



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

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

**SUPERVISOR DISTRICT(S):** Mason

**APR ITEM(S):** 05-I-20A & 05-I-21A

**NOMINATOR(S):**05-I-20A: Sheri L. Hoy for J. M. Campbell;  
05-I-21A: Mark Anstine

**ACREAGE:** 05-I-20A: 15.13 Acres; 05-I-21A: 8.79 Acres

**TAX MAP I.D. NUMBERS:** 05-I-20A: 71-2((1))36,43A;71-2((10))17A;71-2((13))All  
05-I-21A: 71-2 ((1))36; 71-2((10))17A;71-2((13))1

**GENERAL LOCATION:** 05-I-20A: South of Little River Turnpike, east and west of Willow Run Drive. 05-I-21A: South of Little River Turnpike, west of Willow Run Drive.

**PLANNING AREA(S):** I

**District(s):** Annandale  
**Sector:** INDIAN RUN (A3)  
**Special Area(s):** N/A

**ADOPTED PLAN MAP:** 1-2 DU/AC

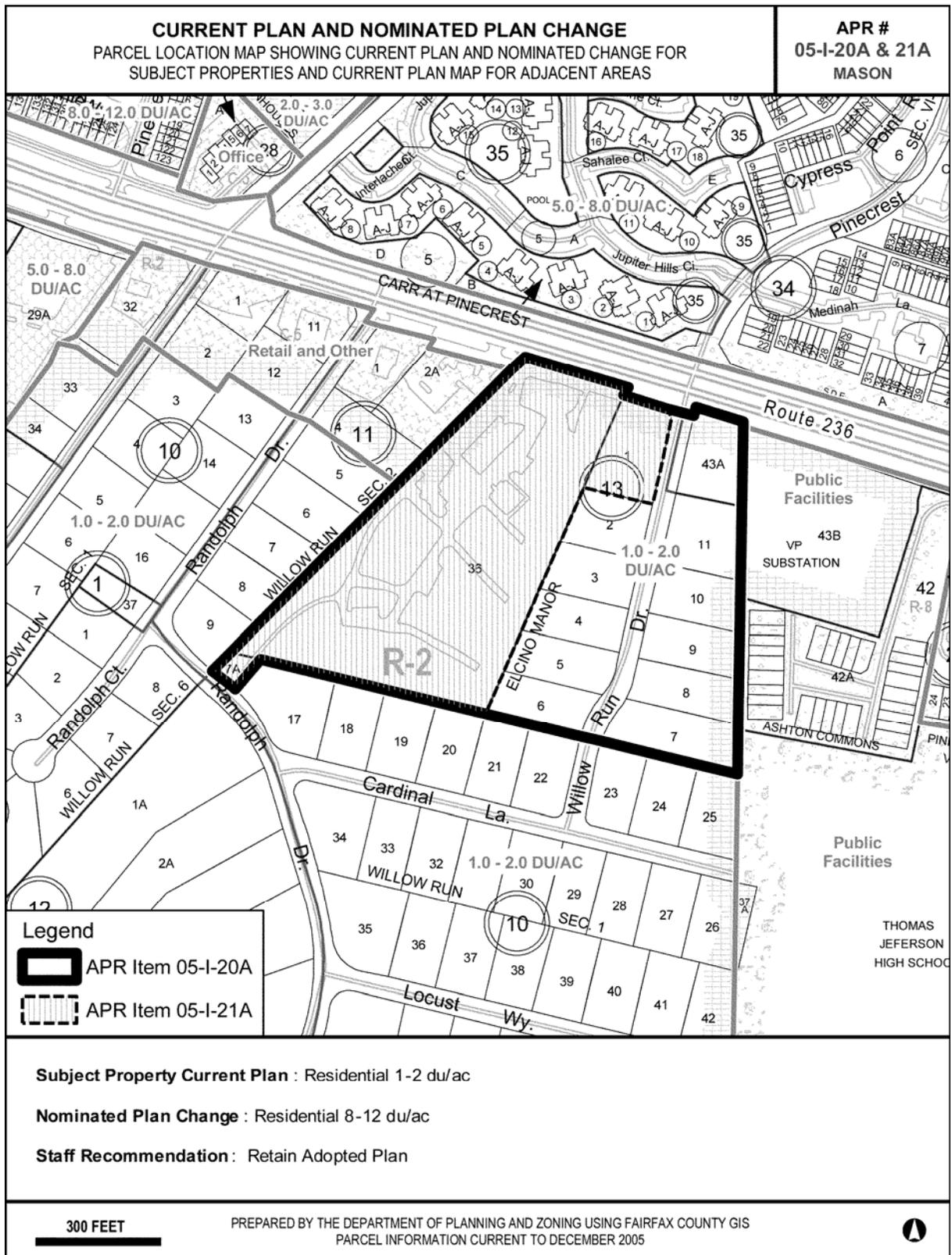
**ADOPTED PLAN TEXT:** No site specific Plan text. General text-infill development should be of a compatible use, type and intensity.

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

**PROPOSED PLAN AMENDMENT:** 05-I-20A: 8-12 du/ac on 15.13 acres  
05-I-21A: 8-12 du/ac on 8.79 acres

**SUMMARY OF STAFF RECOMMENDATION:**

**Approve Nomination as Submitted**  
 **Approve Staff alternative**  
 **Retain Adopted Plan**



## CONTEXT

### *General Location:*

This property is located south of Little River Turnpike at Willow Run Drive. Nomination 05-I-20A consists of the nursery property and property on both sides of Willow Run Drive. Nomination 05-I-21A consists of the nursery property and the parcel on the southwest corner of Little River Turnpike and Willow Run Drive.

