



**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-6B

NOMINATOR(S): William B. Lawson, Jr.

ACREAGE: 10.04 Acres

TAX MAP I.D. NUMBERS: 61-2((1))96-100;61-2((21))1,3-5,9,11A,16;61-4((29))13

GENERAL LOCATION: Bounded by Seminary Road, Carlin Springs Road and Leesburg Pike (Route 7).

PLANNING AREA(S): I

District(s): Baileys

Sector: GLASGOW (B4)

Special Area(s): Baileys Crossroads CBC (Sub-Unit D-2)

ADOPTED PLAN MAP: RETAIL & OTHER

ADOPTED PLAN TEXT: Community serving retail and office up to .35 FAR with option up to .50 FAR with conditions including logical consolidation, maximum height of 40 feet. 2nd option for retail/office mixed use up to .70 FAR with consolidation of 5 acres.

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

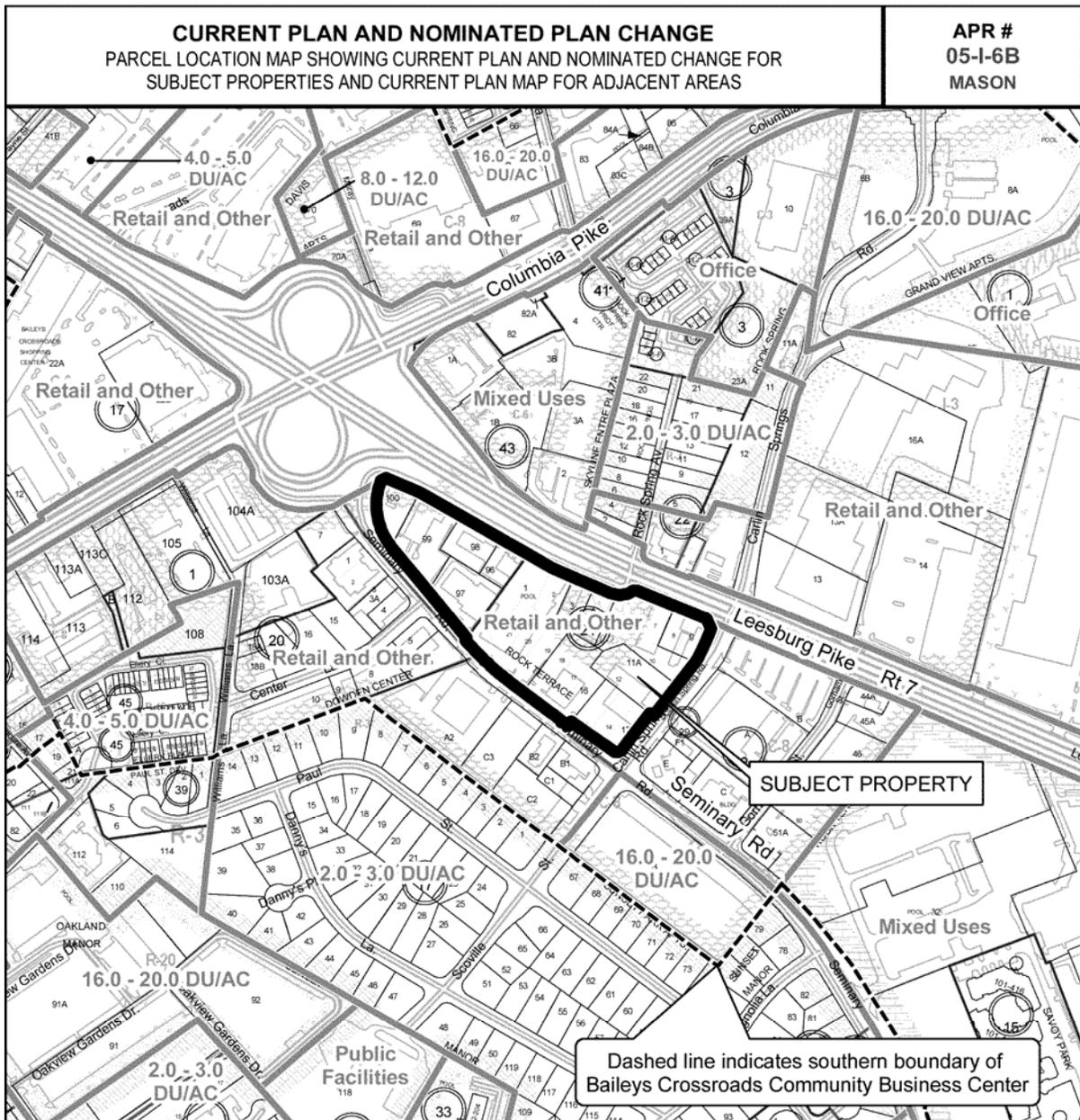
PROPOSED PLAN AMENDMENT: Add an option for redevelopment of existing office up to .70 FAR with consolidation of 30,000 square feet.

