

**PRELIMINARY
STAFF REPORT
2004 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): PROVIDENCE

APR ITEM(S): 04-II-10V

NOMINATOR(S): Majid Esmailian

ACREAGE: 5.76 Acres

TAX MAP I.D. NUMBERS: 39-4((1))163-166,166A,166B,166C,167-169

GENERAL LOCATION: East of Sandburg St, north of Railroad St, west of Morgan Lane,
south of Oak St.

PLANNING AREA(S): II

District(s): VIENNA

Sector: CEDAR (V2)

Special Area(s): N/A

ADOPTED PLAN MAP: 2-3 DU/AC

ADOPTED PLAN TEXT: Residential 2-3 du/ac

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

PROPOSED PLAN AMENDMENT: Residential 4-5 du/ac

CRITICAL ISSUES:

Land Use: The nomination requests to increase the Comprehensive Plan designation from 2-3 du/ac to 4-5 du/ac on 5.75 acres, increasing the potential number of residential units from 17 to 28. The subject property consists of 10 parcels; 8 are developed with single family detached homes and 2 parcels are vacant. The subject property is bounded to the south by Railroad Street which is currently not a through street, to the west by Sandburg Street, to the north by Oak Street and to the east by Morgan Lane.

To the north of Railroad Street, the area is planned for 2-3 du/ac from Arden Street east to I-495. To the west of Sandburg Street, the area has developed under R-5 zoning at a density of 2.81 du/ac. To the north of the subject property, the area has developed under R-3 zoning at densities of 2.23 du/ac and 2.04 du/ac. To the east is a church, developed under R-1 zoning. To the south of Railroad Street, the area is planned for 3-4 du/ac and has developed at densities of 2.8 du/ac and 3.25 du/ac.

One reason the nominator states for the proposed change in the planned density from 2-3 du/ac to 4-5 du/ac is that the subject property is impacted by poor drainage. As discussed below in

the environmental section, a portion of the subject property is within the Holmes Run Resource Protection Area (RPA). The area to the south has similar constraints and developed under the plan at densities of 2.8 and 3.25 du/ac. An increase in density from the current Plan's 2-3 du/ac would be more intense than the surrounding area.

Environmental: A portion of the upper headwaters of the Holmes Run Resource Protection Area (RPA) runs through the southwest corner of the subject property. This area comprises much of Lot 166B and a small portion of Lot 166A. It is recommended that future development avoid encroachment into the RPA.

Parks: The subject site is in the Cedar Community Planning Sector. Sector recommendations are contained in Figure 19 (p.47) and include the following: "NEIGHBORHOOD PARKS...Additional Neighborhood Park facilities in this sector should be provided in conjunction with new development."

Further sector recommendations pertaining to Heritage Resources include: "Significant heritage resource may be located in the open spaces and older neighborhoods of this planning sector. Development of these areas, including parkland, should be preceded by heritage resource surveys and appropriate preservation of significant heritage resources."

Level of Service Impacts: The subject property is 5.75 acres and will result in a potential of approximately 28 dwelling units or 11 dwelling units over the current Plan density. This site is marginally served by two Community Parks, Idylwood and Dunn Loring, that include athletic fields, courts, playgrounds, and trails. The impact of this proposed development is small. However, in an area underserved by parkland, the addition of any potential users will result in a compounded deficiency.

FCPA Environmental Resources Impacts: The subject property is in the Cameron Run Watershed, condition assessment of the watershed is poor. A Countywide stream valley policy promotes dedication of specific stream valley lands to FCPA for protection and connection to existing stream valley parks. Development may contribute to increased storm water runoff that will further impact water quality and stream stabilization. Strict adherence to storm water management and BMP requirements is imperative to protect the water quality in the Cameron Run watershed. All storm water management plans affecting FCPA lands should be coordinated with FCPA.

FCPA Cultural Resource Impacts: The nominated site is in close proximity to a number of identified archaeological sites, and there may also be important artifacts located on the nominated parcels. Prior to development, the site should be further examined for cultural resources before resources are disturbed or destroyed.

Transportation: The proposed plan change raises no significant transportation planning issues. Any transportation issues associated with this site can be addressed at the time of rezoning.

Schools: The net impact of the nomination is an additional 11 dwelling units of which student impact is minimal. Additional information forthcoming.

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination as Submitted
- Approve Staff Alternative
- Retain Adopted Plan

An increase in density from the current Plan's 2-3 du/ac would be of a greater density than the surrounding area. The increase in density is not warranted because other similarly situated parcels have developed within the current Plan range. Moreover the development pattern is well established. Increased density in this location may create an unintended consequence of subjecting surrounding areas to redevelopment pressure.