

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

<u>Staff Use Only</u>
Date Received: <u>9/20/05</u>
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Hillary Katherine Zahm Daytime Phone: (703) 456-8095

Address: Cooley Godward LLP, 11951 Freedom Drive, Reston, Virginia 20190

Nominator E-mail Address: hzahm@cooley.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Hillary Katherine Zahm

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Certified letter sent in lieu of owner signature

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Hillary Zahm is an urban planner with Cooley Godward LLP, which represents Pacific Lane Partners LLC

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: Four

Total aggregate size of all nominated parcels (in acres and square feet): 86,872 sq. ft. 1.99 acres

Is the nomination a Neighborhood Consolidation Proposal: Yes No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.
 A3 Indian Run Community Planning Sector; No site specific text

Current Plan Map Designation: Retail and Other

Proposed Comprehensive Plan Designation: Please see attached proposed text

Mixed Use	
<p>If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.</p>	
Categories	Percent of Total FAR
Office	100
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
<p>* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).</p>	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
<p>** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.</p>	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
71-2 ((10)) 1	Pacific Lane Partners LLC	6675 Little River Turnpike	6675 Little River Turnpike Annandale, Virginia 22003	.5 Acres	70051160000192012524
71-2 ((10)) 2	Pacific Lane Partners LLC	4605 Columbia Road	7006 Little River Turnpike Suite L Annandale, VA 22003	.5 Acres	70051160000192012531
71-2 ((10)) 11	Pacific Lane Partners LLC	4600 Randolph Drive	6675 Little River Turnpike Annandale, Virginia 22003	.49 Acres	70051160000192012524
71-2 ((10)) 12	Pacific Lane Partners LLC	4604 Randolph Drive	6675 Little River Turnpike Annandale, Virginia 22003	.5 Acres	70051160000192012524

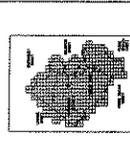


FEET
 1" = 100'
 1" = 200'
 1" = 300'
 1" = 400'

GENERAL NOTES
 1. The information on this map is based on the latest available data from the City Department of City Planning, the City Department of Transportation, the City Department of Parks and Recreation, the City Department of Public Works, and the City Department of Environmental Protection.
 2. The information on this map is based on the latest available data from the City Department of City Planning, the City Department of Transportation, the City Department of Parks and Recreation, the City Department of Public Works, and the City Department of Environmental Protection.
 3. The information on this map is based on the latest available data from the City Department of City Planning, the City Department of Transportation, the City Department of Parks and Recreation, the City Department of Public Works, and the City Department of Environmental Protection.

