

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

SUPERVISOR DISTRICT: MOUNT VERNON

APR ITEM(S): 09-IV-6LP and
PLAN AMENDMENT: S10-IV-LP1

NOMINATOR: Linwood Gorham on behalf of the South County Federation (SCF)

ACREAGE: 3.18

TAX MAP I.D.: 108-3 ((1)) 2, 3; 108-3 ((2)) 2, 5, 6

GENERAL LOCATION: Intersection of Lorton Road and Richmond Highway

PLANNING AREA: IV

District: Lower Potomac

Sector: LP2 – Lorton-South Route 1 Community Planning Sector

Special Areas: Sub-unit E4

ADOPTED PLAN MAP: Retail

POLICY PLAN TEXT:

Fairfax County Comprehensive Plan, 2007 Edition, Land Use – Appendix, amended through 9-22-2008, p 19:

Appendix 5

Guidelines for drive-thru windows and other drive-thru facilities

“Drive-thru windows for commercial establishments and other drive-thru facilities have the potential to cause serious on-site and off-site traffic circulation problems. To address these potential problems, drive-thru windows and other drive-thru facilities should be approved only if the size and configuration of the lot are adequate to achieve a safe drive-thru facility, parking circulation and pedestrian system. All activity generated by the use must be accommodated on the site. Noise, glare and other nuisance aspects related to drive-thru facilities must not adversely affect adjacent properties.”

AREA PLAN TEXT:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Planning District, Community Planning Sector, Pages 86-87

“Sub-unit E4

This sub-unit, located southwest of the intersection of Route 1 and Lorton Road (see Figure 33), is planned for retail and related uses up to .25 FAR, as long as all the parcels in the sub-unit are consolidated. Absent full consolidation no development should exceed .15 FAR. Any development on the site should recognize site and access constraints. Auto-oriented uses are

not appropriate, except as specified under the option below for drive-thru uses. Efficient circulation should be provided and curb cuts should be minimized. Buffering and screening of adjacent residential development should be provided. Dedication for the widening of Route 1 and Lorton Road should be provided with primary access to the site from Lorton Road. Secondary access may be provided from Route 1, but must be restricted to right turns in and out. Internal vehicular circulation and locations of entrances and median breaks should be arranged to minimize conflicts with traffic on the adjacent arterial roadways. As an option, parcels within Sub-unit E4 may be considered for public park.

As an option, a drive-in bank and a drive-thru pharmacy up to .15 FAR may be appropriate provided the following conditions are met:

- All parcels in the sub-unit are consolidated.
- Development should include no more than two separate buildings.
- Every effort should be made to orient buildings toward Richmond Highway and to avoid locating parking in front of buildings in order to create an attractive streetscape along Richmond Highway and to improve/enhance the visual image of this portion of Richmond Highway.
- Development includes appropriate landscaping to protect the integrity and character of Pohick Church and the Pohick Church Historic Overlay District.
- Development includes landscaping in the right-of-way along Lorton Road where it intersects with Richmond Highway, if permission is granted by VDOT.
- All recommendations on transportation and buffering and screening for Sub-unit E4 are satisfied.”

PROPOSED PLAN AMENDMENT:

Amend the Comprehensive Plan by removing the option for the drive-in bank and drive-through pharmacy. Retain current base recommendation for retail use up to .25 FAR.

