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Department of Planning & Zoning**

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

**SUPERVISOR DISTRICT(S):** Braddock

**APR ITEM(S):** 05-II-1F

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**NOMINATOR(S):** Terry Wanbaugh, Co-Chair, Areas I & II, Braddock APR Task Force

**ACREAGE:** 22.73 Acres

**TAX MAP I.D. NUMBERS:** 68-2((1))12,12A;68-2((2))All

**GENERAL LOCATION:** Ridge Manor Subdivision E of Roberts Rd.

**PLANNING AREA(S):** II

**District(s):** Fairfax  
**Sector:** Braddock (F1)  
**Special Area(s):** N/A

**ADOPTED PLAN MAP:** 1-2 du/ac, 2-3 du/ac

**ADOPTED PLAN TEXT:** No specific Plan text. General policy guidance regarding compatible infill development.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/fairfax.pdf>  
No specific Plan text. General policy guidance on page 25.

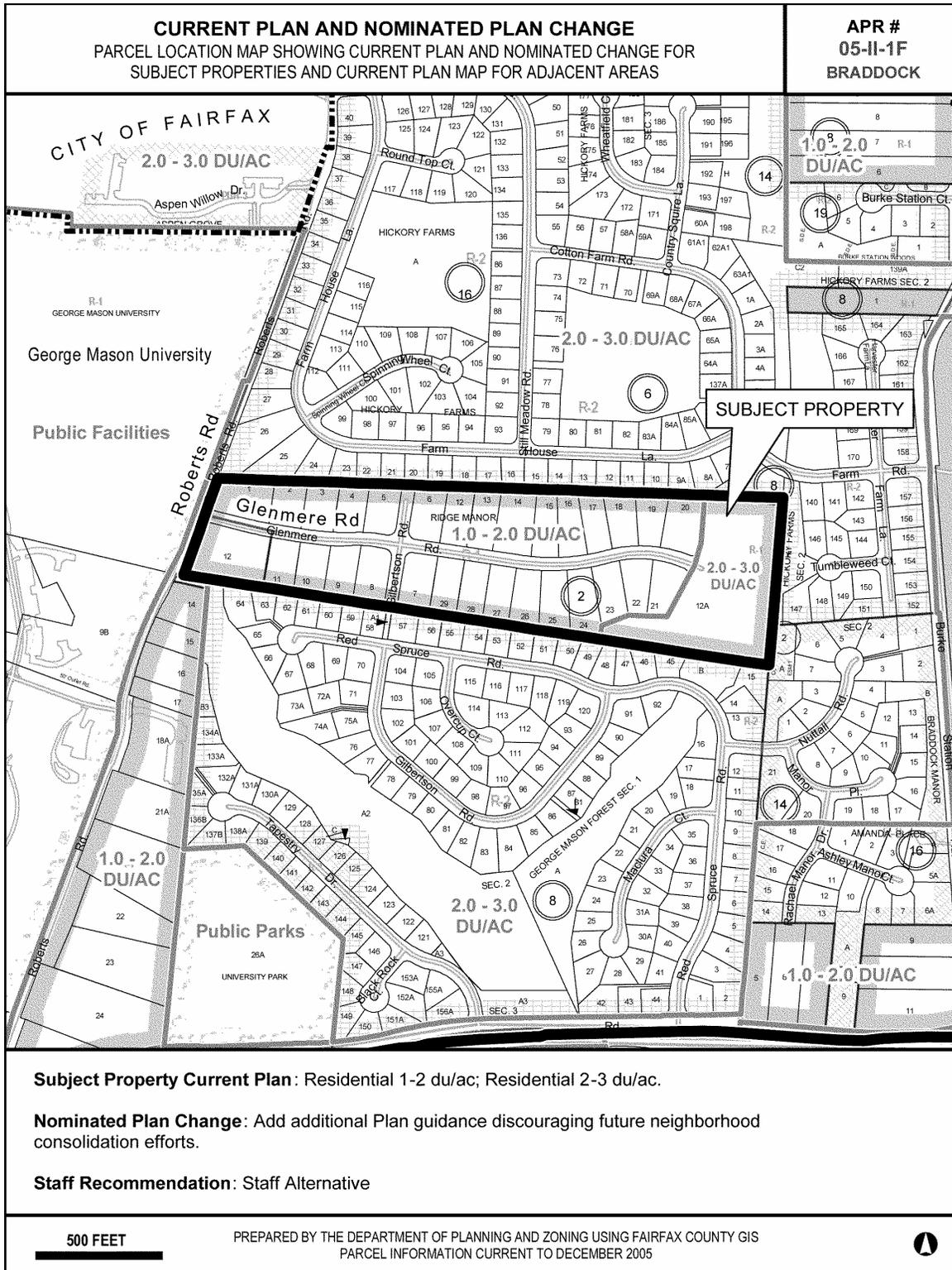
**PROPOSED PLAN AMENDMENT:** Add Plan guidance discouraging future neighborhood consolidation efforts.