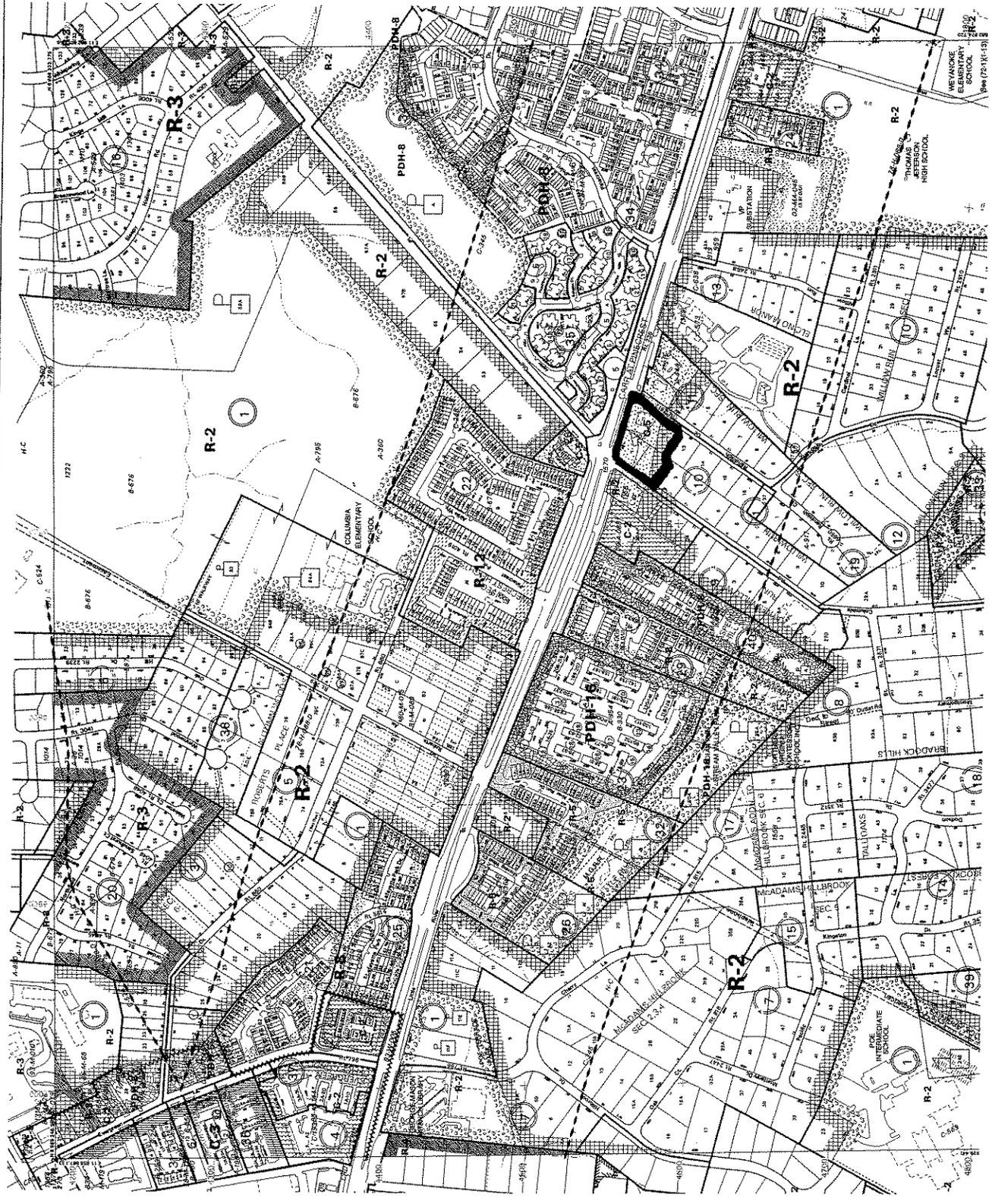
ADMINISTRATIVE INDEX
 60-3 (9-4) (R-3)
 71-1 (7-1) (R-2)
 71-3 (7-1) (R-2)

PROPERTY MAP ZONING
71-2
 Revised by: 01/01/04



60-3	(9-4)	(R-3)
71-1	(7-1)	(R-2)
71-3	(7-1)	(R-2)

PROPERTY MAP ZONING
71-2
 Revised by: 01/01/04



A3 INDIAN RUN COMMUNITY PLANNING SECTOR

CHARACTER

Most of the Indian Run Community Planning Sector lies outside the Annandale Community Business Center and is predominantly developed in single-family residential use. However, scattered commercial areas include:

- The northeastern quadrant of Backlick Road and Braddock Road where the Bradlick Shopping Center is located as well as some low-rise office. These tracts abut existing stable single-family residential neighborhoods.
- The east side of Backlick Road between Cindy Lane and Sunset Lane -- the location of a small commercial area surrounded by a townhouse development. Several single-family residences front on Backlick Road, surrounded either by commercial or townhouse uses.
- The south side of the Little River Turnpike (Route 236) corridor between Old Columbia Pike and Braddock Road -- characterized by a strip of commercial and higher density residential uses.

The Indian Run Stream Valley is a significant environmental feature running diagonally across the entire length of this sector. It has been designated as an Environmental Quality Corridor. A large portion of this sector is in older and dispersed residential neighborhoods which, because of the relatively minor cutting and filling that occurred during their construction, retain the potential for significant heritage resources.

CONCEPT FOR FUTURE DEVELOPMENT

The Indian Run Community Planning Sector contains lands which are recommended to develop as part of the Annandale Community Business Center (CBC) and those which fall outside of the CBC. The Annandale Community Business Center is discussed in a separate section of this Plan following the Annandale District overview. The remainder of this planning sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

