

**PRELIMINARY
STAFF REPORT
2004 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): PROVIDENCE

APR ITEM(S): 04-II-3V

NOMINATOR(S): Kathy H. Sours

ACREAGE: 1 Acre

TAX MAP I.D. NUMBERS: 49-3((4))3

GENERAL LOCATION: East side of Cedar Lane between Route 29 and Willowmere Drive

PLANNING AREA(S): II

District(s): VIENNA

Sector: LEE (V1)

Special Area(s): N/A

ADOPTED PLAN MAP: 1-2 DU/AC

ADOPTED PLAN TEXT: No specific Plan text. General text - infill development should be compatible use, type and intensity.

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

PROPOSED PLAN AMENDMENT: Residential 2-3 du/ac

CRITICAL ISSUES:

Land Use: The subject property is 1 acre, planned for residential use at 1-2 du/ac and zoned R-1. The subject property is located within a stable older single family neighborhood.

The area was the subject of a 2001 Area Plans Review Nomination: 01-II-6V which requested that the property be replanned for residential use at 4-5 du/ac. As stated in the staff report for 6V, the area along this portion of Cedar Lane is zoned R-1 and is planned and developed with single family homes. The subject property is located on the east side of Cedar Lane in the Willowmere Farms subdivision which is developed with homes generally on 1-acre lots. On the west side of Cedar Lane, the Lee Manor subdivision is zoned R-1 and developed with homes on lots ranging from .36 to .5 acres. To the east of the subject property is Merrifield View Subdivision, with the portion closest to the subject property planned for residential use at 2-3 du/ac and developed under R-3 zoning. To the south of the Willowmere Farms Subdivision, there are commercial properties, which are well screened from the residential use. The subject property does not abut the commercial properties.

Environmental: The proposed change raises no environmental issues.

Transportation: The proposed change raises no significant transportation planning issues.

Schools: The proposed change raises no issues from schools.

SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted

_____ Approve Staff Alternative

___x___ Retain Adopted Plan

The nomination is located within a stable older single-family neighborhood. The commercial properties (to the south) do not abut the subject property and are well screened from the neighborhood. Merrifield View, the R-3 residential area immediately to the east and north of the subject properties, was developed in 1971. There has been no change in circumstances to warrant revision of the Comprehensive Plan as proposed by the nomination. The proposed density of 2-3 du/ac for one parcel is higher than the residential densities in this area and may have the consequence of adding pressure for other properties to redevelop. There is no justification for this density increase in staff's view.