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Department of Planning & Zoning**

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

SUPERVISOR DISTRICT(S): Springfield

APR ITEM(S): 05-III-1BR

NOMINATOR(S): Kim Jin Man

ACREAGE: 1 Acre

TAX MAP I.D. NUMBERS: 66-1 ((1)) 8

GENERAL LOCATION: West of Union Mill Road, SW of Centreville HS

PLANNING AREA(S): III
District(s): Bull Run
Sector: Centreville (BR6)
Special Area(s): N/A

ADOPTED PLAN MAP: Residential use at .5-1 dwelling units per acre (du/ac)

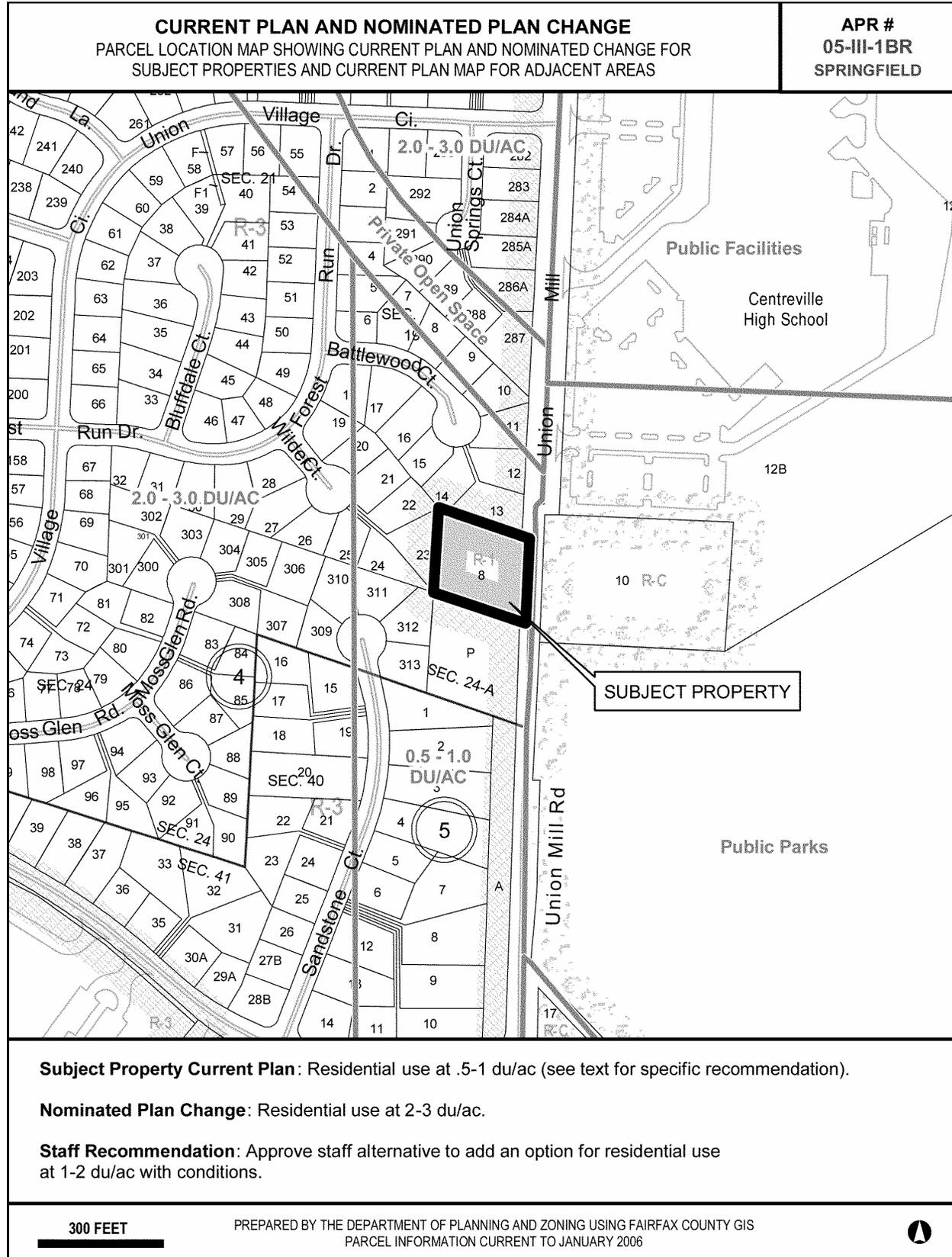
ADOPTED PLAN TEXT: ...Within this 600-foot strip, reverse frontage and a 100-foot undisturbed open space buffer between the limits of clearing and grading and the right-of-way of Union Mill Road Improved should be maintained (see report for full text).

