PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: 2014-I-A1
September 11, 2014

GENERAL LOCATION: South of Braddock Road, West of I-495, East of Queensberry Avenue

SUPERVISOR DISTRICT: Braddock

PLANNING AREA: Area I

PLANNING DISTRICT: Annandale Planning District

SPECIAL AREA: Ravensworth Industrial Area

PARCEL LOCATION: 70-4 ((10)) 503 and 70-4 ((10)) 503A

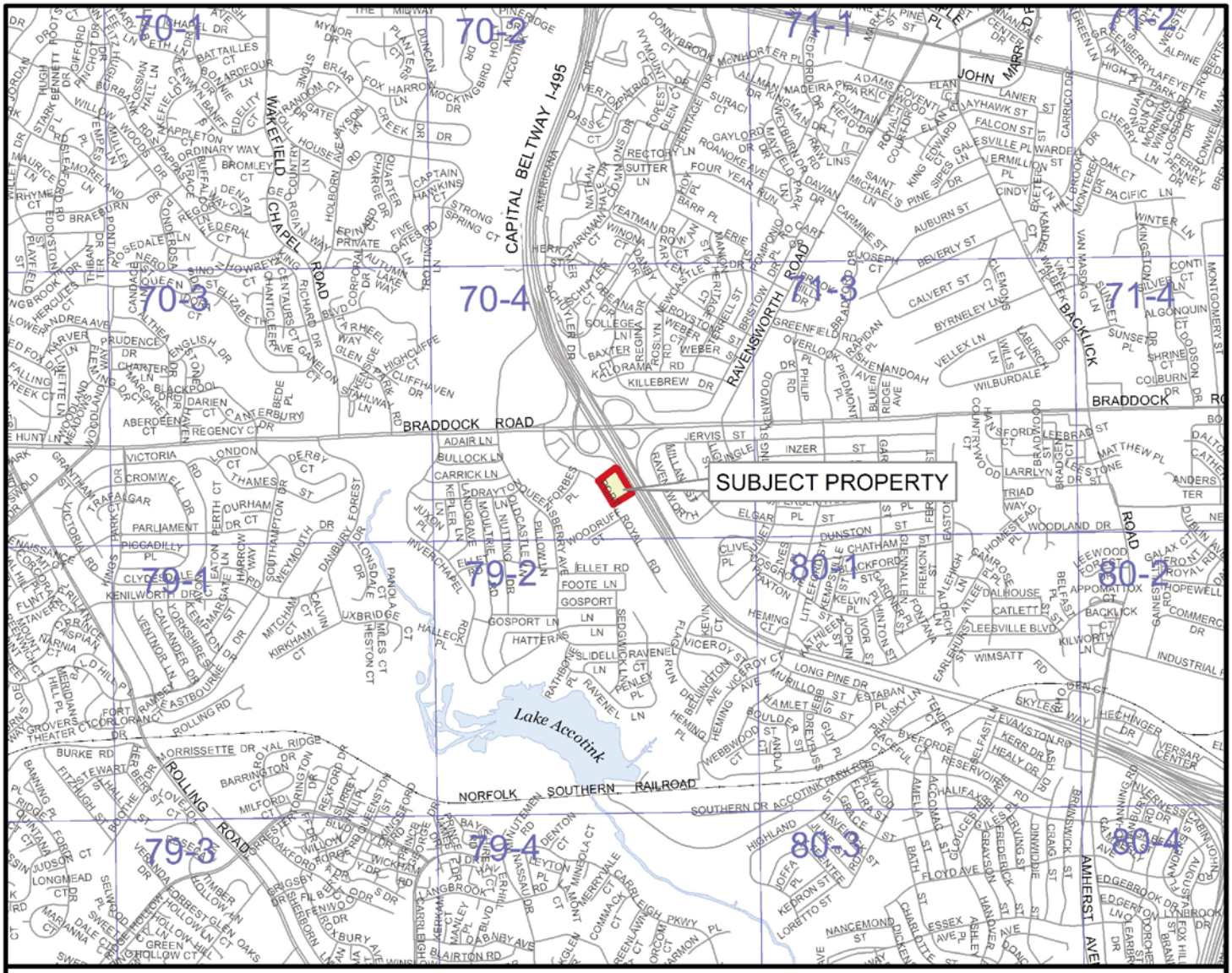
For additional information about this amendment call (703) 324-1380.

