



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2018-III-BR1
August 30, 2018

GENERAL LOCATION: Southeast corner of the Westfields Boulevard and Stonecroft Boulevard intersection, and bordered to the south by Sequoia Farms Drive.

SUPERVISOR DISTRICT: Sully

PLANNING AREA: Area III

PLANNING DISTRICT: Bull Run Planning District

SPECIAL PLANNING AREA:
BR3 Flatlick Community Planning Sector

PARCEL LOCATION: 44-3 ((7)) B2, B3

PLANNING COMMISSION PUBLIC HEARING:
Thursday, September 13, 2018 @ 7:30 PM

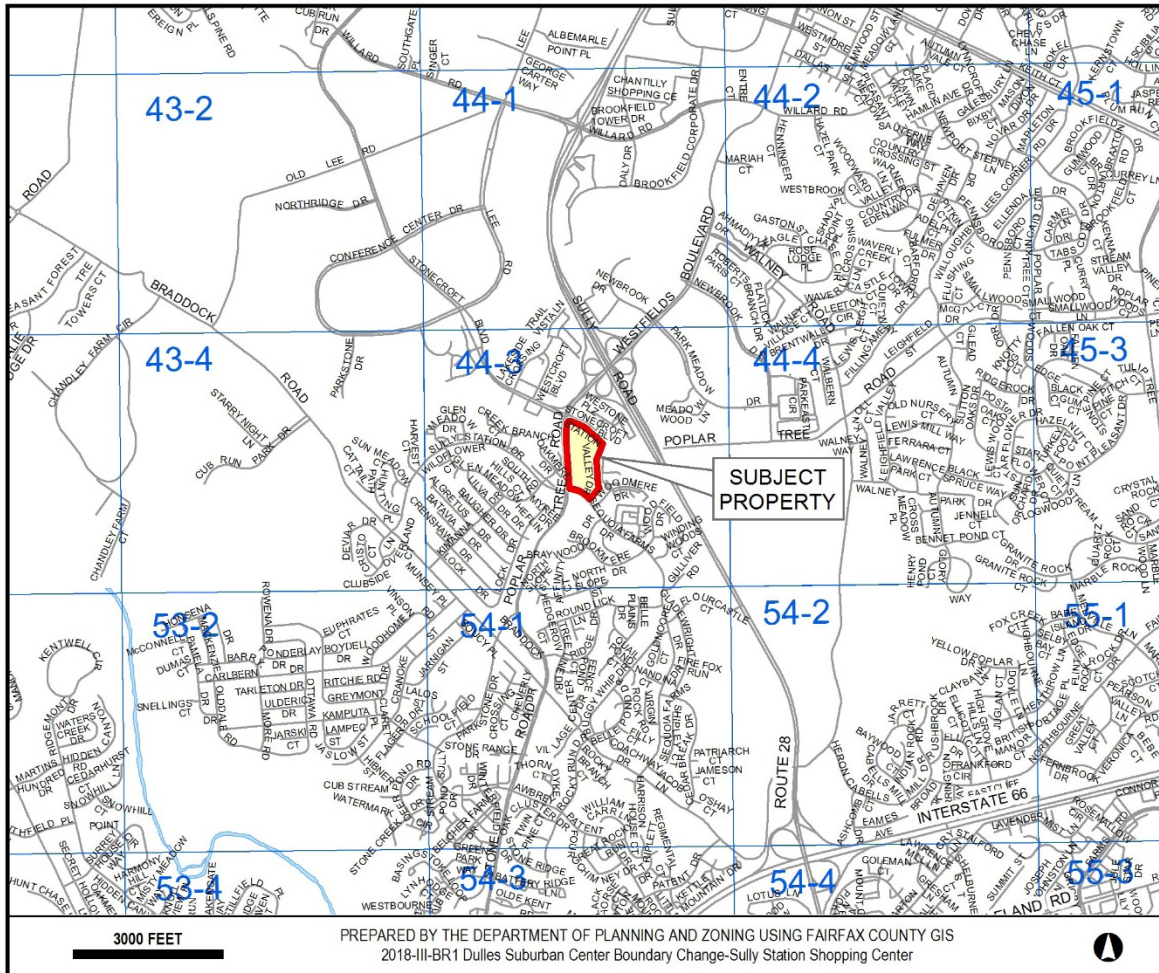
BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, October 16, 2018 @ 4:00 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.



