

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

SUPERVISOR DISTRICT: Mount Vernon **APR ITEM:** 09-III-5P

NOMINATOR(S): Steven F. Teets on behalf of E and A I and G Lorton Valley Limited Partnership

ACREAGE: 21.97 acres

TAX MAP I.D. NUMBERS: 106-2 ((1)) 9a and 9b; 106-2 ((7)) 1, 4, and 5

GENERAL LOCATION: Northeast side of Ox Road, across from Palmer Drive

PLANNING AREA(S): III
District(s): Pohick
Sector: Dominion (P5)

ADOPTED PLAN MAP: Residential use at a density of 0.5-1 dwelling unit per acre (du/ac)

ADOPTED PLAN TEXT: Residential use at a density of 0.5-1 du/ac with an option for shopping center up to 125,000 square feet (SF)

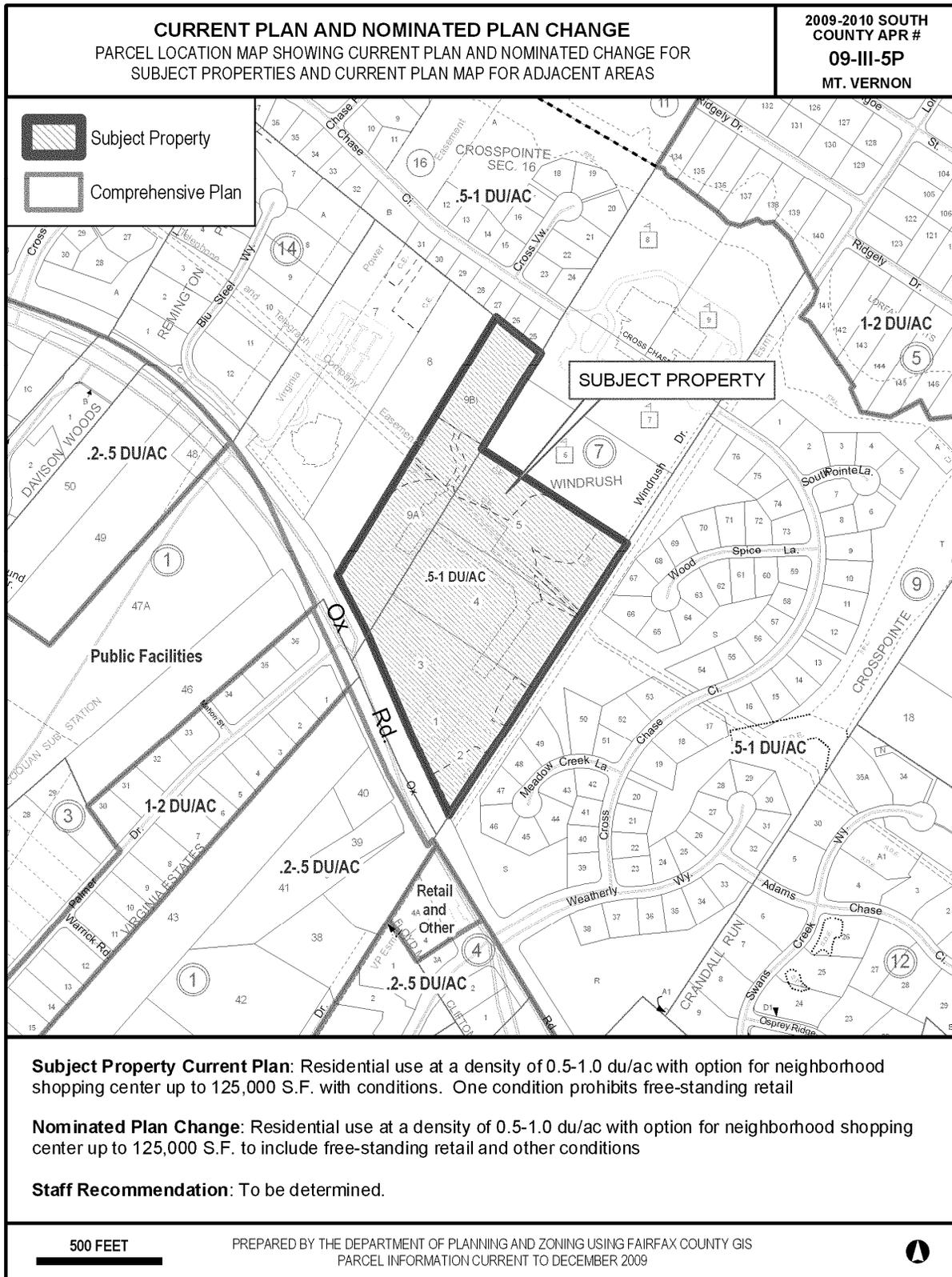
For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>,
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PROPOSED PLAN AMENDMENT: Residential use at a density of 0.5-1 du/ac with an option for shopping center up to 125,000 square feet (SF) to include free-standing retail use

SUMMARY OF STAFF RECOMMENDATION

- Approve Nomination as submitted
- Approve Staff Alternative
- Retain Adopted Plan

The current Comprehensive Plan recommends that free-standing retail uses should not be included within the Plan option due to the residential character of the area. No change in circumstance in the area has occurred to the area that would warrant an amendment to the recommendation about free-standing uses. At the same time, staff recommends an alternative that is editorial in nature in order to update the Tax Map parcel references for the subject area.



