

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

**SUPERVISOR DISTRICT:** MOUNT VERNON

**APR ITEM(S):** 09-IV-4LP

---

**NOMINATOR:** Anh Minh Tran

**ACREAGE:** 0.78

**TAX MAP I.D.:** 109-1((1)) 13

**GENERAL LOCATION:** West of Backlick Road, north of Richmond Highway, east of Anderson Lane

**PLANNING AREA:** IV

**District:** Lower Potomac

**Sector:** LP4 – Fort Belvoir Community Planning Sector

**Special Areas:** NA

**ADOPTED PLAN MAP:** Residential at 2-3 du/ac

**AREA PLAN TEXT:**

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, LP4 – Fort Belvoir Community Planning Sector, Page 121:

The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:

- B. Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map.”

For complete Comprehensive Plan text see:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/lowerpotomac.pdf>

**PROPOSED PLAN AMENDMENT:**

Amend the Comprehensive Plan to allow for retail use up to .06 FAR. The nomination proposes restaurant use up to 2,000 square feet (sf) with 50 parking spaces.

**SUMMARY OF STAFF RECOMMENDATION**

Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan

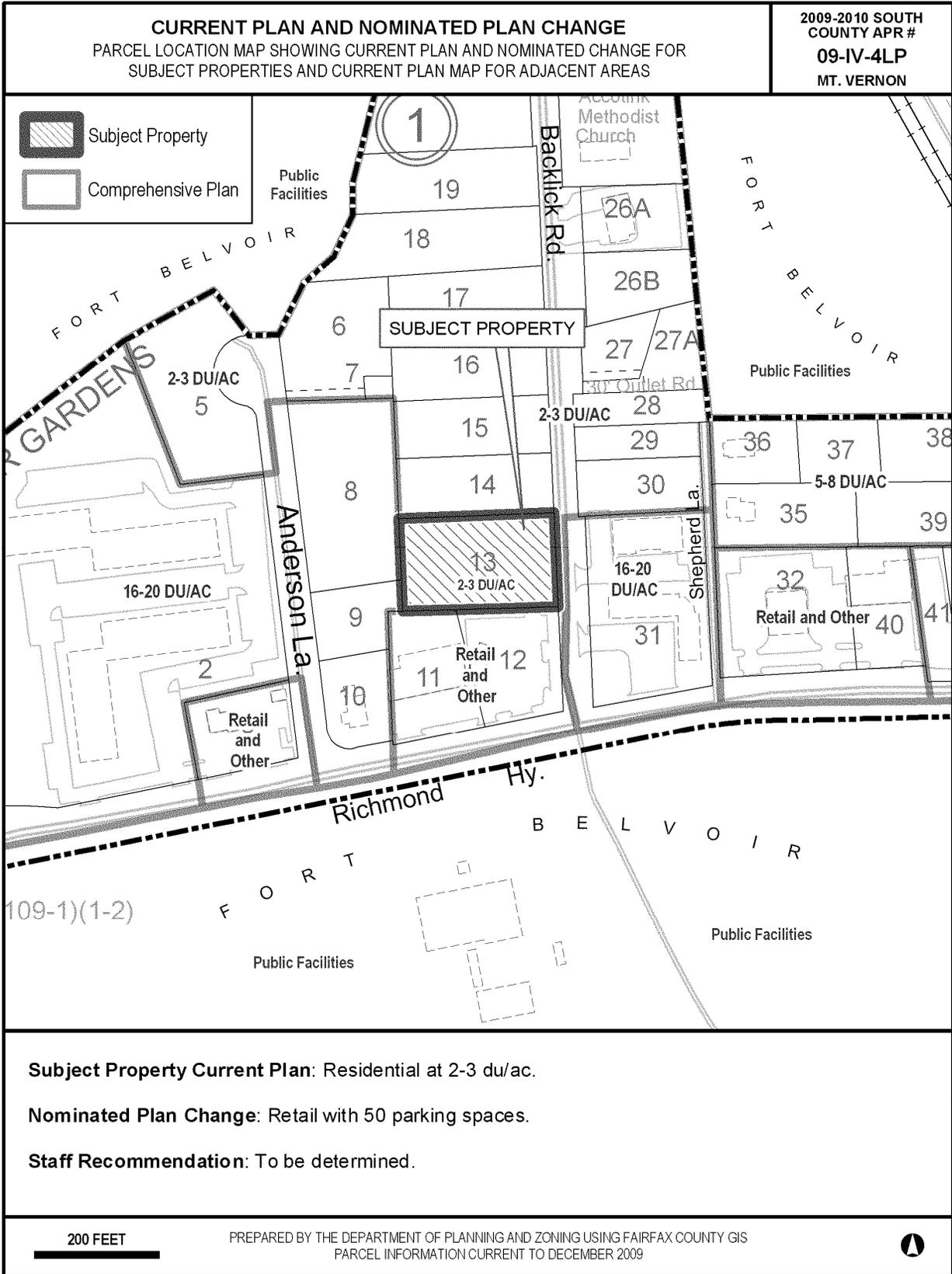
---

The Comprehensive Plan contains parcel-specific recommendations for locations that are appropriate for commercial and residential use within the Village of Accotink. The Plan notes there should be no expansion or intensification of existing and planned commercial uses. This nomination would constitute an expansion of new commercial use on a parcel planned for residential use and may set an undesirable precedent for piecemeal replanning of this area and replacing residential with commercial uses.

The nomination proposes a 2,000 square foot restaurant, which would support a small fast food or quick serve restaurant. This type of facility depends on high visibility and easy access to maximize customer convenience. The parcel does not front Richmond Highway and would not benefit from the same visibility as the other existing commercial uses that are accessible from Richmond Highway.

