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Department of Planning & Zoning**

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

SUPERVISOR DISTRICT(S): Lee

APR ITEM(S): 05-IV-11S

NOMINATOR(S): T. William Dowdy

ACREAGE: 4.43 Acres

TAX MAP I.D. NUMBERS: 99-1((1))5A, 6

GENERAL LOCATION: West of the Newington Road/Loisdale Road intersection.

PLANNING AREA(S): IV

District(s): Springfield

Sector: Springfield East (S7)

Special Area(s): I-95 Corridor Industrial Area (Land Unit K)

ADOPTED PLAN MAP: Retail and other

ADOPTED PLAN TEXT: Local serving retail use at an intensity up to 0.25 floor area ratio (FAR).

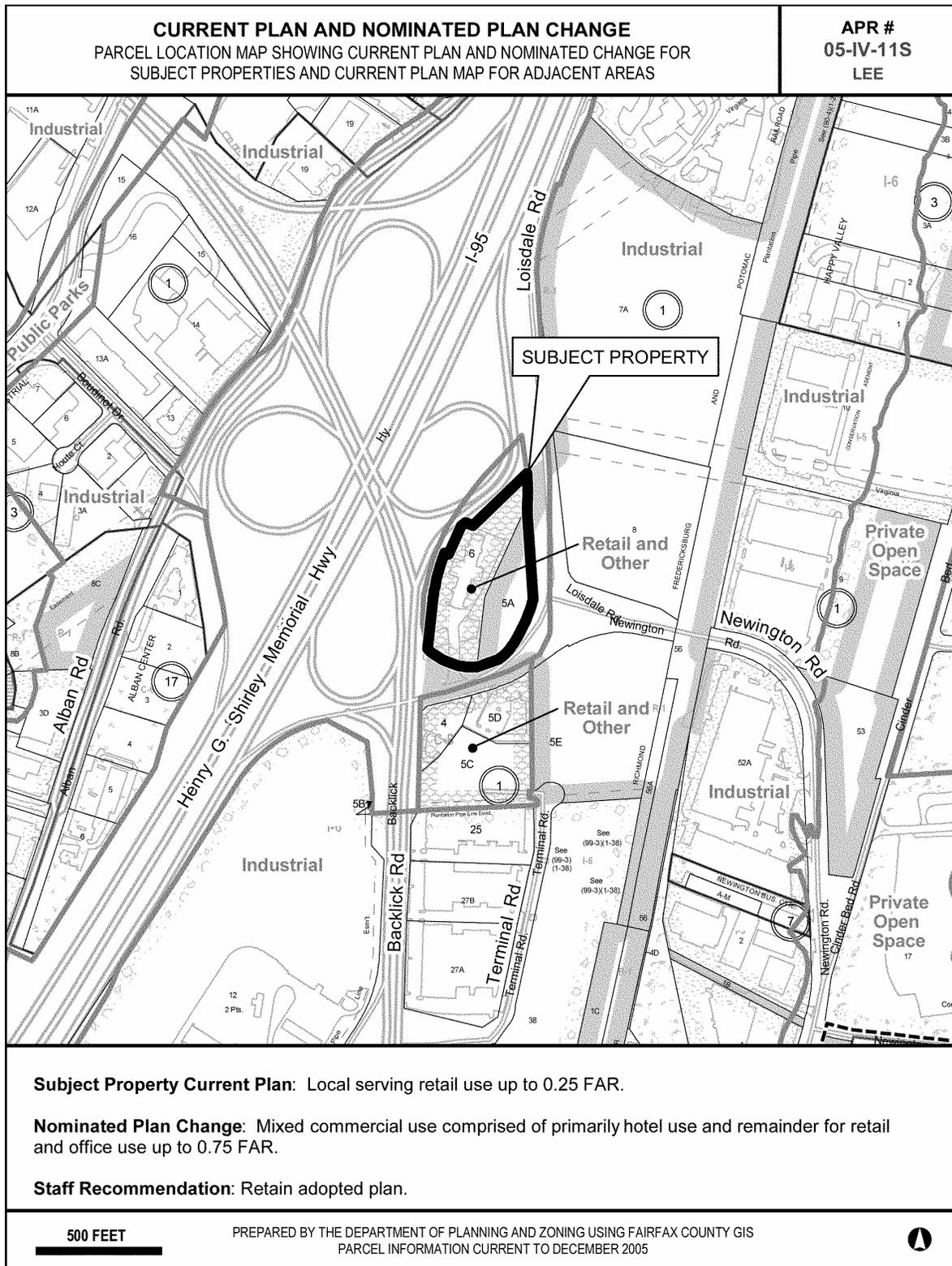
For complete Plan text see

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

NOMINATED PLAN AMENDMENT: Mixed use comprised of primarily hotel use with retail and office use up to 0.75 FAR.

SUMMARY OF STAFF RECOMMENDATION:

Approve Nomination as submitted
 Approve Staff Alternative
 Retain Adopted Plan



CONTEXT

General Location: West of the Newington Road/Loisdale Road intersection.

