



**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):** Braddock

**APR ITEM(S):** 05-III-11P

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**NOMINATOR(S):** Sharon Bulova, Braddock District Supervisor

**ACREAGE:** 35.4 Acres

**TAX MAP I.D. NUMBERS:** 77-3((1))7A,8,9A,11-13

**GENERAL LOCATION:** Northeastern quadrant of Clara Barton Drive and Fairfax County Parkway

**PLANNING AREA(S):** III

**District(s):** Pohick

**Sector:** Middle Run (P6)

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** Industrial

**ADOPTED PLAN TEXT:** Industrial up to .25 FAR.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>  
Pg 67, Land Use Recommendation 3.

**PROPOSED PLAN AMENDMENT:** Add Plan guidance indicating that future industrial uses should be designed to minimize impacts on the Pohick Creek watershed.

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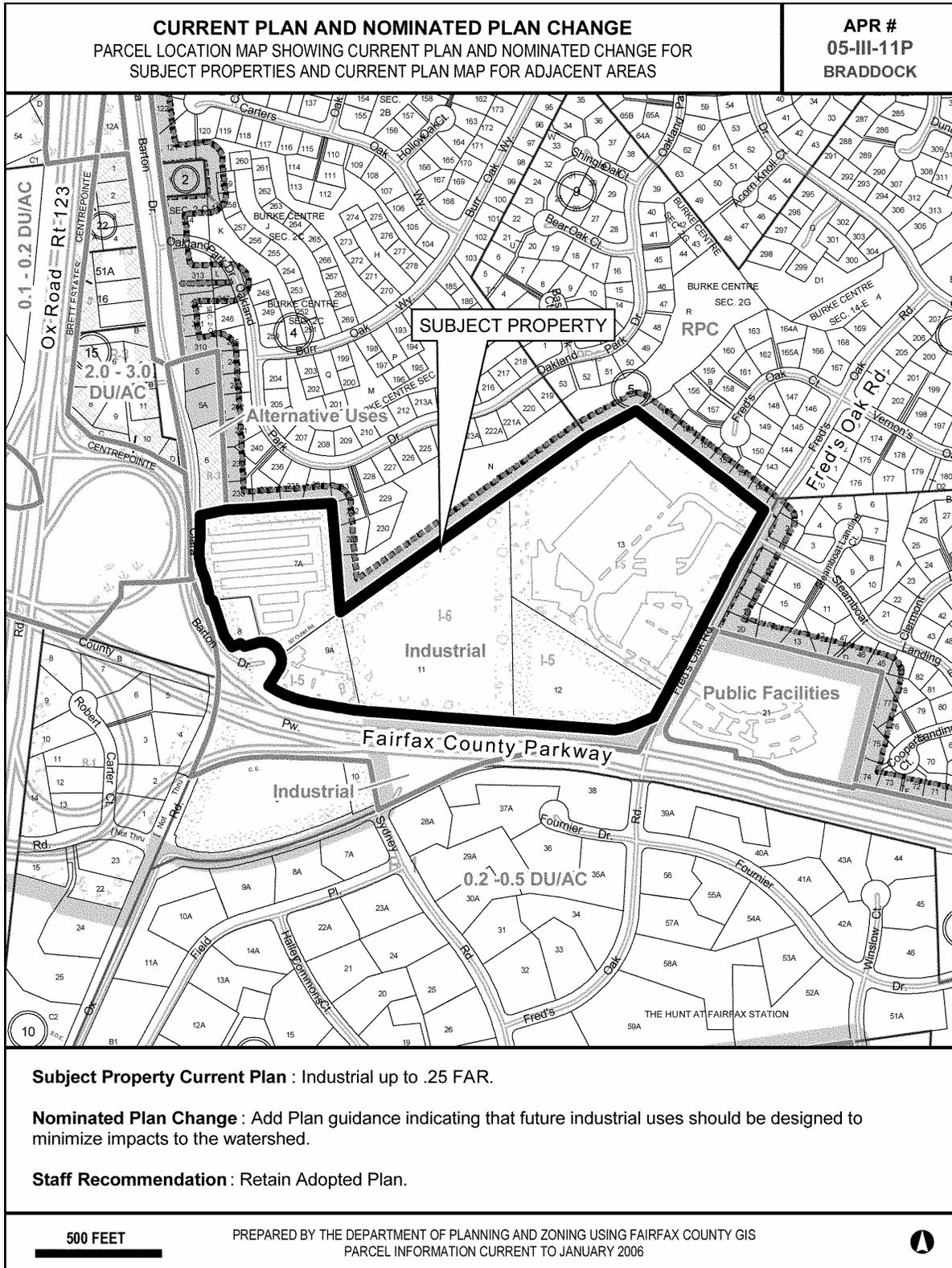
**SUMMARY OF STAFF RECOMMENDATION:**

