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Department of Planning & Zoning**

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**STAFF REPORT
2005-2006 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): Braddock, Mason

APR ITEMS(S): APR 05-I-12A & 05-I-15A

NOMINATORS(S): APR 05-I-12A: Clara Quintero Johnson; APR 05-I-15A: Braddock District APR Task Force

ACREAGE: Approximately 30 acres

TAX MAP I.D. NUMBERS: 59-4((6))1,3-5,10,19B,20,20A, 20E; 60-3((12))5; 70-2((1))1A,9,10,11A,13; 71-1((1))74, portion of 75,75L; 71-1((2))1A,1B,3,4,21; 71-1((34))All; 71-1((35))All; 71-1((42))All; and 15 feet of frontage on Little River Turnpike for 71-1((1))72, 72A; 71-1((3))1; 71-1((33)) ALL

GENERAL LOCATION: Commercial area west of Annandale CBC along Little River Turnpike

PLANNING AREAS(S): Area I
District(s): Annandale
Sector: Masonville (A1); Holmes Run (A9); Ossian Hall (A10)
Special Areas(s): N/A

ADOPTED PLAN MAP: Office, Retail & Other, Private Recreation, Residential 12-16 and Residential 16-20.

ADOPTED PLAN TEXT

The subject property is addressed in land use recommendations located in three different planning sectors. There is no site specific Plan text that addresses future visual or streetscape improvements.

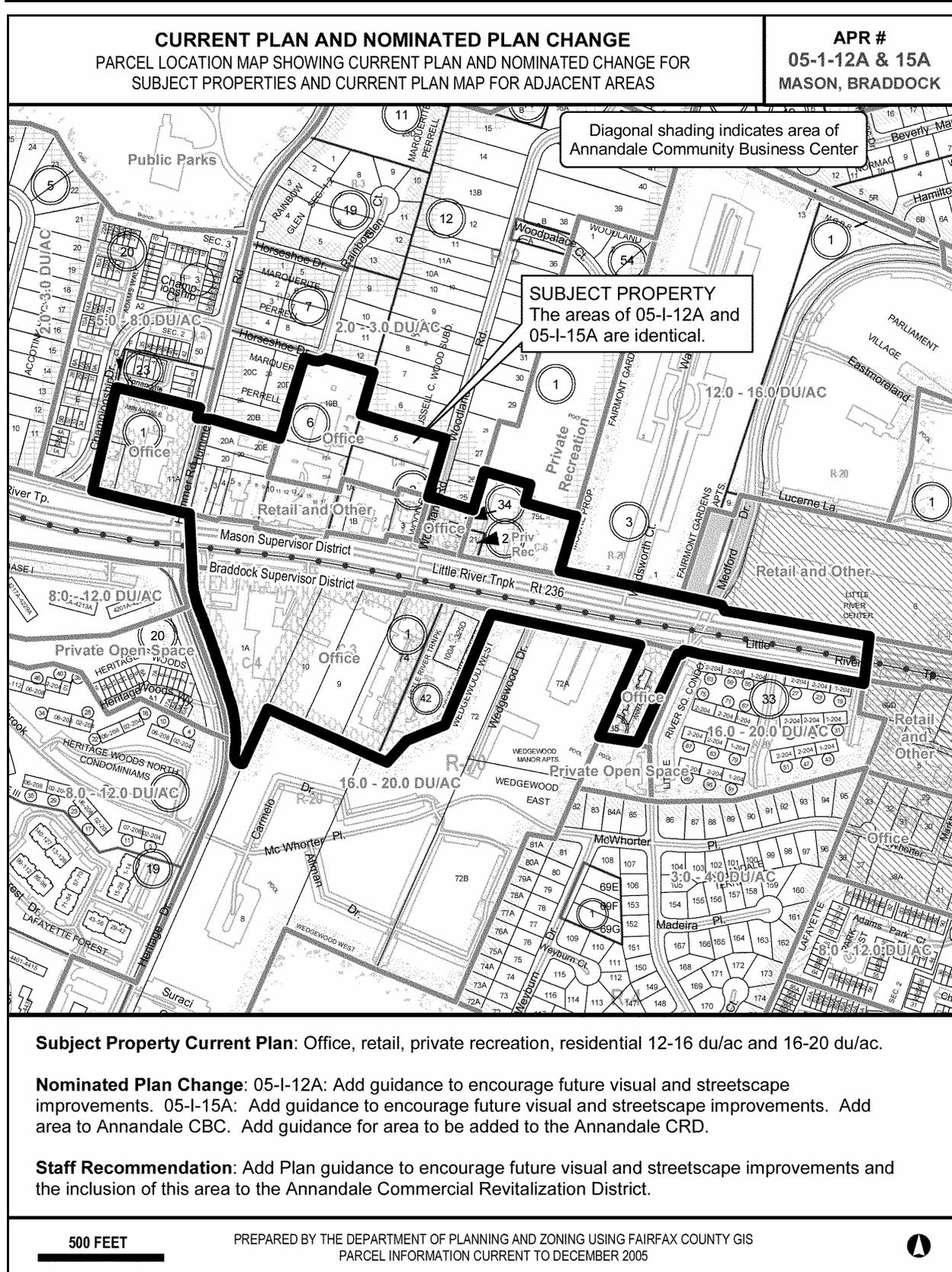
PROPOSED PLAN AMENDMENT: There is no proposed change in use or intensity.

