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Department of Planning & Zoning**

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

SUPERVISOR DISTRICT(S): Mason **APR ITEM:** 05-I-1B & 05-I-12B

NOMINATOR(S): 05-I-1B: Joseph A. Roberts; 05-I-12B: Lars Issa

ACREAGE: 05-I-1B: 1.59 Acres; 05-I-12B: 4.46 Acres

TAX MAP I.D. NUMBERS: 05-I-1B: 51-4((2))(A)4-9 ; 05-I-12B: 51-4((1))6,8;51-4((2))(A)4-9;51-4((2))(B)1-7;51-4((15))1-15,17-21

GENERAL LOCATION: 05-I-1B: South of Arlington Boulevard and east of Olin Drive.
05-I-12B: Generally south of Arlington Boulevard, between the
Comfort Inn and the Falls Wood Court Townhouses.

PLANNING AREA(S): Area I
District(s): Baileys
Sector: Glen Forest (B2)
Special Area(s): Seven Corners CBC (Sub-Unit B-4)

ADOPTED PLAN MAP: OFFICE

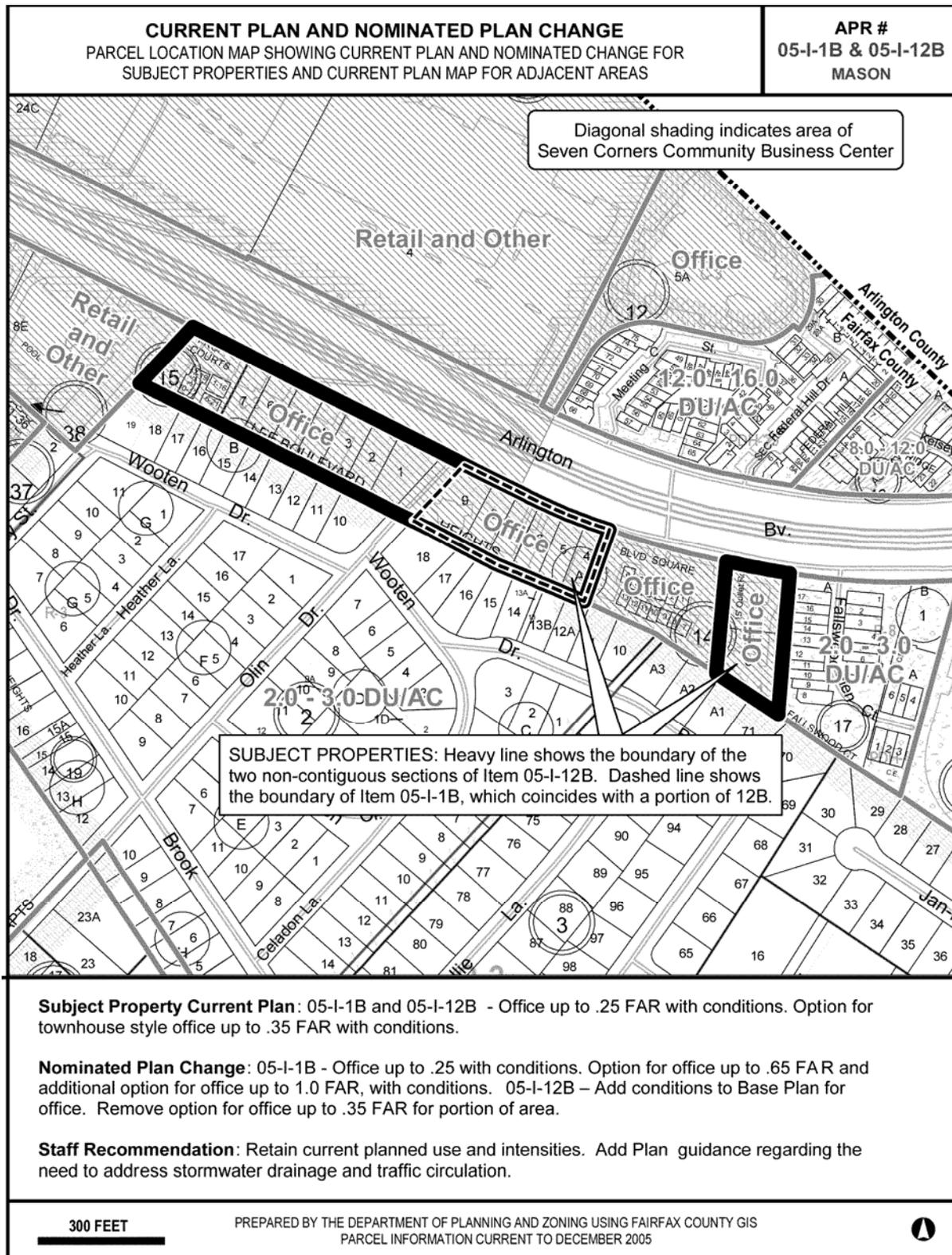
ADOPTED PLAN TEXT: Office up to .25 FAR with conditions. Option for townhouse style office up to .35 FAR with conditions.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/baileys.pdf>
page 58

