

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

SUPERVISOR DISTRICT: MOUNT VERNON

APR ITEM(S): 09-IV- 9MV, 10MV

NOMINATOR: Patrick Rea (9MV), H. Jay Spiegel (10MV)

ACREAGE: 9.6 acres

TAX MAP I.D.: 102-3 ((1)) 36A

GENERAL LOCATION: West of Culpepper Road, east of Little Hunting Creek and south of Childs Lane.

PLANNING AREA: IV
District: Mount Vernon
Sector: MV6 Fort Hunt Community Planning Sector
Special Areas: N/A

ADOPTED PLAN MAP: Public facilities

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

- Public Facilities: Page 3, **Objective 3: Balance the provision of public facilities with growth and development.**
 - Policy f) Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.

For complete Plan text see:

www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan

AREA PLAN TEXT: Mount Vernon Planning District Overview, Public Facilities section and MV6 Fort Hunt Sector, Public Facilities section. The site of the Little Hunting Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.

PROPOSED PLAN AMENDMENT: 9MV
Add text to the Plan that reflects the current public facilities use of the property as a sewage pumping station, and that portions of the site not in use by DPWES should be preserved as open space. Consideration

should be given to consolidation with parcel102-3 ((2)) A that abuts the subject area on the south and is owned by the Northern Virginia Conservation Trust. The nomination proposes to delete text referring to residential use at 2-3 du/ac should the property be declared surplus for public use.

10MV

Add text to the Plan that reflects the current public facilities use of the property as a sewage pumping station, that the security of the site should be maintained and that changes in zoning designation, decisions regarding consolidation with adjacent properties, issues of public access to the subject property and any proposed residential development of the subject property require approval of the surrounding Stratford Landing community.

