



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

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

**SUPERVISOR DISTRICT(S):** Lee

**APR ITEM(S):** 05-IV-3S

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**NOMINATOR(S):** Lori Greenlief / Tavares Concrete Company

**ACREAGE:** 3.36 Acres

**TAX MAP I.D. NUMBERS:** 99-2((1))17-19

**GENERAL LOCATION:** East of Cinder Bed Road and south of the Island Creek  
Subdivision

**PLANNING AREA(S):** IV  
District(s): Springfield  
Sector: Newington (S6)  
Special Area(s): I-95 Corridor Industrial Area (Land Unit I)

**ADOPTED PLAN MAP:** Residential use at a density of 3-4 dwelling units per acre (du/ac),  
Industrial, and Public Parks

**ADOPTED PLAN TEXT:** Parcels 99-2((1))18 and 19: Industrial use at an intensity up to 0.25  
FAR with option for residential use at a density of 3-4 du/ac with conditions; Parcel 99-2((1)) 17:  
Industrial use at an intensity up to 0.35 FAR.

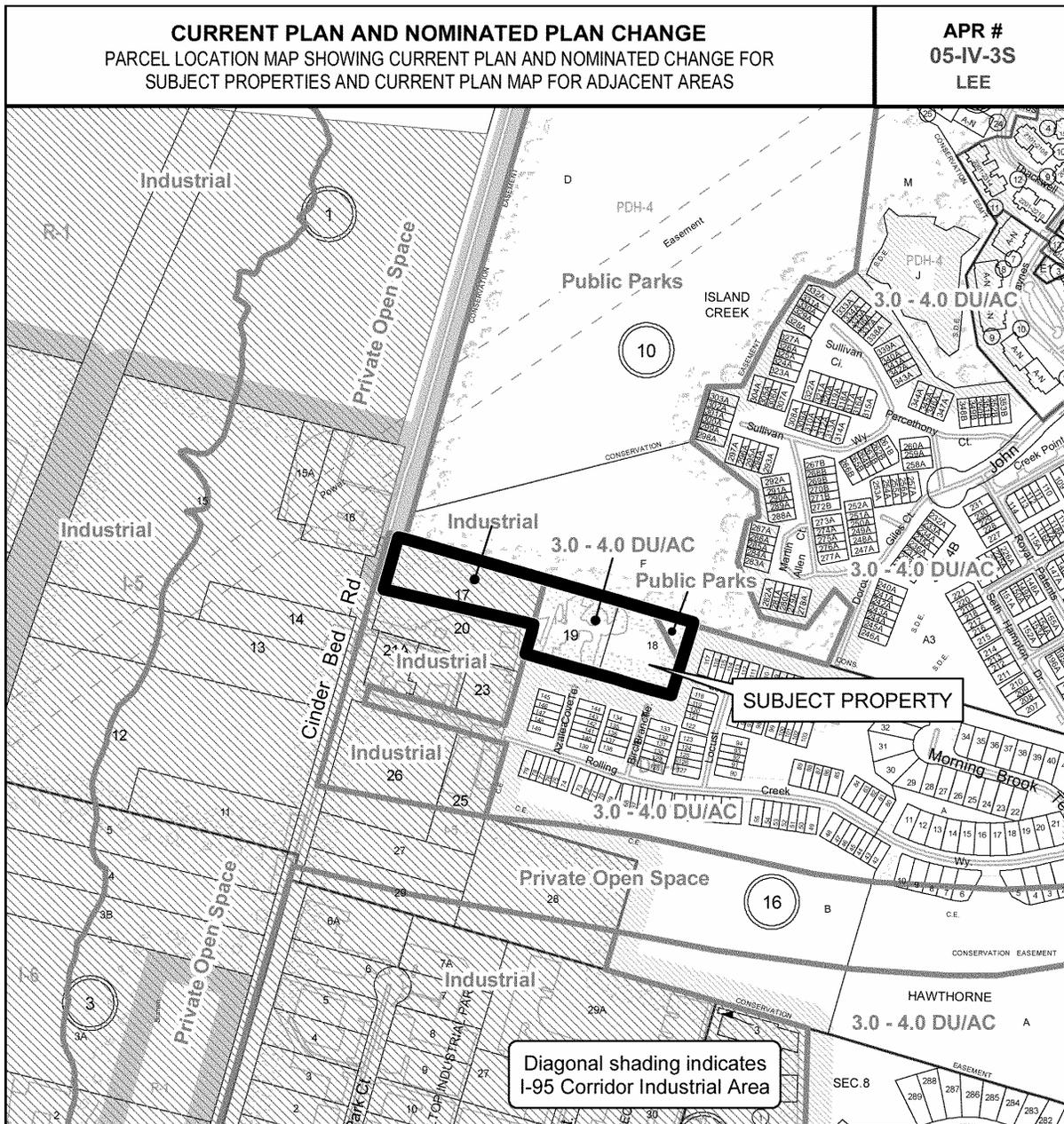
For complete Plan text see  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

