



STAFF REPORT ADDENDUM PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: 2013-I-B1
Original Staff Report Publication July 3, 2014
Date of Addendum: August 26, 2014

GENERAL LOCATION: South of Leesburg Pike, East of Charles Street and West of Washington Drive

SUPERVISOR DISTRICT: Mason

PLANNING AREA: Area I

PLANNING DISTRICT OR SPECIAL AREA: Baileys Crossroads CBC

SUB-DISTRICT DESIGNATION: Sub-Unit D-2

PARCEL LOCATION: 61-2 ((17)) (D) 1, 3, 4 and 5; 61-2 ((18)) 1, 2, 3, 4 and 5

PLANNING COMMISSION PUBLIC HEARING: Thursday, July 17, 2014 @ 8:15 PM

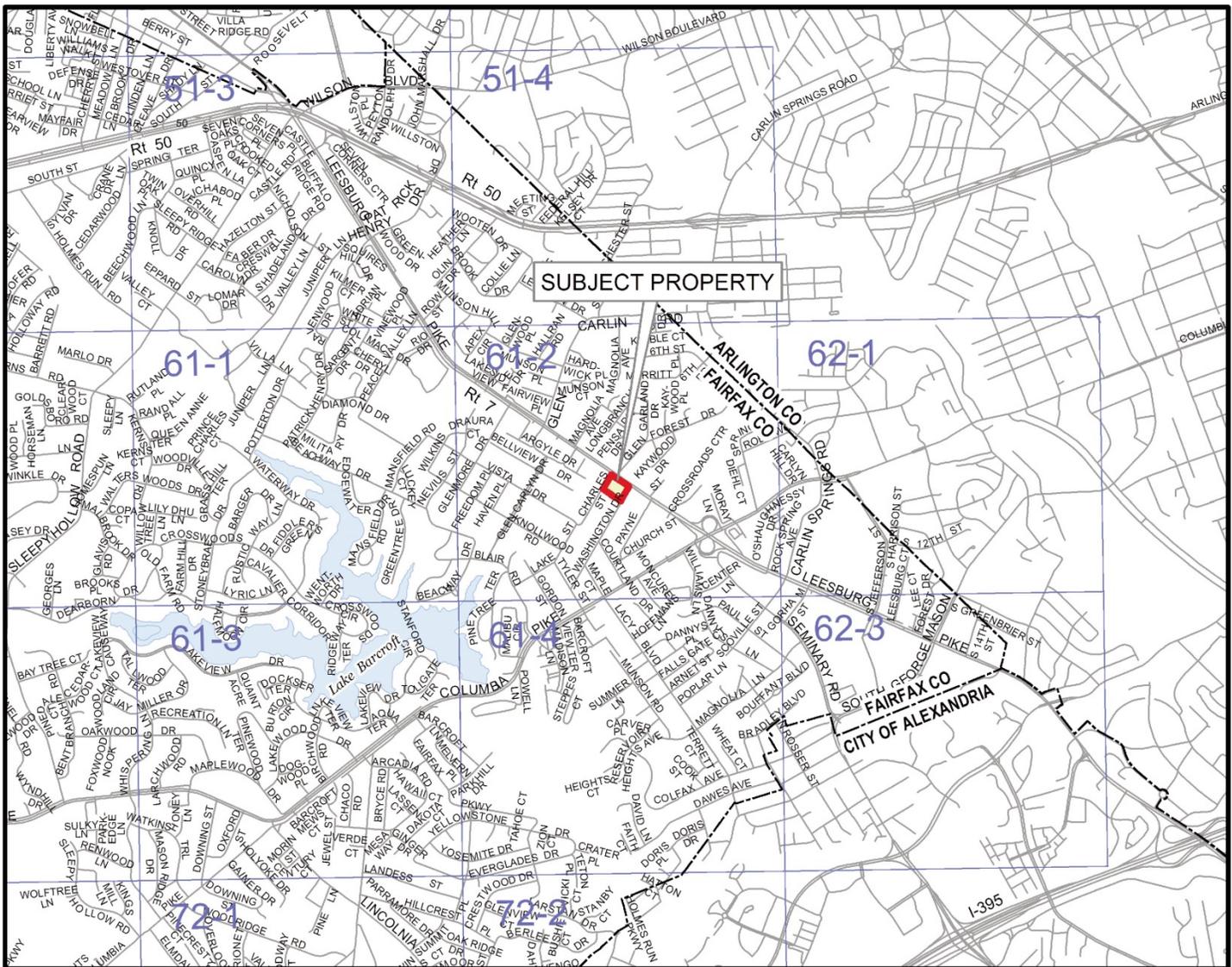
BOARD OF SUPERVISORS PUBLIC HEARING: Tuesday, September 23, 2014 @ 3:30 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT

