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Department of Planning & Zoning**

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

SUPERVISOR DISTRICT: MASON

APR ITEM: 05-I-19A

NOMINATOR(S): Mohamad Fahim Ahmadzai

ACREAGE: 0.58 Acres

TAX MAP I.D. NUMBERS: 71-4((7))24A

GENERAL LOCATION: The subject property is generally located north of Edsall Road on Mitchell Street.

PLANNING AREA(S): I

District(s): Annandale

Sector: EDSALL (A4)

Special Area(s): N/A

ADOPTED PLAN MAP: 1-2 DU/AC

ADOPTED PLAN TEXT: No site specific Plan text. General text- infill development should be of a compatible use, type and intensity.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

PROPOSED PLAN AMENDMENT: Office up to .40 FAR

SUMMARY OF STAFF RECOMMENDATION:

_____ **Approve Nomination as Submitted**

_____ **Approve Staff alternative**

_____ **X Retain Adopted Plan**

CONTEXT

General Location:

This property is located on the north of Edsall Road on Mitchell Street.

Planned and Existing Land Use and Zoning

Subject Property: The subject property is .58 acre that is planned and developed at 1-2 du/ac and is zoned R-2.

Adjacent Area

North & West: The area to the north and west is planned and developed at 1-2 du/ac and is zoned R-2.

East: The area to the east is in Land Unit D of the Beltway South Industrial Area. This area is planned and developed for office up to .50 FAR and zoned C-2.

South: The parcel to the south, on Edsall Road, is developed with a gas station, is planned for retail use and zoned C-5.

PLANNING HISTORY

No Comprehensive Plan changes were proposed for this area since 1997.

ADOPTED COMPREHENSIVE PLAN TEXT

Although there is no site specific Plan text, there is general guidance for infill development in this Community Planning Sector. There is also relevant Plan guidance for the adjacent commercial areas in the Beltway South Industrial Area.

Fairfax County Comprehensive Plan, 2003 Edition, Area I, Annandale Planning District, as amended through 12-6-2004, Edsall Community Planning Sector (A4), Recommendations, p 79.

“Land Use

The Edsall Community Planning Sector is developed as stable single-family 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.”

Fairfax County Comprehensive Plan, 2003 Edition, Area I, Annandale Planning District, as amended through 12-6-2004, Beltway South Industrial Area, Land Use Recommendations, Land Unit D, p 48.

“There is some commercial zoning to the west and north of Shawnee Road which has been planned and developed as office uses, with the exception of parcels 71-4((7))17 and 19, 80-2((1))55 and 58, and 80-2((3))22 and 23, which have been planned and developed with retail uses. In order to protect the stable residential neighborhood to the west and north from commercial encroachment, the existing retail area should not be expanded. ...”

The Comprehensive Plan map shows this area planned for residential at 1-2 du/ac.

NOMINATED PLAN AMENDMENT

The nomination proposes to add an option for office up to .40 FAR.

ANALYSIS

This property is located in the Indian Springs neighborhood at the edge of an area designated as a suburban neighborhood. The Comprehensive Plan’s land use guidance, for infill development in this stable neighborhood, indicates that infill should be of a compatible use type and intensity. Further Plan guidance indicates that there should be no expansion of the existing retail, located to the south and east, in order to protect the neighborhood from commercial encroachment. The nomination’s proposed change from residential use to office use up to .40 FAR is inconsistent with this guidance. Conversion from residential to commercial use would encroach into the stable Indian Springs single family neighborhood to the north. This could increase pressure for further commercial development in this neighborhood and negatively impact nearby residential uses.

RECOMMENDATION

Staff recommends denial of the nomination and retention of the current Comprehensive Plan for residential use at 1-2 du/ac, which is consistent with Plan guidance on compatible infill development and the protection of the neighborhood from commercial encroachment.