RECOMMENDATIONS

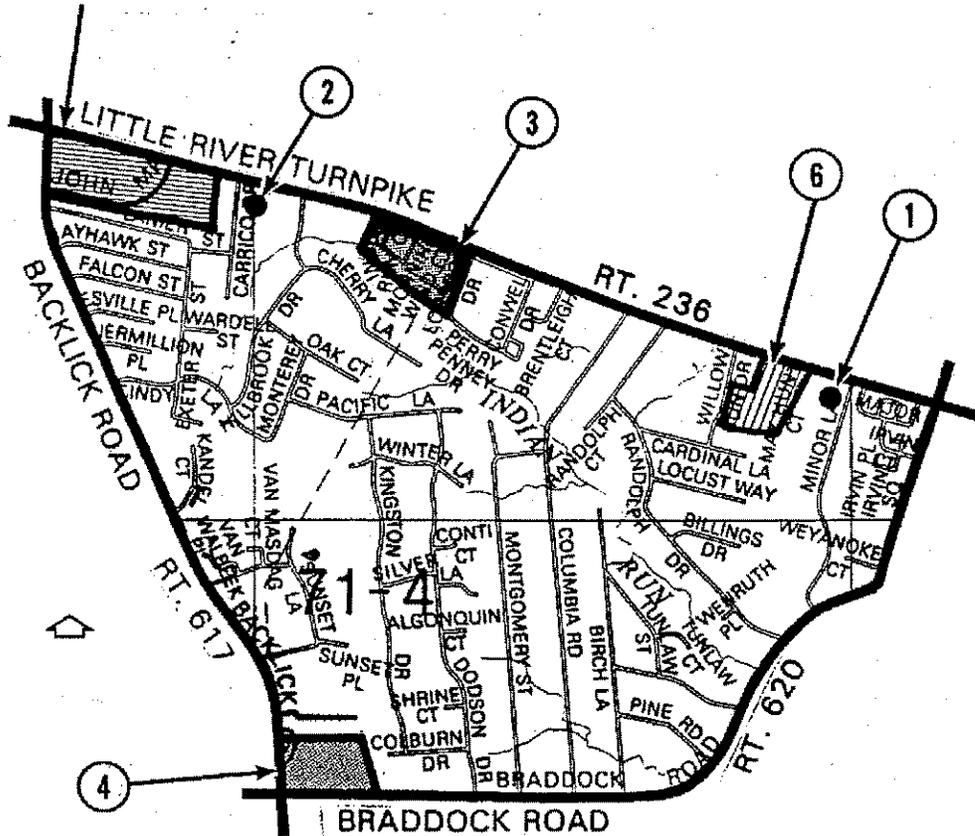
Land Use

The Indian Run Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in an efficient, well-designed manner and provide for the development of adjacent unconsolidated parcels in conformance with the Area Plan.

Figure 28 indicates the geographic location of land use recommendations for this sector.

See Annandale CBC for recommendations.

