

**PRELIMINARY  
STAFF REPORT  
2004AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** SULLY

**APR ITEM(S) :** 04-III-3UP

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**NOMINATOR(S):** Martin D. Walsh

**ACREAGE:** 30.56 Acres

**TAX MAP ID NUMBERS:** 45-2((1))1A

**GENERAL LOCATION:** North of Route 50, South of Fairfax County Pkwy, East of Highland Oaks subdivision.

**PLANNING AREA(S):** III  
**District(s):** UPPER POTOMAC  
**Sector:** LEE-JACKSON  
**Special Area(s):** N/A

**ADOPTED PLAN MAP:** 2-3 DU/AC, PRIVATE OPEN SPACE

**ADOPTED PLAN TEXT:** Residential 2-3 du/ac

For complete Plan text:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf> pp. 154 to 165. Recommendation #5 is on p.158.

**PROPOSED PLAN AMENDMENT:** Residential 4-5 du/ac

**CRITICAL ISSUES:**Relationship to Adjacent Higher Density Residential Use:**Fairfax Center Area**

The nomination proposes to more than double the planned density of the subject area. The subject property is not located within the Fairfax Center Area, which ends at the Kensington Square subdivision to the east of the subject property. Instead, the subject property is part of a larger area extending west from Kensington Square to the International Town and Country Club and north across the Fairfax County Parkway. It is part of the Upper Potomac Area and is planned for residential use at 2-3 du/ac. This distinction illustrates the reason why the extension of higher density residential use would not be appropriate on the subject property, but is appropriate for the area to the east. The higher density residential development of Kensington Square acts as a border transition between the higher intensity suburban center of the Fairfax Center Area and the lower density residential development in the Upper Potomac Area. Extending the higher density onto the subject property would disturb the transition and would constitute an encroachment of higher density into the lower density residential areas.

In addition, the Fairfax Center Area requires the achievement of specific conditions to attain the higher residential densities along its periphery, and the proposal does not meet the same standards. Kensington Square, located within the Fairfax Center Area, was allowed to exercise the option for 4-5 du/ac because it successfully met all of the conditions recommended by the Comprehensive Plan at the overlay level. These conditions included major consolidation of parcels and mitigation of the adverse impacts on the surrounding neighborhood. The recommendations included limiting access to the property along Rugby Road, providing for noise attenuation, including service drives, and incorporating fencing, vegetated buffering, and transitional screening. Because the Fairfax Center Area boundary is well-established, expansion to include the subject property is not warranted.

**Highland Oaks**

The area to the west of the nomination area, Highland Oaks, was developed under the Plan recommendation of 2-3 du/ac. The development resulted in a combination of townhouse and single-family detached homes concentrated near Route 50. The higher density development directly resulted from the need for preservation of the environmentally sensitive Resource Protection Area (RPA) associated with the Oxlick Branch stream, which occupies the northern part of the property. In order to protect this area, the property owner was permitted to cluster townhouse units near Route 50.

The desire to preserve the RPA generated a specific design. This design encircles single-family detached units around higher density townhouses at the center. The design creates a buffer and transition from the townhouses to the adjacent parcels, planned for lower density use.

A similar reason to develop townhouses does not appear to exist in the case of the subject property although the increased density may encourage townhouse development. Although the subject property is touched by the same RPA to the north, the RPA does not occupy a proportionate amount of space on the subject property. As a result, the

environmentally sensitive area does not demand the same need for the concentrated development.

#### Transportation

This increase in density from 2-3 du/ac to 4-5 du/ac would generate more vehicular traffic at the subject property. Using the scenario of 2-3 du/ac, the site would have 92 single-family detached houses. With the expansion to 4-5 du/ac, the site potentially could be developed with 84 town homes and 69 single-family detached houses. Using this scenario, both overall daily trips and peak hour trips would be increased with the proposed amendment compared to the current Plan.

