a rezoning application is submitted, FCPS would recommend a proffer contribution to offset the impact of the development on surrounding schools. Under the current formula, a per student contribution of $9,378 would be anticipated. This amount is subject to change based on proffer formula updates.

Conclusion

The subject property lies within an area of low-density, stable residential neighborhoods, and the character of the area has been maintained. The developable area of the site is also constrained by a Virginia Power Company easement and areas of steep slopes. In order to ensure that any redevelopment of the site is compatible with the surrounding area, staff recommends that new development on the subject property occur at the current Plan density of 1-2 dwelling units per acre.

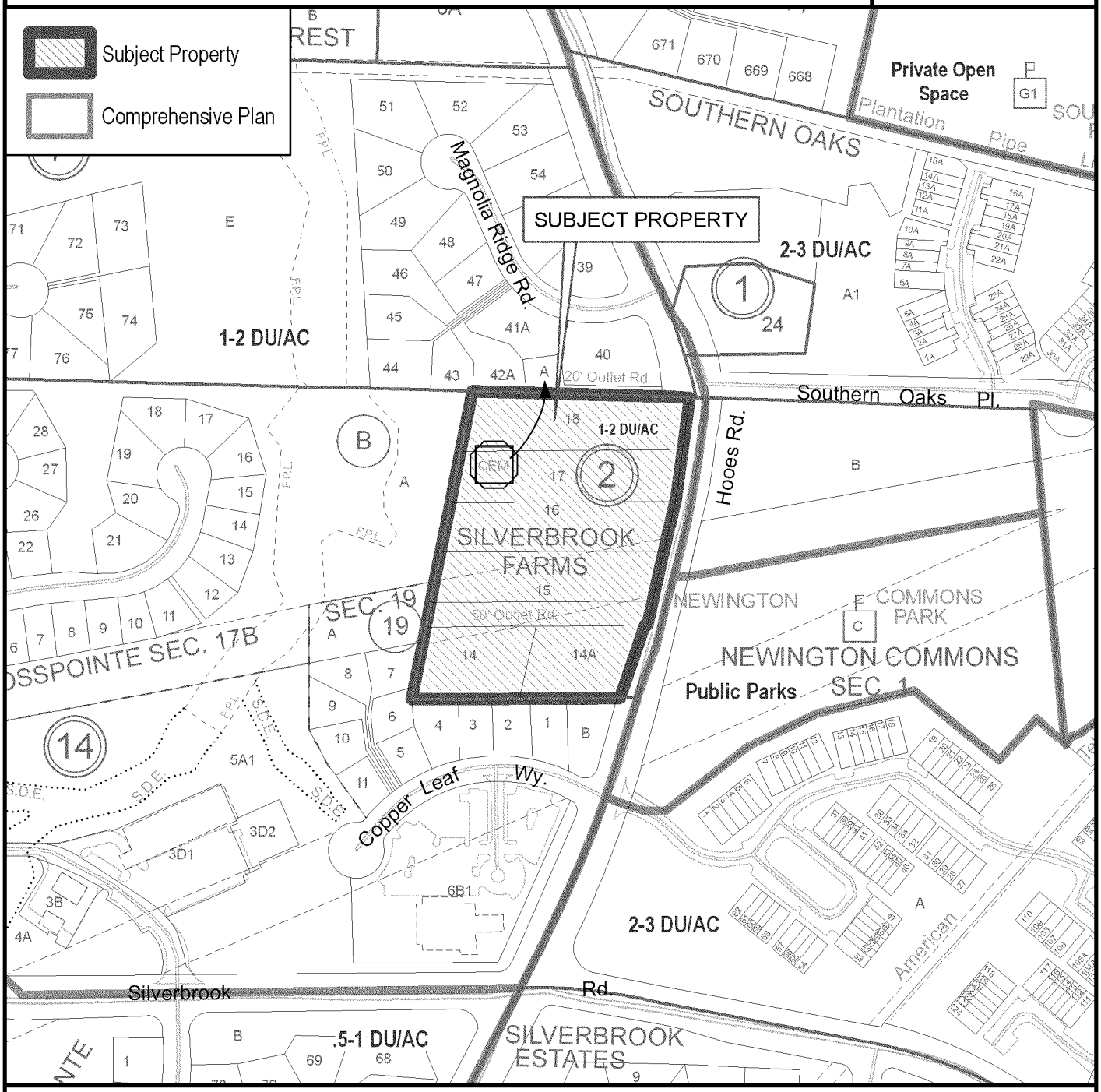
APR 09-III-1P - Parcels 97-4 ((2)) 14, 14A, 15, 16, 17, 18



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

2009-2010 SOUTH COUNTY APR #
09-III-1P
MT VERNON & SPRINGFIELD



Subject Property Current Plan: No site-specific Plan text.

Nominated Plan Change: Residential use at a density of 3-4 du/ac.

Staff Recommendation: To be determined.

300 FEET

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