



**A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning**

For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711



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

SUPERVISOR DISTRICT(S): Lee

APR ITEM(S): 05-IV-24MV

NOMINATOR(S): Richard F. Neel, Jr. /Southeast Fairfax Development Corporation (SFDC)

ACREAGE: 28.45 Acres

TAX MAP I.D. NUMBERS: 101-3((1)) 5, 7, 8

GENERAL LOCATION: NE of the Richmond Highway/Frye Road intersection

PLANNING AREA(S): IV
District(s): Mount Vernon
Sector: Woodlawn (MV8)
Special Area(s): Suburban Neighborhood Area (SNA) #4 between South County Center Community Business Center (CBC) and Woodlawn CBC.

ADOPTED PLAN MAP:
Parcels 101-3((1)) 5, 8: Residential use at 16-20 dwelling units per acre (du/ac)
Parcel 101-3((1)) 7: Residential use at 8-12 du/ac

ADOPTED PLAN TEXT: Parcel 101-3((1))7 is planned for residential use at a density of 8-12 du/ac; Parcels 101-3((1)) 5 and 8 are planned for residential use at a density of 16-20 du/ac with an option for residential mixed use with retail and/or office use fronting Richmond Highway at an overall intensity up to 0.50 FAR.

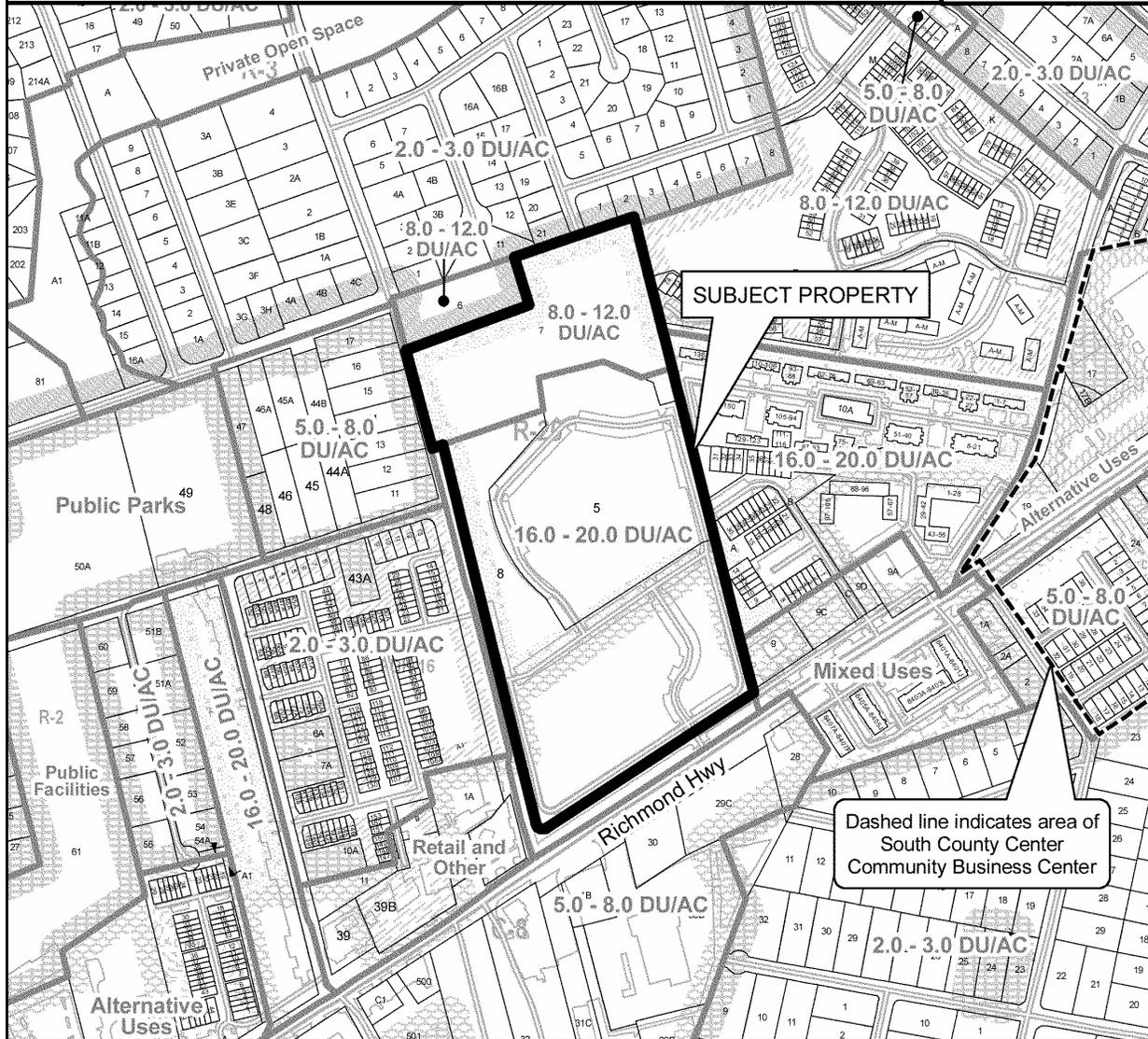
For complete Plan text see:
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon1.pdf>
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon2.pdf>