**NOMINATED PLAN AMENDMENT:** Add option for residential use at a density of 5-8  
du/ac.

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**SUMMARY OF STAFF RECOMMENDATION:**

Approve Nomination as submitted  
 Approve Staff Alternative  
 Retain Adopted Plan



**Subject Property Current Plan:** Parcels 99-2((1))18 and 19 are planned for industrial use up to .25 FAR with an option for residential use at 3-4 du/ac with conditions. A small section of parcel 18 is planned for Public Parks. Parcel 99-2((1))17 is planned for industrial use up to .35 FAR.

**Nominated Plan Change:** Replan parcels 18 and 19 from residential use at 3-4 du/ac to residential use at 5-8 du/ac. Add option for residential use at 5-8 du/ac for parcel 17. Retain existing industrial use and intensity for all parcels.

**Staff Recommendation:** Retain adopted plan.

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
PARCEL INFORMATION CURRENT TO DECEMBER 2005



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## CONTEXT

**General Location:** East of Cinder Bed Road and south of the Island Creek Subdivision

**Planned and Existing Land Use and Zoning:**

**Subject Property:** The subject property is vacant and heavily vegetated. The parcel fronting Cinder Bed Road (Parcel 99-2((1)) 17) is in the I-95 Industrial Corridor and is planned for industrial use at an intensity up to 0.35 FAR. Parcels 99-2((1))18 and 19 are planned for industrial use at an intensity up to 0.25 FAR with an option for residential use at a density of 3-4 du/ac with conditions regarding access and consolidation. The area is zoned I-5.

**Adjacent Area:**

**North:** Fairfax County Park Authority property planned and used for public parks and zoned PDH-4.

**East:** Hawthorne community built with single-family attached and detached units. The area is planned for residential use at a density of 3-4 du/ac and is zoned PDH-4.

**South:** A single parcel with older structures. The single parcel is in Land Unit I of the I-95 Industrial Area and is planned for industrial uses at an intensity up to 0.35 FAR. The area is zoned I-5.

**West:** Vacant parcels and one parcel being used by a towing company. The area is located in Land Unit J of the I-95 Industrial Area and is planned for industrial use at an intensity up to 0.35 FAR. The area is zoned I-5.

## PLANNING HISTORY

In the year 2000, a Plan Amendment (PA) study was conducted for this area. On June 11, 2001 the Plan was amended (Amendment Number 2000-04) to allow residential use at a density of 3-4 du/ac or industrial use at an intensity up to 0.25 FAR for parcels 18 and 19. Prior to the amendment the area was in the I-95 Industrial Corridor Area. As a result of the Plan amendment, parcels 99-2((1))18 and 19 were removed from Land Unit I of the I-95 Industrial Corridor Area.

## ADOPTED COMPREHENSIVE PLAN TEXT

The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Springfield Planning District as amended through 12-6-2004, Newington Community Planning Sector (S6), page 93, Land Use Recommendation #9:

...“ Two adjacent parcels, Tax Map 99-2((1))18 and 19 may be developed for single family attached residential use at 3-4 dwelling units per acre if they are consolidated and subdivided such that their development can be integrated with the approved single family residential development on Tax Map 99-2((1))24, and if all vehicular access can be obtained through

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parcel 24 to Morning View Lane. Development at this density would be subject to all of the applicable development conditions outlined for residential use on Parcel 24.