### *Planned and Existing Land Use and Zoning:*

**Subject Property:** The nomination area for 05-I-20A is developed with 12 single family homes and a nursery on 8 acres. The nomination area for 05-I-21A includes the nursery property and one single family home. The subject property is planned 1-2 du/ac and is zoned R-2.

#### *Adjacent Area:*

**North:** The area to the north, across from Little River Turnpike, is planned and developed with 5-8 du/ac and zoned PDH-8.

**South:** The area to the south is developed and planned for single family detached housing at 1-2 du/ac, and zoned R-2.

**East:** The area to the east is planned for Public Facilities and is developed with a Dominion Virginia Power electric power substation, which is zoned R-2. The residential area is planned 5-8 du/ac and approved for approximately 8 du/ac.

**West:** The area to the west, along Little River Turnpike is planned and developed for retail use and is zoned C-5. The remainder of the area is planned and developed residential 1-2 du/ac and is zoned R-2.

## PLANNING HISTORY

No changes were proposed for this area since in the APR process or as a Plan Amendment since 1997.

## ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District, as amended through 12-6-04, Indian Run Community Planning Sector, Recommendations, Land Use, page 72

“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”

The adopted Comprehensive Plan Map shows this area is planned for residential use at 1-2 du/ac.

**NOMINATED PLAN AMENDMENT**

Both nominations propose to increase the planned residential density from 1-2 du/ac to 8-12 du/ac. At the Mason District APR Task Force, the nominators presented a lower density concept of 6 du/ac. The following table compares the development potential of the current Plan and the nominators proposed increased density.

**APR 05-I-20A: Land Area of 15.1 Acres**

Existing	Current Plan 1-2 du/ac	Intermediate 6 du/ac	Proposed 8 du/ac	Proposed 12 du/ac
12 single family detached units & Nursery	30 single family detached units	90 single family detached units	121 townhouse units	181 townhouse units

**APR-I-21A: Land Area of 8.8 Acres**

Existing	Current Plan 1-2 du/ac	Intermediate 6 du/ac	Proposed 8 du/ac	Proposed 12 du/ac
1 single family detached unit & Nursery	17 single family detached units	52 single family detached units	70 townhouse units	105 townhouse units

**ANALYSIS**

The nominations’ proposed increases in residential density raise issues such as land use compatibility and appropriate infill development. Impacts to the transportation network, schools and parks were also evaluated.

**Land Use Compatibility:** The portion of the subject property along Willow Run Drive is part of a stable single family residential neighborhood with a low density character. The other portion of the subject property is currently used as a nursery with the associated retail sales. The nomination proposes a density of 8-12 du/ac, which is substantially higher density than the adjacent single family residential neighborhood. It is also higher than the new townhouse development located to the east of the subject property. At a density of 6 du/ac, as proposed by the nominator at the APR Task Force meeting, redevelopment would be of a significantly different character than the low density single family detached neighborhood that exists to the south and west. In staff’s view, any redevelopment of the nursery property should continue the pattern of low density housing that exists along Willow Run Drive and on the area to the south.

**Infill Development:** The nomination area for 05-I-21A consists of the nursery property and one single family detached house. The Plan indicates that infill development should be of a compatible use, type and intensity. This area is surrounded by a single family detached neighborhood on three sides and due to the shape of the parcel would be difficult to design compatibly at the higher density proposed by the nominator. The current planned intensity of 1-2 du/ac encourages residential infill development, on the nursery site, which would be of a similar density and character as the surrounding neighborhood.

**Transportation and Access:** Little River Turnpike is a heavily traveled road. Increased density resulting from this nomination and cumulative impacts from other proposed development in the area could adversely impact the surrounding roadway network. For comparison purposes, the current Plan for the larger subject property of 05-I-20A is estimated to generate 23 AM peak hour trips and 30 PM peak hour trips. The maximum density proposed is estimated to generate 98 AM peak hour trips and 118 PM peak hour trips.

**Schools:** The proposed Plan nomination could result in up to a total of 68 new students with the largest impact at the elementary school level. Annandale High School and Holmes Middle School are operating within capacity and are forecast to continue to do so. Weyanoke Elementary School is currently operating overcapacity with a capacity of 410 students and membership of 508 students. The following table shows the potential impact at each school that serves this area.

School Pyramid	Capacity 9/30/05	2006-2007		2010-2011		Nomination Maximum Student Yield
		Membership	Membership/Capacity Difference	Membership	Membership/Capacity Difference*	
Annandale HS	2,350	2,263	87	2,134	216	38
Holmes MS	950	755	195	696	254	10
Weyanoke ES	410	508	-98	550	-140	20

\*Note: Surplus or deficiency in capacity projected for 2010-2011 does not include students resulting from proposed APR nominations.

**Parks:** The proposed nomination would result in an increase in population that would increase the public need for park and park facilities in a district where parks do not meet standards established by the Park Authority. Mitigation of these impacts may be addressed by improving facilities at existing parks in the Annandale Planning District or by providing on site recreational facilities.

### **RECOMMENDATION**

The staff recommendation is to deny the nomination and retain the current Plan, which provides for infill development that is of similar character and low density as the neighborhood along Willow Run Drive and areas to the south and west.