



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

For additional information about this amendment, call 703-324-1380  
To request this information in an alternate format, call 703-324-1334, TTY 711



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

**SUPERVISOR DISTRICT(S):** Mason

**APR ITEM:** 05-I-2J

---

**NOMINATOR(S):** Lynne Strobel for Albert Riveros

**ACREAGE:** 8.58 Acres

**TAX MAP I.D. NUMBERS:** 51-3((5))7B,8-14,14A,15,16

**GENERAL LOCATION:** South of Arlington Boulevard, north of Spring Terrace.

**PLANNING AREA(S):** Area I

**District(s):** Jefferson

**Sector:** Sleepy Hollow (J2)

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** 2-3 DU/AC

**ADOPTED PLAN TEXT:** Plan guidance discourages commercial encroachment in this area.

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

**PROPOSED PLAN AMENDMENT:** Residential/Office/Retail Mixed Use up to .50 FAR

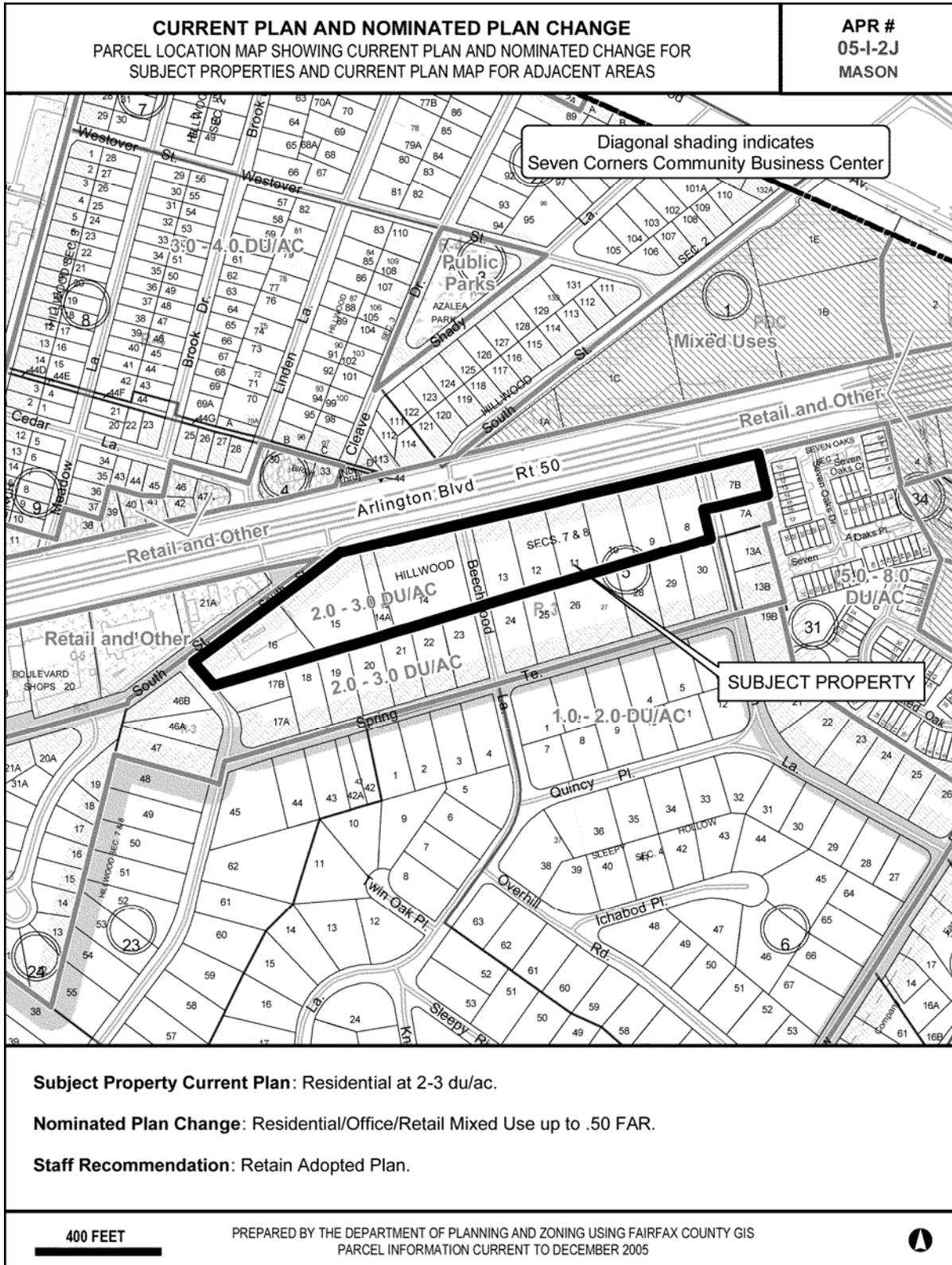
---

**SUMMARY OF STAFF RECOMMENDATION:**

Approve Nomination as Submitted

Approve Staff alternative

Retain Adopted Plan



**Subject Property Current Plan:** Residential at 2-3 du/ac.

**Nominated Plan Change:** Residential/Office/Retail Mixed Use up to .50 FAR.

**Staff Recommendation:** Retain Adopted Plan.

---

## CONTEXT

### *General Location:*

The subject property is generally located south of Arlington Boulevard (Rt. 50), and north of Spring Terrace, between Cedarwood Lane and the Seven Oaks Townhouse development.

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

***Subject Property:*** The subject property is developed with 8 single family houses and a plant nursery, is planned for residential use at 2-3 du/ac and zoned R-3.

### ***Adjacent Area:***

***North:*** The area to the north, across from Arlington Boulevard (Rt. 50), is developed with retail, office, and residential uses, and planned for retail, residential 3-4 du/ac and retail/office mixed use, and zoned C-3, R4 and PDC.

***East:*** The area to east is developed with townhouses, is planned 5-8 du/ac and zoned R-12.

***South:*** The adjacent area to the south is developed and planned for residential use at 2-3 du/ac and zoned R-3.

***West:*** The commercial area to the west, along Arlington Boulevard, is developed with a vacant service station and other retail uses, is planned for neighborhood serving retail and office use, and zoned C-5.

## PLANNING HISTORY

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

## ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area I Volume, 2003 Edition, Jefferson Planning District, as amended through 12-6-2004, Sleepy Hollow Community Planning Sector, Land Use Recommendations, page 23:

“2. The portion of the Route 50 corridor from the intersection with Aspen Lane to South Street should remain in single-family residential use. Commercial encroachment in this area should be discouraged and access to South Street between its intersection with Route 50 and Holmes Run Road should be prohibited. South Street should serve as a barrier between

the commercial activity and the residentially planned areas to the south.”

The adopted Comprehensive Plan Map shows this area planned for residential use at 2-3 du/ac.

**NOMINATED PLAN AMENDMENT**

This nomination proposes changing the Plan from residential use at 2-3 du/ac to residential/office/retail mixed use up to .50 FAR. At the January 31, 2006, Mason District APR Task Force meeting, the nominator expressed their desire for a reduced intensity and presented a development concept for townhouse style office at approximately .25 FAR. The following table compares existing uses and current Plan development potential with the proposed increase in intensity.

Existing	Current Plan	Intermediate Scenario office @ .25 FAR	Proposed Mixed Use @ .5 FAR		
			Residential 40%	Office 40%	Retail 20%
8 single family detached units & nursery	25 single family detached units	93,436 square feet	75,000 square feet (45 townhouse)	75,000 square feet office	37,387 square feet retail
<b>12,000</b> square feet	<b>50,000</b> square feet	<b>93,436</b> square feet	<b>187,387</b> square feet		

**ANALYSIS**

The subject property is located in a Suburban Neighborhood, to the west of the Seven Corners CBC. The proposed nomination proposes an intensity up to .50 FAR, which is not consistent with what the Comprehensive Plan indicates as appropriate for Suburban Neighborhoods. Maximum intensities typically considered in Suburban Neighborhoods do not exceed .25 FAR. The nominator has also developed a concept for office development at a .25 FAR. The proposed change to commercial uses and an increase in planned intensity raise issues about commercial encroachment, land use compatibility, transportation and environmental impacts.

**Commercial Encroachment:** The current Comprehensive Plan guidance for this property is to discourage further commercial encroachment into the single family neighborhood. Arlington Boulevard already has an abundance of commercial uses in strip development. The proposed nomination would result in commercial encroachment, which is not consistent with planning policy and could suggest that it may be appropriate to do the same with other residential property

---

along Arlington Boulevard.

