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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-III-7P

NOMINATOR(S): Sharon Bulova, Braddock District Supervisor

ACREAGE: 10.43 Acres

TAX MAP I.D. NUMBERS: 77-2((1))13C

GENERAL LOCATION: Target Store located east of Roberts Road and south of New Guinea Road.

PLANNING AREA(S): III

District(s): Pohick
Sector: Main Branch (P2)
Special Area(s): NA

ADOPTED PLAN MAP: 5-8 du/ac

ADOPTED PLAN TEXT: Residential at 5-8 du/ac.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>
Page 29, Landuse Recommendation 5.

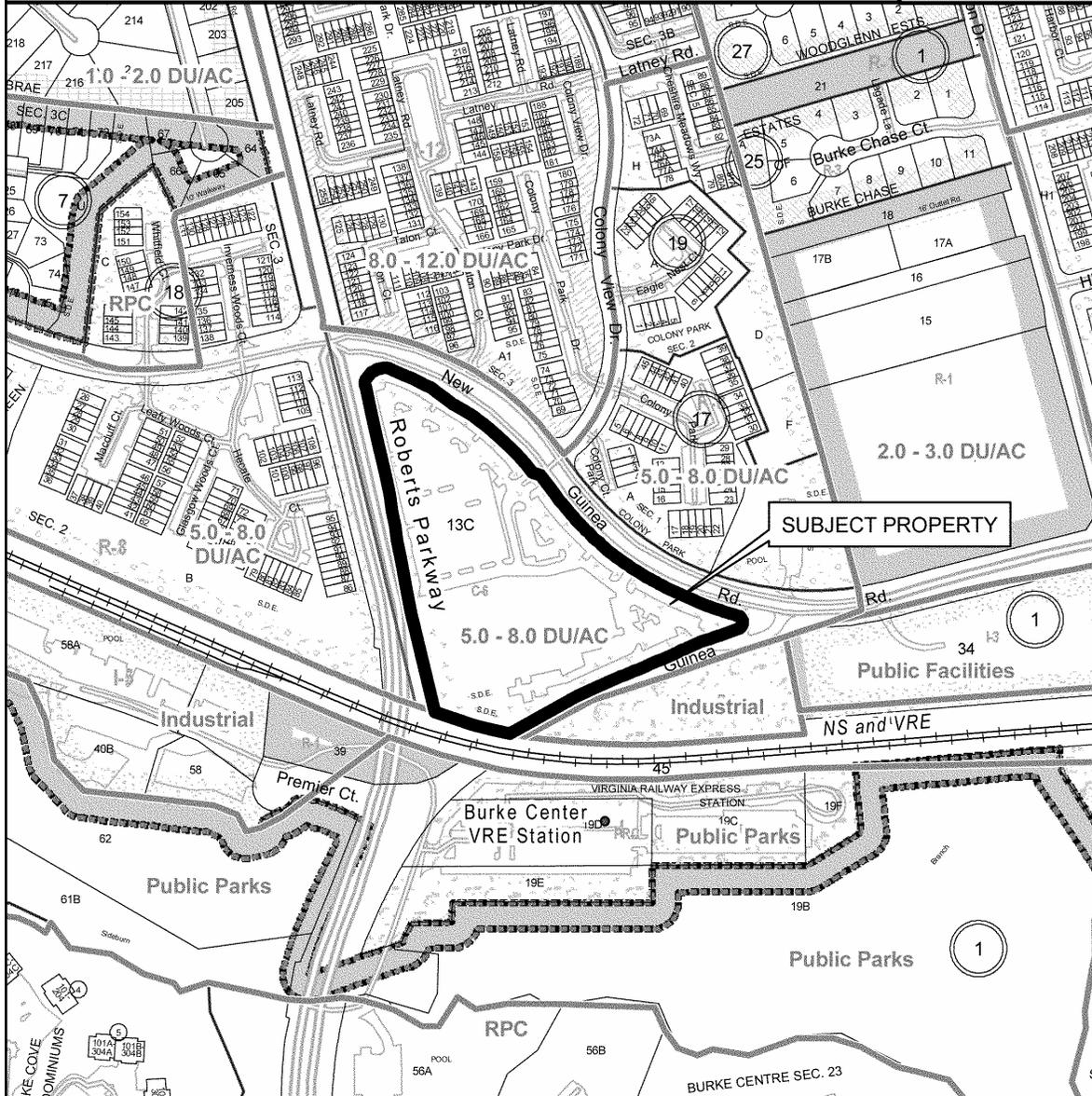
PROPOSED PLAN AMENDMENT: Residential at 5-8 du/ac. Add Plan text emphasizing the current Plan.

