

**PRELIMINARY
STAFF REPORT
2008 BRAC AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): MOUNT VERNON **APR ITEM(S) :** 08-IV-2MV

NOMINATOR(S): Lynne Strobel for TWG Huntington LLC and Ivy Huntington LLC

ACREAGE: 4.31 Acres

TAX MAP I.D. NUMBERS: 83-3((2))(7)A

GENERAL LOCATION: West of Fairhaven Ave; east of Edgehill Court

PLANNING AREA(S): IV

District(s): Lee

Sector: N.A.

Special Area(s): Huntington Transit Station Area, Land Unit M

ADOPTED PLAN MAP: 16-20 DU/AC; Jefferson Manor Conservation Area

ADOPTED PLAN TEXT: Residential use at 16-20 du/ac.

For complete Plan text see: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon2.pdf>

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

- Page 5, Objective 8, Policy a.) protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.
- Page 9, Objective 14, Policy b.) encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.
- Page 9, Objective 14, Policy c.) achieve compatible transitions between adjoining land uses, through the control of height and the use of appropriate buffering and screening.

For complete Plan text see:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/landuse.pdf>

PROPOSED PLAN AMENDMENT: Residential use up to 40 du/ac.

BACKGROUND:

The subject property is planned for residential use at 16-20 du/ac, zoned R-20 and R-8, and is developed with 113 garden apartments. A demolition permit to raze the site was approved for the subject parcel in 2007. A preliminary plat to allow the re-development of the site with 55 townhouses by-right also has been approved.

The subject parcel is within the Jefferson Manor Conservation Area, which was adopted by the Board of Supervisors in 1991 to preserve the larger Jefferson Manor neighborhood. The nomination proposes to replan the parcel for residential use up to 40 du/ac. This density would result in 160 dwelling units in buildings of 5-8 stories ranging up to 90 feet in height that would be served by a combination of surface and structured parking.

The Huntington Transit Station Area includes a Transit Development Area surrounding the station. The boundary of the area was established according a 5-7 minute walk time from the station. Properties within this area may be appropriate for higher density use provided that design, neighborhood compatibility, transit connectivity and other conditions are met. The subject parcel is not within or adjacent to the Transit Development Area. The Comprehensive Plan text includes a recommendation that property (formerly parcels B, B1 and C) directly to the east of the subject parcel may be developed at a density of 16-20 du/ac if the subject parcel is also redeveloped. The parcels were developed by-right as the Huntington Commons Townhouses in the 1990's.

CRITICAL ISSUES:

- The proposed density is similar to that recommended for the Transit Development Area in the Huntington Transit Station, but is not within or adjacent to the area.
 - The Policy Plan includes guidance that infill development should be compatible with existing neighborhoods.
 - The surrounding neighborhoods are planned and developed at a maximum of 8 du/ac, generally in two story structures. The proposal would result in structures more than 4 times taller than the existing development.
 - The proposal would result in the addition of 98 persons in an area underserved by parks facilities. Given the lack of available land for acquisition, additional facilities must be provided on site. The approved preliminary plat would reduce the number of units by more than half that of existing development, and represents less than one-third of that proposed by the nomination
 - The approval of a demolition and redevelopment plan indicates that compatible infill development is possible.
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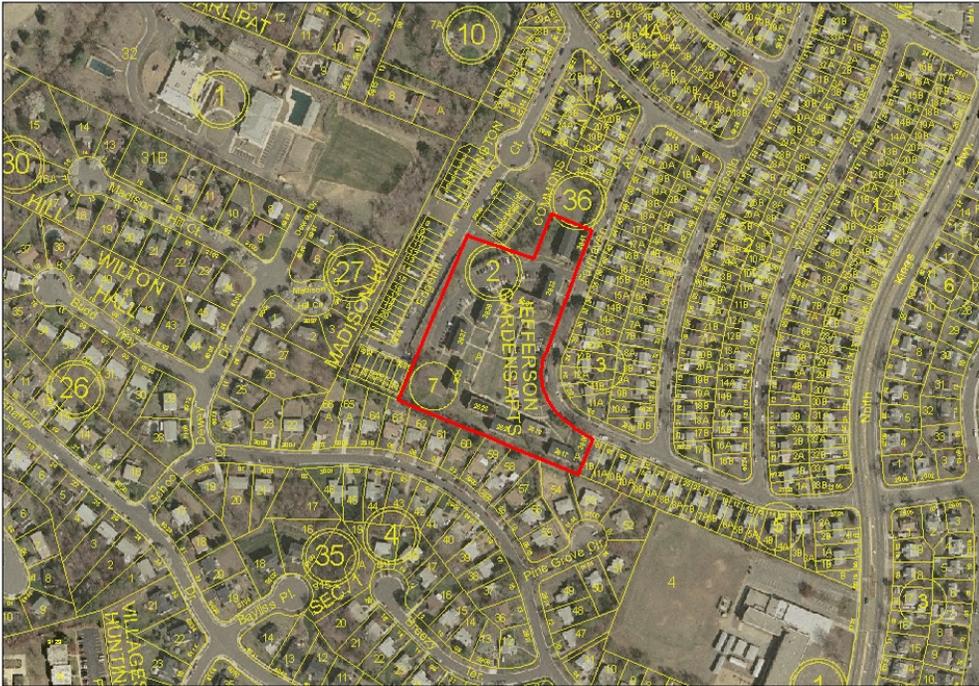
SUMMARY OF STAFF RECOMMENDATION:

