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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-4A

NOMINATOR(S): Phillip A. Gallo & Ms. Rosemary Gwynn

ACREAGE: 2.01 Acres

TAX MAP I.D. NUMBERS: 71-3((10))5,6

GENERAL LOCATION: This property is located on Byrneley Lane, west of
Backlick Road in the Byrneley View subdivision.

PLANNING AREA(S): Area I

District(s): Annandale

Sector: OSSIAN HALL (A10)

Special Area(s): N/A

ADOPTED PLAN MAP: .5-1 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>

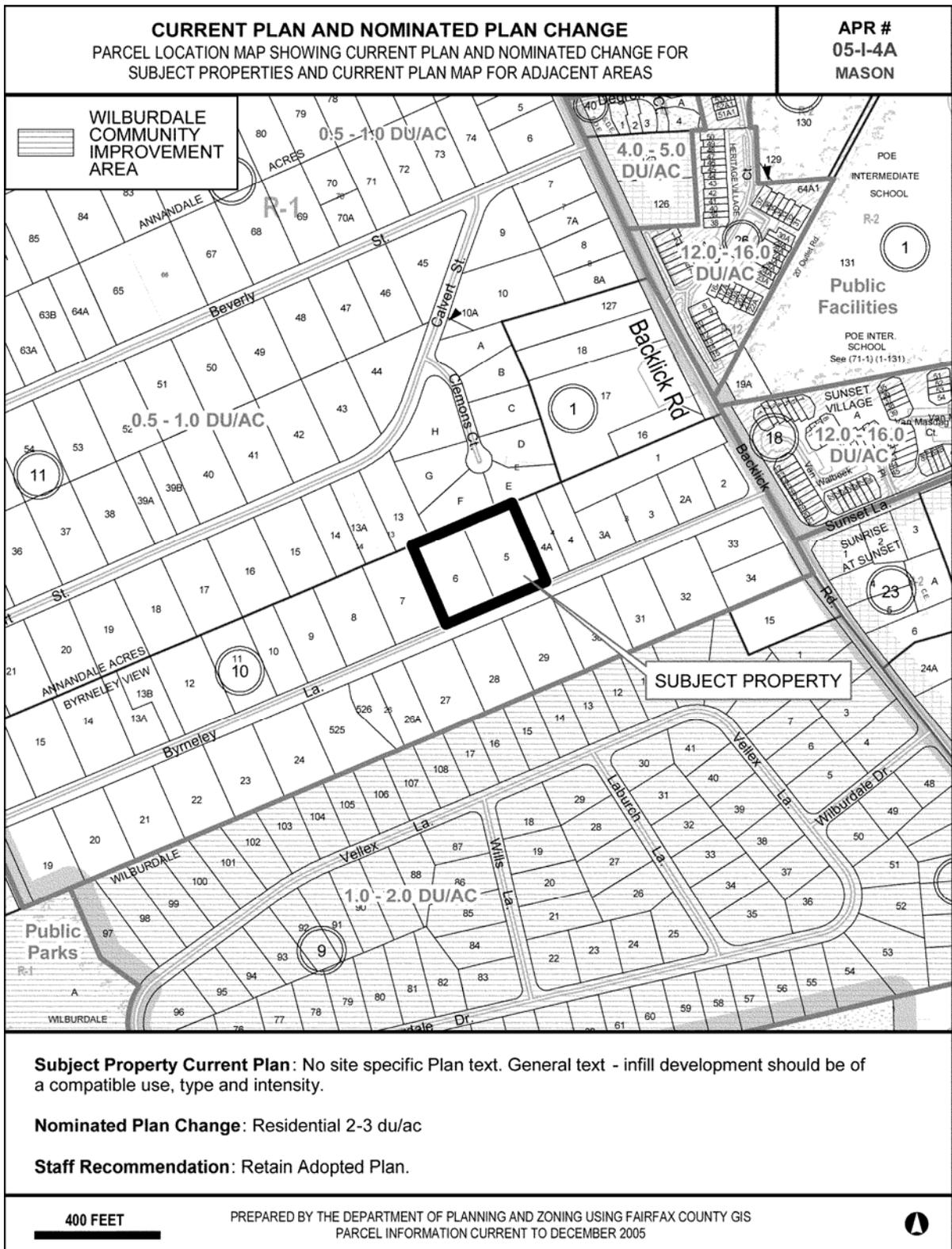
PROPOSED PLAN AMENDMENT: Residential 2-3 du/ac.

SUMMARY OF STAFF RECOMMENDATION:

_____ **Approve Nomination as Submitted**

_____ **Approve Staff alternative**

_____ **X** **Retain Adopted Plan**



CONTEXT

General Location:

This property is located on Byrneley Lane, west of Backlick Road in the Byrneley View Subdivision.

Planned and Existing Land Use and Zoning:

Subject Property: The subject property consists of two parcels that are developed with two single family detached houses. The property is planned for .5-1 dwelling units per acre (du/ac) and zoned R-1.

Adjacent Area: The surrounding property is developed and planned for residential use at .05-1 du/ace and is zoned R-1.

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, 2003 Edition, Area I, Annandale Planning District as amended through 12-06-04, Ossian Hall Community Planning Sector (A10), page 119:

“Land Use

The Ossian Hall 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 Objective 8 and 14.”

The adopted Comprehensive Plan Map shows this area planned for residential density from 0.5-1 du/ac.

NOMINATED PLAN AMENDMENT

This nomination proposes changing the planned residential density from 0.5-1 du/ac to 2-3 du/ac.

ANALYSIS

The Byrneley View subdivision has an average lot size of .82 acres, ranging in size from .37 to 1.10 acres. The nomination proposes to replan two parcels in the middle of a large single family neighborhood to a different planned density than the remainder of the neighborhood.

Replanning these two parcels in the subject property to 2-3 du/ac creates a planning inequity in the Comprehensive Plan for property that is similarly situated but planned for lower density. In this subdivision, there are 11 lots larger than the subject parcels, over one acre, and there are a total of 28 parcels that would potentially be able to subdivide if planned at the proposed density. Replanning these two lots may suggest that these other large lots are appropriate for replanning and subdivision.

RECOMMENDATION

Staff recommends denial of the nomination and retaining the current Plan for residential use at .05-1 du/ac, which is consistent with the surrounding neighborhood.