The proposed amendment would generate 1,366 vehicles per day (vpd) in comparison to the 880 vpd of the current Plan. In regard to PM peak hour trips, the proposed amendment would create 79 vehicles per peak hour (vph) into the site and 45 vpd out of the site, in comparison to 59 vph into the site and 34 vph out of the site with the current Plan's model. In regard to AM peak hour trips, the proposal would generate 22 vph into the site and 75 vph out of the site, in comparison to 17 vph into the site and 52 vph out of the site with the current Plan.

On average, the AM and PM peak hour trips would increase by approximately 35% overall and the vehicles per day would increase by 55%. This increase would have an adverse impact upon the surrounding roadway network. Due to the additional volume generated, it would create concerns over access, signaling, pedestrian safety and adequate traffic circulation. Currently, access to the site is limited to Route 50. There is no signal at the entrance to the existing golf park, but a median break exists.

#### Schools:

Based on the difference between 4-5 du/ac and 2-3 du/ac, the proposed plan amendment would allow construction of approximately 61 additional single-family detached units. The local school system would experience an estimated addition of 29 additional students: 15 elementary, 4 middle and 10 high school students. The schools affected by this proposal would be Navy Elementary, Franklin Middle, and Chantilly High School.

In 2004, enrollment at Chantilly High School exceeds capacity by almost 465 students in 2004. The capacity deficit is projected to increase to almost 500 student spaces by the 2008-2009 school years. Chantilly High School is currently using twenty-two temporary classroom trailers to supplement the building capacity. Enrollment at Navy Elementary School is about 260 students above the school's capacity; however, with a 12-classroom addition to the school, which is under construction and will be completed for the 2005-2006 school year, the 2008 enrollment is expected to meet capacity. Enrollment at Franklin Middle School is at capacity for the 2004-2005 school year. Projections indicate future enrollment will be below capacity.

#### Parks and Recreation

The existing deficiencies for local-serving park land would be exacerbated with the addition of residential use at 4-5 du/ac on the subject parcel. A privately-owned golf driving range, Fair Oaks Golf Park, currently occupies on this site. The loss of this 30 acre golf driving range would increase demand at the FCPA golf courses of Oak Manor Park and Twin Lakes Golf Course.

In addition, the proposal would also generate a need for additional park land to offset the deficit. If the proposal resulted in all single-family dwelling units, approximately 153 single-family dwelling units potentially would be constructed on this site. Based on an average household size in the Upper Potomac Planning District of 3.22 residents per single-family dwelling unit, the proposal would potentially increase the area population by 493 residents. With the current estimation of neighborhood and community park service level standard of 5 acres per 1,000 population, this proposal would generate the need for approximately 2.5 acres of local-serving park land.

Environment:

RPA: Although the stream itself is to the north of the property, portions of the RPA around Oxlick Branch, which is a tributary within the Cub Run watershed, runs through the property. The 2001 Fairfax County Stream Protection Strategy Baseline Study classifies this area as a watershed protection area. The primary goal for this category is to “preserve biological integrity by taking measures to identify and protect, to the extent possible, the conditions responsible for current high quality rating of these streams.”

Hydric Soils: Hydric soils are noted on the environmental assessment map, which may indicate the presence of wetlands.

Traffic Noise: Transportation generated noise Lee-Jackson Highway (Route 50) may affect the subject property. Noise studies would be required to determine the extent of impacts and any mitigation measures should be proposed

**SUMMARY OF STAFF RECOMMENDATION**

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

Based on the considerations for APR 04-III-3UP, the staff recommends that the current Plan language be retained. The nomination to increase the density planned for the subject parcel would be contrary to the Comprehensive Plan policy to encourage a transition of land uses from higher density residential uses in the Fairfax Center Area to the surrounding lower density uses. The current recommended density in the Plan for the subject parcel adequately fulfills the vision for the Upper Potomac Area, and no substantial change in circumstances has occurred that would warrant a change in the Plan. The aggregate effect of the growth in residents, traffic and students and loss of open space would not benefit the community as a whole.