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

The subject area is included in the Jefferson Manor Conservation Area. It is surrounded by areas planned and developed at residential densities of 8-12 and 3-4 du/ac, which are recommended to be preserved. The proposed density, coupled with the small size of the subject parcel, will make compatibility and acceptable transition to these surrounding neighborhoods difficult to achieve. The parcel is outside, and not adjacent to, the designated transit development area, and would not be subject to the conditions placed on other properties of similar density (40 du/ac) located closer to the station platform. A demolition permit and development plan for a density of approximately 12 du/ac has been approved for the property, indicating that redevelopment without increased density is possible.

Given approval of a preliminary plat for townhouses, and that the adjacent parcel was developed for townhouses, staff recommends that the Comprehensive Plan be amended to recommend a density of 8-12 du/ac for the subject area to better ensure compatible infill development. It is noted that the new Plan designation, if adopted, would not affect the current R-20 and R-8 zoning.

08-IV-2MV



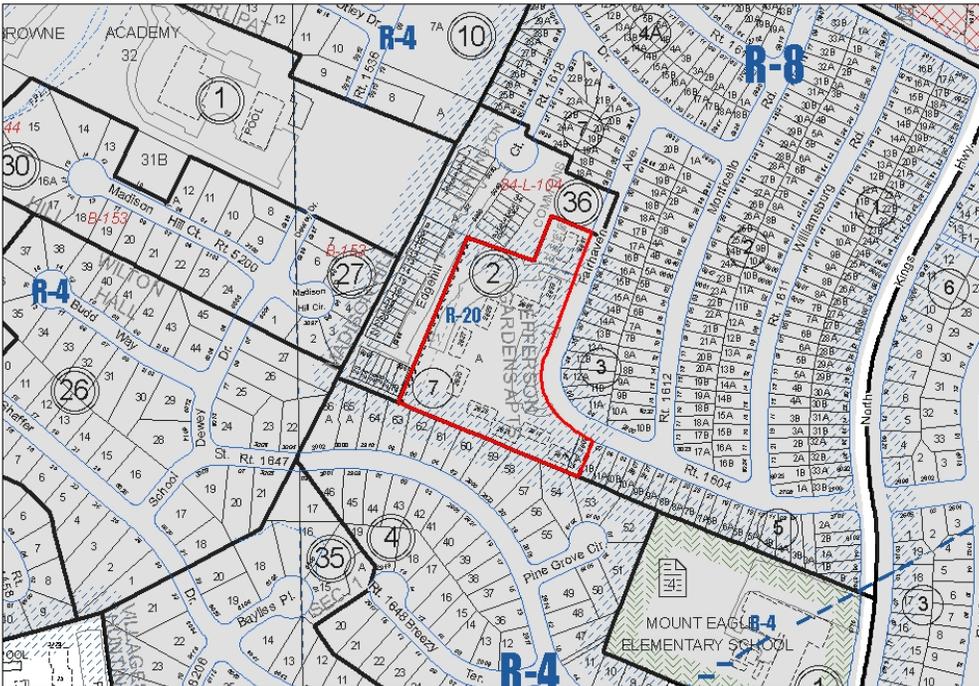
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Fairfax County Department of Planning and Zoning
Aerial Imagery, Copyright 2002, Commonwealth of Virginia