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/overview.pdf>
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/bullrun.pdf> p.76

PROPOSED PLAN AMENDMENT: Residential use at 2-3 du/ac

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination as submitted
 Approve Staff Alternative
 Retain Adopted Plan
-



Subject Property Current Plan: Residential use at .5-1 du/ac (see text for specific recommendation).

Nominated Plan Change: Residential use at 2-3 du/ac.

Staff Recommendation: Approve staff alternative to add an option for residential use at 1-2 du/ac with conditions.



CONTEXT

General Location: The subject property is located at 6104 Union Mill Road. The site is on the west side of Union Mill Road, south of Union Village Circle, and southwest of Centreville High School.

Planned and Existing Land Use and Zoning

Subject Property: The subject property is a one-acre parcel that is planned for residential use at .5-1 du/ac. The site is currently developed with a single-family house and is zoned R-1.

Adjacent Area:

North: The parcel immediately to the north of the subject property is planned for residential use at .5-1 du/ac, zoned R-3 and developed with a single-family home. North of Battlewood Court the parcels adjacent to Union Mill Road are planned for residential use at .5-1 du/ac and private open space, and the parcels to the east of Union Springs Court are planned for 2-3 du/ac. These areas are developed with single-family uses and are zoned R-3.

East: Across Union Mill Road to the east the adjacent parcel is planned for public park use, is zoned R-C, and is owned by Fairfax County Public Schools. To the northeast of the subject property is Centreville High School, which is planned for public facilities, governmental, and institutional uses and zoned R-C. To the southeast of the subject property the area is planned for public parks, zoned R-C, and developed with the Twin Lakes Golf Course.

South: The parcel immediately to the south of the subject property is planned for residential use at .5-1 du/ac, zoned R-3, and is owned by the Little Rocky Run HOA and designated as private open space for that subdivision. South of this parcel the area is planned for residential use at .5-1 du/ac and zoned R-3C.

West: The area to the west, northwest, and southwest is planned for residential uses at 2-3 du/ac, zoned R-3 and R-3C and developed with single-family homes in the Little Rocky Run subdivision.

PLANNING HISTORY

No Comprehensive Plan changes have been proposed for this area since 1994. This site was part of the Sully District for the 1994 and 1997-1998 APR cycles.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Bull Run Planning District, as amended through June 20, 2005, BR6-Centreville Community Planning Sector, p. 76:

“5. To serve as a density transition between the Little Rocky Run subdivision and the lower residential density planned in the Johnny Moore Creek watershed, the area in a 600-foot strip along the west side of Union Mill Road between Compton Road and the southern arm of the area shown for private open space on the east side of Union Mill Road near Centreville High School, as shown on the Plan map, is planned for residential development at .5-1 dwelling units per acre. Within this 600-foot strip, reverse frontage and a 100-foot undisturbed open space buffer between the limits of clearing and the right-of-way of Union Mill Road Improved should be maintained.”

NOMINATED PLAN AMENDMENT

The nomination proposes residential use at 2-3 du/ac for the subject property.

