

**PRELIMINARY  
STAFF REPORT**

**2008 BRAC AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** LEE

**APR ITEM(S):** 08-IV-7MV

---

**NOMINATOR(S):** Robert A. Wiles

**ACREAGE:** 3.38 acres

**TAX MAP I.D. NUMBERS:** 83-3 ((11)) 2, 3, 4, 5, 6;  
83-3 ((4)) A

**GENERAL LOCATION:** North of Poag Street, South of School Street, West of North Kings Highway

**PLANNING AREA(S):** IV

**District(s):** Mount Vernon

**Sector:** NA

**Special Area(s):** Richmond Highway Corridor, Penn Daw CBC, Land Unit H

**ADOPTED PLAN MAP:** 3-4 DU/AC, alternative uses

**ADOPTED PLAN TEXT:**

“Land Unit H contains the Penn Daw Shopping Center and adjacent commercial uses between School and Poag Streets along North Kings Highway. The Penn Daw Shopping Center site is planned for retail use up to .35 FAR. Free-standing uses should be discouraged to preserve an opportunity for connections to the proposed "gateway park". The existing commercial uses between School and Poag Streets along the west side of North Kings Highway are planned for low-rise office or compatible institutional uses up to .25 FAR to serve as a transition between the residential and commercial areas located north and south of the subject property, respectively. As an option, if parcels are completely consolidated and an integrated, well-designed development is proposed, an FAR up to .35 may be appropriate.”

For complete Plan text see:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon1.pdf>

Pages 35

**PROPOSED PLAN AMENDMENT:** Limited-service hotel and community-serving retail up to .50 FAR.

**BACKGROUND:** A Comprehensive Plan change was proposed for adjacent parcel 83-3 ((1))7 during the 2005 South County APR process – APR number 05-IV-17MV. This parcel contains the Penn Daw Shopping Center located on Poag Street across from the subject property. The nomination proposed a mixed-use development with 80% residential use in the form of 400 mid-

rise multi-family dwelling units and 20% retail use. The nomination was withdrawn. No Plan amendments have been proposed for the subject parcels prior to this proposal.

**CRITICAL ISSUES:**

**Land Use**

- Hotel use at a .50 FAR would be incompatible with adjacent residential uses located north and west of the property. Hotel uses tend to generate 24-hour activity, whereas lower intensity office uses are not active in the evening hours and are less disruptive to nearby residents; the proposed hotel has the potential of destabilizing the established residential neighborhood.
- The Plan recognizes parcels currently in residential use that are included in the boundary of Land Unit H could be adapted to serve as low-intensity office and other compatible transitional uses between the stable residential communities and the Penn Daw Shopping Center.
- Parcels 83-3 ((11)) 2 and 83-3 ((4)) A are zoned C-5, allowing an intensity of up to .30 FAR. This is generally consistent with the Plan recommendation of allowing development of these parcels at an intensity up to .25 FAR in order to serve as a buffer for adjacent residential uses.
- The Plan recommends the Penn Daw Shopping Center have the most intense development potential within Land Unit H at an intensity up to .35 FAR. It is not recommended that other parcels within Land Unit H have the same development potential.
- The subject area is located away from the main Richmond Highway Corridor, therefore it is less visible than other locations along Richmond Highway that may be more appropriate for hotel use.

**Environmental**

- If roadway noise levels exceed 75 dBA Ldn, staff may not be able to support noise sensitive uses such as hotels. .
- New development provides an opportunity for best stormwater management practices (SWM/BMP's) with an emphasis on the use of LID and LEED techniques.

**Transportation**

- Specific traffic improvements and mitigation, particularly those issues related to access and/or frontage improvements, may be required.

**Stormwater Management**

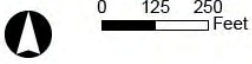
- Parcels 83-3 ((11)) 2, 3, 4, 5, 6 are located in the Pikes Branch subwatershed of Cameron Run. The final Cameron Run watershed management plan contains two projects in the general vicinity of the subject area. One is a drainage study in that contains reported house and yard flooding problems. Any additional impervious surface created will exacerbate issues of flooding and possible structure and property loss.

