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Department of Planning & Zoning**

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

SUPERVISOR DISTRICT(S): Mount Vernon

APR ITEM(S): 05-IV-7MV

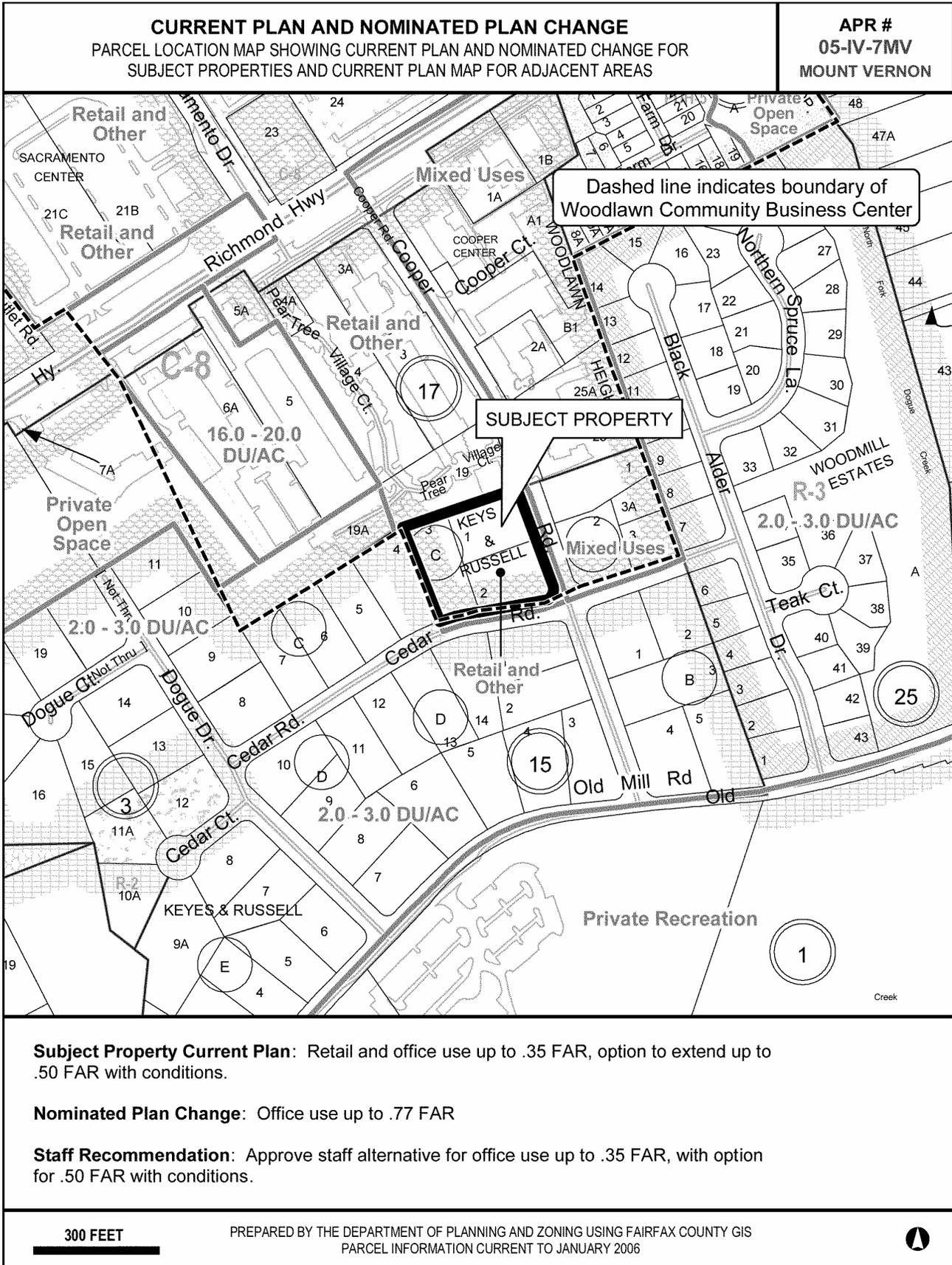
NOMINATOR(S): Arthur Reeves
ACREAGE: 1.54 Acres
TAX MAP I.D. NUMBERS: 110-1((15)) (C) 1-3
GENERAL LOCATION: South of Richmond Hwy, North of Cedar Road, West of Cooper Road
PLANNING AREA(S): IV
District(s): Mount Vernon
Sector: Mount Vernon (MV7)
Special Area(s): Woodlawn CBC (B2)
ADOPTED PLAN MAP: Retail and other use.
ADOPTED PLAN TEXT: Retail use at an intensity up to 0.35 floor area ratio (FAR).