If residential development is not achieved, Tax Map 99-2((1))18 and 19 may be developed for industrial use up to .25 FAR. Vehicular access to Parcels 18 and 19 should be provided through Parcels 17 or 20. It is recommended that Parcels 18 and 19 consolidate with Parcel 17. The existing 50-foot access easement for Parcel 24 to Cinder Bed Road should not be utilized. Substantial vegetated buffers and screening should be provided adjacent to parcels planned or developed for residential use or public park use”...

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 Use Recommendations, Land Unit I:

...“ Tax Map 99-2((1)) parcels 17, 20-23 and 25-29 include areas with environmental constraints and opportunities, including slopes, poor soils and a tributary. These parcels are also planned for industrial use up to .35 FAR subject to the following:

- Substantial vegetated buffers and screening should be provided adjacent to parcels planned or developed for residential use or public park use;
- Outdoor storage and heavy industrial uses are prohibited; and
- Access should occur only to Cinder Bed Road.”...

#### **NOMINATED PLAN AMENDMENT**

The APR nomination requests that the Plan for residential option of 3-4 du/ac for parcels 99-2((1))18, 19 be replaced with residential use at 5-8 du/ac.

The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Springfield Planning District as amended through 12-6-2004, Newington Community Planning Sector (S6), page 93, Land Use Recommendation #9 would be modified as follows:

...“ ~~Two adjacent parcels, Tax Map 99 2((1))18 and 19 may be developed for single family attached residential use at 3-4 dwelling units per acre if they are consolidated and subdivided such that their development can be integrated with the approved single family residential development on Tax Map 99 2((1))24, and if all vehicular access can be obtained through parcel 24 to Morning View Lane. Development at this density would be subject to all of the applicable development conditions outlined for residential use on Parcel 24. Tax Map 99-2((1))17, 18, 19 may be developed for single-family attached residential use at 5-8 dwelling units per acre if the development is integrated with the Hawthorne subdivision to the east and south and access is also obtained through the subdivision. Development at this density would~~

be subject to all of the applicable development conditions outlines for residential use for Hawthorne subdivision.

If residential development is not achieved, Tax Map 99-2((1)) 18 and 19 may be developed for industrial use up to .25 FAR. Vehicular access to Parcels 18 and 19 should be provided through Parcels 17 or 20. It is recommended that Parcels 18 and 19 consolidate with Parcel 17. The existing 50-foot access easement for Parcel 24 to Cinder Bed Road should not be utilized. Substantial vegetated buffers and screening should be provided adjacent to parcels planned or developed for residential use or public park use.”...

The APR nomination also requests that parcel 99-2((1))17 be planned for residential use at 5-8 du/ac while retaining the current recommendation for industrial use at an intensity up to 0.35 FAR

**ANALYSIS**

	Residential			Non-residential		Overall
	Total Units	Single Family Detached	Single Family Attached	Total GFA	Industrial	FAR
<b>Existing</b>	<b>0</b>	0	0	<b>0</b>	0	<b>NA</b>
<b>Current Plan</b>	<b>0</b>	0	0	<b>40,570</b>	40,570	<b>0.28</b>
<b>Current Plan Option</b>	<b>9</b>	9	0	<b>14,179</b>	14,179	<b>0.25</b>
<b>Nominated Plan Option</b>	<b>27</b>	0	27	<b>0</b>	0	<b>NA</b>

The table above shows a comparison between the current Plan potential and the nominated Plan potential. The current Plan could yield up to 40,570 sq. ft. of industrial space. The current Plan option could yield up to 14,179 sq. ft. of industrial space and 9 single-family attached units. The original nomination sought to replan the Comprehensive Plan for the subject parcels to facilitate the construction of 18 single-family attached units. However, as nominated the maximum Plan potential is 27 single-family attached units.

**Land Use**

One of the justifications provided by the nominator is that staff recommended a density of 5-8 du/ac during the PA study (S00-IV-S1) in 2001. Staff was of the view that a higher density would have provided a greater incentive to integrate parcels 18 and 19 with the Hawthorne community. However, the area was ultimately planned for residential use at a density of 3-4 du/ac to ensure compatibility with Island Creek and to avoid construction in the resource protection area. The Hawthorne community has been developed accordingly with single-family detached and attached units with the southern section left as open space. Now that the Hawthorne project has been completed, compatible integration of the subject area may be more difficult. For example, the Hawthorne community will need to support access through their neighborhood.