SUMMARY OF STAFF RECOMMENDATION:

_____ **Approve Nomination as Submitted**

_____ **Approve Staff Alternative**

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



Subject Property Current Plan: Community serving retail and office up to .35 FAR with option up to .50 FAR with conditions including logical consolidation, maximum height of 40 feet. 2nd option for retail/office mixed use up to .70 FAR.

Nominated Plan Change: Add an option for redevelopment of existing office up to .70 FAR with consolidation of 30,000 square feet.

Staff Recommendation: Retain Adopted Plan.

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO DECEMBER 2005



CONTEXT

General Location:

The subject property is located in Sub-Unit D-2 of the Baileys Crossroads Community Business Center (CBC) and is bounded by Seminary Road, Carlin Springs Road and Leesburg Pike (Route 7).

Planned and Existing Land Use and Zoning:

Subject Property: The subject property is developed with office, retail and warehouse uses and is planned for community serving retail and office up to .35 FAR. There are options for retail and office use up to .50 FAR, with conditions including logical consolidation and a maximum height of 40 feet. Another option for retail/office mixed use up to .70 FAR has a consolidation requirement of 5 acres. The area is zoned C-2 and C-8.

Adjacent Area:

North: The area to the north, across from Leesburg Pike, is developed with retail uses, is planned for retail and mixed use, and is zoned C-8.

South/ West: The area to the south and west, across from Seminary Road, is developed with retail and industrial uses and is planned for community serving retail uses. The portion of the property north of Center Lane has an option for residential use at 16-20 du/ac. This area is zoned C-8.

East: The area to the east, across from Carlin Springs Road is planned and developed with retail use and is zoned C-8.

PLANNING HISTORY

The Baileys Crossroads Community Business Center was the subject of a special study resulting in a Plan amendment on February 7, 2000 (S97-CW-6CP).

ADOPTED COMPREHENSIVE PLAN TEXT

The subject property is in the eastern portion of Baileys Crossroads CBC, Sub-Unit D-2. The following citation is for Plan guidance that directly addresses the subject property. Full Plan text for Sub-Unit D-2, can be found in Attachment I.

The following is an excerpt from the Fairfax County Comprehensive Plan, Area I, 2003 Edition, Baileys Planning District, as amended through 7-25-05, Baileys Community Business Center, Sub-Unit D-2, pages 38-39:

“The eastern portion of the sub-unit fronts on Seminary Road and Leesburg Pike from its interchange with Columbia Pike to Carlin Springs Road and includes the area fronting on Center Lane. This area is planned for community-serving retail and office use up to .35 FAR with buffering and screening to include a solid wall with effective landscaping provided adjacent to residential uses.

To allow for flexibility in the redevelopment and revitalization of this sub-unit, and to insure a transition in land use intensity between commercial uses and adjacent residential neighborhoods, the following options may be considered for portions of this sub-unit provided that 1) logical consolidation of parcels is achieved, 2) building height is limited to 40 feet adjacent to single-family residential uses, and 3) screening to include a solid wall and effective landscaping is provided adjacent to residential or institutional uses: ...

- Parcels 61-2((1))96-100, Parcels 61-2((21))1-22, and Parcels 61-4((17))A2-C3, located between Seminary Road and Leesburg Pike and along Seminary Road northwest of Carlin Springs Road and Scoville Street, may be considered for community-serving retail and/or office use up to .50 FAR.
- Parcels 61-2((1))96-100, and Parcels 61-2((21))1-22, all located between Seminary Road and Leesburg Pike northwest of Carlin Springs Road, may be considered for retail/office mixed use up to .70 FAR with consolidation of 5 or more acres and coordinated access to Leesburg Pike and/or Seminary Road. Access to Leesburg Pike should be as far from the interchange as possible.

