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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(S): 05-I-3L

NOMINATOR(S): Michael A. Kennelly

ACREAGE: 4.07 Acres

TAX MAP I.D. NUMBERS: 72-1((10))20,22;72-3((7))23,25,29,76A,77

GENERAL LOCATION: This property is generally located west of Cherokee Avenue at Annandale Street.

PLANNING AREA(S): I

District(s): Lincolnia

Sector: LINCOLNIA (L2)

Special Area(s): N/A

ADOPTED PLAN MAP: 1-2 DU/AC

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

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

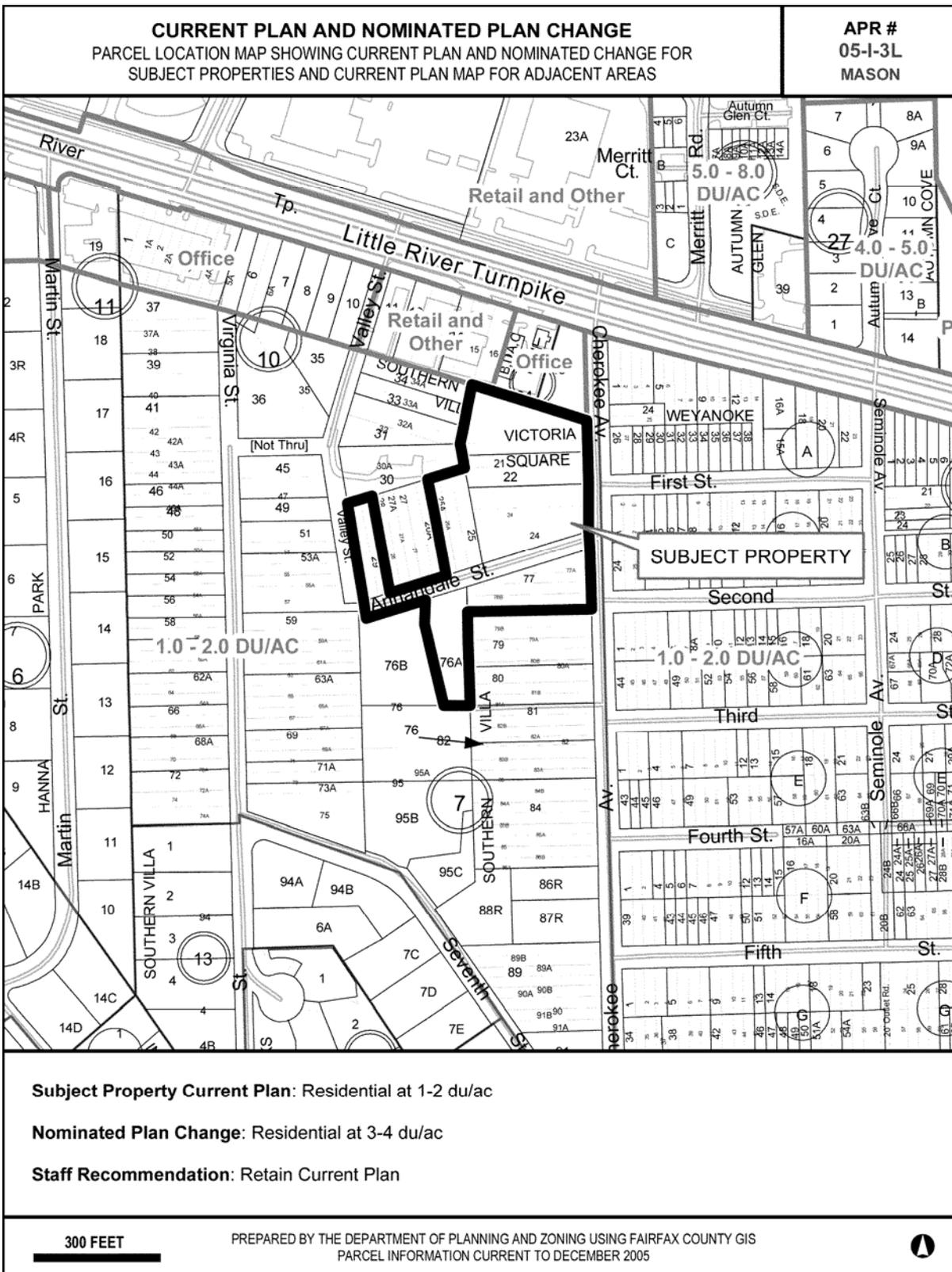
PROPOSED PLAN AMENDMENT: Residential 3-4 du/ac

SUMMARY OF STAFF RECOMMENDATION:

Approve Nomination as Submitted

Approve Staff Alternative

Retain Adopted Plan



CONTEXT

General Location:

The subject property includes residential property, north and south of Annandale Street, west of Cherokee Avenue.

Planned and Existing Land Use and Zoning:

Subject Property: The subject property consists of 7 houses on seven parcels, is developed and planned for residential use at 1-2 du/ac and zoned R-2.

Adjacent Area:

South, East & West: The surrounding neighborhood is developed and planned for residential use at 1-2 du/ac and zoned R-2.

North: The residential area to the north, along Valley Street, is developed and planned for residential use at 1-2 du/ac and zoned R-2. The commercial property along Little River Turnpike is developed and planned for office up to .25 and retail, and is zoned C-2 and C-5.

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, Lincolnia Planning District, as amended through 12-6-2004, Lincolnia Community Planning Sector, Recommendations, Land Use, page 22:

“Land Use

The Lincolnia sector is largely developed as stable single-family residential neighborhoods. Infill development within this sector needs to be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

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

NOMINATED PLAN AMENDMENT

The nomination proposes to increase the residential density from 1-2 du/ac to 3-4 du/ac. The following table compares the existing use to the current Plan’s maximum development potential and the nominations maximum development potential. The nomination would double development potential.

Acres	Existing Use	Current Plan Maximum 2 du/ac	Proposed Plan Maximum 3-4 du/ac
4 acres	7 single family detached	8 single family detached	16 single family detached

ANALYSIS

The nomination proposes to replan seven parcels that are part of an existing single family neighborhood to a density that is higher than the remainder of the neighborhood. The subject property does not constitute a logical planning area since some nominated parcels are not contiguous. Replanning the subject property to 3-4 du/ac creates a planning inequity in the Comprehensive Plan for property that is similarly situated, but planned for lower density. This type of replanning would likely result in redevelopment that would not be compatible in scale with the surrounding neighborhood.

RECOMMENDATION

Staff recommends denial of the nomination and retaining the current Plan for residential use at 1-2 du/ac, which is consistent with the surrounding neighborhood.