The current Plan notes that a landscaped buffer should be utilized where commercial development could alter the residential character within the Village of Accotink. The nominated parcel is only .78 acres. The size of the parcel would make it difficult to fit a restaurant, surface parking, and a substantial buffer to protect adjacent residential uses.

---



**CRITICAL ISSUES****Land Use**

A gas station and audio and electronics shop are adjacent to the nominated area to the south, fronting Richmond Highway. The lot north of the nominated area is developed with a single family detached residential unit. Village Apartments, garden style rental apartments, are located to the east of the subject property. Parcels 109-1 ((1)) 3, 12, 32, and 40 located along Richmond Highway are designated for neighborhood-serving commercial use similar to what is proposed by the nomination. The remaining parcels within the Village of Accotink are planned and developed for residential use at various densities. Commercial uses in the Village of Accotink should be located on parcels that are accessible from Richmond Highway and should avoid encroaching upon existing residential homes.

**Transportation**

As shown in the table below, the proposed changes in land use would result in a marginal increase in trip generation. While the proposed change in land use appears to represent a minimal impact, further review and analysis will be required to make a more definitive determination.

<b>Scenario</b>	<b>Daily</b>	<b>In</b>	<b>Out</b>	<b>In</b>	<b>Out</b>
<u>Current Comprehensive Plan</u>					
Single Family; 2 DU	28	3	8	2	1
<b>Total</b>	<b>28</b>	<b>3</b>	<b>8</b>	<b>2</b>	<b>1</b>
<u>Proposed Amendment</u>					
High Turnover Restaurant; 2,000 sf	254	12	11	13	9
<b>Total</b>	<b>254</b>	<b>12</b>	<b>11</b>	<b>13</b>	<b>9</b>
Net Impact of Proposed Amendment Above Comp Plan	226	9	3	11	9

Backlick Road is currently designated as a Collector and is not slated for improvement according to the Fairfax County Transportation Plan. The roadway is currently two lanes with right-of-way between approximately 45 and 50 feet in width. Based on visual inspection, the facility may need safety improvements in the future. While there may be sufficient right-of-way for these safety improvements, future review and analysis may indicate a need for additional right-of-way dedication.