PROPOSED PLAN AMENDMENT: 05-I-1B: Office up to .25 with conditions. Option for office up to .65 FAR and additional option for office up to 1.0 FAR, with conditions.
05-I-12B: Add conditions to planned office use.
Remove option for office up to .35 FAR for portion of area.

SUMMARY OF STAFF RECOMMENDATION:

Approve Nomination as Submitted
 Approve Staff alternative
 Retain Adopted Plan



CONTEXT

General Location:

This property is located south of Arlington Boulevard (Route 50) in the Seven Corners Community Business Center (CBC), in Sub-Unit B-4. Nomination 05-I-1B consists of six parcels located east of Olin Drive. Nomination 05-I-12B generally consists of the area between the Comfort Inn and the Falls Wood Court Townhouses, which includes the area for nomination 05-I-1B.

Planned and Existing Land Use and Zoning:

Subject Property: The subject property is developed and planned for office use up to .25 FAR and .35 FAR and zoned R-3 and C-2.

Adjacent Area:

North: The shopping center to the north is located in Sub-unit A-3 of the Seven Corners CBC, is planned for retail and office at the current intensity and zoned C-7. The townhouses to the north are planned for residential use at 12-16 du/ac and zoned PDH-20.

South: The Lee Boulevard Heights neighborhood is located to the south. This area is developed and planned for residential use at 2-3 du/ac and is zoned R-3.

East: The area to the east is developed with residential townhouses, is planned 2-3 du/ac with an option for 5-8 du/ac, and is zoned R-8.

West: The Comfort Inn to the west is located in Sub-Unit B-3 of the Seven Corners CBC, is planned for hotel use at the current intensity and zoned C-7.

PLANNING HISTORY

A revitalization study of the Baileys Crossroads / Seven Corners CBC's resulted in a Plan amendment addressing the entire area which includes Sub-Unit B-4. This Plan amendment was adopted in February 2000.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2003 Edition, Area I, Baileys Planning District as amended through 7-25-05, Seven Corners Community Business Center, Sub-Unit B-4, page 58

“To provide a transition in land use intensity between Arlington Boulevard and the Lee Boulevard Heights subdivision to the south, Parcels 51-4((15))1-21 are

planned for townhouse office use up to .35 FAR, well buffered from the residential uses to the south. Parcels 51-4((2))(B)1-7, 51-4((2))(A)4-9, and 51-4((1))6 and 8 are planned for office use up to .25 FAR, with retention of existing residential structures encouraged to form a transition zone. As an option, this area may be considered for redevelopment with townhouse office uses up to .35 FAR provided that building height is limited to 40 feet, logical consolidation of parcels is achieved, and screening to include a solid wall and effective landscaping adjacent to single-family residences is provided. These parcels are designated as a gateway location.”

The adopted Comprehensive Plan Map shows this area is planned for office use.

NOMINATED PLAN AMENDMENT

Nomination 05-I-1B: For six parcels located east of Olin Drive, this nomination proposes to modify the option to office use up to .65 FAR and add an option for office up to 1.0 FAR with conditions.

Nomination 05-I-12B: The nomination proposes to maintain the existing Plan’s intensity of .35 FAR for parcels 51-4((15))1-21 and limit the intensity on the remainder of the nomination area to .25 FAR by removing the option for increased intensity up to .35 FAR. This nomination also proposes to add conditions for office use at .25 FAR, which address architecture, buffering, screening, parking and sidewalks.