The adopted Comprehensive Plan Map shows this area is planned for Retail and Other Use.

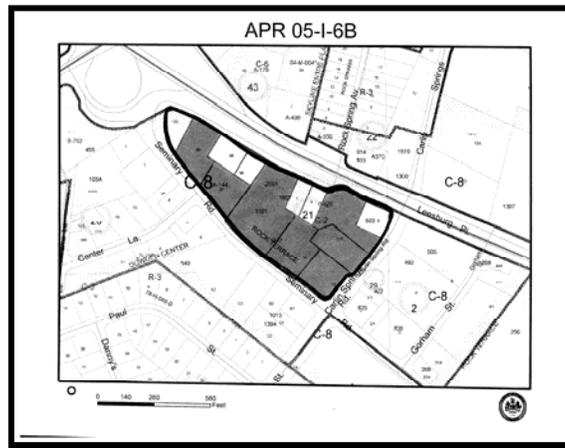
NOMINATED PLAN AMENDMENT

The nomination proposes to add Plan guidance that permits office buildings to be redeveloped up to .70 FAR with consolidation of 30,000 square feet.

ANALYSIS

The proposed change to the Plan’s parcel consolidation guidance for this area comes into conflict with the Plan’s objectives to encourage coordinated redevelopment and an improved transportation network in this part of the Baileys Crossroads Community Business Center. In

this area, Plan guidance for redevelopment at the highest intensity option, up to .70 FAR, indicates that parcel consolidation of 5 acres is needed to achieve projects that function in a well-designed and efficient manner. The proposed nomination essentially changes the consolidation requirement for office uses to achieve the highest planned intensity from 5 acres to 30,000 square feet (or about 2/3 of an acre.) The following figure shows which parcels in the nomination area would be able to individually meet a consolidation requirement of 30,000 square feet.



This significant reduction of the consolidation condition for redevelopment is not supportive of the Plan objective to improve the areas substantial pedestrian and vehicular access and circulation issues. The Plan currently encourages the replacement or expansion of buildings at lower planned intensities. However, redevelopment that precludes the achievement of long-term recommendations and goals for this area should be discouraged.

The Baileys SE Quadrant has been the subject of recent study conducted by the Department of Housing and Community Development (HCD), which included community outreach concerning revitalization of this area. The HCD evaluation of this area identified initial thoughts on improving the area's accessibility and circulation. To appropriately address the complexity of the SE Quadrant, additional study is needed. In terms of the APR process as indicated in the APR Citizen's Guide, a group of complex nominations may be recommended for consideration as a Special Study. A special study of the Baileys Crossroads Area could evaluate all of the APR nominations in this area in the context of the entire Community Business Center.

RECOMMENDATION

The staff recommendation is to deny the nomination and retain the current Plan which has options for intensity up to .70 FAR with consolidation of 5 acres and encourages the Plan objective to improve the areas substantial pedestrian and vehicular access and circulation issues. Any proposed changes to Plan guidance for this area should be evaluated during a Special Study of the Baileys Crossroads CBC, which is recommended by staff.

ATTACHMENT I**COMPREHENSIVE PLAN**

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Baileys Planning District, as amended through 7-25-05, Baileys Crossroads Community Business Center, Sub-Unit D-2, pages 38-39:

“Sub-Unit D-2

This sub-unit is directly south of the interchange of Leesburg and Columbia Pikes, between Moncure Avenue and Carlin Springs Road. The western portion of the sub-unit fronts on Columbia Pike between Moncure Avenue and the interchange. This portion includes Parcels 61-2((19))5A and 11A, and 16-4((30))15, which are developed for institutional use and planned for office use up to .35 FAR. An alternative of retail use up to .35 FAR is planned for Parcel 5A. Parcels 61-2((1))107-110, and 113B, and Parcels 61-4((1))115 and 61-4((30))17 are planned for residential use at 4-5 du/ac, with full consolidation. If consolidated, these parcels should have access via Hoffmans Lane. The remainder of the sub-unit fronting on Columbia Pike (Parcels 61-2((1))104A, 105, 112, 113, 113A, 113B(Part), 113C, and 114) is planned for community-serving retail or office use up to .35 FAR with median cuts allowing bi-directional access to this portion of the sub-unit from Columbia Pike. These median cuts should be coordinated with those serving redevelopment in Sub-Unit A-3, to the north.