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With regard to the surrounding area, most of the parcels to the west and south of the nomination area are planned and zoned for industrial uses. The parcel to the immediate west of parcel 17 across Cinder Bed Road is being used by a towing company. An old house with other scattered structures are located on the parcel adjacent and south of the nomination area. Most of the parcels in the general area are not well maintained and are mostly vacant. Compatibility of the nominated residential density at 5-8 with other properties in the area that are either planned for industrial uses or residential uses at 3-4 du/ac is in question. Moreover, replanning parcel 17 along Cinder Bed Road to residential use in an area that has several accounts of zoning violations regarding illegal uses, dumping, outdoor storage, unauthorized clearing, vehicle repair, contractor's office and shop, and commercial vehicle storage is of concern.

In response to community concerns, during the Lee District APR Task Force meeting held on May 22, 2006, the nominators presented a revised nomination which limited the maximum number of units to 13. The units are proposed to be located entirely on parcels 18 and 19 with the eastern portion of parcel 17 to be left as open space. The western portion of parcel 17 is excluded from the revised nomination to facilitate the construction of one industrial building fronting Cinder Bed Road. During the discussion, the nominator compromised at a density of 4-5 du/ac to reinforce the development potential limitation of 13 single-family attached units. As a result, the task force recommended replanning the area from 3-4 du/ac to 4-5 du/ac with a maximum of 13 units with conditions regarding the placement of a masonry wall between the industrial use and the residential section and prohibition of outdoor storage. Staff and the nominator conceptually concurred with the task force recommendation. However, additional research suggests that the extent of the Marine Clay soils will limit development potential beyond that assumed at the meeting. As regulated by the Fairfax County Zoning Ordinance, planned density is reduced when marine clays comprise more than 30 percent of the site. As a result, a density of 4-5 du/ac based on the size of parcels 18, 19 and part of 17 would not yield 13 units.

### **Zoning**

RZ 2000-LE-023 approved by the Board of Supervisors on February 21, 2002 rezoned the subject parcels from the R-1 district to the I-5 district and has proffered conditions limiting development up to 0.19 FAR including a buffer of 25 feet along the southern boundary and 50 feet along the eastern boundary adjacent to the Hawthorne community. The approved development has not been constructed.

### **Environmental**

According to current Fairfax County Soils map the majority of parcels 18 and 19 are underlain by Marine Clay soils. These soils are also noted on a portion of parcel 17. Marine Clay soils are listed as a problem class "A" soil, which are prone to slippage under certain conditions. 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. While development can still occur on these soils a geotechnical study as part of the development review process would be necessary. It should also be noted that the findings of the geotechnical study could result in a reduction of the total unit count or FAR for development on these soils.

Tree save areas would likely be based on that assessment in combination with information submitted by the applicant(s) and findings from the Urban Forestry Division.

Given the long-term use of the site for a variety of industrial uses it would clearly seem to warrant the need to perform an environmental site assessment (ESA) to determine the presence of any hazardous material. The primary issue of concern would be possible soil and/or groundwater contamination. The presence of any hazardous materials should be noted as a possible issue of concern for development of this land area.

### **Transportation**

The proposed plan option when compared to the current plan and the current plan option will increase the vehicle trips for the out-going trips in the morning and the in-coming trips in the afternoon. However, these additional vehicle trips would not have major impact on the neighborhood transportation network.

### **Schools**

Under the current Comprehensive Plan, a total of 3 students are anticipated and under the nominated Plan 10 students would be anticipated with the greatest impact at the elementary school level. There are no capacity deficiencies identified at any of the receiving schools presently assigned. There is a potential boundary change for South County High School that could impact Hayfield High School.

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## **RECOMMENDATION**

The Hawthorne community is built with single-family attached and detached units, with attached units in the west section. The Plan currently provides opportunity for consolidation of this area with parcels 18 and 19. Although staff is supportive of efforts to complete the residential development in the area, significant concerns regarding increasing density in an area underlain by Marine Clay soils exist. Based on additional research conducted after the task force meeting, it appears the development potential will be reduced because of density penalty associated with Marine Clay soils primarily on parcels 18 and 19. As a result, the effect of the amendment would be to cluster a greater amount of development in the least suitable portion of the subject property. For these reasons, staff does not support the proposed amendment.