For additional information about this amendment call (703) 324-1380.



Reasonable accommodation is available upon 48 hours advance notice. For additional information about accommodation call (703) 324-1334.



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS

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CHARLES STREET

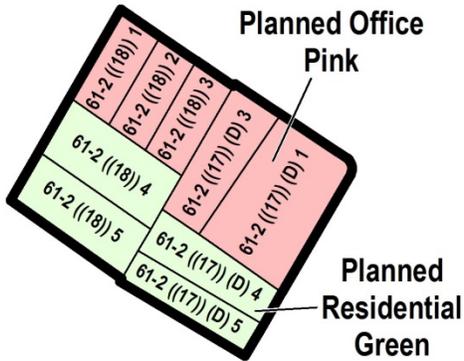


CURRENT PLAN AND PROPOSED CHANGE

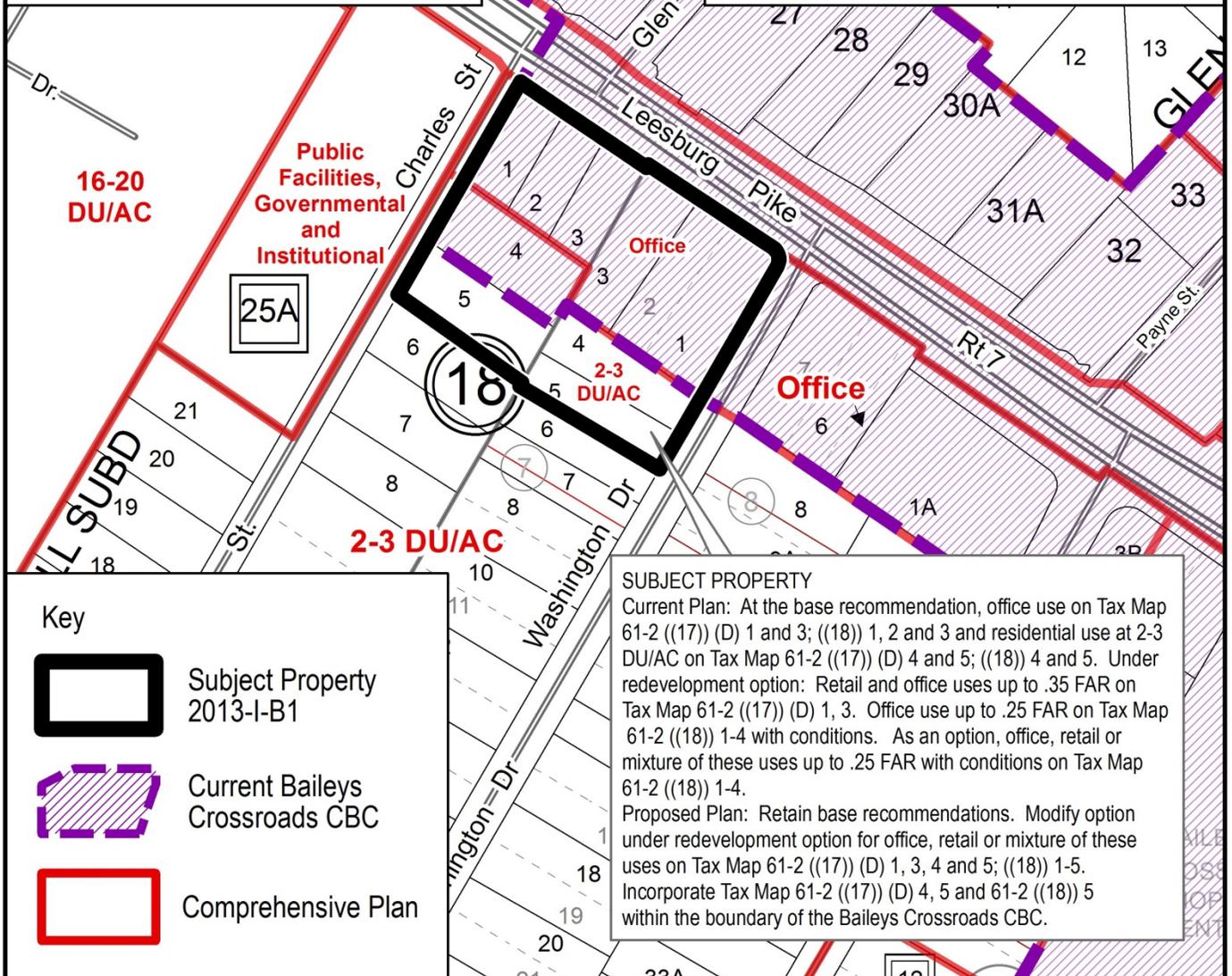
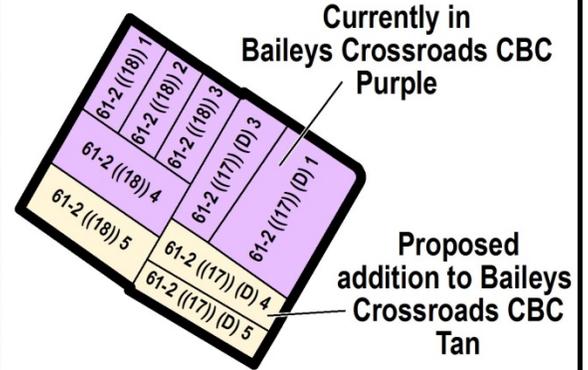
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

ITEM: 2013-I-B1
July 3, 2014

PLANNED LAND USE



RELATIONSHIP TO CBC



Key

-  Subject Property 2013-I-B1
-  Current Baileys Crossroads CBC
-  Comprehensive Plan

SUBJECT PROPERTY

Current Plan: At the base recommendation, office use on Tax Map 61-2 ((17)) (D) 1 and 3; ((18)) 1, 2 and 3 and residential use at 2-3 DU/AC on Tax Map 61-2 ((17)) (D) 4 and 5; ((18)) 4 and 5. Under redevelopment option: Retail and office uses up to .35 FAR on Tax Map 61-2 ((17)) (D) 1, 3. Office use up to .25 FAR on Tax Map 61-2 ((18)) 1-4 with conditions. As an option, office, retail or mixture of these uses up to .25 FAR with conditions on Tax Map 61-2 ((18)) 1-4.

Proposed Plan: Retain base recommendations. Modify option under redevelopment option for office, retail or mixture of these uses on Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; ((18)) 1-5. Incorporate Tax Map 61-2 ((17)) (D) 4, 5 and 61-2 ((18)) 5 within the boundary of the Baileys Crossroads CBC.

200 FEET



**AUGUST 26, 2014 ADDENDUM
STAFF REPORT FOR PLAN AMENDMENT 2013-I-B1**

This staff report addendum provides additional background information for the Charles Street Plan Amendment (2013-I-B1), and provides revised recommendations for proposed Plan language, as outlined bellowed.