CRITICAL ISSUESLand Use:

- The approximately 22-acre subject property is located on the northeast side of Ox Road, across from the intersection with Palmer Drive, and southwest of the William Halley Elementary School. The majority of the subject property contains the Shoppes at Lorton shopping center, which is comprised of approximately 109,500 square feet (SF) of retail use and includes a grocery store and service station. There are no free-standing retail uses in the existing shopping center. A 2.2-acre portion of the subject property, Tax Map Parcel 106-2 ((7)) 9b, of the subject property is private open space that was dedicated to the Crosspointe Homeowners' Association during the development review process. The property is not part of the shopping center and is involved in this Plan amendment only because the adopted Plan recommendation references an old tax map number, Tax Map Parcel 106-2 ((7)) 9. Parcel 9 has been subdivided into parcels 106-2 ((7)) 9a and 9b. There is no proposed land use change to Parcel 9b in the nomination.
- The subject property is located in the P5 Dominion Community Planning Sector of the Pohick Planning District in Area III of the Comprehensive Plan. The Dominion Community Planning Sector is planned for and characterized by low-density residential uses. A few, non-residential uses are located near the subject area, including the William Hanley Elementary School and the New Hope Church, located north of the subject property. An option for an assisted living facility is also planned on an adjacent property.
- The subject property is planned for residential use at a density of 0.5 to 1 dwelling unit per acre (du/ac). The property has an option for development as a neighborhood shopping center, not to exceed 125,000 gross square feet. The Plan has a number of conditions for this option, including the prohibition of free-standing uses and design guidance that describes landscaping, berming, signage, lighting, building height, and design. The recommendation also states that the development should be designed as a single, integrated center, and the center should not appear as a strip commercial center. These design recommendations work to reduce the impact of the commercial use on the adjacent low-density residential area and were an important part of the original approval of this option for commercial use in this area.
- The subject property was replanned to add the option for the retail shopping center and the conditions for redevelopment during the 1990-1991 Planning Horizons effort. The Plan recommendations for this property have not been amended since that time. The option and associated conditions were implemented during a rezoning of the property (RZ 89-V-059) that did not include a free-standing use and were reaffirmed during a special exception and proffer condition amendment for a service station and quick service food store (SE 00-V-031/PCA 89-V-059) in May 2001. The approval of the SE/PCA permitted the station and store provided that they were attached to the end of the shopping center. The staff report for the SE/PCA speaks to the revision to the original proposal for the service station as a free-standing pad site, due to the importance of the conditions in the Plan.
- The nomination proposes that the Plan option would be amended to recommend that one free-standing retail structure up to 5,500 SF would be appropriate for the subject area.

- The planned, maximum square footage of the shopping center is not proposed to change.
- The surrounding area continues to have a predominantly residential character, and there has been no change in circumstance in the area that would warrant an amendment to the recommendation about free-standing uses.
- The concern about the impact of free-standing uses on the adjacent neighborhood has not changed. The addition of a free-standing use, as proposed would adversely impact the character of the area by increasing the strip-commercial nature of the shopping center.
- Furthermore, the concern would be exacerbated if the free-standing retail use includes a drive-through window. The nomination does not specify whether a drive-through use would be included or excluded.
- It is uncertain how the addition of the proposed architectural and landscaping treatments would supersede this concern.

Transportation

- The proposed amendment would result in neither an increase, nor decrease in trip generation per the Institute of Transportation Engineers data.
- However, options for free-standing uses, such as banks and fast-food restaurants, may include drive-thru windows. Drive-thru uses generally result in higher trip generation rates as compared to the non-drive-thru uses. The nomination does not address whether a drive-thru window would be included in the Plan. If included, the nomination would likely result in a higher trip generation as compared to the current Plan.

Editorial Update

- The current Plan reflects a Tax Map reference, Tax Map Parcel 106-2 ((7)) 9 that no longer exists. The parcel has been subdivided into Tax Map Parcels 106-2 ((7)) 9a and 9b. Parcel 9b was dedicated to the Crosspointe Homeowners' Association, as stated previously. Revising the text to reflect the current Tax Map numbers, as shown below, would provide additional clarity in the text.

MODIFY: Fairfax County Comprehensive Plan, Area III, Pohick Planning District, P5 Dominion Community Planning Sector, page 64, as amended through January 26, 2009:

“8. ~~Parcels 106-2((7))1-5 and the southern portion of Parcel 106-2((1))9b corresponding to the northern boundary of Parcel 106-2((7))5,~~ at the northeast quadrant of Windrush Drive and Route 123 are planned for residential development at .5-1 dwelling unit per acre as shown on the Plan map.

...

- The retail development should provide at least a two-acre site for active recreational use, such as a soccer field. This recreational site should be provided ~~in the northern portion of~~ on Parcel 106-2((1)) 9b and should not be rezoned for commercial use as it is meant to be part of the buffer area for the site...”