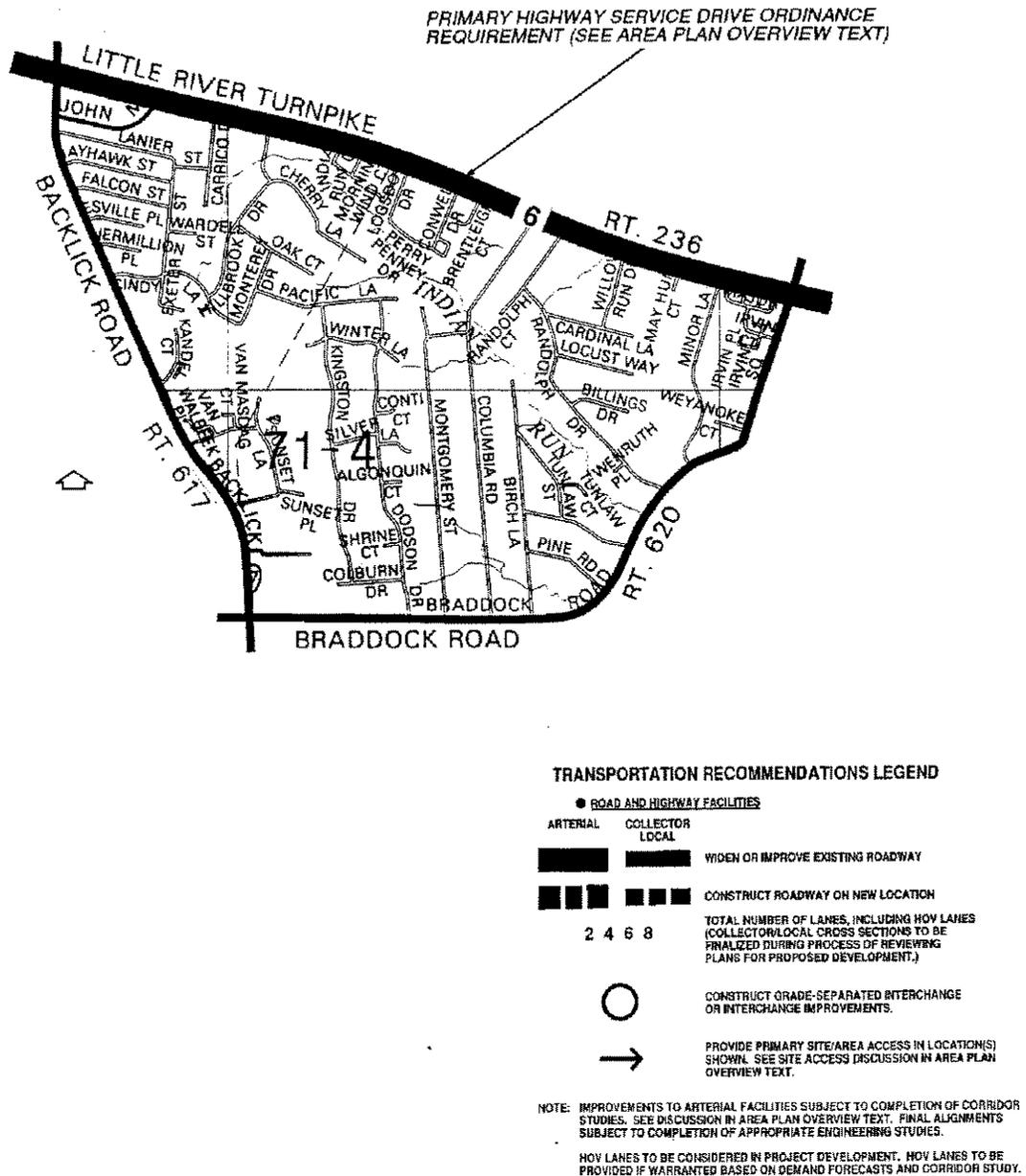


LAND USE RECOMMENDATIONS FIGURE 28

1. The approximately three-quarter acre vacant parcel immediately south of the low-rise office structure in the southwestern quadrant of the intersection of Route 236 and Minor Lane [tax map 71-2((1))39] is planned for office use up to .30 FAR. Effective, landscaped buffering should be provided along the periphery of the parcel to mitigate visual impacts upon adjacent, noncommercial uses.
2. At the intersection of Carrico Drive and Little River Turnpike on Parcels 71-1((5))3A and 4 are planned for residential use at 3-4 dwelling units per acre. If these lots are consolidated for the purpose of coordinated development, low-intensity office uses (e.g., townhouse offices) up to .25 FAR may be appropriate for the site under the following conditions:
 - Office development (structures and parking) extends only as far south on parcel 4 as the existing southern extent of commercial development along the west side of Carrico Drive, with the remaining portion of parcel 4 designated as undeveloped open space;
 - Effective visual screening is provided along the southern periphery of the property, preferably consisting of a brick wall six (6) feet in height with landscaping along its southern side adjacent to the existing residential unit on parcel 5; and
 - The office uses are residential in appearance to enhance compatibility with the nearby residential community.
3. The 10.3-acre tract located along the south side of Route 236 immediately east of the Indian Run townhouse development is planned for residential development at 4-5 dwelling units per acre. The Indian Run Stream Valley and acreage to the south of the stream should be dedicated to the Fairfax County Park Authority, thus ensuring an appropriate open space buffer for the existing stable residential community farther south.
4. The Bradlick Shopping Center, located in the northeastern quadrant of the intersection of Braddock and Backlick Roads, is planned for retail use up to .35 FAR. Parcel 71-4((1))28, on the eastern boundary of the Bradlick Shopping Center, is planned for residential use at 2-3 dwelling units per acre. This parcel is associated with the stable residential area to the east, and should not be subject to commercial encroachment.
5. Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area and to prevent commercial or quasi-commercial encroachment. [Not Shown]
6. Parcel 71-2((1))42 is planned for public facilities, governmental and institutional uses. As an option, a portion of the property on the south and east, approximately 4.5 acres, may be appropriate for 5-8 du/ac. This residential option may be appropriate if no vehicular access is provided directly to Little River Turnpike, but limited to the service drive that also provides access to Mayhunt Court. Any residential development should provide a landscaped buffer to the existing electrical substation and the adjacent residential neighborhoods.

