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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-5A

NOMINATOR(S): Hillary Katherine Zahm

ACREAGE: 1.99 Acres

TAX MAP I.D. NUMBERS: 71-2((10))1,2,11,12

GENERAL LOCATION: South of Little River Turnpike, east of Columbia Road and west of Randolph Drive.

PLANNING AREA(S): I

District(s): Annandale

Sector: INDIAN RUN (A3)

Special Area(s): N/A

ADOPTED PLAN MAP: RETAIL & OTHER

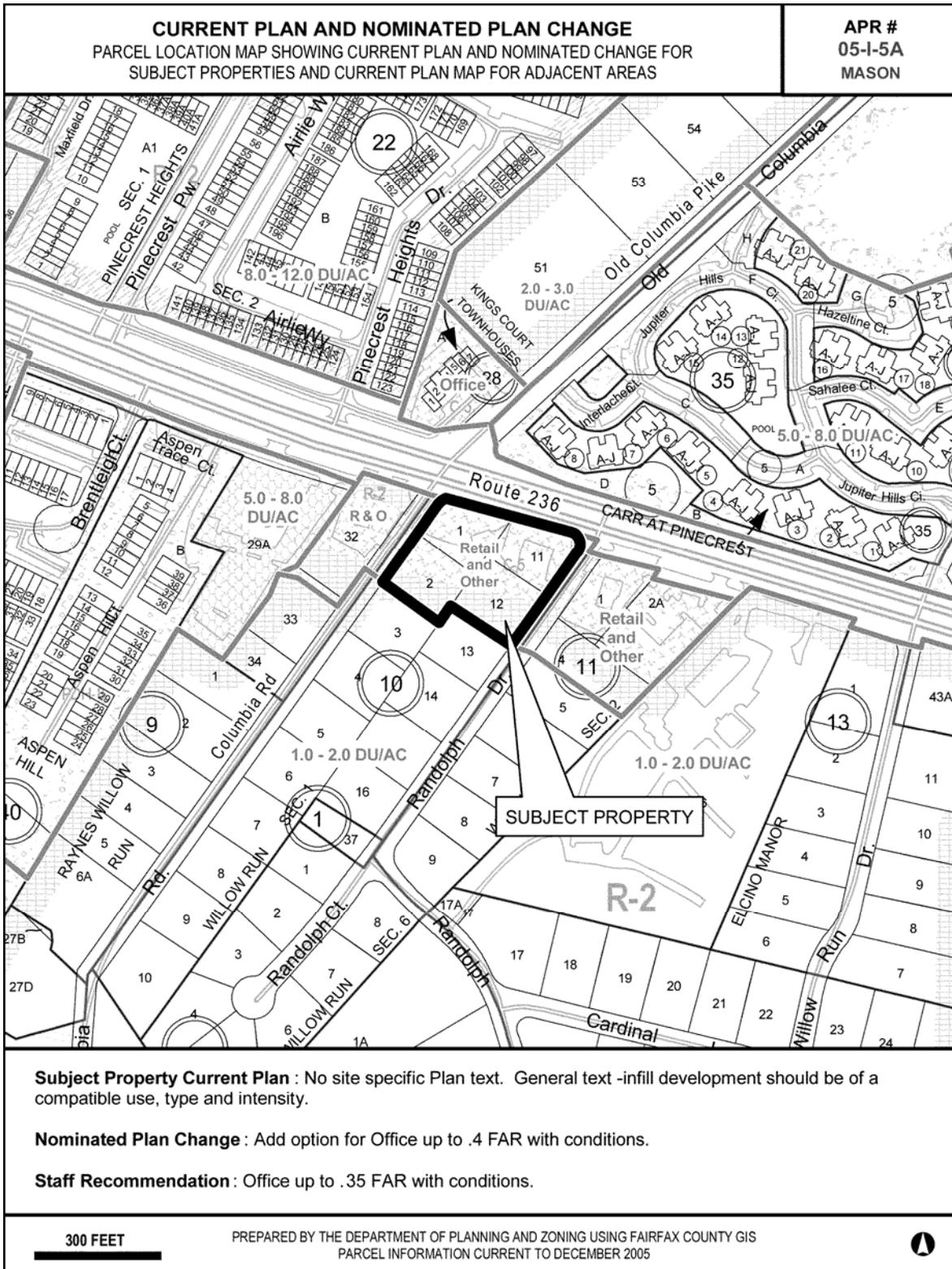
ADOPTED PLAN TEXT: There is no site specific Plan text. General text indicates that infill development should be of a compatible use, type and intensity.

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

PROPOSED PLAN AMENDMENT: Add option for Office up to .4 FAR with conditions.

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination as Submitted
 Approve Staff alternative
 Retain Adopted Plan



CONTEXT

General Location:

The subject property is located south of Little River Turnpike, east of Columbia Road and west of Randolph Drive.

Planned and Existing Land Use and Zoning:

Subject Property: The four parcels in the subject property are planned for retail use. The subject property is split with commercial and residential zoning. The northern two parcels on Little River Turnpike and the northern portion of the southern two parcels are zoned for neighborhood retail, C-5. The southern portion of the two parcels that are adjacent to single family housing, are 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, along Little River Turnpike is planned and developed Retail and Other and is zoned C-5. The residential area is planned and developed residential 1-2 du/ac and zoned R-2.