SUMMARY OF STAFF RECOMMENDATION

Approve Nomination as submitted

Approve Staff Alternative

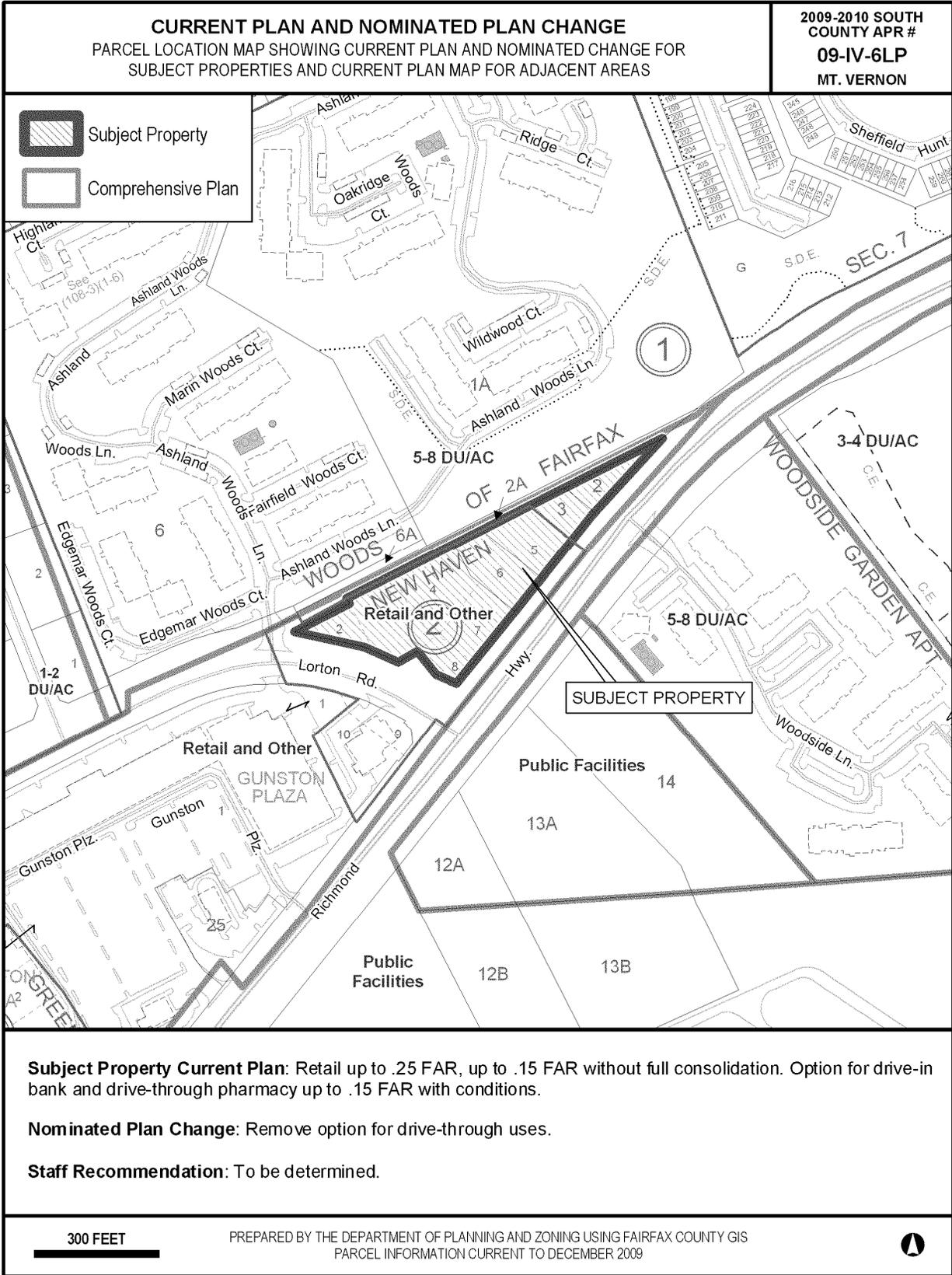
Retain Adopted Plan

Staff recommends removing text that states land should be dedicated for the widening of Route 1 and Lorton Road. This improvement has been implemented; therefore this recommendation is no longer applicable.

A special exception and proffered condition amendment for a drive-in pharmacy and drive-thru bank was approved in 2008, shortly after an out-of-turn Plan Amendment (S06-IV-LP1) was adopted for the site. The site plan review process is currently underway and it is anticipated the bank and pharmacy will begin construction prior to the date when the SE approval expires. Removing the current Plan text and conditions for this option could create problems in the future should the applicant request any modifications to their approved development, as there is a need to limit the intensity to .15 FAR, and continue to provide guidance regarding conditions specific to drive thru uses.