The intersection of Backlick Road and Richmond Highway functions at Level of Service (LOS) C in the morning peak hour and LOS F in the evening peak hour. To improve the evening peak hour condition, Richmond Highway is recommended be a six-lane improved arterial and is designated an Enhanced Public Transportation Corridor (EPTC) with a range of transit options such as rail and bus rapid transit. A rail and transit transfer station is planned in close proximity to the site as indicated on the Transportation Plan Map, and could require the addition of two dedicated transit lines/transit ROW. This could have an impact on the site and land adjacent to the nominated area in the future if these improvements are implemented.

Site access along Backlick Road should be limited to one access point. Fairfax Connector (Route 171) bus service currently runs along the Richmond Highway corridor. The draft Transit Development Plan dated December 2009 recommends new Fairfax Connector (Route 334 and 371) service and a BRAC shuttle route along this same stretch. Should this nomination be adopted, development of this site should provide access for transit users.

**Cultural Resources**

The subject parcel is surrounded by a number of known historic and Native American sites. Additionally, a structure appears on the parcel in the 1937 aerial photograph. Staff recommends that the parcel undergo a Phase I archaeological survey prior to any ground disturbance. If sites are found, Phase II testing is recommended and a Phase II data recovery conducted if necessary.

**Public Facilities**

The subject area is served through an 8-inch diameter water main adjacent to the site. Fire protection requirements may necessitate a looped distribution piping configuration. Specific details pertaining to water distribution infrastructure will be developed concurrent with the requisite site planning and engineering process.

**Miscellaneous**

The nominator has raised concerns over homeless individuals illegally occupying the site. Three complaint letters were filed by the nominator to report this activity. The first letter was mailed to the Mount Vernon police on July 8, 2008. The second letter was mailed on July 30, 2009 to the Mount Vernon District Supervisor and the Mount Vernon police chief. The third letter was sent to the Fairfax County Planning Commission on September 10, 2009. While the current circumstance of squatters occupying the site is a serious concern that should be addressed, amending the Comprehensive Plan to allow for commercial use is not the proper avenue to remedy the situation.

**ATTACHMENT I**

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 5-4-2009, LP4 – Fort Belvoir Community Planning Sector, Page 118:

“Sector LP4 includes the Village of Accotink which has a wide variety of land uses: single-family homes, garden apartments, commercial and institutional uses. It is located at the juncture of Backlick Road and Route 1...”

Page 121:

- “5. The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:
  - A. Neighborhood-serving commercial use is planned along Route 1 (Tax Map 109-1((1))3, 11, 12, 32 and 40). There should be no expansion or intensification of the existing commercial uses.
  - B. Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map.
  - C. Residential use at 5-8 dwelling units per acre is planned generally east of Shepherd Lane (Tax Map 109-1((1))35, 36, 37, 38 and 39) provided that the development achieves good design, substantial parcel consolidation, and buffering and screening along any portion of the property line adjacent to an existing commercial use or single-family detached dwelling unit.
  - D. Residential use at 12-16 dwelling units per acre is planned along Route 1 and east of Shepherd Lane (Tax Map 109-1((1))41 and 42). Affordable housing at 16-20 dwelling units per acre is planned east and west of Anderson Lane (Tax Map 109-1((1))1, 2, 8, 9 and 10) and along Route 1 west of Shepherd Lane (Tax Map 109-1((1))31). These planned land uses generally reflect existing uses and densities, except for the area adjacent to Anderson Lane to the east (Tax Map 109-1((1))8, 9 and 10) which contains single-family dwelling units. Parcels 8, 9 and 10 may be redeveloped at 16-20 dwelling units per acre, if the development provides good design, substantial parcel consolidation and buffering and screening between any property line which is adjacent to an existing commercial use or a single-family detached dwelling unit.
  - E. The Methodist Church in the Village of Accotink and environs is a local landmark and should be considered for inclusion in an historic district. Any future development or redevelopment in the area should be compatible with the church in terms of design, mass, scale, height, color, type of material and visual impact.
  - F. Protective landscape buffer treatment should be utilized in those cases where commercial development could alter the residential character within the Village of Accotink.”

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 5-4-2009, LP4 – Fort Belvoir Community Planning Sector, Page 122:

“Heritage Resources

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”