

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

**SUPERVISOR DISTRICT:** MOUNT VERNON

**APR ITEM(S):** 09-IV-1S

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**NOMINATOR:** Cynthia Ann Smith

**ACREAGE:** 7.46 acres

**TAX MAP I.D.:** 99-4 ((1)) 32 and 33

**GENERAL LOCATION:** South of the Landsdowne development on Telegraph Road.

**PLANNING AREA:** IV  
**District:** Springfield  
**Sector:** S6 Newington 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: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.**
  - 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.
- Land Use: Page 9-10, **Objective14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.**
- Land Use: Pages 24-30, **Appendix 9, Residential Development Criteria**

For complete Plan text see:

[www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan](http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan)

**AREA PLAN TEXT:** Tax Map 99-4 ((1)) 32, 33 west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre.

**PROPOSED PLAN**

**AMENDMENT:** Infill development of the approximately 7-acre tract (Tax Map 99-4

((1)) 32, 33) located west of Telegraph Road, south of the Winstead Manor subdivision, and north and east of the Hunter Estates subdivision, is planned for clustered, single-family detached residential use at 0.5 – 1 dwelling units per acre. Development shall utilize low impact design (LID) stormwater management and minimal disturbance techniques to preserve the natural features and function of the landscape. A treed buffer from the surrounding communities and Telegraph Road shall be preserved and maintained

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**SUMMARY OF STAFF RECOMMENDATION**

\_\_\_\_\_ Approve Nomination as submitted

  X   Approve Staff Alternative

\_\_\_\_\_ Retain Adopted Plan

Staff recommends an alternative that maintains the current residential use and density of the site, but adds conditions suggested by the proposed nomination. The Hunter Estates subdivision abuts the subject property on the west and is planned for residential use at 1 du/ac. The Winstead Manor subdivision abuts the subject property on north and east and is planned at a density of 1-2 du/ac. Winstead Manor is developed at a density of 1.83 du/ac and abuts the Hunter Estates subdivision across Higham Road that is zoned R-1. With this circumstance as an example, staff believes that replanning the subject property to a lesser density is not justified. The nominator’s suggested conditions would be beneficial to the surrounding community, but reducing the density to a level equal to or below the current zoning designation provides no incentive to achieve these desired conditions.

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**CRITICAL ISSUES**

**Land Use**

The nomination proposes to replan the subject properties from residential use at 1-2 du/ac to residential use at 0.5 – 1 du/ac. The area is zoned R-1 and is surrounded by residential properties planned and developed at a density of 1du/ac and 1-2 du/ac. In 2008, a rezoning application was submitted for the subject property to rezone the site from the R-1 residential district to the PDH-2 planned development housing district, at a density of 1.47 du/ac for a total of 11 single-family detached homes. The R-1 district would yield 7 single-family detached homes.

The rezoning application contained proffers that would have resulted in 50 percent of the site set aside for open space, substantial landscaping and buffering from neighboring residential properties, LEED residential certification, and use of low impact development features to reduce stormwater flows from the site and improve water quality of stormwater runoff draining into nearby waterways. Staff and the Planning Commission supported the rezoning application, but the Board of Supervisors denied the application. If the subject property is developed according to the permitted R-1 zoning,

none of the environmental mitigation elements mentioned in the proposed proffers would be required.

Down-planning the subject property would forego additional benefits to the area that could be obtained through proffers through the rezoning process. The nomination states that reducing the planned development potential will achieve many goals such as saving trees, and protecting existing wildlife habitat. Should the site be developed as permitted, tree save and habitat preservation will not be assured. In addition, development under the permitted zoning may also result in additional driveways being added along Telegraph Road. The nomination may assume that a rezoning will occur to implement the desired development conditions however the proposed density may actually encourage R-1 development by reducing the planned development potential and would make rezoning the site a less attractive option.

### **Conclusion**

Staff recommends an alternative for clustered, single-family detached residential use at 1-2 du/ac that includes the nominator's suggested conditions:

- Development shall utilize low impact development (LID) techniques for enhanced stormwater management and to preserve the natural features and function of the landscape;
- The majority of the existing mature tree cover should be preserved on the site as a natural buffer to abutting residential properties, to screen the site from traffic related noise generated from Telegraph Road, and to maintain wildlife habitat.