During the review of this nomination, it came to our attention that this nomination was not eligible for consideration under the guidelines established for the 2009-2010 South County APR process because it covered a land area that was included in a Plan amendment adopted since May 1, 2006. Since a Plan amendment for this subject area was adopted on December 4, 2006, this nomination should not have been accepted in the 2009-2010 South County APR cycle.

In light of the fact that this nomination was accepted and significant work has been done thus far, and both the nominator and staff have acted in good faith during the course of this process, staff requested that an out-of-turn Plan Amendment be authorized to allow continued consideration of this nomination. The Board of Supervisors authorized the out-of-turn Plan Amendment on January 26, 2010 to consider APR item 09-IV-6LP.



BACKGROUND:

On April 25, 1994, the Board of Supervisors approved RZ 93-V-028 to rezone the subject property from the R-1 and C-5 districts to the C-5 district, subject to proffers dated April 8, 1994. The proffered Generalized Development Plan (GDP) depicted a shopping center at an intensity of .18 FAR. On March 24, 1997, the Board of Supervisors approved PCA 93-V-028 to allow development of a retail center with a maximum FAR of .18 with the option for one, two, or three buildings with up to 39,350 square feet of gross floor area subject to the proffers dated January 24, 1997.

The site was then the subject of Plan Amendment S06-IV-LP1, adding an option for a drive-in bank institution and drive-thru pharmacy at an intensity up to .15 FAR with conditions. In 2007, the site was the subject of a proffered condition amendment, PCA 93-V-028-02, to amend the GDP and proffers previously approved with PCA 93-V-028 and a special exception application, SE-2007-MV-031 (Lorton Corner), to permit a drive-in bank and drive-thru pharmacy on the site. A 3,848 square foot (sf) drive-in bank with three drive-through lanes was proposed. The drive-in pharmacy proposed 10,940 square feet of retail space with one drive-through lane. The SE and PCA applications were approved by the Board of Supervisors on November 17, 2008. The site plan review process for the bank and pharmacy is currently underway.

CRITICAL ISSUES**Land Use**

Townhouses are located immediately north of the subject property. As noted in the current Plan text, buffering and screening of adjacent residential development should be provided.

Transportation

Lorton Road is currently designated as a Minor Arterial (Type A) and is shown on the Fairfax County Transportation Plan Map to be a six-lane improved arterial. Lorton Road is already six lanes in width. Richmond Highway is designated a Principal Arterial, also six lanes in width, and shows no improvements on the Transportation Plan Map. Given that Lorton Road and Richmond Highway are already six lanes, the language requiring dedication for these improvements could be removed. Due to proximity to the traffic signal, turn lanes, and medians, the language noting primary access should be provided from Lorton Road should remain. Secondary access (right-in, right out) as noted in the current Plan may be provided along Richmond Highway.

A major paved trail and on-road bicycle path along Richmond Highway are shown on the Fairfax County Countywide Trails Plan. An existing ten-foot wide asphalt trail along the Richmond Highway frontage of the property and an existing five-foot wide sidewalk along the Lorton Road (western) boundary of the site will remain with the proposed development of the site.

Parks and Recreation

A demolished architectural site (VDHR#029-278; Fairfax County Architectural site #108-3A01) is within the nomination area. The house appears on a 1937 aerial photograph. Additionally, the site is surrounded by both Native American and historic sites, including a Civil War Union encampment containing rifle pits.

This issue is addressed by draft proffers dated September 11, 2008 as found in Appendix 1 of the Staff Report for PCA 93-V-028-02 and SE 2007-MV-031 dated September 18, 2009. The document notes that the Applicant shall conduct a Phase I archaeological survey prior to any land disturbing

activities and submit this survey to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (“CRMPS”) for review and approval. The Applicant shall conduct Phase II or Phase III surveys if determined necessary by CRMPS.

ATTACHMENT I

Proposed Comprehensive Plan text

Additions are shown underlined and deletions are shown with ~~strikethrough~~.