---

**SUMMARY OF STAFF RECOMMENDATION:**

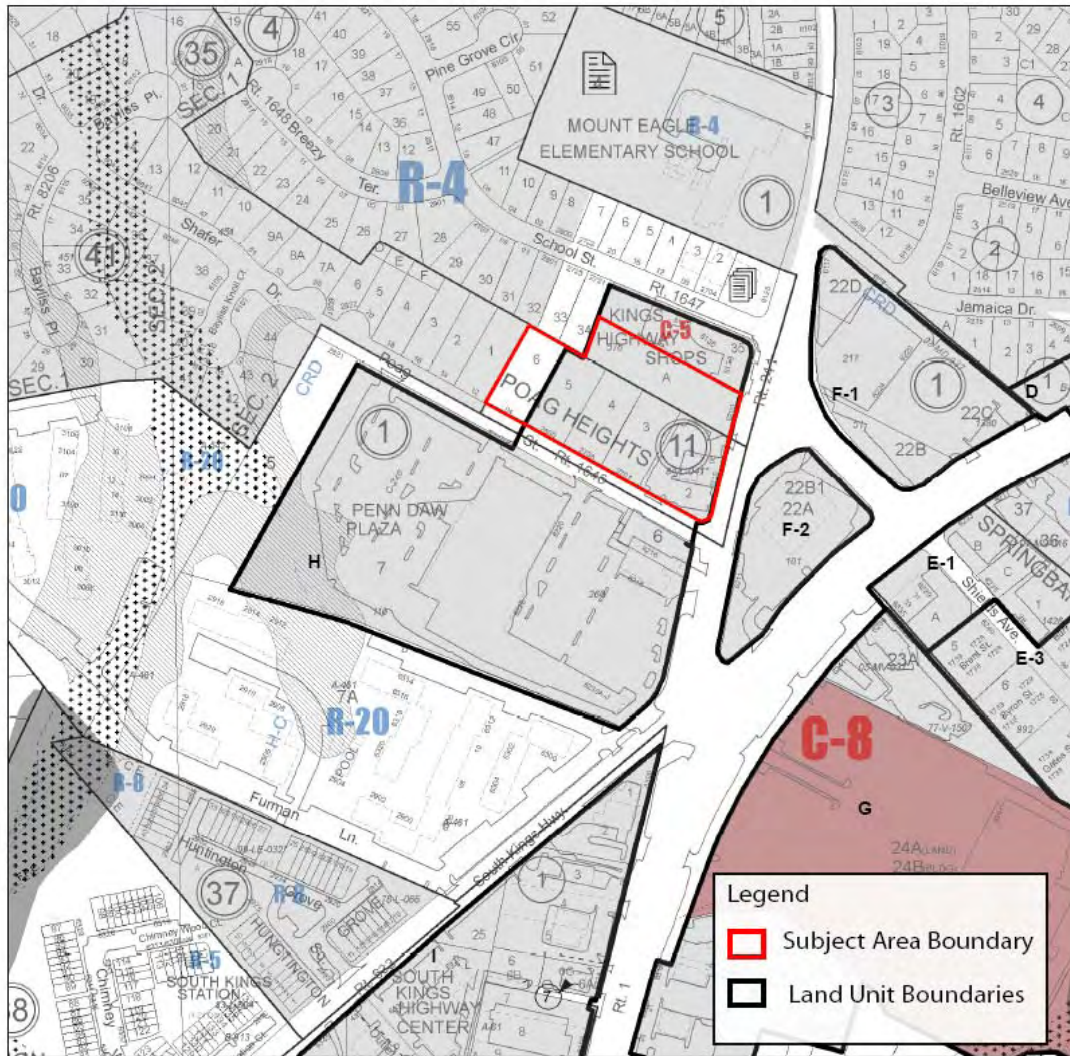
- Approve Nomination as submitted
- Approve Staff Alternative
- Retain Adopted Plan

BRAC #08-IV-7MV/PC-2008-BRAC-007



# Environmental Assessment Map

BRAC #08-IV-7MV/PC-2008-BRAC-007



**Legend**

- Subject Area Boundary
- Land Unit Boundaries

**Study Area Assessment:**

<b>Asbestos:</b>	<b>0.00 Acres</b>
<b>Hydric Soils:</b>	<b>0.00 Acres</b>
<b>Slopes &gt;= 15%:</b>	<b>0.00 Acres</b>
<b>RPA:</b>	<b>0.00 Acres</b>

**Notes:**

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

The features here are generalized and therefore approximate.

Information provided is partial in nature - do not assume that a feature 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 >= 15%
- Hydric Soils
- Asbestos Soils
- Streams
- Resource Protection Areas