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

PROPOSED PLAN AMENDMENT: Office use at an intensity up to 0.77 FAR

SUMMARY OF STAFF RECOMMENDATION

- Approve Nomination as submitted
 Approve Staff Alternative
 Retain Adopted Plan



CONTEXT

General Location:

The 1.5-acre subject area is located west of Cooper Road, north of Cedar Road, and approximately south of Richmond Highway.

Planned and Existing Land Use and Zoning:

Subject Property: The subject area consists of three 0.5-acre parcels that are developed with single-family residential units. The buildings consist of a total square footage of approximately 5,000 square feet. The subject area is located within Sub-unit B2 of the Woodlawn Community Business Center (CBC). This area is planned for retail use at an intensity up to 0.35 FAR. The current Plan recommendation would yield approximately 23,000 square feet of retail use. The nominated parcels are zoned C-8. They are also located within the Richmond Highway Commercial Revitalization District (CRD).

Adjacent Area:

North: The retail development of Pear Tree Village is located north of the subject property. This development is also located in the Woodlawn CBC and is planned for retail use at 0.35 FAR. It is developed as community serving office and retail use at approximately 0.24 FAR.

East: The area to the east of the subject property, across Cooper Road contains low scale, community serving retail and office use. These parcels are located within the Woodlawn CBC, Sub-unit B-1 and are planned and developed as office and neighborhood-serving retail uses at an intensity up to 0.35 FAR. An option exists for this area that would allow mixed-use up to 0.50 FAR with certain conditions.

South/West: Residential use is planned and developed to the south and west of the subject property. The area is outside of the CBC. It is planned and developed as residential use at 2-3 du/ac. It is zoned R-2.

PLANNING HISTORY

No Comprehensive Plan changes were proposed for this area since 1997.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, as amended through 4-25-2005, page 59:

“Sub-unit B-2

Sub-unit B-2 is located along the east side of Richmond Highway south of Cooper Road. Parcels 109-2((2)) 3, 3A, 4, 4A, 5A; 110-1((17)) 3, 19 and 19A; 110-1((15)) 1,

2 and 3 are planned for neighborhood retail use at .35 FAR. Parcels 109-2((2)) 5 and 6A are planned for residential use at 16-20 dwelling units per acre with an option for hotel use. Parking areas are well-screened and buffered from adjacent residential planned uses. Impacts on the adjacent environmental quality corridor are mitigated.”

The adopted Comprehensive Plan Map shows this area planned for retail and other uses.

NOMINATED PLAN AMENDMENT

The nomination proposes replanning the area for office use at 0.77 FAR. In a clarification letter from the nominator, the nominator indicated the intention to develop one parcel, parcel 2 (0.5 acre), within the three nominated parcels with six office townhouses. Each townhouse would have a square footage of 2,400 square feet for a total of 14,400 square feet. The nominator has indicated that the remaining parcels, although nominated, would not be part of the proposed redevelopment.

ANALYSIS

Land Use: The purpose of the CBCs along the Richmond Highway Corridor is to focus more intense development in designated areas along the corridor and to smoothly transition these areas into the surrounding context. The nomination proposes to increase intensity within a CBC; however, the subject property does not have frontage along Route 1. It is located on the rear boundary line of the CBC adjacent to and fronting low density, single family detached, residential development to the south. This location is best suited to provide the transition between the more intense uses along Richmond Highway and the surrounding area. Additionally, the Plan guidance for the subject area should support consistent development patterns and appropriate transitions for the CBCs between the non-residential and residential uses.

The proposed intensity 0.77 FAR is contrary to the goal for consistency and transition. The higher intensity would be located in between Pear Tree Village, which is developed as retail and office use at a 0.24 FAR, to the north, and low density, residential neighborhoods to the south. Rather than tapering development intensity, it would disrupt the existing development pattern.