Transportation

Transportation recommendations for this sector are shown on Figure 29. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange



TRANSPORTATION RECOMMENDATIONS FIGURE 29

impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Public Facilities

1. Construct a ground storage tank for additional water storage.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 30. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails

Trails planned for this sector are delineated on Figure 31 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

FIGURE 30
PARKS AND RECREATION RECOMMENDATIONS
SECTOR A3

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Poe Terrace	Complete park development in accordance with the master plan.
COMMUNITY PARKS:	
	Expand and upgrade existing athletic fields at Weyanoke Elementary and Poe Intermediate Schools to provide needed active recreation facilities.
DISTRICT PARKS:	
	This sector is in the service area of Mason District Park.
COUNTYWIDE PARKS:	
Indian Run Stream Valley	Ensure protection of the EQC and public access to stream valley through acquisition and/or donation of conservation/trail easements on privately owned land in accordance with the Fairfax County Park Authority stream valley policy. Complete development of stream valley trail.

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Nomination Attachment
Proposed Comprehensive Plan Text

Plan Map Existing Designation to Remain: Retail and Other

A3 INDIAN RUN COMMUNITY PLANNING SECTOR-Annandale Planning District

RECOMMENDATIONS

Land Use

Add a new Paragraph 7 to read as follows:

7. At the intersection of Little River Turnpike, Randolph Road and Columbia Road parcels 71-2 ((10)) 1, 2 11 and 12 are planned for Retail and Other. As an option, if these lots are consolidated for the purpose of coordinated development, a low-intensity office use up to .4 FAR may be appropriate under the following conditions:

- **The number of curb cuts providing access to the subject properties is reduced through consolidation of access points;**
- **Development is limited to a low-rise office building with a maximum height of 35 feet. The low-rise office building should be located to the rear of the property to serve as a barrier, with the majority of the surface parking located to the front, away from the existing adjacent Willow Run Subdivision;**
- **Effective visual screening is provided along the southern periphery of the property, preferably consisting of a brick or architectural block wall six (6) feet in height with a minimum 25' wide landscaped buffer; and**
- **A pleasant, landscaped streetscape with pedestrian walkways is provided along the three street frontages.**

**A3 INDIAN RUN COMMUNITY PLANNING SECTOR
MASON DISTRICT-ANNANDALE PLANNING DISTRICT
COMPREHENSIVE PLAN AMENDMENT STATEMENT OF JUSTIFICATION**

I. INTRODUCTION AND OVERVIEW

Pacific Lane Partners LLC (the “Applicant”) is the owner of four properties on Little River Turnpike in the Mason District of Fairfax County. The four properties are located east of Columbia Road and west of Randolph Drive and are identified on the Fairfax County Tax Map as 71-2 ((10)) 1, 2, 11 and 12 (collectively, the “Property”). The 1.99 acre Property is within the Indian Run Community Planning Sector in the Annandale Planning Sector of Area I of the Fairfax County Comprehensive Plan. The Applicant requests approval of a Comprehensive Plan Amendment to provide an option for office development.

II. COMPREHENSIVE PLAN AMENDMENT

The Property is within the A3 Indian Run Community Planning Sector in the Annandale Planning District. The Comprehensive Plan text provides no specific guidance for the Property; however, the Plan Map indicates that the Property is appropriate for Retail and Other. With this Plan designation, the Property is planned for retail and service uses, which the Staff contends does not include office uses. Given the residential and commercial office uses in the area, the Property seems appropriate for a Comprehensive Plan office designation, since office use will be less intrusive on the neighboring homes and will complement the surrounding commercial uses.

A. Existing Zoning & Development

The Property is currently split-zoned R-2 Residential District and C-5 Neighborhood Retail Commercial District. The two parcels with frontage on Little River Turnpike are zoned C-5, and the two parcels in the rear are split-zoned R-2 and C-5. The Property is located within the Little River Turnpike Highway Corridor Overlay District (“HCO”). A computer sale and service establishment currently occupies Parcel 1, a plant nursery occupies Parcel 11, a single family detached dwelling occupies Parcel 2, and Parcel 12 is vacant.