NOMINATED PLAN AMENDMENT: Residential use at a density of 12-16 du/ac with options for 16-20 du/ac or mixed use at an intensity up to 0.70 FAR comprised of 70 percent residential use and 30 percent commercial use, with retail and office uses fronting Richmond Highway.

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-IV-24MV LEE
--	---



Subject Property Current Plan: Parcel 101-3((1))7: residential at 8-12 du/ac; parcels 101-3((1))5, 8: residential at 16-20 du/ac with option for residential mixed use with retail and/or office use fronting Richmond Highway up to .50 FAR.

Nominated Plan Change: Residential at 12-16 du/ac with options for 16-20 du/ac or mixed use up to .70 FAR (70% residential and 30% commercial with retail and office use fronting Richmond Highway).

Staff Recommendation: Retain adopted Plan.

General Location: Both nominations are generally located northeast of the Richmond Highway/Frye Road intersection.

Planned and Existing Land Use and Zoning:

Subject Property: Parcel 101-3((1)) 8 is developed as the Woodlawn Garden apartments, built in 1963 with 240 units. Parcel 101-3((1)) 5 is developed as the Woodlawn Manor apartments, built in 1973 with 180 units. These parcels are planned for residential use at a density of 16-20 du/ac with an option for residential mixed use with retail and/or office fronting Richmond Highway at an intensity up to 0.50 FAR. Parcel 101-3((1))7 is currently vacant and is planned for residential use at a density of 8-12 du/ac. The southern section of parcel 101-3((1)) 8 is zoned C-8 and the rest of the area is zoned R-20.

Adjacent Area:

North: Mount Vernon Valley single-family detached houses built in 1961. This area is planned for residential use at a density of 2-3 du/ac and is zoned R-3.

East: East of parcel 7 is the Georgeland Village townhouses built in 1985. The area is planned for residential use at a density of 8-12 du/ac and zoned PDH-12. East of parcel 5 is the Pembroke Village development planned for residential use at a density of 16-20 du/ac and zoned R-20. East of parcel 8 is the Pinewood South townhouse development built in 1982, planned for residential use at a density of 16-20 du/ac and zoned R-20.

South: Across Richmond Highway is the Smitty's lumber and hardware store, which is planned for residential use at a density of 5-8 du/ac and zoned C-8. These parcels are in SNA 3 between the South County Center and Woodlawn CBCs.

West: A gas station fronting Richmond Highway and a convenience store facing Frye Road are planned for retail and other uses at an intensity up to 0.35 FAR. Both parcels are zoned C-8. Remaining parcels adjacent to the subject property are developed as Sky View Park, a recently built townhouse community planned for residential use at a density of 14-16 du/ac and zoned PDH-16.