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



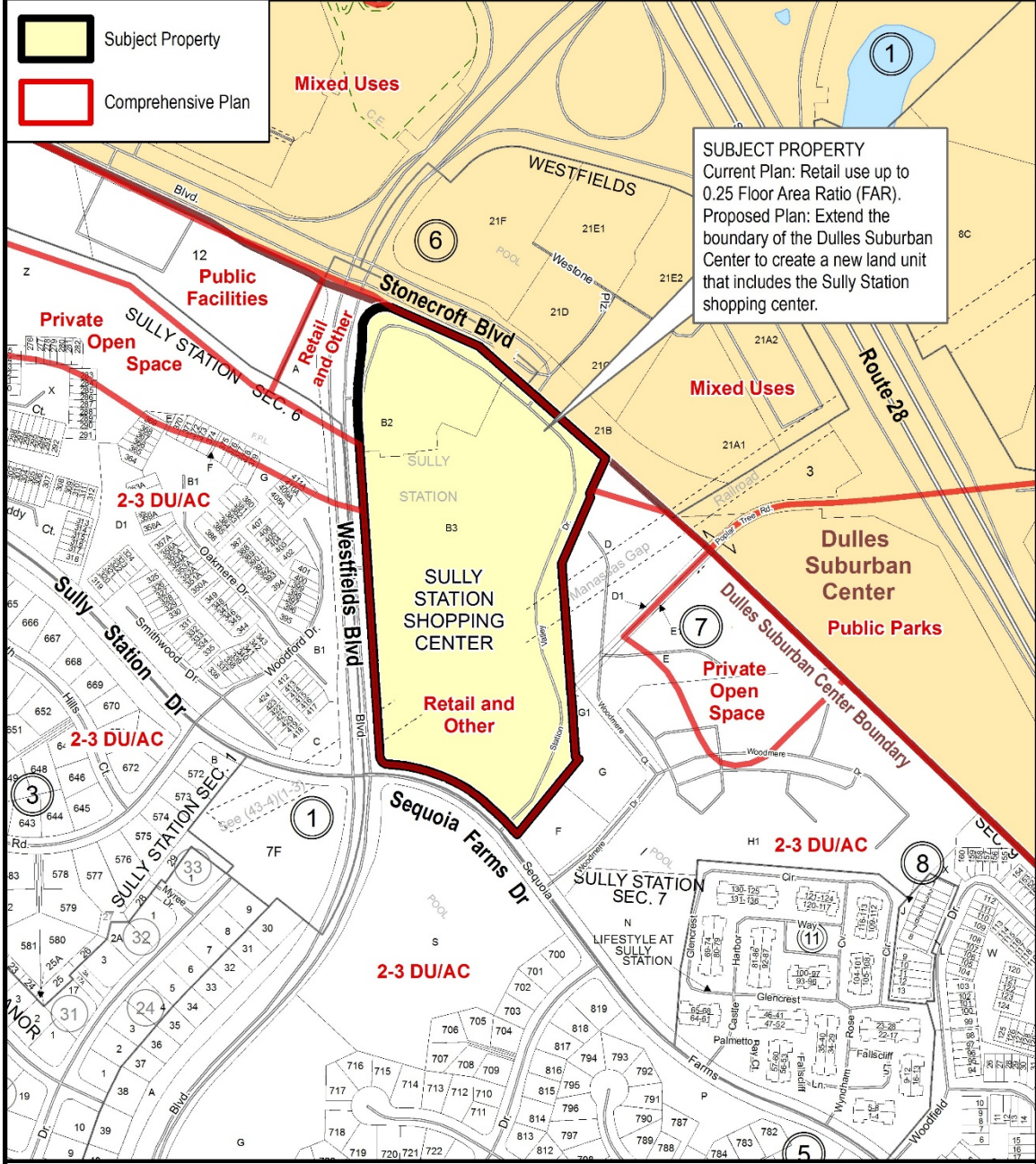
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CURRENT PLAN AND PROPOSED CHANGE
 PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR
 SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

