

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

SUPERVISOR DISTRICT: MOUNT VERNON

APR ITEM(S): 09-IV-3LP

NOMINATOR: South County Federation

ACREAGE: 6.1 acres

TAX MAP I.D.: 107-4 ((1)) 34

GENERAL LOCATION: Generally located on Richmond Highway, Southwest of Greencastle Lane.

PLANNING AREA: IV
District: Lower Potomac
Sector: LP2 Lorton-South Route 1
Special Areas: Sub-unit E9

ADOPTED PLAN MAP: Public facilities, governmental and institutional uses.

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

- Public Facilities: Page 17, Objective 18, Policy b) Plan for a new police substation in the southeastern part of the County.

For complete Plan text see:

www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/

AREA PLAN TEXT: Sub-unit E9 contains stable residential uses which are planned for 4-5 dwelling units per acre, 8-12 dwelling units per acre, and 12-16 dwelling units per acre. Any new or infill development should be of a compatible use, type and intensity compared with the surrounding existing residential developments.

PROPOSED PLAN AMENDMENT: Add the following new text to Sub-unit E9:
“This sub-unit also includes parcel 107-4 ((1)) 34 a Fairfax County owned tract where the Lorton Library, Lorton Community Action Center house, and a community park are located. The tract also includes a large amount of open space that should be considered for a police station.”

SUMMARY OF STAFF RECOMMENDATION

Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan

Staff recommends that the adopted Plan be retained. The nomination proposes that the Lorton Library site be considered for location of a future police station. The Lorton Library site contains valuable park and open space amenities for the surrounding community, and the Police Department does not endorse specific sites for future stations that it has not evaluated.

CRITICAL ISSUES

Police Department Station Planning

The Police Department does not feel that the Lorton Library site would be an optimal location for a future district station because the subject property is not strategically located at the center of the future South County District. A central location is preferred for ease of both officer and citizen access. The previously identified future station site at Lorton Road and Furnace Road is much more centrally-located within the projected district, with better access to the primary roadways in the area.

Parks

The area that is the subject of this plan nomination is known as Lorton Park. It is owned by the Board of Supervisors with park facilities developed, operated and managed by the Park Authority and includes an open play area, a playground, trails and seating areas. Lorton Park is well utilized and easily accessible from the surrounding neighborhoods. The surrounding neighborhoods have no other local-serving parks within walking distance. In addition, Lorton Community Action Center recently proposed development of a community center on a portion of the site. Lorton Park provides a valuable community amenity to the surrounding neighborhoods and library users. The Park Authority does not support this nomination and recommends that it be denied.

Transportation

The option of a police station as proposed in this nomination would have site access issues. Police stations generally need two points of access from different streets for safety and operational reasons. In this case, the access points would most likely be needed from Greencastle Lane and Shepherd Hills Drive.

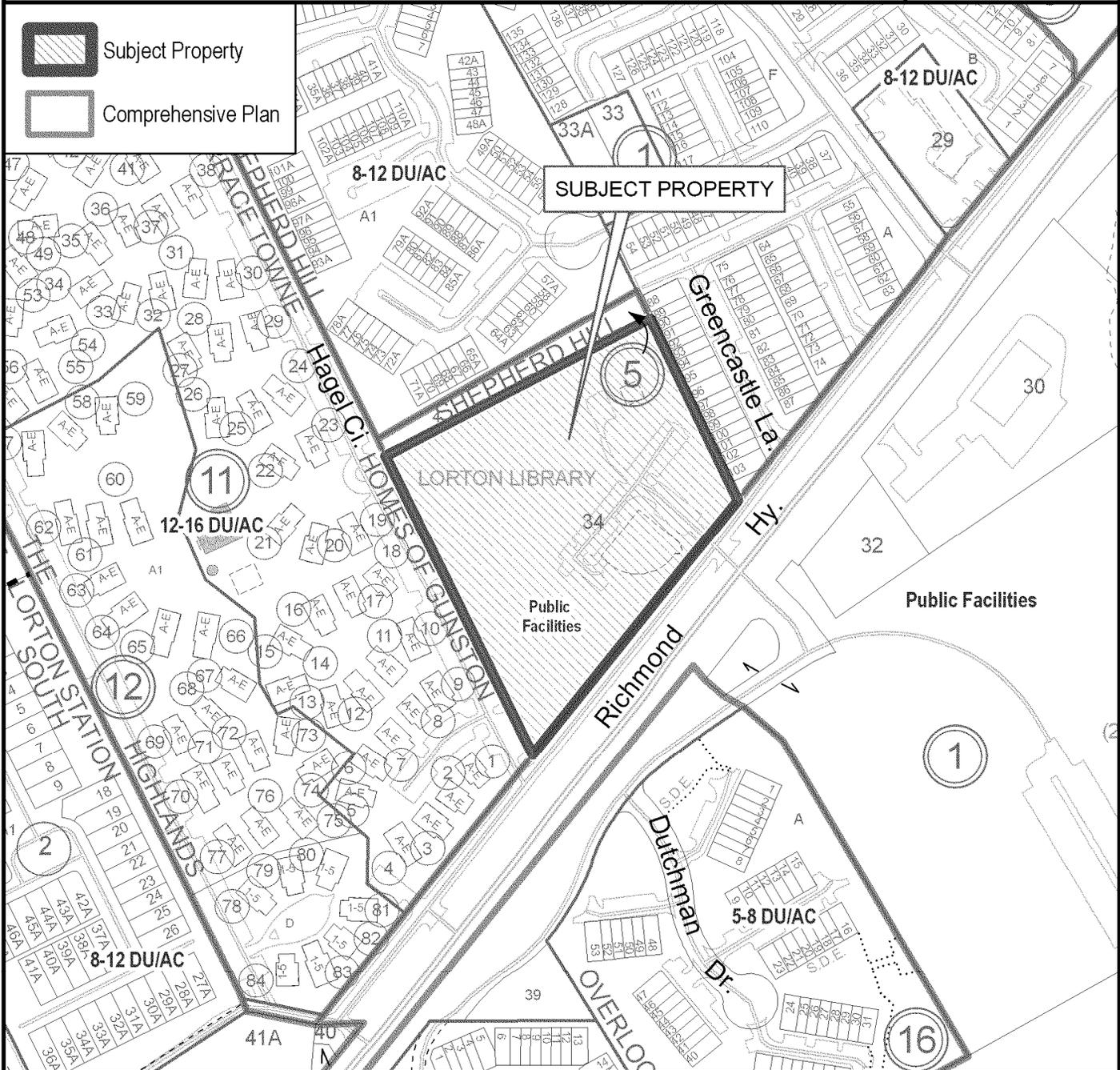
Conclusion

Staff recommends the adopted Plan be retained. The proposed nomination is not an optimal location for a future police station because it does not meet Police Department criteria for effective service delivery, and the Lorton Library contains park and open space facilities that are well utilized by the surrounding community.

2009-2010 SOUTH COUNTY APR #
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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



Subject Property Current Plan: Public facilities, governmental and institutional uses.

Nominated Plan Change: Public facilities, governmental and institutional uses with an option for adding a police station adjacent to the existing Lorton Library, Lorton Community Action Center and community park

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