SUMMARY OF STAFF RECOMMENDATION:

Approve Nomination as submitted
 Approve Staff Alternative
 Retain Adopted Plan

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

APR #
05-III-7P
BRADDOCK



Subject Property Current Plan : Residential at 5-8 du/ac.

Nominated Plan Change : Residential at 5-8 du/ac. Add Plan text emphasizing the current planned density.

Staff Recommendation : Staff Alternative

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO JANUARY 2006



CONTEXT

General Location: The subject property is located east of Roberts Road and south New Guinea Road

Planned and Existing Land Use and Zoning:

Subject Property: The subject property is currently planned for residential use at 5-8 du/ac, zoned C-6 and currently developed with retail use (Target store).

Adjacent Area:

North: The area to the north of the subject property is planned for residential use at 8-12 du/ac. This area is currently zoned R-12 and developed with townhouses.

East/West: The area to the east and west of the subject property is planned for residential use at 5-8 du/ac. These areas are currently zoned R-8 and developed with townhouses.

South/Southeast: The parcel to the southeast of the subject property is planned for industrial use, is currently zoned R-1 and is permanent open space used for wetland mitigation. The area further south across the Southern Rail Road tracks is developed and planned for a commuter rail facility (Burke Center VRE station) and is zoned PRC.

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, Main Branch Community Planning Sector(P2), Land Use Recommendation 5, Page29:

“Parcel 77-2((1))13C is planned for 5-8 dwelling units per acre. Development above the low-end should include dedication of the right-of-way and easements for Roberts Road adjoining the property.”

NOMINATED PLAN AMENDMENT

As stated the previous section, the subject property is currently planned for residential use at 5-8 du/ac. However, the subject area is zoned C-6 and developed with retail use (Target Store). The nomination proposes to add plan text emphasizing the current Plan’s recommended residential use and density of 5-8 du/ac, as follows:

“Parcel 77-2((1))13C is planned for 5-8 dwelling units per acre. Development above the low-end should include dedication of the right-of-way and easements for Roberts Road adjoining the property. If the parcel redevelops, it should redevelop at the plan use.”

At the Braddock APR Task Force meeting on February 7, 2006, the nominator proposed alternative Plan text as follows:

“Parcel 77-2((1))13C is planned for 5-8 dwelling units per acre. Development above the low-end should include dedication of the right-of-way and easements for Roberts Road adjoining the property. Current zoning for this parcel is C-6 with the current Plan at 5-8 du/ac. If the parcel redevelops, it should redevelop at the plan use.”

ANALYSIS

The subject property is currently planned for residential use at 5-8 du/ac. The nomination does not propose changing the current planned use or density. The intent of the nomination is to emphasize that if the subject area redevelops it should develop with residential uses similar to the surrounding areas. The proposed Plan text, however, does not provide any more guidance about the use and intensity than the current Plan text.

The current C-6 zoning allows commercial development on the subject property. Having Plan text emphasizing the residential use, as recommended by the current Plan, does not preclude commercial development or uses allowed by right. The proposed text has the appearance of limiting the development potential of the subject property allowed by the Zoning Ordinance for C-6 zoning.

RECOMMENDATION

Staff understands the community’s concerns about the existing retail use and its desire for the subject property to redevelop with residential uses. Staff suggests modifying the current Plan text to reflect the community’s intent without appearing to limit the by right development potential of the property. Staff also recommends deleting Plan text concerning transportation improvements that have been implemented.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

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

MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-6-2004, Main Branch Community Planning Sector(P2), Land Use Recommendation 5, Page29:

“Should the existing retail use be no longer viable, Pparcel 77-2((1))13C should be

developed with residential use at is planned for 5-8 dwelling units per acre. Development above the low end should include dedication of the right of way and easements for Roberts Road adjoining the property."

PLAN FIGURES

The Comprehensive Plan figures would not change.

THE PLAN MAP

The Comprehensive Plan Map would not change.