ANALYSIS**Land Use**

The Comprehensive Plan recommends that an area along the west side of Union Mill Road that includes the subject property serve as a density transition between the suburban residential densities to the west and the low-density residential densities to the east. Specifically, the Plan recommends a residential density of .5-1 du/ac for this strip of land along the west side of Union Mill Road to serve as a transition between the Little Rocky Run subdivision to the west of the subject property, which is planned for 2-3 du/ac, and the low-density residential area to the east of Union Mill Road, which is planned for public parks and residential use at .1-.2 du/ac (5-10 acre lots).

The area to the east and south of the subject property across Union Mill Road is included in the R-C Zoning District (Residential Conservation) which limits residential development to one home per 5-acres, and is planned for residential use at .1-.2 du/ac (5-10 acre lots) and public parks. This low-density residential density conforms to the findings of the Occoquan Basin Study.

Plan guidance recommends a 100-foot undisturbed buffer for this area along Union Mill Road to reinforce the transition in densities and to provide a rural character to the road and properties along the road. This 100-foot buffer has been maintained for the parcels to the south of the subject property, in that the buffer area is approximately 100 feet from the centerline of Union Mill Road to the property lines in Little Rocky Run. To the north of the subject property the 100-foot buffer area runs from the centerline of Union Mill Road into the individual parcels, and the residential structures themselves are setback approximately 100 feet from the centerline. Since this Plan recommendation has been implemented differently for the subdivisions to the

north and south of the subject property, and since the subject property is buffered from the southern parcels by the private open space for the Little Rocky Run subdivision to the south, it may be more appropriate for the subject property to have a buffer area similar to the parcels to the north, and to setback any structures as far as possible from Union Mill Road within zoning restrictions. Maintaining this buffer area along Union Mill Road would reinforce the transition in density and would also ensure compatibility with the buffer area provided for the residential structures immediately to the north. Enhanced landscaping should be provided to ensure compatibility and consistency with the buffer areas to the north and south of the subject property.

The subject property was not included in the development of the surrounding subdivision, and as a result the ability to meet the Plan recommendation for reverse frontage is limited on the one-acre parcel. Reverse frontage is not recommended for this property because access to the site is limited to Union Mill Road, and as a result orienting residential structures to the rear of the property would be inappropriate.

Lot sizes immediately to the north of the subject property to the west of Union Mill Road along Battlewood Court range from approximately 8,600 SF up to approximately 13,600 SF, which is within the minimum lot area for R-3 Districts. To the south of the subject property, lot sizes along Sandstone Court with reverse frontage along Union Mill Road range in size from approximately 11,300 SF to 24,000 SF. Although these lots are zoned R-3C and the average lot size in an R-3C District is 8,500 SF, a clear effort was made in the design of these lots to allow for an internal transition within the subdivision towards Union Mill Road with larger lots along the eastern edge of the subdivision. These lots along Union Mill Road are closer in size to the average lot size in an R-2 District, which is approximately 18,000 SF.

Much of the area included in the 600-foot area specifically identified in the Plan as planned for .5-1 du/ac has been developed at 2-3 du/ac, with varying lot sizes. An increase in the planned density for the property would be appropriate and would be compatible with the surrounding development. To ensure consistency with the Plan recommendation to provide a transition in density from the west to the east and to provide a similar buffer along Union Mill Road, while still remaining within the constraints of the size of the subject property, it may be appropriate to limit the subdivision of the property to two lots. The ability to foster compatible infill development and meet the zoning requirements for R-3 or PDH-3 districts on this parcel would be extremely difficult, and would compromise the Comprehensive Plan recommendation to provide for a transition in density in this area. It may be possible to redevelop the property at 2 du/ac in a manner that would be compatible with the surrounding area and that would allow for the recommended transition in density by providing adequate space to provide a buffer area along Union Mill Road. However, the setback, orientation and size of future residential units will be critical factors in fostering compatible infill development on this site.

Transportation

Unified access to the parcel from Union Mill Road is desirable for any future development. Limiting access to one point from Union Mill Road would maintain the current condition regarding access and prevent conflicts that may arise from multiple driveways adjoining the

collector road. Future redevelopment of the property would be subject to review by the Fairfax County Department of Transportation and the Virginia Department of Transportation to ensure that the proposal meets all safety and design requirements.