\_\_\_\_\_ Approve Nomination as submitted

\_\_\_\_\_ Approve Staff Alternative

\_\_\_X\_\_\_ Retain Adopted Plan

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**Subject Property Current Plan :** Industrial up to .25 FAR.

**Nominated Plan Change :** Add Plan guidance indicating that future industrial uses should be designed to minimize impacts to the watershed.

**Staff Recommendation :** Retain Adopted Plan.

## CONTEXT

**General Location:** The subject property is located east of Clara Barton Drive and north of Fairfax County Parkway.

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

**Subject Property:** The subject property is currently planned, zoned I-5 and developed with industrial uses.

### *Adjacent Area:*

**North:** The area to the north of the subject property is planned for Residential Planned Community (RPC), zoned Planned Residential Community (PRC) and is part of Burke Centre PRC. This area is currently developed with single family uses.

**East:** The area to the east is predominantly planned for Residential Planned Community (RPC), zoned Planned Residential Community (PRC) and is part of Burke Centre PRC. This area is currently developed with single family uses. The exception is parcel 77-3((1)) 21 abutting Fairfax County Parkway which is planned for Public Facilities, zoned R-1 and is currently vacant.

**South:** The area to the south across the Fairfax County Parkway is planned for residential use at .2 - .5 du/ac. This area is predominantly zoned R-1 and developed with single family uses except for parcels 77-3((1))9 and 10 which are zoned I-5 and developed with industrial uses.

**West:** The area to the west across Clara Barton Parkway is part of the Fairfax County Parkway and Route 123 interchange.

## PLANNING HISTORY

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

## ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-6-2004, Middle Run Community Planning Sector (P6), Land Use Recommendation 3 , Page 67 :

“3. The area between Clara Barton Drive, the Fairfax County Parkway, Fred's Oak Road and the Burke Centre Residential Planned Community to include Parcels 77-3((1))7A, 8, 9 pt. (north of the Fairfax County Parkway), 11, 12 and 13 is planned for light intensity industrial use up to .25 FAR. Industrial development in the subject area should provide for visually attractive and appropriately buffered relationships with adjacent areas planned for residential use.”

The adopted Comprehensive Plan Map indicates that the subject area is planned for Industrial Use.

**NOMINATED PLAN AMENDMENT**

The Plan text as submitted with the nomination proposed to add Plan language indicating that the future industrial uses on the subject property should be designed to minimize impacts on the Pohick Creek watershed. The proposed text is as follows:

“3. The area between Clara Barton Drive, the Fairfax County Parkway, Fred's Oak Road and the Burke Centre Residential Planned Community to include Parcels 77-3((1))7A, 8, 9 pt. (north of the Fairfax County Parkway), 11, 12 and 13 is planned for light intensity industrial use up to .25 FAR. Industrial development in the subject area should provide for visually attractive and appropriately buffered relationships with adjacent areas planned for residential use. These parcels are located in the Pohick Creek Watershed. Future industrial use in this area should also be designed to minimize impacts to the watershed. ”