PLANNING HISTORY

Prior to the year 2002, parcels 101-3((1)) 5 and 8 were planned for residential use at a density of 16-20 du/ac. As a result of the 2002 South County APR cycle, parcels 5 and 8 were included in the Richmond Highway Corridor as suburban neighborhood areas and were replanned to include an option for mixed use at an overall 0.50 FAR, primarily for residential use with retail and/or office use fronting Richmond Highway. The Plan for parcel 101-3((1)) 7 has not changed since 1995.

ADOPTED COMPREHENSIVE PLAN TEXT

For parcels 101-3((1))5, 8, the Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, as amended through 4-25-2005, Richmond Highway Corridor, Land Use, Suburban Neighborhood Area between South County Center and Woodlawn CBCs, page 54, Recommendation #4:

...“ The area bounded by parcel 101-3((1)) 7, Blankenship Street, Richmond Highway and Frye Road is planned for residential use at 16-20 du/ac. As an option, the area is planned for mixed use up to 0.50 FAR with consolidation of parcels 101-3((1)) 8 and 101-3((1)) 5. The mixed use should consist of predominantly residential use with retail and/or office uses oriented to Richmond Highway.”...

For parcel 101-3((1))7, the Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, Woodlawn Community Planning Sector (MV8), Land Use, Page 158, Recommendation #2:

...“The two vacant parcels to the northwest of Woodlawn Manor Apartments (Tax Map 101-3((1)) 6 and 7) are planned for residential use at 8-12 dwelling units per acre. Development of the site should take into consideration the character of the surrounding detached single-family residences to the north and west and apartments to the south.”...

Nominated Plan Amendment

The nomination seeks to amend the current Comprehensive Plan by adding a base Plan of residential use at a density of 12-16 du/ac, expand the current base Plan of residential use at a density of 16-20 du/ac to include parcel 7, and add a mixed use option for 0.70 FAR.

For parcels 101-3((1))5, 8, the Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, as amended through 4-25-2005, Richmond Highway Corridor, Land Use, Suburban Neighborhood Area between South County Center and Woodlawn CBCs, page 54, Recommendation #4 would be modified as follows:

~~...“ The area bounded by parcel 101-3((1))7, Blankenship Street, Richmond Highway and Frye Road is planned for residential use at 16-20 du/ac. As an option, the area is planned for mixed use up to 0.50 FAR with consolidation of parcels 101-3((1))8 and 101-3((1))5. The mixed use should consist of predominantly residential use with retail and/or office uses oriented to Richmond Highway.~~ Parcel 101-3((1))5, 7, and 8 are planned for residential use at 12-16 dwelling units per acre. As an option, the area is planned for residential use at 16-20 dwelling units per acre or mixed use up to 0.70 FAR with the following conditions:

- Consolidation of parcels 101-3((1))5, 8;
- Mixed use should consist of 70 percent residential and 30 percent commercial with retail and/or office oriented to Richmond Highway; and
- Substantial buffering and screening are provided to adjacent residential and other existing uses.

The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, Woodlawn Community Planning Sector (MV8), Land Use, Page 158, Recommendation #2 would be modified as follows:

...“The ~~two~~ vacant parcels to the northwest of Woodlawn Manor Apartments (Tax Map 101-3((1))6 ~~and 7~~) are is planned for residential use at 8-12 dwelling units per acre. Development of

the site should take into consideration the character of the surrounding detached single-family residences to the north and west and apartments to the south.”...

The Comprehensive Plan figures for the Richmond Highway Corridor would be modified to include parcel 101-3((1)) 7 in the Richmond Highway Corridor. The Comprehensive Plan Map for parcels 101-3((1)) 5, 7, 8 would be changed from 8-12 du/ac and 16-20 du/ac to 12-16 du/ac.

ANALYSIS

The nomination area is comprised of 28.4 acres and proposes changing the base Plan to residential use at a density of 12-16 du/ac. The nomination also proposes adding options for 16-20 du/ac and mixed use at an intensity up to 0.70 FAR for the entire subject area. The Plan potential comparison between the current Plan and the nominated Plan is shown below.