MODIFY:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Planning District, Community Planning Sector, Pages 86-87

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ATTACHMENT II

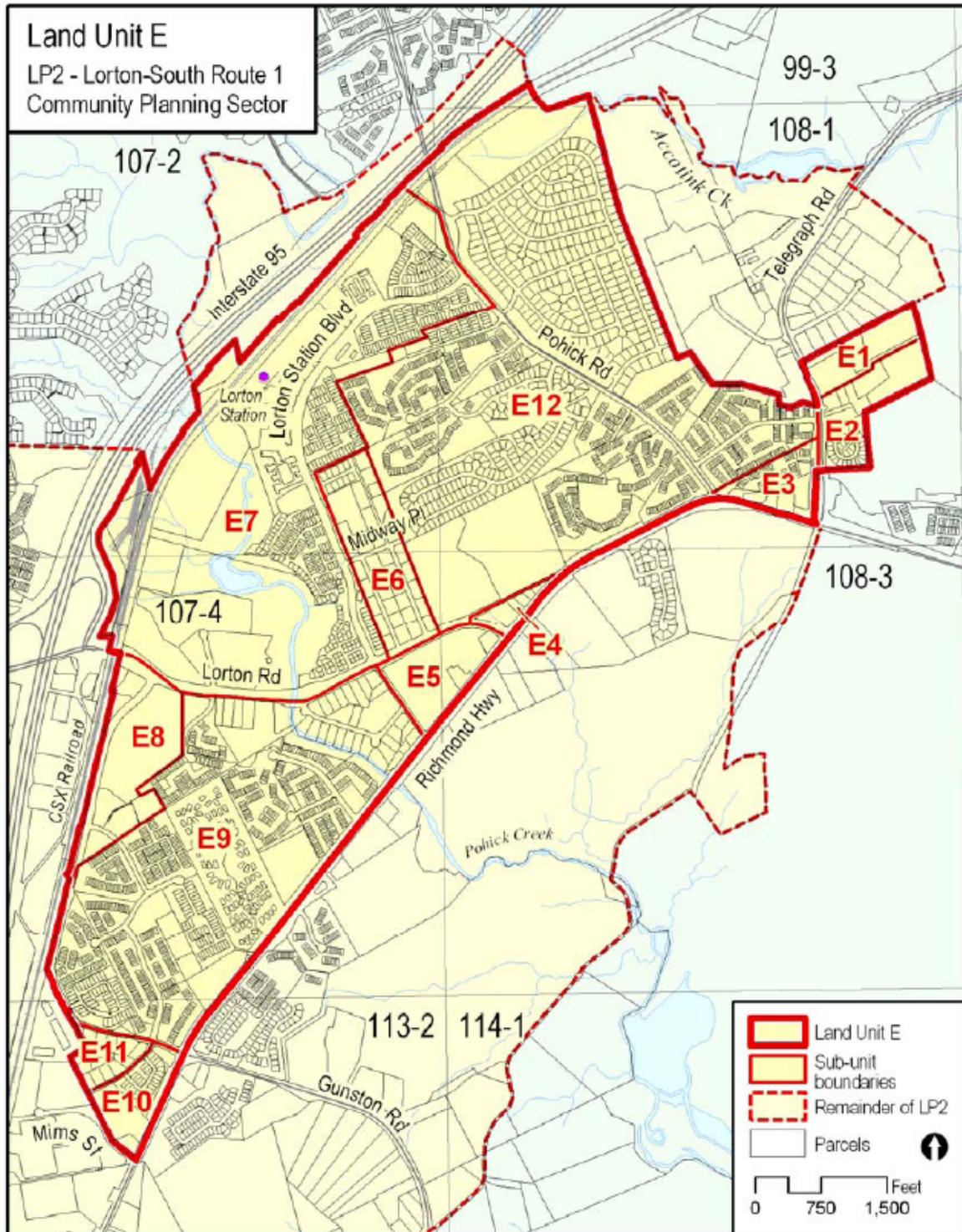


FIGURE 33