Planned and Existing Land Use and Zoning:

Subject Property: The subject parcels are isolated by roadways from the surrounding area and are the location of the 21,208 sq. ft. Hunter Motel, built in the 1950s. The site is adjacent to the Loisdale Road/Fairfax County Parkway/I-95 interchange. The two parcels are planned for retail use at an intensity up to 0.25 FAR and are zoned C-8 and R-1.

Adjacent Area:

North: Fairfax County Parkway/I-95 interchange.

East: Loisdale Road, Newington Road/Loisdale Road intersection, and parcels planned for industrial use and zoned R-1.

South: An intensively used gas station. The parcel is planned for retail and other uses with an option for industrial use at an intensity up to 0.35 FAR with conditions. The parcel is zoned C-8.

West: Fairfax County Parkway/I-95 interchange.

PLANNING HISTORY

No changes have been made to the Comprehensive Plan for the subject area since 1995.

ADOPTED COMPREHENSIVE PLAN TEXT

The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Springfield Planning District as amended through 12-6-2004, I-95 Industrial Corridor Area, page 23, Land Unit K:

...“The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR. Parcels located north and south of Newington Road (Tax Map 99-1((1))4, 5A, 5C, 5D and 6) are planned for local-serving retail uses up to .25 FAR (access recommendations are shown on Figure 34 in Sector S6.”...

Nominated Plan Amendment

The nomination proposes changing the current Plan recommendation for local-serving retail use at an intensity up to 0.25 FAR to commercial mixed-use comprised primarily of a hotel with supporting retail and office use up to an intensity of 0.75 FAR.

The Comprehensive Plan Map would be changed from retail and other use to mixed use.

ANALYSIS

The nomination seeks to replan the site from retail use at an intensity up to 0.25 FAR to a mixed commercial use comprised of primarily a hotel with some retail and office use at an overall intensity up to 0.75 FAR. The nomination seeks to facilitate the development of a hotel with up to 200 rooms, with support retail and services.

Plan Potential Comparison					
	Total GFA	Non-residential		Residential	Overall
		Retail/Office	Hotel	Units	FAR
Existing	21,208	0	21,208	0	0.11
Zoned	66,097	63,597	0	1	0.34
Current Plan	48,134	48,134	0	0	0.25
Proposed Plan	144,401	12,700	131,701	0	0.75

Land Use

Although the site is developed with the 21,208 sq. ft. Hunter Motel, the Plan envisions low intensity retail use. The current zoning for the site (C-8 and R-1) could yield up to 63,597 sq. ft. of non-residential use and one residential unit. The current Plan could yield up to 48,134 sq. ft. of retail space, whereas the nominated Plan could result in the development of 144,401 sq. ft. of non-residential use comprised of approximately 131,701 sq. ft. of hotel space and 12,700 sq. ft. of retail and office space. The nominated intensity is significantly higher than the intensity recommended by the current Plan.

The area is located in the I-95 Corridor Industrial Area. The Comprehensive Plan for the I-95 Corridor Industrial Area recommends retail uses on only a few sites, of which the subject area is one. The intent of the Industrial Area is to provide and maintain opportunities for industrial uses in Fairfax County. Increasing the intensity as nominated to support mixed-use development would be inconsistent with the notion that retail and other non-industrial commercial uses should provide limited goods and services of a supportive nature.

Environment

According to current Fairfax County Soils Map, a portion of the site contains Marine Clay soils. These soils may exist on areas of the subject property and a preliminary soils investigation should be performed as part of any proposal to redevelop these parcels. Development on these soils requires a geotechnical study to determine foundation support and slope stability as well as any engineering measures which might be required to minimize the potential for slippage. The findings of the geotechnical study could result in a reduction of the FAR for development.

Given the proximity to I-95, highway noise impact could be an issue. Hotel use in areas with noise levels above 75 decibels is not supported by the Comprehensive Plan. A noise study would be required to determine the existing and future noise impacts to the site and any mitigation measures which might be employed to offset these impacts.

Transportation

The nominated Plan will increase the in-coming AM vehicle trips by 43 trips and the out-going AM vehicle trips by 28 trips. There would be a slight decrease in the PM vehicle trips.

If the Plan is amended, the current access to Loisdale Road may have to be considered for closure because this existing access is too close to the Loisdale Road/Fairfax County Parkway intersection. Instead, a new access at the intersection of Loisdale Road and Newington Road as the fourth approach should be considered. The intersection of Loisdale Road and Newington Road is a signalized T-intersection.

RECOMMENDATION

The Concept for Future Development of the I-95 Corridor Industrial Area recommends that office and retail uses be limited to specific sites planned at a low intensity to support, rather than compete with, industrial uses. The subject area is one such site recommended for low intensity retail uses. Replanning the area from retail to a high intensity mixed use would disrupt this framework. Therefore, staff recommends that the current Plan for low intensity retail use be retained.