

PRELIMINARY STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): MASON

APR ITEM: 09-I-3B

NOMINATOR(S): Lisa M. Chiblow

ACREAGE: 5.007 Acres

TAX MAP I.D. NUMBERS: 61-4((1))118

GENERAL LOCATION: At the southern terminus of Scoville Road and the northern terminus of Arnet Street.

PLANNING AREA(S): Area I
District(s): Baileys
Sector: Glasgow (B4)
Special Area(s): N/A

ADOPTED PLAN MAP: Public Facilities, Governmental and Institutional

ADOPTED PLAN TEXT: Infill residential development that is of compatible use, type and intensity to the surrounding community.

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

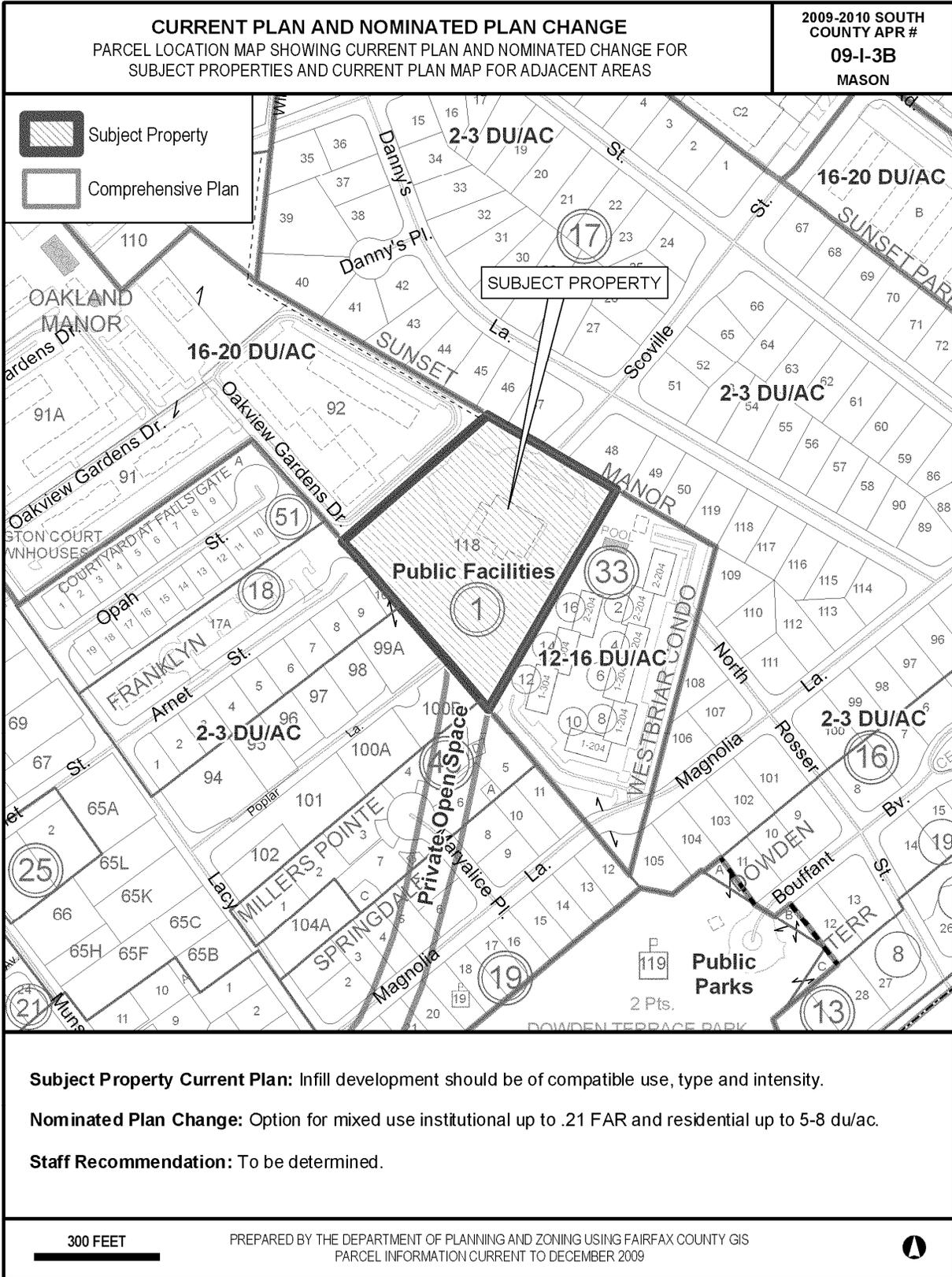
PROPOSED PLAN AMENDMENT: Allow an option for up to 33 affordable multifamily residential units.

SUMMARY OF STAFF RECOMMENDATION:

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

The nomination is to allow an option of up to 33 residential units while retaining the Moose Lodge on site. As the nominator indicates, the proposed residential units will either be all Affordable Dwelling Units (ADU's) or Workforce Housing Units.

Staff recognizes the benefit of incorporating affordable housing to help meet Countywide objectives and policies, but believes a more appropriate development can be achieved through a lower intensity.



ISSUES & BACKGROUNDLand Use

- Currently occupying the nominated parcel is a 12,700 square foot fraternal order lodge.
- Existing uses surrounding the subject parcels multifamily units to the northwest and southeast, and single family homes to the northeast and southwest.
- According to the nomination, the proposed option for multifamily residential would produce up to 33 units within three story buildings in addition to the existing Moose Lodge. Staff believes that townhouses at a lower density would provide a better transition, and a lower visual and physical impact on the existing residential community.

Transportation

- The Comprehensive Plan currently allows approximately 15 single family detached housing units, which would generate around 144 daily vehicle trips or about 16 PM peak hour trips. The nomination proposes to increase this to 33 multifamily units, which would generate approximately 219 daily vehicle trips or about 20 PM peak hour trips. The magnitude of trips associated with these recreational uses is minor; however, trip estimates for the fraternal order lodge that is located on this site are unknown. In order to quantify trips for this type of use to determine a preliminary impact of all proposed development on this site, additional information associated with the lodge would need to be provided.
- The nomination states that primary access for the multifamily units would be from the south at either Arnet Street or Poplar Lane. If access to the site is from Poplar Lane then this road would need to be improved. Additionally, any access from the multifamily units to Scoville Street may be problematic due to the ongoing Bailey's Crossroads Study that is recommending increased densities and realignment of some roads. Any access from the multifamily units to Scoville Street would need to be addressed at rezoning with a site plan.