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**SUMMARY OF STAFF RECOMMENDATION:**

Approve Nomination as submitted  
 Approve Staff Alternative  
 Retain Adopted Plan

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## CONTEXT

**General Location:** The subject property is the Ridge Manor subdivision located east of Roberts Road.

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

**Subject Property:** The subject property is planned for residential use at 1-2 du/ac with the exception of parcel 68-2((1))12A which is planned for 2-3 du/ac. The subject property is currently zoned R-1 and is developed with single family residential uses.

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

**North/East/South:** The areas to the north, east and south of the subject property is planned for 2-3 du/ac, developed with single family residential uses and zoned R-2.

**West:** The area to the west is planned for Public Facilities, zoned R-1 and developed with George Mason University.

## PLANNING HISTORY

No Comprehensive Plan changes were proposed for this area since 1997.

## ADOPTED COMPREHENSIVE PLAN TEXT

The Comprehensive Plan text does not provide specific guidance for the subject property. However, general policy guidance is provided as follows:

Fairfax County Comprehensive Plan, 2003 Edition, Area II, Fairfax Planning District as amended through 7-11-2005, Braddock Community Planning Sector (F1), Land Use Recommendations, Page 25:

“The Braddock sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity, in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

The adopted Comprehensive Plan Map indicates that the subject area is planned for residential use at 1-2 du/ac, except for parcel 68-2((1))12A which is planned for residential use at 2-3 du/ac.

## **NOMINATED PLAN AMENDMENT**

The nomination proposes adding Plan text discouraging consolidation of the subject property for higher density residential uses. The proposed Plan text also states that the subject property should not be considered for institutional or university related uses. The nominated text is as follows:

“Land known as Ridge Manor [Tax Map 68-2((1))12,12A and Tax map 68-2((2))1-29] directly north of George Mason Forest includes an established and stable residential neighborhood with rural characteristics and environmentally sensitive stream valley, flood plain and mature tree stands. This neighborhood should be protected from consolidation and higher density development, and should not be considered for community-serving institutional uses or university-related uses so that it may retain its current low density residential character.”

## **ANALYSIS**

The subject area, Ridge Manor subdivision, is predominantly planned for 1-2 du/ac with the exception of parcel 68-2((1))12A which is planned for 2-3 du/ac. The subject area is currently zoned R-1 and is developed at an overall density of about 1.35 du/ac. The average lot size in this subdivision is approximately 0.6 acres with the exception of parcels 68-2((1)) 12 and 12A which are approximately one and five acres in size respectively. Portions of parcels 68-2((1)) 12 and 12A and 68-2((2))1 are designated as Resource Protection Area (RPA).

The nomination proposes to add Plan text recognizing the stable and rural character of this neighborhood and its environmentally sensitive features. The nomination further proposes to add Plan text aimed at protecting the low density residential character by discouraging the consolidation and redevelopment to more dense residential use and by discouraging institutional or university-related uses in this area.

The nomination’s intent of discouraging consolidation to achieve higher density can be achieved by limiting the maximum planned density for infill and new development to 1 du/ac. In addition, public and institutional uses which are inconsistent with the area’s residential character should be discouraged. The area’s sensitive environmental features are mostly already protected by being designated as RPA.

The only parcel in this subdivision that could be subdivided under the current R-1 zoning is parcel 12A which is about five acres in area. However, approximately 83 % of this parcel is within RPA. As a result, subdivision of this parcel under existing zoning might only yield one new parcel in the southwest corner of the property outside RPA. Due to the parcel’s environmental constraints, any subdivision of it would likely retain the low density character as proposed in the nomination.

## RECOMMENDATION

Staff's recommendation is to support the proposed Plan nomination with modification. Staff believes that the nomination's intent can be achieved by adding Plan text indicating that the maximum density for new or infill development should not exceed 1 du/ac; that public/institutional uses are generally inappropriate and should only be considered if they are in keeping with the character and environmental features of the area. The subject area's sensitive environmental features should be preserved.

It may be appropriate to change the Plan Map's designation for parcel 68-2((1))12A from 2-3 du/ac to 1-2 du/ac, since the parcel's current planned density is not supportive of retaining the area's low density. In addition, this parcel's environmental constraints significantly limit potential subdivision of the five acre parcel.

## PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

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

**ADD:** Fairfax County Comprehensive Plan, 2003 Edition, Area II, Fairfax Planning District as amended through 7-11-2005, Braddock Community Planning Sector (F1), Land Use Recommendation 8, page 29:

“8. The Ridge Manor Subdivision, Tax Map 68-2((1))12,12A and 68-2((2))1-29 is a stable and low density residential neighborhood with environmentally sensitive features that include stands of mature trees, flood plain and portion of two stream valleys. To retain the area's existing residential character, infill development should not exceed 1 du/ac and public/institutional uses that could be considered through the Special Exception and Special Permit process should only be considered if they are in keeping with the low density residential character and environmental features of this area.”

## PLAN FIGURES

### MODIFY

**FIGURE:** Fairfax County Comprehensive Plan, 2003 Edition, Area II, Fairfax Planning District as amended through 7-11-2005, Braddock Community Planning Sector (F1), Land Use Recommendations General Location Map, page 26: Show location of recommendation #8 on Figure 10.

## THE PLAN MAP

Amend the Comprehensive Plan Map to show that parcel 68-2((1))12A is planned 1-2 du/ac.