B. Proposed Option for Office

The Applicant seeks approval of a Comprehensive Plan Amendment to permit the addition of an option for office development on the Property. Specifically, the proposed option would permit office development up to .4 FAR, which would permit development of a 34,748 square foot building. As indicated in Attachment A, development of the Property under the proposed option would require satisfaction of a number of conditions to ensure compatibility and integration with the nearby residences. These conditions include the following: (i) Consolidation of curb cuts along Little River Turnpike; (ii) Maximum height of 35’ to permit compatibility with the neighboring single family detached homes; (iii) Provision of surface parking away from the single family homes; (iv) Provision of a brick or block wall and effective screening along the southern property line; and (v) Provision of streetscaping and walkways along the street frontages.

By permitting the Property to develop as office, and requiring that the above conditions be addressed, the Plan designation for the Property will better achieve the overall Plan objectives for this area. While no parcel or site-specific text is currently provided for the Property, the Plan provides general guidance that is relevant. The Comprehensive Plan describes the Indian Run Community Planning Sector as an area that includes a mixture of residential and commercial development. The Character section of the Plan highlights that commercial and residential uses in this Sector are frequently located adjacent to one another. The Land Use recommendations indicate that infill development within the Sector should be compatible in type, use and intensity. Parcel consolidation is also recommended in the Plan to provide for projects that function in an “efficient, well-designed manner.”

Providing an option for office development will permit the consolidated parcels that constitute the Property to be developed with a functional, well-designed development that is compatible in type, use and intensity with the adjacent single family detached residential community. An office building is better suited for this location than the by-right retail uses because it will have less of an impact on the adjacent homes. The current C-5 zoning along Little River Turnpike permits development of retail uses that would generate significant traffic and increase visitor trips to the site and through the surrounding community. In fact, these by-right uses may generate up to 71% more daily trips than the proposed office use (see Table 1 below). Uses such as business service and supply establishments, schools, banks, restaurants, funeral chapels, dry cleaners, personal service establishments and retail sales establishments would encourage frequent use during weekdays, evenings, and weekends. The proposed office use, however, is less intense in nature and, therefore, is more compatible with the residential neighbors.

Table 1: Trip Generation Comparison

By-Right Land Use	ITE Code	Size	Units	----- Weekday -----						
				AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	Total
Walk-in Bank	911	3,500	SF	7	7	14	58	58	116	548
Retail	820	7,000	SF	20	12	32	53	56	109	1,206
High Turnover (Sit-Down) Restaurant	932	5,000	SF	31	27	58	34	21	55	636
Total		15,500	SF	58	46	104	145	135	280	2,390
<i>Applying 15% Reduction for pass by trips</i>				<i>-9</i>	<i>-7</i>	<i>-16</i>	<i>-22</i>	<i>-20</i>	<i>-42</i>	<i>-359</i>
Total Approved Trips (Existing C-5 zoning at .3 FAR)				49	39	88	123	115	238	2,032

Proposed Land Use	ITE Code	Size	Units	----- Weekday -----						
				AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	Total
General Office Building (.4 FAR)	710	34,674	SF	72	9	81	21	97	118	591
Difference (Proposed - Approved)				23	-30	-7	-102	-18	-120	-1,441
Percentage (%) Difference				46%	-77%	-8%	-83%	-15%	-50%	-71%

*Data collected from Trip Generation, 7th Edition, Institute of Transportation Engineers, 2003.

A number of properties located along Little River Turnpike in this area currently operate as office uses. These properties function well along the Route 236 corridor and serve as an effective buffer between well-traveled Route 236 and the residential communities. The office uses do not adversely affect their residential neighbors and serve a community function by providing neighborhood services. As written, the Comprehensive Plan fails to provide the ability to utilize the Property for office use, despite the Property's proximity to other office uses and the benefits of providing an office use, rather than a more intense retail or service use, to buffer the residential community from a major arterial.

III. CONCLUSION

The Applicant's proposed Comprehensive Plan Amendment improves upon the existing Plan recommendation by providing an alternative option for development that is currently not permitted under the Plan guidance. This office development option will permit the development of a use that will better integrate with and be more compatible with the neighboring residential community as well as the surrounding commercial properties. The Applicant respectfully requests the support of the Comprehensive Plan Amendment by the Mason District APR Task Force, County Staff and the Planning Commission and approval by the Board of Supervisors.