This addendum and the recommendations provided serve as an addition to the staff report and recommendations published on July 3, 2014.

DISCUSSION

After additional discussion with the community and staff, modifications are recommended as provided below:

1. Emphasize the desirability of additional screening and buffering adjacent to existing residential properties. It is the intent of the expansion of the sub-unit that the additional land be used to substantially screen and buffer the non-residential use in order to protect neighborhood stability.
2. Highlight that drive-thru fast food restaurants are not appropriate
3. Clarify how the realignment of the Charles Street with Glen Forest Drive at Leesburg Pike should occur.

ADDITIONAL RECOMMENDATIONS

Staff recommends the Comprehensive Plan be modified as shown below. The following recommendations should supersede the related recommendations described in the Staff Report published July 3, 2014, as outlined below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strike through~~.

MODIFY PAGE 9 OF 11 OF JULY 3, 2014 STAFF REPORT:

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through April 29, 2014, Baileys Crossroads Community Business Center, page 99:

“Sub-Unit D-2

This sub-unit is located on the south side of Leesburg Pike and east side of Charles Street and is developed with office and retail uses in existing residential scale structures.

Base Plan Recommendations – The base Plan recommendation for this sub-unit is 33,500 square feet of office uses, ~~and~~ 4,000 square feet of retail uses and 4 single-family detached dwellings.

Redevelopment Option – The parcels east of Charles Street (Tax Map parcels 61-2 ((18)) 1-4) are planned and approved for townhouse-style office use of up to .25 FAR with full consolidation. ~~Any development on these parcels should include dedication for the Right of Way for the planned realignment of Charles Street with Glen Forest Drive.~~ As an option, office, retail, or a mixture of these uses in an integrated development that is oriented to Leesburg Pike, up to .25 FAR may be appropriate with consolidation of ~~all four~~ Tax Map parcels 61-2((17))(D)1,3,4,5; 61-2((18))1,2,3,4,5 provided that the following conditions are met: ~~the proposed development~~

~~should be urban in character and pedestrian friendly; auto-oriented uses, including drive-thru facilities, should be prohibited; restaurant uses are strongly discouraged; a~~

- The intersection of Charles Street, Glen Forest Drive and Leesburg Pike should be realigned to remove the offset intersection on Leesburg Pike to improve vehicular and pedestrian safety and operations. It is intended that the improvement align Charles Street with Glen Forest Drive. The realignment should preclude a severe angled intersection, while minimizing the impact to the existing residentially zoned properties to the south. Any development of these parcels should provide an engineered alignment to Virginia Department of Transportation standards and acceptable to Fairfax County Department of Transportation. Right-of-way for the engineered alignment should be dedicated to realign Charles Street and possible funding provided toward the construction of this improvement.
- ~~p~~Primary pedestrian entrances should be visible and accessible from Leesburg Pike;
- ~~p~~Parking should be located to the rear or side of the main structure;
- ~~vehicle~~ Vehicular access to the property should be restricted to Charles Street and/or Washington Drive with to limit additional curb cuts along no additional vehicular access to Leesburg Pike.
- Drive-thru fast food restaurants should be prohibited.
- To protect the existing residential community, substantial buffering and screening should be provided between the non-residential use and the adjoining residential properties.

The remainder of this area is planned for neighborhood serving retail and office uses up to 0.35 FAR. Building heights within this sub-unit should not exceed 40 feet, and buffering to adjacent residential neighborhoods should consist of a solid wall and landscaping with a setback area designed as a transition to adjacent residential uses.

Redevelopment of this sub-unit (approximately ~~4.7~~ 5.5 acres) is envisioned to include a maximum of ~~35,000~~ 26,000 square feet of office uses and ~~22,000~~ 29,000 square feet of retail uses.”