APR 05-I-12A: This nomination proposes to add Plan guidance, for the area west of the Annandale Community Business Center (CBC) to encourage future visual and streetscape improvements consistent with the Annandale CBC.

APR 05-I-15A: This nomination proposes to add Plan guidance to encourage future visual and streetscape improvements consistent with the Annandale CBC and to add this area as a new land unit to the Annandale CBC. Further, this nomination proposes to encourage adding this area to the Annandale Community Revitalization District (CRD).

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination as Submitted
 Approve Staff alternative
 Retain Adopted Plan



CONTEXT

General Location:

The subject property includes commercial property and residential street frontage along Little River Turnpike, west of Markham Street and Medford Drive, and east of Championship Drive and Heritage Drive. The area south of Little River Turnpike is located in the Braddock Magisterial District and the area north of Little River Turnpike is located in the Mason Magisterial District.

Planned and Existing Land Use and Zoning:

Subject Property: The subject area has a mix of commercial uses that are planned for office, retail, and private recreation and are zoned C-2, C-3, C-4, and C-6. The portion of the subject area that consists of residential street frontage is planned for residential use at 12-16 du/ac and 16-20 du/ac and is zoned R-20.

Adjacent Area:

North: The area to the north is developed and planned for a mix of residential uses at 2-3 du/ac, 5-8 du/ac and 12-16 du/ac and zoned R-2, R-8 and R-20.

South: The area to the south is developed with townhouses and multifamily residential, is planned for 16-20 du/ac and Private Open Space, and zoned R-20.

East: The area to the east is developed and planned for retail use and zoned C-6 and C-8. This area is in the Annandale Community Business Center (CBC) and in the Annandale Commercial Revitalization District (CRD).

West: The area to the west is developed with townhouses and apartments, is planned for residential use at 5-8 du/ac and 8-12 du/ac and private open space, and zoned R-8 and R-20.

PLANNING HISTORY

On October 12, 1998, the Fairfax County Board of Supervisors amended the Fairfax County Zoning Ordinance to create five Commercial Revitalization Districts (CRD) including the Annandale CRD. The purpose of these designations is to encourage revitalization activity in the older commercial areas of the County by providing for specific regulations and administrative procedures to promote the continued viability and redevelopment of these areas. To this end, on October 18, 2004, the Board of Supervisors initiated a Board's Own Motion to expand the Annandale CRD to include this 30.4 acre area to the west. In addition, the Board's motion also authorized a Plan Amendment (#S04-I-A1) to consider additional Plan guidance encouraging the provision of streetscape and other visual improvements in this area consistent with the Annandale CBC streetscape guidelines. Both the CRD expansion and the Plan amendment were indefinitely deferred due to an affidavit issue that was associated with the CRD expansion.

ADOPTED COMPREHENSIVE PLAN TEXT

The subject property is addressed in land use recommendations located in three different planning sectors. These citations are included in Attachment I. There is no site specific Plan text that addresses future visual or streetscape improvements.

The Comprehensive Plan map shows the area planned for office, retail & other, private recreation, residential 12-16 and residential 16-20.