	Residential				Non-residential			Overall
	Total Units	Single Family Attached	Low Rise MF	Mid Rise MF	Total GFA	Retail	Office	FAR
Existing	420	0	420	0	0	0	0	0.34
Current Base Plan	511	85	426	0	0	0	0	0.48
Current Plan Option	426	85	341	0	130,166	65,083	65,083	0.50
Proposed Base Plan	455	455	0	0	0	0	0	0.73
Proposed Plan option II	607	0	0	607	260,184	130,092	130,092	0.70

The current base Plan could result in approximately 511 residential units comprised of 85 townhouses and 426 multi-family units. The current Plan option could result in approximately 426 units comprised of 85 townhouses and 341 multi-family units with approximately 130,000 sq. ft. of non-residential uses comprised of office and retail space. The nominated base Plan could result in approximately 455 single-family attached units. The nominated Plan of residential use at 16-20 du/ac could result in approximately 568 multi-family units and the mixed use option at 0.70 FAR could result in 607 multi-family units with approximately 260,000 sq. ft. of office and retail space.

Environment

Approximately eight acres of the nomination area is in the Chesapeake Bay Resource Protection Area (RPA) of Dogue Creek. The Environmental Quality Corridor (EQC) for the subject property is generally consistent with the RPA currently delineated on the subject property. Portions of this area are currently developed with parking areas, structures, road surfaces and other impervious surface areas. Restoration within the developed portions of the RPA and EQC should be considered as part of any proposal to redevelop the subject property.

Some portions of the currently developed area of the property are located within the 100-year floodplain for Dogue Creek. Any proposal to redevelop the subject property may also result in the need for a special exception for uses within the floodplain.

Transportation generated noise from Richmond Highway (Route 1) is likely to be a significant factor for any proposal to redevelop the subject property with residential uses. Noise levels exceeding 75 decibels have been encountered on other portions of Richmond Highway. Current Comprehensive Plan Policies recommend against new residential development in areas where noise levels exceed 75 decibels. A noise study would be required to determine the actual extent of noise impacts to the site for existing and future predicted conditions.

Land Use

Parcel 101-3((1)) 7, currently planned for residential use at a density of 8-12 du/ac, would be included in this group. As a result the boundary of the Richmond Highway Corridor, Suburban Neighborhood Area #4 between South County Center and Woodlawn CBC would be expanded to include parcel 101-3((1))7 which would eliminate the planned transition between the corridor and the Mount Vernon Valley neighborhood.

Because the site has severe environment constraints especially in the northern portion of the site, on parcel 7, development potential could be limited or shifted in such a way to create a higher effective density on Richmond Highway in this Suburban Neighborhood Area. In addition, the noise generated by traffic moving along Richmond Highway could require the development to step back further limiting or concentrating development.

The nominated intensity of 0.70 FAR may be appropriate in CBCs, but exceeds that recommended in suburban neighborhood areas (SNA), which are intended to function as distinct breaks between nodal areas. Furthermore, the Woodlawn CBC is planned at intensities of 0.50 FAR or less and the South County Center CBC is planned at intensities of 0.70 FAR or less. Replanning this area to intensities greater than or equal to that of the adjoining CBCs would disrupt the intensity pattern envisioned for the Richmond Highway Corridor. CBCs are planned for higher intensity uses and the SNAs are planned for lower intensities to support the CBCs.

A nomination for the same density and intensity was submitted during the 2002 South County APR process. The task force and staff recommended an alternative (current Plan) to add a Plan option for a mixed use comprised of primarily residential use with remainder for retail and office use at an overall 0.50 FAR. The alternative recommended by the task force and staff was adopted by the Board of Supervisors. A significant change in circumstance has not occurred in the interim to justify the additional development potential proposed by this nomination.