PLANNING COMMISSION PUBLIC HEARING:
Thursday, October 9, 2014 @ 8:15 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, November 18, 2014 @ 4:00 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT

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
5285 PORT ROYAL ROAD

CURRENT PLAN AND PROPOSED CHANGE

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

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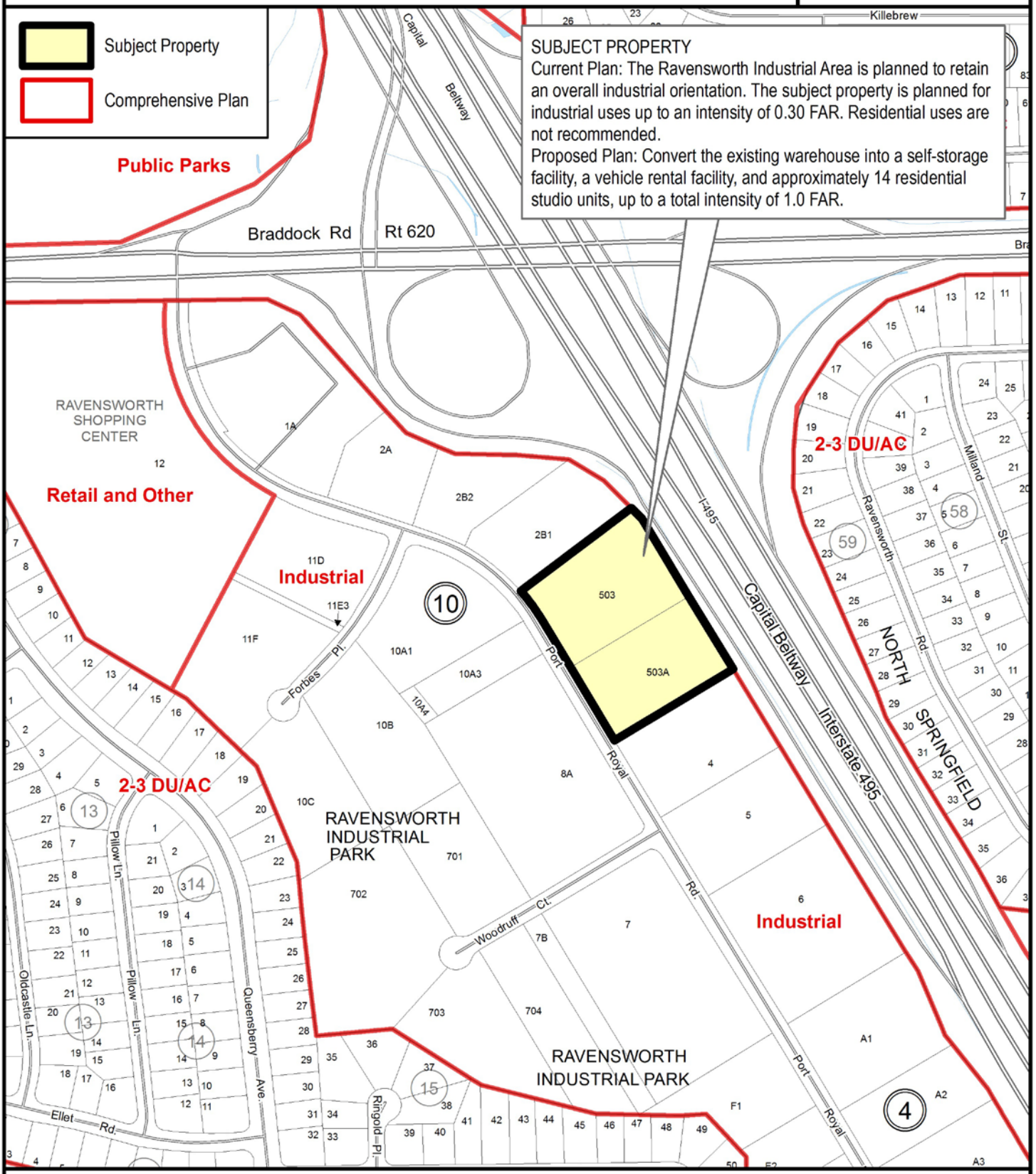