Furthermore, the possibility for redevelopment at a higher intensity already exists in the current Plan recommendations. The subject property has available development potential under the current Plan recommendation up to a 0.35 FAR. The Plan recommendation would yield approximately 23,000 square feet of development of non-residential use, while the existing uses on the property is low density residential use.

The proposed intensity on a small area may create issues of site design and ability to provide adequate buffering and parking. The subject area would not likely have the ability to consolidate with the small commercial center to the north. As a result, if the subject area developed at the planned intensity, it would most likely develop as stand alone retail. The type of development may adversely impact the residential neighborhood

to the south through access and site design issues. With this consideration in mind, recommending consolidation of these parcels would create a larger area with more development flexibility. Development could be oriented to and accessed along Cooper Road and provide adequate buffering to the residential neighborhood. The consolidation would minimize the impact to the neighborhood.

In regards to the land use, the nomination proposes office use on the subject area. As the subject property is located on the boundary of the CBC, a use that would be the least intrusive into the residential area, such as low intensity office use, outside of the CBC, would be appropriate. The appropriate use would need to consider the retail uses to the north and the residential uses to the south, with this idea in mind, replanning the subject property for neighborhood-serving office use would provide an appropriate level of compatibility. Office use could provide a balance between these uses.

With the considerations of land use and intensity in mind, maintaining the current planned intensity 0.35 FAR would provide consistency with the rest of the CBC and would be more compatible with the residential uses to the south. It is recognized that the current zoning of C-8 and the location of the subject area within a commercial revitalization district would allow office use at an intensity up to 0.50 FAR on this site. Office use could provide an appropriate transition between the retail uses to the north and the low-density residential uses to the south. However, the orientation and size of the individual parcels within the nominated area may create site design issues with a higher intensity. As a result, a consolidated development should occur, so that the development could be oriented away from the residential area and appropriate buffering and access could occur.

Transportation: In general, office use creates significantly fewer daily vehicular trips and generally less peak hour traffic, than development under the current plan for retail use. The exception would be that slightly more traffic would be generated under the proposed plan in the AM inbound direction. Overall, the proposed plan for the property has less traffic impact than the current plan. There are no significant transportation issues associated with this plan nomination. Transportation improvements associated with development of the property, particularly regarding access, should be addressed at the time of rezoning.

RECOMMENDATION

The nomination proposes to increase the recommended planned intensity for non-residential use on several parcels within the Woodlawn Community Business Center. These parcels do not have frontage along Route 1 and are oriented toward the low density, residential neighborhood to the south. The proposed intensity would adversely affect the established development pattern for the area and significantly disrupt the transition along the CBC boundary. At the same time, retail use as planned in the subject area would not likely have the ability to consolidate with the existing commercial center to the north and may result in stand alone retail development. In order to minimize disruption in the neighborhood that may result from this development, staff recommends an alternative, which would replan the

area for neighborhood office use at 0.35 FAR. In recognition of the location of the area in a commercial revitalization district and the current by-right potential, staff further recommends an option for office use at an intensity up to 0.50 FAR with full consolidation of the land unit, and conditions relating to buffering, and access.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, as amended through 4-25-2005, Page 59:

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

“Sub-unit B-2

Sub-unit B-2 is located along the east side of Richmond Highway south of Cooper Road. Parcels 109-2((2)) 3, 3A, 4, 4A, 5A; 110-1((17)) 3, 19 and 19A; ~~110-1((15)) 1, 2 and 3~~ are planned for neighborhood retail use at .35 FAR. Parcels 110-1 ((15)) 1, 2, and 3 are planned for neighborhood office use at 0.35 FAR. As an option, parcels 1, 2, 3 may develop as office use up to 0.50 FAR, if full consolidation can be achieved. Access should be oriented to Cooper Road, and substantial buffering should be provided to the adjacent residential uses. Parcels 109-2((2)) 5 and 6A are planned for residential use at 16-20 dwelling units per acre with an option for hotel use. Parking areas are well-screened and buffered from adjacent residential planned uses. Impacts on the adjacent environmental quality corridor are mitigated.”

THE PLAN MAP

Amend the Comprehensive Plan Map to show parcels 110-1 ((15)) 1, 2, and 3 as planned for office use.