On March 21, 2006, the nominator provided modified Plan text which stated, in addition to minimizing negative impacts on the Pohick Creel watershed, the industrial uses on this property, should not be of a regionally oriented scope. The modified Plan text is as follows:

“3. The area between Clara Barton Drive, the Fairfax County Parkway, Fred's Oak Road and the Burke Centre Residential Planned Community to include Parcels 77-3((1))7A, 8, 9 pt. (north of the Fairfax County Parkway), 11, 12 and 13 is planned for light intensity industrial use up to .25 FAR. Industrial development in the subject area should provide for visually attractive and appropriately buffered relationships with adjacent areas planned for residential use. Due to the proximity of the Pohick Creek watershed and its tributaries, a balance should be maintained between the existing industrial use and the environment to preserve the character of the area and the quality of the watershed. Future redevelopment should not be of a regionally-oriented scope. ”

During the Braddock APR Task Force meeting on April 18, 2006, the nominator provided another modified version of the proposed Plan text which states that the future redevelopment of the subject area should be sensitive to local environmental features and resources including areas in the Chesapeake Bay Resource Protection Area (RPA). In addition, the proposed Plan text, as modified, also indicates that existing screening should be maintained and that future use on the subject property should not be of regionally oriented scope. The modified Plan text is as follows:

“3. The area between Clara Barton Drive, the Fairfax County Parkway, Fred's Oak Road and the Burke Centre Residential Planned Community to include Parcels 77-3((1))7A, 8, 9 pt. (north of the Fairfax County Parkway), 11, 12 and 13 is planned for light intensity industrial use up to .25 FAR. Industrial development in the subject area should provide for

visually attractive and appropriately buffered relationships with adjacent areas planned for residential use. Any future redevelopment should be sensitive to local environmental features and resources, including the mapped Chesapeake Bay Resource Protection Area along the southern and eastern boundaries of the parcels, and to the residential character of the surrounding neighborhoods, at a minimum maintaining the natural screening already in place. No redevelopment shall be allowed to intrude into existing vegetative screening. Future redevelopment should also be of neighborhood-serving character and not a regionally-oriented scope.”

## ANALYSIS

The subject property is currently planned for light intensity industrial use up to 0.25 FAR and is predominantly zoned I-5. Industrial use is the predominant use on the subject property. Western portion of the subject property and land to the north of the subject property contain environmentally sensitive land which is within Resource Protection Area (RPA).

The Plan text as submitted with the nomination and the subsequent modifications refer to protection of the quality in Pohick Creek watershed. The modified text provided during the Braddock Task Force meeting on April 18, 2006, makes specific reference to the areas within RPA and states that any future development on the subject property should be sensitive to the local environmental features and resources. It should be noted that all areas in the County that are within RPA are protected in the same manner under the Chesapeake Bay Ordinance. In addition, the Policy Plan discusses stream protection and implementation of best management practices (BMP) and low impact development (LID) techniques in several of its objectives and policies. During the development review process, the Department of Planning and Zoning coordinates with the Department of Public Works and Environmental Services to implement these objectives and policies. The proposed Plan text does not provide any additional environmental protection to the subject property. The proposed Plan text has the appearance of providing to the subject property more environmental protection than other sites in the County with similar environmental characteristics. This appearance of more stringently enforcing environmental regulation and policy on select properties should be avoided in the Comprehensive Plan since the Plan provides guidance for future land use and is not a regulatory document.

Another aspect of the nomination is the proposed addition of Plan text indicating that the “redevelopment should not be of regionally-oriented scope”. The current Plan guidance is clear that development on the subject property should be “light intensity industrial uses up to .25 FAR”. This current Plan guidance does not encourage regionally oriented uses. In addition, the property’s access limitation further constrains future intensification of the property.

**RECOMMENDATION**

Staff understands the nomination's intent of seeking protection water quality in the Pohick Creek watershed by suggesting to mitigate the negative impacts of uses on the subject property. However, the proposed Plan text would not offer additional environmental protection to the subject property. Staff recommends retaining current Plan text.