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO JULY 2014
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STAFF REPORT FOR PLAN AMENDMENT 2014-I-A1

BACKGROUND

On April 8, 2014, the Board of Supervisors (BOS) authorized Plan Amendment (PA) 2014-I-A1 for Tax Map Parcels 70-4 ((10)) 503 and 503A, located at 5285 Port Royal Road, Springfield, VA 22151. The authorization directed staff to consider an amendment to facilitate the conversion of a portion of an existing warehouse to accommodate a self-storage facility at an intensity up to 1.0 Floor Area Ratio (FAR) and residential uses within the building, with outdoor storage and rental of U-Haul vehicles.

CHARACTER OF THE SITE

The 4.6-acre subject area consists of two parcels (Tax Maps 70-4 ((10)) 503 and 503A), located on Port Royal Road within the Ravensworth Industrial Area. Except for I-495 to the east, industrial uses surround the subject area. The site contains an approximately 101,000 square foot (SF), one-story, brick warehouse, surrounded by surface parking.

The Comprehensive Plan recommends low intensity industrial uses up to .30 FAR for the Ravensworth Industrial Area with building heights less than 75 feet overall and buffering and screening at the periphery. The Plan guidance also states that residential uses and additional office uses are not recommended for the area. The subject area is zoned I-4 (Medium Intensity Industrial), which allows permitted industrial uses up to a maximum intensity of .50 FAR. The existing warehouse is built to an intensity of approximately .46 FAR.

CHARACTER OF THE AREA

The Ravensworth Industrial Area is mixture of warehouse distribution facilities, light industrial uses, and office uses. The industrial area contains approximately 25 active businesses with 3,000 employees. The Comprehensive Plan recommends that the Ravensworth Industrial Area should retain an overall character consistent with its low/medium intensity industrial orientation, continue to serve the county as a location for warehouses, storage yards and wholesale distribution; and that these uses be retained and protected from development pressure for more intensive uses that generate high peak-hour traffic. Its location, at the intersection of Braddock Road and I-495 assures excellent regional accessibility.

To the southeast of the subject area is the Shenandoah's Pride Dairy facility, to the north is a one-story office building, and across Port Royal Road from the site are two one-story industrial buildings utilized by the Paxton Van Lines company.

The industrial area abuts the Ravensworth subdivision, developed with single-family detached homes, and the Ravensworth Shopping Center to the west. The subdivision is planned for residential uses at a density of 2-3 dwelling units per acre in the Accotink Community Planning Sector (A6) of the Annandale Planning District and is zoned R-3. The shopping center is planned

for retail use up to an intensity of 0.35 FAR, also within the Accotink Community Planning Sector (A6) of the Annandale Planning District and is zoned C-8.

PLANNING HISTORY

No Comprehensive Plan amendments have been proposed for the subject property in the last decade.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, Amended through 4-29-2014, Ravensworth Industrial Area, Concept for Future Development, page 86:

> "Business and commercial activities appropriate for this area are those which provide services and supplies primarily to industrial companies, those which engage in wholesale operations and those which are associated with warehouse establishments. Uses such as those found in the Ravensworth Industrial Area are an integral part of the county's overall mix of land uses. Lands specifically designated for uses such as warehouses, property storage yards and wholesale distribution (characteristic of the Ravensworth Industrial Area) should be retained and protected from development pressure for more intensive uses which have high peak-hour trip generation."

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, Amended through 4-29-2014, Ravensworth Industrial Area, Land Use Recommendation 1, page 88:

> "Parcels within the designated Ravensworth Industrial Area are planned for lower intensity industrial uses up to .30 FAR. In order to achieve .30 FAR, existing screening and buffering at the periphery of the Industrial Area should be maintained and enhanced. Building heights generally should be less than 75 feet overall, with a maximum height of 40 feet at the periphery. Additional office uses are not appropriate in the Ravensworth Industrial Area. Residential uses are not recommended in this area."