NOMINATED PLAN AMENDMENT

APR 05-I-12A: This nomination proposes to add Plan guidance, for the area west of the Annandale Community Business Center (CBC) to encourage future visual and streetscape improvements consistent with the Annandale CBC.

APR 05-I-15A: This nomination proposes to add Plan guidance to encourage future visual and streetscape improvements consistent with the Annandale CBC and to add this area as a new land unit to the Annandale Community Business Center, which would be characterized as the western gateway to Annandale. Further, this nomination proposes to encourage adding this area to the Annandale Community Revitalization District.

ANALYSIS

These nominations represent two approaches for addressing the commercial area west of the Annandale Community Business Center. Both nominations #05-I-12A and #05-I-15A propose to:

- Maintain the current land use and intensity recommendations; and
- Add Plan guidance to encourage future visual improvements and streetscape improvements.

However, nomination #05-I-15A also proposes to:

- Add Plan guidance that encourages including this area in a future expansion of the Annandale Commercial Revitalization District; and
- Restructuring Plan guidance by adding this area to the Annandale Community Business Center as a new land unit, which characterizes this area as the Annandale western gateway.

The Annandale CBC is currently written to focus on the creation of a more urban core or town center, which is planned to be surrounded by areas that may also be appropriate for redevelopment at higher intensities if compatible with the surrounding neighborhoods. The outer areas of the Annandale CBC create a transition from the planned urban core to surrounding residential neighborhoods. In contrast, these nominations are for an area that is proposed to

maintain current planned uses and intensities and do not function as a transition from the planned Annandale Town Center. The focus of Plan guidance for the nominated area is to ensure a compatible transition from existing commercial uses between the Annandale Community Business Center and the Beltway (I-495), to the adjacent neighborhoods to the north and south and the prevention of further commercial encroachment.

There is general revitalization guidance in the Plan that encourages private investment in older commercial areas. To this end, the future addition of this area to the Annandale Commercial Revitalization District could make financial incentives, such as tax credits, available to facilitate reinvestment and improvement of the property.

RECOMMENDATION

Staff supports an alternative to nominations #05-I-12A and #05-I-15A which has elements of both nominations. The proposed alternative provides Plan guidance to encourage future visual and streetscape improvements, and states that the area should be considered for inclusion in the Annandale Commercial Revitalization District. The alternative also corrects tax map numbers that have changed since the Plan text was written.

The proposed new Plan text is shown below. The subject property land use recommendations are encompassed in three different planning sectors. The following recommended Plan text adds similar Plan guidance to the subject property in each of these sectors. New text is underlined. Text to be deleted is shown with a strikethrough.

MODIFY: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-6-2004; Holmes Run Community Planning Sector (A9), Land Use Recommendations, page 113:

1. The northwest quadrant of the intersection of Hummer Road and Little River Turnpike is planned for office use up to .50 FAR. The office buildings at 7700 and 7712 Little River Turnpike (Tax Map ~~59-4((1))13, 13A and 14~~ 70-2((1))11A and 70-2((1))13) are now buffered from the Little River Towns community on Championship Drive by surrounding trees. The buffers should be maintained. The replacement, expansion or remodeling of existing buildings as well as any future development should provide visual improvements which include provision of streetscape along Little River Turnpike, that is consistent with the Annandale CBC Urban Design Guidelines. This area should be considered for inclusion in a future expansion of the Annandale Commercial Revitalization District.

ADD: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-6-2004; Masonville Community Planning Sector (A1), Land Use Recommendations, page 61:

6. The replacement, expansion, remodeling of existing buildings as well as any future development on the north side of Little River Turnpike, between Hummer Road and Medford Drive, should provide visual improvements which include provision of streetscape that is consistent with the Annandale CBC Urban Design Guidelines. This area should be considered for inclusion in a future expansion of the Annandale Commercial Revitalization District.

MODIFY

FIGURE: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-6-2004; Masonville Community Planning Sector (A1), Land Use Recommendations General Location Map, page 59: Show location of recommendation #6 to Figure 20.

ADD: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-6-2004; Ossian Hall Community Planning Sector (A10), Land Use Recommendations, page 120:

5. The replacement, expansion, remodeling of existing buildings as well as any future development on the south side of Little River Turnpike, between Heritage Drive and the eastern boundary of the Little River Square Condominiums [Tax Map 71-1(33)], should provide visual improvements which include provision of streetscape that is consistent with the Annandale CBC Urban Design Guidelines. This area should be considered for inclusion in a future expansion of the Annandale Commercial Revitalization District.