SUMMARY OF STAFF RECOMMENDATION

Approve Nomination as submitted

Approve Staff Alternative

Retain Adopted Plan

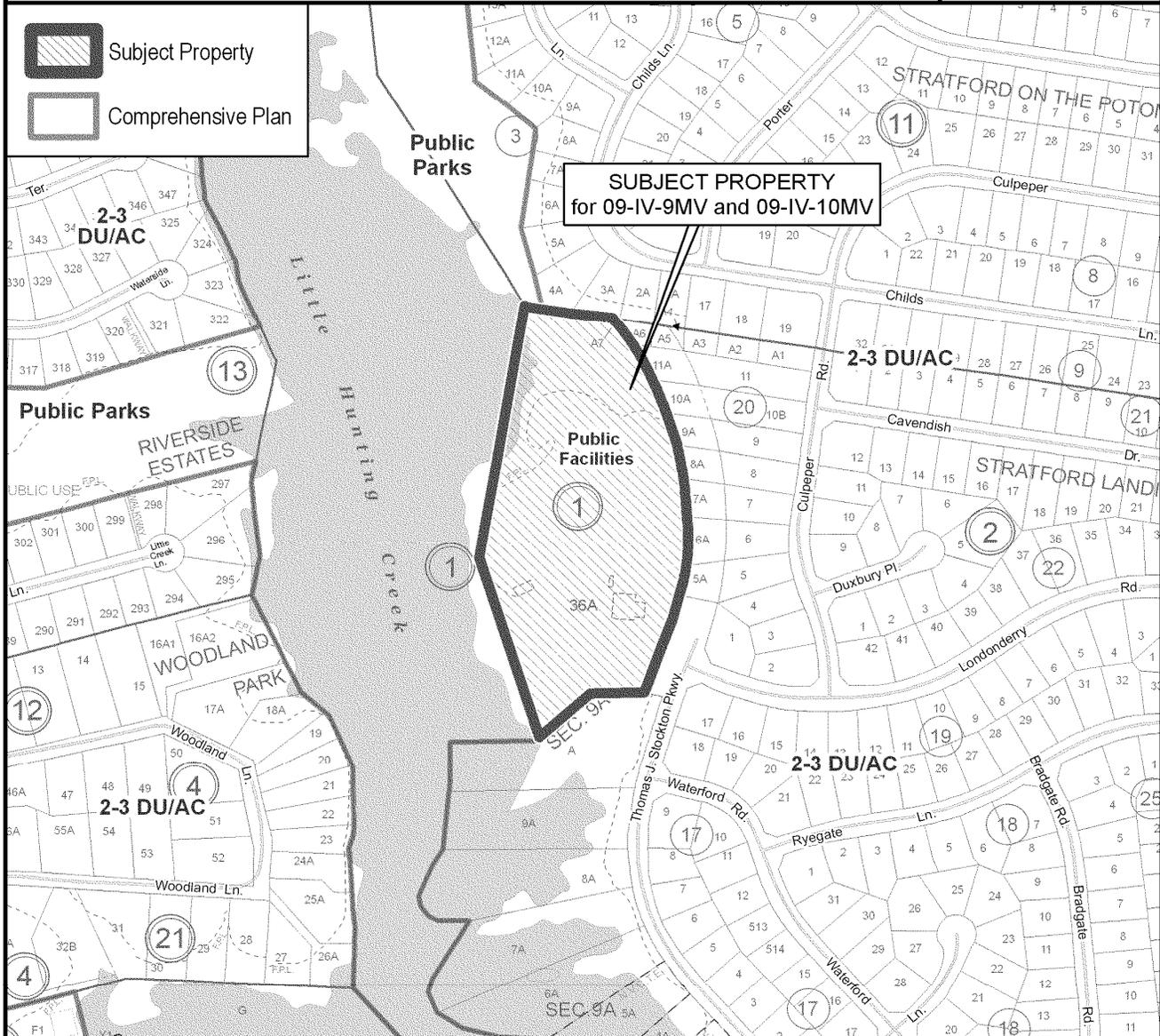
Staff recommends an alternative that includes the nominator’s suggestions for updating the current Plan text to reflect that the public facilities use of the site is now a sewage pumping station. Staff does not support the language regarding open space because the pumping station use may need to be expanded to accommodate future population growth, and the site has never been planned for any other use than public facilities. For the same reason, staff also does not support the granting of public access through the site to the shoreline of Little Hunting Creek. Staff also believes the importance of the Little Hunting Creek pumping station as the third largest sewage pumping station in the County warrants the deletion of the current Plan text related to future residential use of the property should it be declared surplus for public use. Finally, staff does not support the proposed language regarding maintaining the security of the site, because this not a land use issue and outside the scope of the Comprehensive Plan, and, that the proposed text referring to a requirement for approval of the Stratford Landing community of any future decisions relating to zoning, residential use, consolidation and public access to the site is also inappropriate. The Staff alternative text is shown in Attachment I.

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

2009-2010 SOUTH
 COUNTY APR #
**09-IV-9MV &
 09-IV-10MV**
 MT. VERNON

 Subject Property

 Comprehensive Plan



Subject Property Current Plan: 09-IV-9MV and 09-IV-10MV - Former Little Hunting Creek Treatment Plant, community-serving public facilities, if declared surplus for public use, residential at 2-3 du/acre is appropriate. Future development should not encroach into 100-year floodplain.

Nominated Plan Change:

09-IV-9MV - Former Little Hunting Creek Treatment Plant was converted to a Pumping Station which is still in operation. Community-serving public facilities. Portions not in use as Pumping Station should be preserved as open space. Option to consolidate with Parcel 102-3((2)) A.

09-IV-10MV - Site of Little Hunting Creek Pumping Station, community-serving public facilities, if declared surplus for public use, residential use 2-3 du/acre is appropriate, future development should not encroach into 100-year floodplain. Security of the site should be maintained for the protection of the Pumping Station facility and the surrounding community. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or issues of Stratford Landing community access or public access require approval by a consensus of the surrounding Stratford Landing community.

Staff Recommendation: To be determined.