Tax Parcel 08-IV-2MV



08-IV-2MV



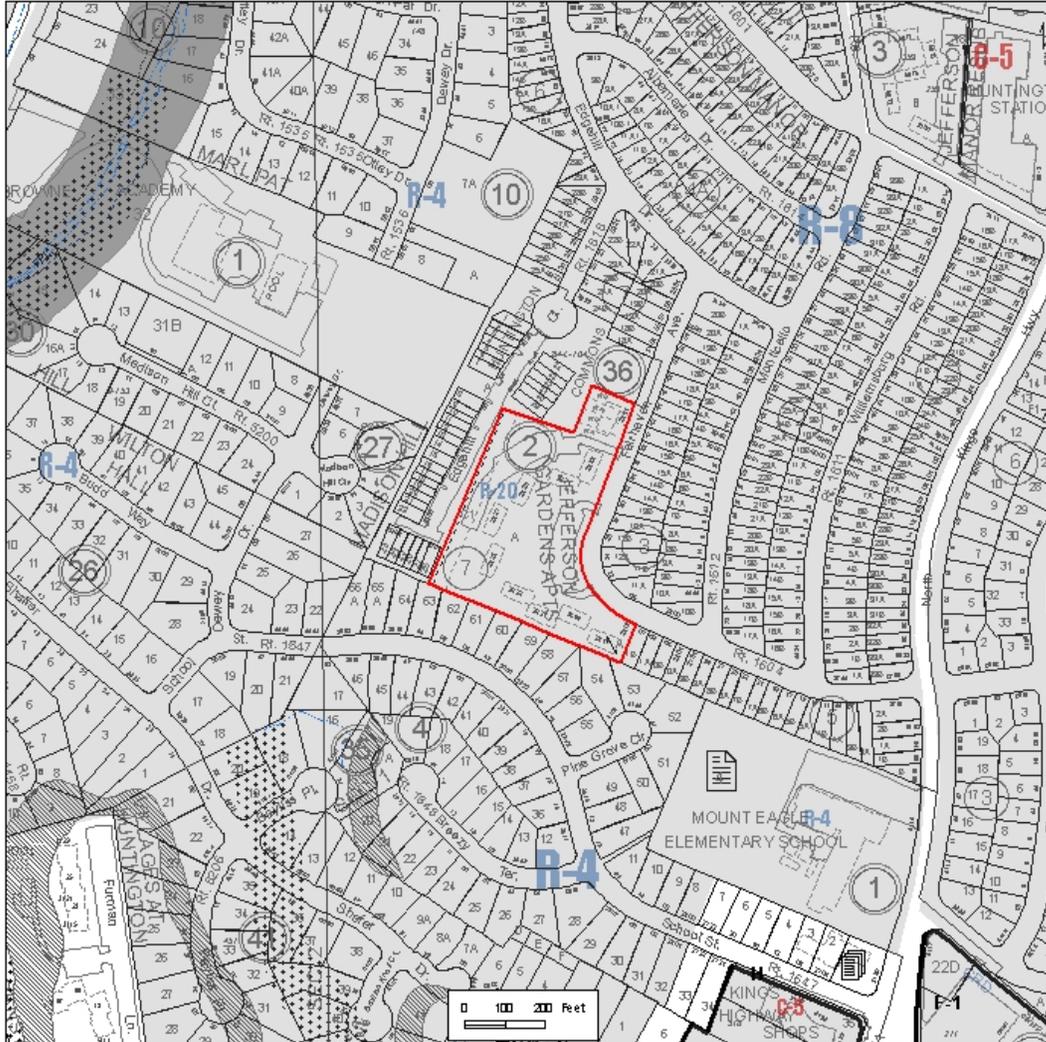
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Tax Parcel 83-3(2)(7)A



Environmental Assessment Map

08-IV-2MV
Tax Parcel 83-3(2)(7)A



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 colors 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 environmental studies.

Legend

- Slopes $\geq 15\%$
- Hydric Soils
- Asbestos Soils
- Streams
- Resource Protection Areas