ANALYSIS

The subject property is located in Sub-Unit B-4 in the Seven Corners Community Business Center (CBC), which is on the eastern edge of the CBC, fronts on Arlington Boulevard, and is adjacent to the Lee Boulevard Heights Neighborhood. The land use concept for edges of the Seven Corners CBC has a strong emphasis on the creation and maintenance of transitional areas that define the limits of the CBC. The proposed nominations raise issues about land use intensity, planning inequity, and transportation impacts.

APR 05-I-1B

Land Use Intensity: The nomination proposes substantial increases in office intensities, up to .65 FAR and 1.0 FAR which exceed planned intensities in the entire Seven Corners CBC. The highest planned intensities, in the core of the Seven Corners CBC, are .50 FAR and .70 FAR. The current planned maximum intensity of .35 FAR may be an appropriate transitional intensity, provided that there is logical consolidation, screening and landscaping adjacent to the single family residences to the south that are planned for 2-3 du/ac.

Planning Inequity: An increase in planned intensity up to .65 FAR and 1.0 FAR, as proposed by the nomination, for six parcels in Sub-Unit B-4, would create a planning inequity for other parcels in the sub-unit. The remaining parcels in the sub-unit are similarly situated, but would remain planned for a maximum intensity of .35 FAR.

Transportation: The roadways in this general area, especially Arlington Boulevard (Route 50) are heavily traveled and congested. West of Olin Drive, the service drive is one way eastbound, with the remainder of the service drive serving two-way traffic. The subject property primarily has access to Arlington Boulevard from the signal located at the Boulevard Square office townhouses. The proposed intensity increase up to 1.0 FAR, for a 1.59 acre portion of the Sub-Unit, from a maximum of .35 FAR would proportionally triple vehicular trips and traffic movements at this signal and on Arlington Boulevard. Transportation issues associated with development of the subject property, such as ingress/egress, vehicular circulation, consolidation of access points, and pedestrian circulation and safety will need to be addressed during the course of rezoning and the development review process.

APR 05-I-12B

Land Use Intensity: The nomination proposes to remove the option for townhouse office up to .35 FAR for Sub-Unit B-4, with the exception of the two properties that have already redeveloped with townhouse office. The current Plan option for townhouse office up to .35 FAR provides an incentive for consolidation which facilitates the ability to design an improved transition from commercial uses in the Seven Corners CBC to the single family neighborhood to the south. Parcel consolidation also facilitates reducing the number of vehicle access points and improving storm water drainage problems that occur in this area, as water flows toward the Long Branch Resource Protection Area (RPA) to the south. In addition to transitional intensity, current Plan guidance indicates that there should be provision of appropriate landscaping and screening.

RECOMMENDATION

At the January 12, 2006 Mason District APR Task Force Meeting, the Task Force voted in support of an alternative to these nominations that would maintain the current planned use and intensity, but would add Plan guidance to address storm water drainage and the area's traffic circulation.

Staff recommends an alternative that is supportive of the Task Force recommendation by maintaining the current planned use and intensity, and adding guidance regarding the need to address storm water drainage and the area's traffic and access issues. Staff does not support other elements of the nomination, as the current Plan provides for an appropriate transition from commercial uses and Arlington Boulevard to the Lee Boulevard Heights neighborhood to the

south.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area I, Baileys Planning District as amended through 7-25-05, Seven Corners Community Business Center, page 58

(Additions are shown underlined; deletions are shown with a ~~strikethrough~~):

“Sub-Unit B-4

To provide a transition in land use intensity between Arlington Boulevard and the Lee Boulevard Heights subdivision to the south, Parcels 51-4((15))1-21 are planned for townhouse office use up to .35 FAR, well buffered from the residential uses to the south. Parcels 51-4((2))(B)1-7, 51-4((2))(A)4-9, and 51-4((1))6 and 8 are planned for office use up to .25 FAR, with retention of existing residential structures encouraged to form a transition zone. As an option, this area may be considered for redevelopment with townhouse office uses up to .35 FAR provided that building height is limited to 40 feet, logical consolidation of parcels is achieved, with the purpose of improving the area’s storm water drainage and traffic circulation impacts, and provide screening to include a solid wall and effective landscaping adjacent to single-family residences is provided. These parcels are designated as a gateway location.”

PLAN MAP: The Comprehensive Plan map will not change.