**Land Use Compatibility:** This nomination is considered a neighborhood consolidation that proposes neighborhood redevelopment. Comprehensive Policy Plan guidance for neighborhood redevelopment states in Guideline #7 (See full Plan text in Attachment I):

“The proposal must demonstrate that the scale and intensity of development, anticipated with the replanning, is compatible with adjacent land uses and/or neighborhoods and that it will not create an adverse long-term land use precedent for change on nearby properties.”

The nominator did not demonstrate that an intensity of .50 FAR could be of a scale and intensity that is compatible with adjacent neighborhoods. At the Mason District APR Task Force meeting, the nominator presented a development concept for townhouse style office at approximately .25 FAR. Although this is an intensity that may be of a compatible scale with the adjacent neighborhood, this would still conflict with the previous issue of commercial encroachment. Residential redevelopment of this area may be appropriate, however, this was not a part of the nomination and is not within the scope of this APR process.

**Transportation:** The roadways in this area are heavily traveled, and congestion and access are primary concerns. The proposed increase in intensity would significantly increase trips compared to the current Plan. For comparison purposes, the current Plan maximum is estimated to generate 19 AM peak hour trips and 25 PM peak hour trips. The proposed change to .50 FAR, is estimated to generate up to 178 AM peak hour trips and 280 PM hour trips. The proposed office intensity of .25 FAR would also generate a significant increase in traffic with over six times the peak hour trips than the current Plan.

**Environment:** A portion of the property is currently used and operated as a plant nursery. Depending on the conditions of this facility, it is possible that additional environmental assessment or cleanup may be necessary in order to assess or address potential soil contamination due to use of fertilizers, herbicides, or pesticides.

## RECOMMENDATION

Staff recommends denial of the nomination and retaining the current Plan which specifically discourages commercial encroachment in this neighborhood.

**ATTACHMENT I**

Fairfax County Comprehensive Plan, Policy Plan Volume, 2003 Edition, as amended through 11-15-2004, Land Use Appendix, pages 22-23:

**APPENDIX 8**

**GUIDELINES FOR NEIGHBORHOOD REDEVELOPMENT**

It is a policy of the Board of Supervisors of Fairfax County that the County's stable residential neighborhoods are the cornerstone of community structure. As such, every effort should be made to ensure that these neighborhoods are protected from the negative aspects of growth and development. However, it is recognized by the Board of Supervisors that, from time to time, circumstances may exist that result in portions of neighborhoods becoming no longer viable as a residential community. Under such circumstances, the Board of Supervisors may consider proposals to amend the Comprehensive Plan and/or to rezone in conformance to the Comprehensive Plan to allow for the consolidation and redevelopment of such neighborhoods if the following criteria are met:

1. Neighborhood consolidations requiring Comprehensive Plan amendments should only be considered during a comprehensive planning process which will occur at least once in a five year period.
2. The neighborhood wishing to pursue consolidation must submit to the Planning Commission a proposal which includes a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.
3. Proposals for redevelopment of residential neighborhoods for residential uses must make provision, on-site, for affordable dwelling units or a contribution to the Fairfax County Housing Trust Fund at least equal to the replacement value of affordable units displaced in addition to meeting the provisions of the County's Affordable Dwelling Unit Ordinance or Planning Criteria.
4. Proposals for redevelopment of residential neighborhoods for commercial/industrial uses must provide affordable dwelling units or a contribution to the Fairfax County Housing Trust Fund equal, at a minimum, to the replacement value of affordable units displaced. In addition, any provisions of a duly adopted program linking employment and affordable housing must be satisfied.
5. Proposals must provide a traffic impact analysis, consistent with standard County traffic analysis procedures, which demonstrates that the proposal with appropriate mitigative measures will not result in an adverse traffic impact.
6. The proposal must demonstrate that it will not adversely impact other County public facilities, including sewer, water, schools, parks, and fire service or that these impacts can be mitigated.

7. The proposal must demonstrate that the scale and intensity of development, anticipated with the replanning, is compatible with adjacent land uses and/or neighborhoods and that it will not create an adverse, long-term land use precedent for change on nearby properties.
8. The proposal must demonstrate that it furthers relevant County goals and objectives as set forth in the Comprehensive Plan.
9. The proposal must demonstrate that it will not create an adverse, long-term impact on the environment.
10. The proposal should provide stormwater management and water quality controls and/or practices to achieve overall water quality improvement where such efforts are feasible.