MODIFY

FIGURE: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-6-2004; Ossian Hall Community Planning Sector (A10), Land Use Recommendations, page 120: Show location of recommendation #5 to Figure 57.

PLAN MAP: The Comprehensive Plan Map will not change.

ATTACHMENT I

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-06-2004; Masonville Community Planning Sector (A1), Land Use Recommendations, page 58:

1. The commercial area north of Little River Turnpike between the Annandale Recreation Center and Hummer Road should not extend beyond the area now zoned and developed as commercial uses. The locations of planned office and retail uses in this area are depicted on the Plan map. Neighborhood retail uses are planned up to .25 FAR. Office uses are planned up to .50 FAR.

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-06-2004; Masonville Community Planning Sector (A1), Land Use Recommendations, page 60:

2. The L.C. Wood subdivision, located along Woodland Road north of Little River Turnpike is planned for single-family residential use at 2-3 dwelling units per acre. As an option, residential development at 3-4 dwelling units per acre may be appropriate if the following conditions are met:
 - Substantial consolidation of the residential parcels along Woodland Road, plus inclusion of the Greater Annandale Recreation Center property for an integrated residential redevelopment project;
 - Provision of an open space buffer and effective screening adjacent to the existing low density residential uses to the west;
 - New development is located primarily near higher density apartments and away from Manassas Gap Park and existing single-family neighborhoods;
 - Vehicular access is provided, in accord with County and Virginia Department of Transportation (VDOT) standards, via two access points to the Little River Turnpike service drive; no access is provided via Hummer Road, Horseshoe Drive or Medford Drive; and
 - Dedication of property to the Fairfax County Park Authority for expansion of the Manassas Gap Park on the northern boundary of the area, with provision of access to the park via the general alignment of the existing Woodland Road.

As another option, the frontage of the Annandale Swim and Tennis Club (AS&T) (Tax Map 71-1((1))75) encompassing approximately one acre with a depth of approximately 250 feet north of the Route 236 right-of-way line may be appropriate for small scale commercial/retail use subject to the following conditions:

- Provide adequate buffering, including decorative screening, walls and landscaping, to ensure that noise and visual impacts: 1) will not be an impediment to subsequent development of the adjacent area now used for private recreational purposes, for residential use as currently planned; and 2) will not adversely affect neighboring residential and commercial properties.
- Provide adequate ingress/egress to ensure remaining AS&T property is accessible for planned recreational or residential usage.
- Preserve and enhance the treed buffer adjacent to Fairmont Gardens apartments as necessary to provide an effective year-round shield.
- Maximum of 0.10 FAR.

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-06-2004; Holmes Run Community Planning Sector (A9), Land Use Recommendations, page 113:

1. The northwest quadrant of the intersection of Hummer Road and Little River Turnpike is planned for office use up to .50 FAR. The office buildings at 7700 and 7712 Little River Turnpike (Tax Map 59-4((1))13, 13A and 14) are now buffered from the Little River Towns community on Championship Drive by surrounding trees. The buffers should be maintained.

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-06-2004; Ossian Hall Community Planning Sector (A10), Land Use Recommendations, page 120:

1. Parcels 70-2((1))1A, 9, and 10, and parcels 71-1((1))73 and 74 are located in the southeast quadrant of Heritage Drive and Little River Turnpike. These parcels are developed with and planned for office use at current intensities. To provide an effective transition to surrounding residential uses, the existing 130-foot undisturbed landscaped buffer between the commercial office uses on parcels 70-2((1))9 and 10 and high density residential development to the south should be maintained and protected from any future commercial development.

As an option, additional office intensity may be appropriate on parcels 70-2((1))1A, 9, and 10 with parcel consolidation, integrated development, and the removal of the existing free-standing retail use. This additional office use should be focused on parcel 70-2((1))1A with building heights not to exceed 125 feet. A landscape feature designed to serve as a gateway to the Annandale CBC should be provided at the corner of Little River Turnpike and Heritage Drive, and streetscape improvements consistent with the Annandale CBC Urban Design Guidelines should be provided along both street frontages.