Schools

The subject property is within the Centreville High School pyramid. The site is assigned to Union Mill Elementary School and Liberty Middle School. The proposed increase in residential density from .5-1 du/ac to 2-3 du/ac would result in one additional elementary school student, which would not provide any significant impact in terms of increased student yield.

Environment

Tree Cover: The subject property contains a single house with some tree cover on the periphery. The quality of existing tree cover must be determined with any development proposal for the site. Tree save areas would likely be based on such assessment in combination with information submitted by the applicant(s) and findings from the Urban Forestry Division. Adjacent lots to the south are similarly wooded with a significant buffer along Union Mill Road.

Asbestos Soils: The subject property is 100% characterized by asbestos soils. Fibrous asbestos minerals may occur and become airborne during excavation and blasting operations. Worker protection and dust control measures would be required in such instances. Presence of Class A problem soils would require a geotechnical study at site review.

No Resource Protection Areas are located on the subject property, and no Environmental Quality Corridor areas were noted from air photo observation.

Based on this preliminary evaluation any proposal for future development of this land area or any part of this land area would likely require further review by staff at the time an application for development is submitted.

Parks

The site is located in the Little Rocky Run Watershed. The Fairfax County Physical Stream Assessment found a total of 153 'inventory points' (deficient buffers, crossing, ditches and pipes, erosion, head cuts, obstructions and utilities) in this watershed. This area is classified as a Protection area. The primary goal for this category is to "preserve biological integrity by taking measures to identify and protect, to the extent possible, the conditions responsible for the current high quality rating of these streams." It is recommended that the policies of Objective 2 of the Parks and Recreation section of the Policy Plan relative to storm water management policies be strictly implemented.

Heritage Resources

Given the Civil War encampments and earthworks built throughout the Centreville area and along Union Mill Road, the Cultural Resource Management and Protection Section of the Park Authority was consulted for comment on archaeological potential. The Park Authority stated that the property is a small developed residential lot that has low potential for significant archeological resources. There is no need for archaeological conditions.

Countywide Trails

The Countywide Trails Plan indicates that a minor paved trail is planned for the subject property along Union Mill Road. A 6-foot wide asphalt trail within a 10-foot wide trail easement is required along the Union Mill Road frontage.

RECOMMENDATION

The Plan recommends that the subject property continue to function as part of the density transition between the suburban residential densities to the west and the low-density residential uses to the east. It would be very difficult to redevelop the one-acre parcel at the density of 3 du/ac specified in the nomination and meet current zoning regulations, while also maintaining the desired density transition.

Staff proposes an alternative to retain the existing Plan language and to add an option for residential use at 1-2 du/ac for the subject property if certain site-specific conditions are met.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

MODIFY:

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Bull Run Planning District, as amended through June 20, 2005, BR6-Centreville Community Planning Sector, p. 76:

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

“5. To serve as a density transition between the Little Rocky Run subdivision and the lower residential density planned in the Johnny Moore Creek watershed, the area in a 600-foot strip along the west side of Union Mill Road between Compton Road and the southern arm of the area shown for private open space on the east side of Union Mill Road near Centreville High School, as shown on the Plan map, is planned for residential development at .5-1 dwelling units per acre, except as noted below. Within this 600-foot strip, reverse frontage and a 100-foot undisturbed open space buffer between the limits of clearing and the right-of-way of Union Mill Road Improved should be maintained.

Development of Parcel 66-1 ((1)) 8 may be appropriate for residential use at 1-2 dwelling units per acre if the following conditions are met:

- Residential structures should be located at least 100 feet from the centerline of Union Mill Road and oriented in a manner that fosters compatibility with adjacent residential development;
- Existing mature trees should be preserved;

- Access to any future development of this parcel is limited to one point from Union Mill Road;
- The planned Countywide trail on the west side of Union Mill Road which crosses the subject property should be provided.

The Comprehensive Plan Map would not change.