Schools

Student Generation Comparison

School Level	Current Plan		Nominated Plan Base		Nominated Plan Option II	
	Townhouse & Low-rise Units	Estimated Student Yield	Townhouse Units	Estimated Student Yield	Low Rise Multi Family	Estimated Student Yield
	Elementary	511	76	455	96	607
Middle	511	18	455	24	607	7
High	511	35	455	50	607	17
Total		129		170		62

If the current Plan option were implemented, a total of 129 students would be anticipated. The nominated Plan Amendment which seeks to provide options for townhouses a total of 170 students could be anticipated. A student yield of 62 students could be anticipated with the nominated mix of uses at 0.70 FAR which would most likely comprise of a mix of low-rise and mid-rise multi family units and retail and office space. Woodley Hills Elementary School is presently experiencing a capacity deficit that is projected to remain through the 2010-11 school year.

School Capacity

School Pyramid	9/30/05 Capacity	9/30/05 Membership	2006-2007 Membership	Mem/Cap Difference	2010-2011 Membership	Mem/Cap Difference
				2006-2007		2010-2011
Woodley Hills ES	470	559	561	-91	570	-100
Whitman MS	1000	945	925	75	908	92
Mt. Vernon HS	2550	1725	1706	844	1788	762

Transportation

Trip Generation

Scenario	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
Existing					
420 Low-rise MF (DU)	41	153	158	85	2,768
Total	41	153	158	85	2,768
Current Plan					
85 Townhouse (DU)	9	37	36	20	714
& 426 Low-rise MF (DU)	41	155	161	86	2,807
Total	51	191	196	106	3,521
Current Plan Option I					
85 Townhouse (DU)	9	37	36	20	714
& 341 Low-rise MF (DU)	33	124	129	69	2,247
& 65,083 Sq. Ft. Retail	41	26	117	127	2,793
& 65,083 Sq. Ft. Office	89	12	16	80	717
Total	172	199	298	296	6,471
Proposed Base Plan					
455 Townhouse (DU)	50	196	191	105	3,822
Total	50	196	191	105	3,822
Proposed Plan Option I					
568 Low-rise MF (DU)	55	206	214	115	3,743
Total	55	206	214	115	3,743
Proposed Plan Option II					
607 Mid-rise MF (DU)	56	126	137	99	N/A
& 130,092 Sq. Ft. Retail	82	52	234	254	5,584
& 130,092 Sq. Ft. Office	177	24		161	1,432
Total	316	202	404	514	N/A

As shown in the table above, both the proposed base Plan and proposed Plan option I will generate a similar level of vehicle trips as the current Plan. However, the proposed plan option II (mixed residential and non-residential uses at 0.70 FAR) will generate significantly more vehicle trips than the current Plan option I, except the out-going trips in the morning peak hour, which would be at the same level.

Because of the possibility of significant additional vehicle trips as a result of the proposed Plan option II, the operation of the service road along Richmond Highway and the signalized Fyre Road and Richmond Highway intersection should be evaluated. If the nomination is considered favorably, a traffic impact study would be needed.

Parks

At an average household size of 2.09 in the Mt. Vernon Planning District, the nomination could result in an increase in population of approximately 200 persons. The existing park deficiencies in the area would be further exacerbated by the increase in population.

RECOMMENDATION

By seeking to reduce density at the base Plan level from 16-20 du/ac to 12-16 du/ac, the nomination encourages development of a greater number of townhouses. This unit type tends to generate more school age children than multi-family. Therefore, the nomination could result in a significant yield of students in an area that has a deficient school capacity at the elementary level. Intensifying the optional level of development to 0.70 FAR is a serious concern as no other Suburban Neighborhood Areas are planned for similar intensities. Moreover, the nomination seeks to expand the area to which the higher intensity would apply. This may have an undesirable effect on the abutting neighborhood. This intensity would have the effect of creating a defacto CBC, weakening the concept of preserving low density neighborhoods between the CBCs. Finally, a nomination at the same density and intensity was evaluated during the 2002 South County APR process. The task force and staff recommended Plan option for mixed use at an overall 0.50 FAR was supported by the Planning Commission and adopted by the Board of Supervisors. No significant changes have occurred in the area to warrant an amendment to this recently adopted Plan. Therefore, staff recommends that the Plan recommendation adopted during the 2002 APR cycle be retained.