The eastern portion of the sub-unit fronts on Seminary Road and Leesburg Pike from its interchange with Columbia Pike to Carlin Springs Road and includes the area fronting on Center Lane. This area is planned for community-serving retail and office use up to .35 FAR with buffering and screening to include a solid wall with effective landscaping provided adjacent to residential uses.

To allow for flexibility in the redevelopment and revitalization of this sub-unit, and to insure a transition in land use intensity between commercial uses and adjacent residential neighborhoods, the following options may be considered for portions of this sub-unit provided that 1) logical consolidation of parcels is achieved, 2) building height is limited to 40 feet adjacent to single-family residential uses, and 3) screening to include a solid wall and effective landscaping is provided adjacent to residential or institutional uses:

- Parcels 61-2((1))104A, 105, 112, 113, 113A, 113B(Part), 113C, and 114, and Parcels 61-2((19)) 5A and 11A, fronting on Columbia Pike and Moncure Avenue west of the interchange, may be considered for community-serving retail and/or office use up to .50 FAR.
- Parcels 61-2((1))107, 109, 110 and 113B(Part), Parcels 61-4((1))115, and Parcels 61-4((30))15 and 17, all located west of Williams Lane, may be considered for residential use at 12-16 du/ac.
- Parcel 61-2((1))108, located west of Williams Lane, may be considered for either community-serving retail and/or office use up to .50 FAR if consolidated with similarly planned parcels to the north, or for residential use at 12-16 du/ac if consolidated with similarly planned parcels to the south.

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- Parcels 61-2((20))1-18B and Parcel 61-2((1))103A, located between Williams Lane and Seminary Road and along Center Lane, may be considered for residential use at 12-16 du/ac. As part of a coordinated redevelopment with residential use to the west, Parcels 61-2((20))1-7, which front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR.
 - Parcels 61-2((1))96-100, Parcels 61-2((21))1-22, and Parcels 61-4((17))A2-C3, located between Seminary Road and Leesburg Pike and along Seminary Road northwest of Carlin Springs Road and Scoville Street, may be considered for community-serving retail and/or office use up to .50 FAR.

To encourage revitalization within this sub-unit, these further options may be considered provided that additional conditions of consolidation and access are met:

- Parcels 61-2((1))104A, 105, 108, 112, 113, 113A, 113B(Part), 113C and 114, and Parcels 61-2((19))5A and 11A, all located between Moncure Avenue and the interchange, may be considered for retail/office mixed use up to .70 FAR with consolidation of 5 or more acres and coordinated access to Columbia Pike as far from the interchange as possible.
- Parcels 61-2((1))96-100, and Parcels 61-2((21))1-22, all located between Seminary Road and Leesburg Pike northwest of Carlin Springs Road, may be considered for retail/office mixed use up to .70 FAR with consolidation of 5 or more acres and coordinated access to Leesburg Pike and/or Seminary Road. Access to Leesburg Pike should be as far from the interchange as possible.
- Parcels 61-2((1))107, 109, 110 and 113B, Parcel 61-4((1))115, Parcels 61-4((30))15 and 17, Parcels 61-2((20))1-18B, and Parcel 61-2((1))103A, all located between Moncure Avenue and Seminary Road and along Center Lane, may be considered for residential use at 16-20 du/ac with consolidation of 5 or more acres. As part of a coordinated redevelopment with residential development to the west, Parcels 61-2((20))1-7, which front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR.
- Parcel 61-2((1))108, located west of Williams Lane, may be considered for either community-serving retail and/or office use up to .70 FAR if consolidated with similarly planned parcels to the north, or for residential use at 16-20 du/ac if consolidated with similarly planned parcels to the south.

Within this sub-unit, internal transportation improvements and linkages, which may include the realignment and/or abandonment of Center and Williams Lanes, will be determined as redevelopment occurs. At a minimum, these improvements should include a right-of-way providing access from Moncure Avenue, either by extension of Hoffmans Lane or via Parcels 61-4((30)) 15 and 17, across Parcel 61-2((1))113B to Parcels 61-2((1)) 107, 109, 110, and 115. If coordinated residential redevelopment on both sides of Williams Lane occurs, linking Moncure Avenue with Seminary Road may be considered provided that measures are taken to minimize cut-through traffic.”