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO FEBRUARY 2010



CRITICAL ISSUES**Land Use****9MV**

The nomination proposes to maintain the current Plan recommendation for community-serving public facilities while updating the text to reflect the subject property's current use as a sewage pumping station and deleting text that refers to the former treatment plant use. The nomination also proposes to preserve portions of the site as open space that are not being used by DPWES for the sewage pumping operations, and that consideration should be given to consolidation with parcel 102-3 ((2)) A that abuts the subject area on the south and is owned by the Northern Virginia Conservation Trust. The nomination also proposes to delete the text for residential use at 2-3 du/ac should the subject area be declared surplus for public use by the County.

Staff concurs with the nominator's suggestions to update the public facilities description of the site as a sewage pumping station and to remove text referring to development of the site for residential use at 2-3 du/ac should the site be declared surplus for public facilities. Staff does not support the nominator's proposals to preserve portions of the site that are not being used by DPWES as open space because the subject property is home to the third largest sewage pumping station in Fairfax County, and according to DPWES, there are no practical alternatives for adding future capacity that may be needed to this facility to accommodate future population growth in this part of the County. For this same reason, staff believes that the current Plan text regarding future residential use of the property should be deleted.

Finally, staff does not support the nominator's proposal to consolidate the subject property with the parcel that abuts the subject property to the south and owned by the Northern Virginia Conservation Trust. In the interest of preserving the site for future use as a sewage pumping station and to allow for any additional capacity that may be needed, it would be inappropriate to consolidate the subject property with any other abutting properties not planned for public facilities use.

10MV

Nomination 10MV is similar to nomination 9MV in that it recommends that the current Plan text be updated to reflect the current public facilities use of the subject property as a sewage pumping station. Nomination 10MV differs from nomination 9MV as it proposes to add new text to the Plan that recommends that the security of the site should be maintained for the protection and safety of the pumping station, and that any proposed changes in the zoning for the property, any decisions regarding possible consolidation of the site with other properties and/ or public access to the site and any proposed future residential use of the property be subject to the approval by a consensus of the surrounding Stratford Landing community.

As with nomination 9MV, staff concurs with the nominator's suggestion to delete outdated text referring to the subject property as a former treatment plant, and to insert new text that recognizes the site's current public facilities use as a sewage pumping station. Staff also concurs with the nominator's concerns about providing public access to the shoreline of Little Hunting Creek through the subject property. The site has been planned for public facilities use as long as the former treatment plant and current pumping station facilities have been located there. Staff does not support adding new text regarding the maintenance of the security of the site; staff feels that this language is not necessary and is not within the scope of the Comprehensive Plan, which concerns land use policy

and not policies regarding the security of County-owned facilities. Finally, staff does not support the nominator's recommendation that any future decisions regarding proposed zoning changes, residential development, consolidation and public access be subject to the approval of the surrounding Stratford Landing community. Adding this language to the Plan would imply that the Board of Supervisors is ceding its legal authority to make decisions to a body that is not the duly elected governing body of Fairfax County, and/ or is not appointed by the duly elected governing body of the County, and thus would exceed the County's police powers granted by the State of Virginia.

