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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-1P

NOMINATOR(S): Leanna Hush, Department of Planning and Zoning

ACREAGE: 1.27 Acres

TAX MAP I.D. NUMBERS: 97-4 ((1)) 16

GENERAL LOCATION: S of Silverbrook Road, E of Oak Chase Circle, W of VA Power Easement

PLANNING AREA(S): III
District(s): Pohick
Sector: Dominion (P5)
Special Area(s): N/A

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

ADOPTED PLAN TEXT: Residential use at .5-1 du/ac; with consolidation, retail/office use at an intensity up to .25 Floor Area Ratio (FAR)

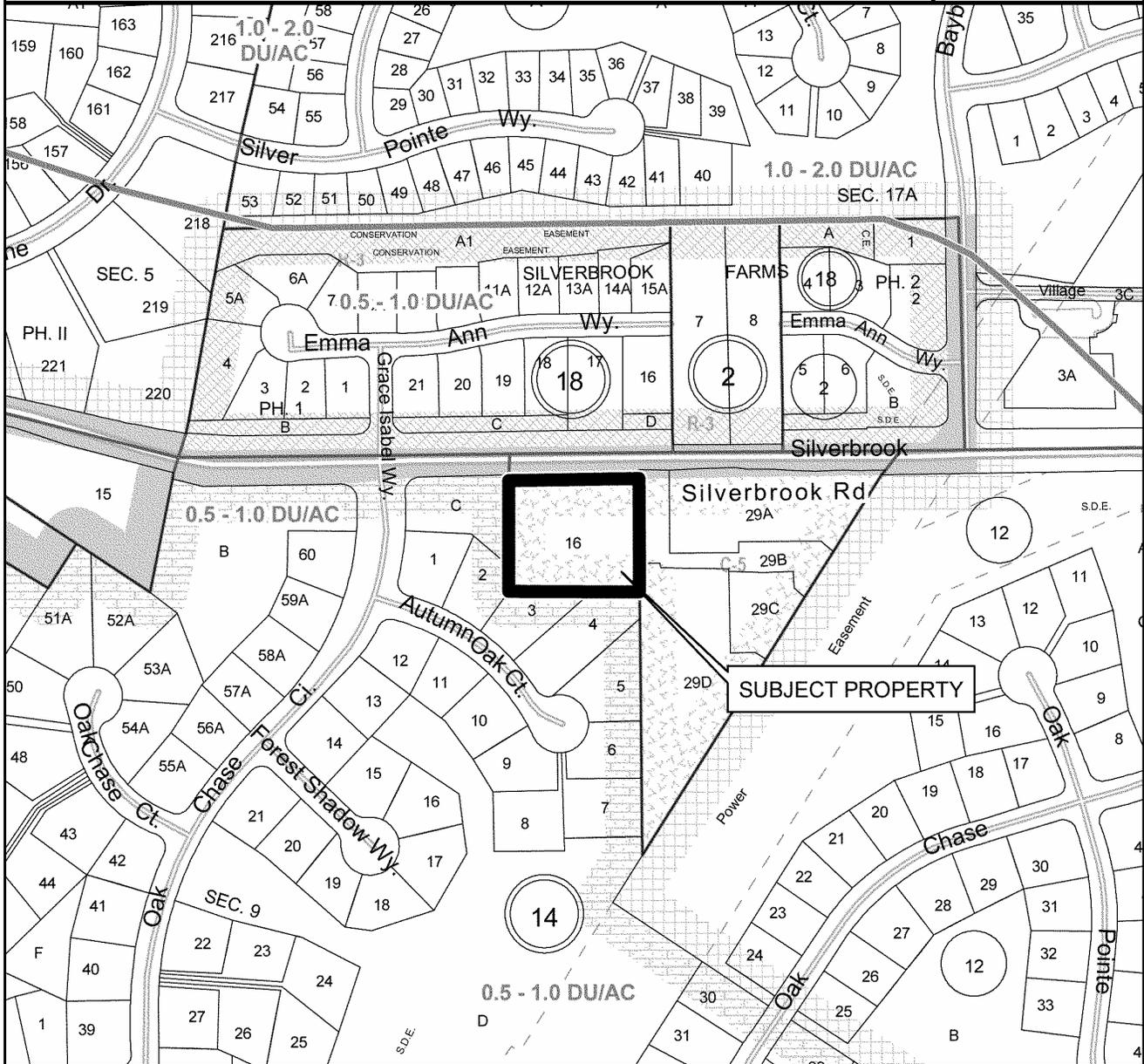
For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/overview.pdf>
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf> p. 59

PROPOSED PLAN AMENDMENT: Add text that neighborhood retail/office use should occur at a density no greater than the adjacent parcels, and that automobile-oriented uses are not appropriate.

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination as submitted
 Approve Staff Alternative
 Retain Adopted Plan
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<p>CURRENT PLAN AND NOMINATED PLAN CHANGE PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS</p>	<p>APR # 05-III-1P SPRINGFIELD</p>
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Subject Property Current Plan: Residential at .5-1 du/ac; with consolidation, commercial use with adjacent parcels up to .25 FAR.

Nominated Plan Change: Clarifying text that Parcel 16 may be developed for neighborhood retail/office use at a density no greater than the adjacent parcels, and that automobile-oriented uses are not appropriate.