West: The area to the west is planned retail and other, developed with a service station and is zoned C-2.

PLANNING HISTORY

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

On December 8, 2004, a request for rezoning (RZ-2005-MA-0002) was received to request a change from the C-5 Neighborhood Retail Commercial District to the C-2 Limited Office District. The proposal was for an office building at an intensity of .49 FAR. Review of this application has been indefinitely deferred.

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 retail and other

NOMINATED PLAN AMENDMENT

The nomination proposes to add an option for office use up to .40 FAR with conditions that include a reduction of access points along Little River Turnpike, a maximum building height limitation of 35 feet, a building location on the southern portion of property, a provision of a 6-foot high transition wall adjacent to the residential neighborhood, and provision of a 25 foot wide landscaped buffer and streetscape landscaping. The following table compares development potential of the current Plan and zoning with the nomination’s proposed intensity.

Acres	Current Plan Retail .25 FAR (on 1.5 acres)	Current Zoning Retail/ Office .3 FAR* (on 1.5 acres)	Proposed Plan Office .4 FAR (on 1.99 acres)
1.99	21,700 sq. ft. retail	13,400 sq. ft. retail 6,700 sq. ft. office	34,749 sq. ft. office
TOTAL Square Footage	21,700	20,100	34,749

*This scenario assumes office as a permitted use on the area that is currently zoned C-5, which is approximately 67,500 square feet, of the total subject property 86,700 square feet.

ANALYSIS

The subject property is located in an area that the Comprehensive Plan designates as a Suburban Neighborhood, where the purpose is to protect the County’s stable residential neighborhoods and assure compatible relationships between uses. For Suburban Neighborhoods, the Comprehensive Plan typically envisions commercial intensities of .15 FAR to .25 FAR and in some instances a moderately higher intensity is recommended in the Plan, if it can be designed compatibly with the adjacent neighborhoods. In terms of non-residential land uses, Suburban Neighborhoods typically include neighborhood serving commercial uses, public facilities and institutional uses. The proposed .40 FAR is usually considered for special areas such as Community Business Centers. The proposed increase in intensity raises issues of land use compatibility with the adjacent low density neighborhood. Transportation impacts were also evaluated.

Land Use Compatibility: In general, office use may be compatible next to single family detached residential if it is designed to minimize impacts to the neighborhood. Any redevelopment of the subject property as a retail or office use would be expected to comply with transitional screening requirements which include a minimum 35 foot landscaped buffer and provision of a fence or wall. The nomination proposes a reduced transitional screening area of 25 feet and proposes to locate the office building to rear of the property, closer to the residential neighborhood. The surface parking is proposed to be located to the north of the property, next to Little River Turnpike. The current transitional screening requirements should be maintained and the building should be located further from the neighborhood, with lowest building heights on the south to minimize the impact of the office building's mass to the adjacent neighborhood. Any parking area and outdoor lighting would be expected to comply with current lighting regulations to minimize glare that could impact the adjacent neighborhood. Reducing the proposed building intensity and mass, and increasing transitional screening and buffer areas may address compatibility issues resulting from the proposed nomination.

Transportation: Little River Turnpike is a heavily traveled road and in this area is planned to be widened to six lanes and is planned for pedestrian improvements. The proposed nomination presents an opportunity to consolidate points of access or remove access from Little River Turnpike entirely and provide streetscape improvements including pedestrian walkways. When compared to the current Comprehensive Plan (retail use at .25 FAR), the nomination's proposed office at .40 FAR is estimated to increase morning peak hour traffic impacts but has less PM peak and daily traffic impacts.

RECOMMENDATION

The staff recommendation is to support an alternative to the nomination that adds an option for office use up to .35 FAR, which is an intensity that sometimes is viewed as appropriate in Suburban Neighborhoods when designed in a manner that is compatible with the adjacent neighborhood. Reducing the nomination's proposed building intensity and mass, and providing transitional screening and buffer areas may address compatibility issues resulting from the proposed office building.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

ADD: Fairfax County Comprehensive Plan, 2003 Edition, Area I, Annandale Planning District, as amended through 12-6-2004, Indian Run Community Planning Sector, Recommendations, Land Use, page 74:

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

“The commercial area south of Little River Turnpike, between Randolph Road and Columbia Road is planned for retail use. As an option, parcels 71-2((10))1,2,11, and 12

may be appropriate for office use up to .35 FAR, with full consolidation, a maximum height of 35 feet, a minimum 35 foot landscaped buffer, and effective visual screening including provision of a 6 foot high brick or block wall next to the residential neighborhood to the south.”

ADD: Fairfax County Comprehensive Plan, 2003 Edition, Area I, Annandale Planning District, as amended through 12-6-2004, Indian Run Community Planning Sector, Land Use Recommendations Map, page 73:

Modify Figure 28 to show location of new recommendation.

PLAN MAP: The Comprehensive Plan map will not change.