PROPOSED PLAN AMENDMENT

The proposed Plan amendment would facilitate the conversion of a portion of the existing warehouse located on Tax Map Parcels 70-4 ((10)) 503 and 503A, to a self-storage facility use which could result in an overall intensity up to 1.0 FAR with rental vehicles such as U-Haul trucks. In addition, the proposed amendment considers future inclusion of residential uses within the existing building.

ANALYSIS

The proposed Plan amendment has been evaluated with respect to potential issues regarding land use compatibility, transportation, schools, parks and recreation, and environmental impacts.

Land Use

The subject property consists of a warehouse that is currently planned for industrial uses up to an intensity of .30 FAR. Although no rezoning has been filed as of September 3, 2014, staff understands that there is interest in the adaptive reuse of the warehouse as a self-storage facility with intensity in excess of the current planned maximum of .30 FAR. The proposed increase in intensity would be accomplished through interior renovations, by dividing interior warehouse space, and by adding active ground-floor uses such as a U-Haul rental office with space to sell moving supplies. Amending the Comprehensive Plan to foster the conversion of some of the interior space for residential uses is also proposed. This proposal would not significantly alter the exterior of the existing building.

The proposed Plan amendment presents an opportunity to reactivate an underutilized property, expand critical industrial uses in the county, and potentially introduce a community benefit into the Ravensworth Industrial Area by creating an opportunity for a self-storage use that could serve the surrounding residential uses. While increasing the intensity on this property up to a 1.0 FAR would be greater than the surrounding area, which is planned for a maximum of .30 FAR, limiting the redevelopment to a low trip generating use, without exterior modifications would minimize the transportation and visual impact of the increased intensity.

The inclusion of residential uses on the subject property would be inconsistent with the Plan recommendation for the subject area, which specifically states that residential uses are not recommended for the industrial area. The site is adjacent to active industrial uses, including an autobody collision center, a trucking company, and a dairy distribution facility. The adjacent properties to the north and south are planned and zoned for industrial uses that may produce noise, smoke and glare. These uses would have an adverse effect on new residential uses.

Transportation

The Department of Transportation analysis states that self-storage facilities do not generate high volume peak hour traffic and neither will any limited potential residential uses. Therefore, the proposed Plan amendment would have minimal impact on the existing transportation network.

Schools

The current planned and existing industrial use does not generate students. Assuming 14 residential units, low-rise multifamily units would generate an additional five students (three elementary, one middle, and one high school students), and mid-rise units would generate one additional student in the elementary school level, based on 2012 countywide student yield ratios.

Parks and Recreation

There are sufficient park and recreational facilities in the area to support limited residential uses on this site, as proposed. Trail connections would be recommended with any new residential development so that the residents could walk to nearby parks such as Lake Accotink.

Environment

The Plan amendment proposes the adaptive reuse of an existing building, which most likely would not result in any land disturbing activities, and therefore would not result in significant environmental impacts. The majority of the site consists of deteriorating pavement and the existing building. The only vegetation onsite is limited to a strip of grass approximately 10 feet wide along the western property boundary. The Plan amendment offers an opportunity to improve landscaping at the periphery and within the parking lot.

CONCLUSION

The planned industrial use on the subject property is recommended to be expanded as proposed to include the option for a self-storage use. The increase in industrial use on the subject property would align with broader policy for the Ravensworth Industrial Area, which states that the area should retain an overall industrial character, and would be consistent with the countywide goal of maintaining and expanding industrial uses. The proposed self-storage industrial use may also serve the surrounding residential area, which meets the plan objective for this area to preserve the present community serving industrial uses. In addition, the reuse of an existing building would reactivate an underutilized industrial site and provide additional county job opportunities. The proposed use would have minimal impact to the transportation network and the subject property's existing environmental condition. The inclusion of future residential uses on the subject property is not recommended because it would be inconsistent with the Comprehensive Plan guidance, which specifically states that residential uses are not recommended for this area. The purpose of this guidance is to preserve the industrial character of the area.

RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

ADD: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, Amended through 4-29-2014, Ravensworth Industrial Area, Land Use Recommendations, page 88:

"3. As an option, Tax Map Parcels 70-4 ((10)) 503 and 503A may be appropriate for self-storage uses up to an intensity of 1.0 FAR. Any redevelopment should be contained within the existing structure and should not generate vehicle trips above the base plan."

LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map would not change.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map would not change.