Staff Recommendation: Approve staff alternative to add text to limit automobile-oriented uses and to add a condition regarding access to the parcel.



CONTEXT

General Location: The subject property is located at 9027 Silverbrook Road, south of Silverbrook Road, east of Oak Chase Circle and west of a Virginia Power easement.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of a 1.27-acre parcel that is planned for residential use at .5-1 du/ac with an option for neighborhood retail/office use at an intensity up to .25 FAR with consolidation. The parcel is zoned C-5.

Adjacent Area:

North: The area immediately to the north of the subject property across Silverbrook Road is planned for residential use at .5-1 du/ac with an option for residential use at 2-3 du/ac. It has developed under the option for 2-3 du/ac and is zoned R-3. Further north the area is planned and developed at a residential density of 1-2 du/ac and is zoned PDH-2.

South: The area to the south of the subject property is planned and developed at a residential density of .5-1 du/ac and is zoned PDH-1.

East: The property immediately to the east of the nominated area falls under the same Plan recommendation as the subject property for residential use at .5-1 du/ac with an option for neighborhood retail/office use at an intensity up to .25 FAR. The site is currently zoned C-5 and developed with a shopping center. Further east is a Virginia Power easement.

West: Immediately to the west of the subject property is a vacant parcel that is owned by the Crosspointe Swim and Racquet Club. This parcel is part of the open space for the Crosspointe subdivision, is planned for residential use at .5-1 du/ac, and is zoned PDH-1.

PLANNING HISTORY

No Comprehensive Plan changes have been proposed for this area since 1994. The current Plan text for the nominated area and the adjacent property was added to the Comprehensive Plan in 1991.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District, Amended through December 6, 2004, P5-Dominion Community Planning Sector, page 59:

“9. Parcels 97-4((1))18A and 19 located south of Silverbrook Road near its intersection with Oak Chase Circle are planned for residential use at .5-1 dwelling unit per acre. With consolidation, these two parcels may be developed for neighborhood retail/office use not to exceed .25 FAR. It is also desirable that the adjacent Parcel 16 be consolidated and

developed for commercial use with Parcels 18A and 19. Any commercial development should be adequately screened and buffered from adjacent residential uses.”

NOMINATED PLAN AMENDMENT

The nomination proposes the addition of Comprehensive Plan language to limit automobile-oriented uses on the subject property. The nomination also proposes editorial changes to the text to reflect current Tax Map parcel numbers.

ANALYSIS

Parcel 16 was not consolidated with the development of Parcels 29A-D (formerly Parcels 18A and 19), as is currently recommended in the Comprehensive Plan. If this consolidation had occurred, any additional automobile-oriented uses could have been comprehensively evaluated as part of an overall site plan. Since this consolidation did not occur, the remaining space available for development of retail and office uses on Parcel 16 is not sufficient to buffer the existing adjacent residential homes from automobile-oriented uses, such as fast-food restaurants or service stations.

The potential lighting, noise and traffic impacts of an automobile-oriented use located on the subject property could have been mitigated by locating the more intense use closer to the Virginia Power easement and further from the homes to the south and west of the subject property. There is an existing drive-through pharmacy located on the eastern portion of the adjacent site adjacent to the Virginia Power easement.

Combined access with the adjacent commercial development is recommended for any future development of the nominated parcel to prevent additional traffic from entering and exiting directly onto Silverbrook Road at a separate access point. Transportation studies are underway in the Lorton Road-Silverbrook Road area and indicate a need for a four lane facility on Silverbrook Road at this site. The current Transportation Plan shows Silverbrook Road planned for two lanes. A four lane cross section should be used for right-of-way needs at this parcel. Neighborhood retail/office use (assuming 50% office and 50% retail) on the 1.27 acre site would generate approximately 800 vehicle trips per day and less than 80 vehicles per hour during either AM or PM peak hours.

RECOMMENDATION

Staff proposes an alternative to the nomination to add text to limit automobile-oriented uses and to add a condition regarding access to and from the parcel. In addition, staff proposes editorial changes to reflect current Tax Map parcel numbers.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

MODIFY:

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District, Amended through December 6, 2004, P5-Dominion Community Planning Sector, page 59:

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

“9. ~~Parcels 97-4((1))18A and 19 97-4 ((1)) 29A-D~~ located south of Silverbrook Road near its intersection with Oak Chase Circle are planned ~~for residential use at .5-1 dwelling unit per acre. With consolidation, these two parcels may be developed for and~~ developed as neighborhood retail/office use not to exceed .25 FAR. It is also desirable that the adjacent Parcel 16 be consolidated and developed for commercial use with Parcels 18A and 19. The adjacent Parcel 97-4 ((1)) 16 is planned for residential use at .5-1 du/ac. However, this parcel may be considered for neighborhood retail or office use not to exceed .25 FAR, provided that no automobile-oriented uses that would negatively impact the adjacent residential uses are allowed. This would include uses such as fast food restaurants, gas stations, and vehicle service and repair uses. Vehicular access should be provided through the existing adjacent commercial development. Any commercial development should be adequately screened and buffered from adjacent residential uses.”

The Comprehensive Plan Map would not change.