

**PRELIMINARY  
STAFF REPORT  
2004 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** SULLY

**APR ITEM(S) :** 04-III-1FC

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**NOMINATOR(S):** David A. Ross

**ACREAGE:** 35.53 Acres

**TAX MAP I.D. NUMBERS:** 46-1((22)) J (portion); 46-3((1))15

**GENERAL LOCATION:** NW corner of Rt. 50 & Fair Ridge Dr.

**PLANNING AREA(S):** III

**District(s):** UPPER POTOMAC

**Sector:** LEE-JACKSON (UP8)

**Special Area(s):** FAIRFAX CENTER SUBURBAN CENTER (Land Unit A-5)

**ADOPTED PLAN MAP:** FAIRFAX CENTER AREA

**ADOPTED PLAN TEXT:** Baseline: residential 2 du/ac; Intermediate: office .07 FAR;  
Overlay: office .15 FAR. Option: hotel use .15 FAR with  
conditions.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>  
Area III volume, Fairfax Center Area, pages 48-50

**PROPOSED PLAN AMENDMENT:** Overlay: office & retail .25 FAR

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**CRITICAL ISSUES:**Land Use:

The subject property already is presently developed with a two-storey office building and a Virginia Dominion Electric substation (see aerial map). The nomination proposes adding mixture of uses, including retail (including a grocery store), office, day care, a church and a restaurant. The nominator clarified that they are proposing a day care center for 200 children. No information has been provided regarding the church except that part of the existing office may be used as a church. This needs to be clarified further by the nominator.

Adding Retail Use:

The nomination proposes adding retail use to a portion of Sub-unit A-5 in the Fairfax Center Area. This sub-unit is planned at the overlay for low-intensity office use at .15 FAR, with an option for a hotel with conditions. The planned low intensity is intended to act as a transition at the edge of the commercial core of the Fairfax Center Area to the residential communities to the north and west of this site. Retail use is focused in commercial centers in the Fair Oaks area and at the Greenbriar Shopping Center. In the adopted Plan, retail use is not recommended on Route 50 outside these centers, as found in the Fairfax Center Area-Wide Recommendations, page 14:

“Existing spot commercial uses along Routes 29 and 50 are inconsistent with the land use objectives for the Fairfax Center Area and should not be expanded or enhanced. With the exception of the planned retail center and the planned office use at the northeast and northwest quadrants respectively, of West Ox Road and Route 29, and land planned for office use in Sub-unit U1, no additional land should be used for commercial purposes along Route 29 in Land Units L, M, O, R, S, T, or U. **Along Route 50, no additional commercial uses should be allowed west of the Suburban Center Core Area in Land Units E and D along the south side of Route 50, and west of the County Police station in Land Unit A along the north side of Route 50. In addition, retail centers should only be sited in planned retail center locations.**” [Bold font added for emphasis]

No change in circumstances has been identified to justify changing this long-standing Plan policy regarding retail use in this corridor.

Unless it is sensitively designed, retail use might not be a compatible neighbor to the adjacent residential communities. Retail use results in higher activity and is less compatible with residential use; therefore, should retail use be approved, this use should be limited to the front of the site, with limitations on hours of business and lighting. Office use should be a scale and type compatible with the adjacent single family attached and detached residential use.

Transportation:

Transportation impacts were estimated based on information provided by the nominator. Not enough information was provided about the day care center or the church to include trip generation calculations related to these uses. The proposed mix of office and retail uses would permit higher traffic generating uses on the subject property than the current

Plan. The significantly increased trips could adversely impact the surrounding road network. The proposed change would increase trips in and out of the site during both AM and PM peak hours. On an average daily basis, when assessed against the current base Plan and the Plan option, the proposed land uses would increase the number of trips by more than three times. The table below summarizes the findings:

Trip Generation Estimates (ITE 7<sup>th</sup> Edition) for APR #04-III-1FC

<u>Base Plan</u>	<u>Daily Trips</u>
232,153 sf Office	2,556
<u>Plan Option</u>	<u>Daily Trips</u>
162,507 sf Office	
69,646 sf Hotel <u>37</u>	<u>874</u>
Total	2,663
<u>Proposed</u>	<u>Daily Trips</u>
41,000 sf Retail	1,760
229,327 sf Office	2,525
48,000 sf Grocery Store	4,908
5,000 sf Restaurant	<u>636</u>
Total	9,829

If both the subject property and the adjacent parcel 46-3((1))14C (subject of APR 04-III-6FC) were both developed as recommended for office use, their combined daily trip generation is estimated to be 3,388 daily trips, well below the level of the proposed change.

The nomination mentions a 200-child day care center as a proposed use. Day care centers have trip generation rates that are higher than office use. The daily rate for day care is 79.26 compared with 11.01 for office use and the AM and PM rates are also significantly high for day care. As a result, from a peak hour standpoint and total trips, a day care facility has a significant impact on traffic. One of the problem is that the “in” trips and the “out” trips are not balanced. Office-bound motorists travel to their destination in the morning and leave in the evening. By contrast, day care users travel to and from the location in the morning and repeat these two trips in the evening.

With regard to a proposed church, the AM and PM *weekday* peaks would be less if a church takes up some square footage that otherwise would be office use. However, churches can raise traffic volumes for events or on Sunday mornings, raising associated traffic and access concerns on their own.

Environment:

A small section of a Resource Protection Area (RPA) associated with Rocky Run is present on the western edge of the property. The RPA is on the subject property north of the adjacent Christ Presbyterian Church. No other floodplain, EQC or RPA appears to be situated on the property. Highways noise impacts should be anticipated from Route 50.

The presence of electrical transmission lines related to the substation on the eastern part of the site should be taken into account regarding proposed uses. An approved development plan for this site shows wooded buffers to the west and north to shield the adjacent residential uses. Protection of these buffers is a priority.

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**SUMMARY OF STAFF RECOMMENDATION**

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

Staff finds no planning justification to amend the Plan to allow retail use in Sub-unit A-5 of the Fairfax Center Area. Long-standing policy has limited retail use to designated centers along Route 50. In addition, the proposal would result in a significant increase of daily trips generated by the retail uses, as well as increased AM and PM Peak Hour trips.