**ATTACHMENT I
STAFF ALTERNATIVE TEXT**

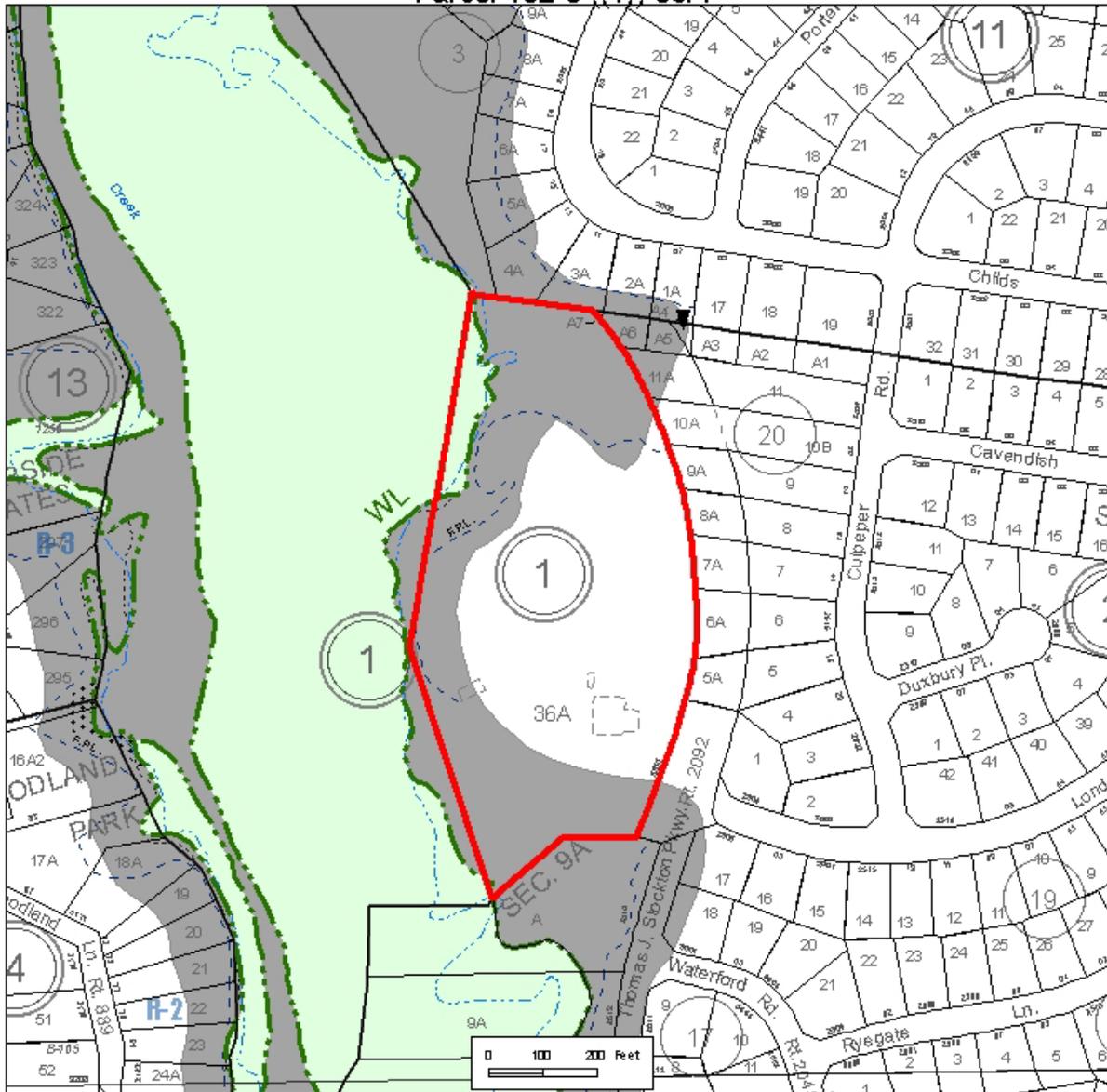
Recommended modifications to the Comprehensive Plan are shown as underlined for text to be added and as ~~strikethrough~~ as text to be deleted.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Mount Vernon Planning District, Overview, Public Facilities, as amended through 8-3-2009, and MV6 Fort Hunt Community Planning Sector, Public Facilities, Pages 18, 153:

The site of the Little Hunting Creek ~~Treatment Plant~~ sewage pumping station is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. The site should be maintained in the long term for its current use as a sewage pumping station. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~

Environmental Assessment Map

09-IV-9MV - Little Hunting Creek Pumping Station
Parcel 102-3 ((1)) 36A



Study Area Assessment:

Notes:

Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS

The features here are generalized and the results approximate.

Information provided is partial in nature - do not assume data that is not shown, does not exist.

This information has not been verified and should not be used in place of site specific information studies.

Legend

- Slopes >= 15%
- Hydric Soils
- Asbestos Soils
- Streams
- Resource Protection Areas