ITEM:
PA 2018-III-BR1

 Subject Property
 Comprehensive Plan

SUBJECT PROPERTY
 Current Plan: Retail use up to
 0.25 Floor Area Ratio (FAR).
 Proposed Plan: Extend the
 boundary of the Dulles Suburban
 Center to create a new land unit
 that includes the Sully Station
 shopping center.



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STAFF REPORT FOR PLAN AMENDMENT 2018-III-BR1

BACKGROUND

On May 15, 2018, the Fairfax County Board of Supervisors (Board) authorized Plan Amendment (PA) 2018-III-BR1 for the Sully Station Shopping Center (Tax Maps Parcels 44-3((7)) B2 and B3), approximately 17.43 acres located at the southeast corner of the Westfields Boulevard and Stonecroft Boulevard intersection, bordered to the south by Sequoia Farms Drive. The subject area is located within the BR3-Flatlick Community Planning Sector of the Bull Run Planning District in Planning Area III. The site is located in the Sully Supervisor District.

The Board requested that staff consider extending the boundary of the Dulles Suburban Center (DSC) to create a new land unit that includes the Sully Station Shopping Center. The Plan Amendment does not consider any other changes to the Comprehensive Plan, such as changes to land use recommendations, densities, or substantive changes to the text. The Board motion notes that a Site-Specific Plan amendment (SSPA) nomination was received for the Sully Station Shopping Center (PC17-SU-001) and that review will proceed through the usual SSPA process to consider new uses in the land unit as proposed through the SSPA process.

CHARACTER OF THE SITE

The Sully Station Shopping Center is planned and developed for retail use at an intensity up to .25 FAR. Note that existing Tax Map Parcels 44-3((7)) B2 and B3 are referred to as Tax Map Parcels 44-3((7)) A, B, B1, C, C1 in the Comprehensive Plan. Tax Map Parcel 44-3((7)) B2 is zoned C-5, and developed with a U.S Post Office. Tax Map Parcel 44-3((7)) B3 is zoned PDH-3 and developed with a retail shopping center. Both parcels are currently served by an on-site shared open surface parking lot. Included in the existing development are three separate retail pad sites occupied by a bank, gas station and restaurants.

CHARACTER OF THE AREA

The Bull Run Planning District is located in western Fairfax County and is generally bounded on the northeast by the eastern boundary of Washington Dulles International Airport (Dulles Airport) and Lee-Jackson Memorial Highway (Route 50); on the east by West Ox Road and Lee Highway (Route 29); on the southeast by Braddock Road, Shirley Gate Road, Union Mill Road, Compton Road, and Centreville Road (Route 28); on the southwest by the Bull Run Stream Valley; and on the northwest by Loudoun County.

The subject area of this proposed Plan Amendment is located in the center of the Planning District at the southeastern corner of the Westfields Boulevard and Stonecroft Boulevard intersection. The site is located immediately to the south of the southern boundary of the Dulles Suburban Center, adjacent to Land Unit J. Properties on the north side of Stonecroft Boulevard fall within the Dulles Suburban Center. Aerial photography of the site and immediate area is shown in Figure 1.

North: The area immediately to the north of the site is located in Land Unit J of the Dulles Suburban Center and is planned at the base level for office, conference center/hotel, industrial/flex and industrial use up to an intensity of .50 FAR. As an option, this area may be developed with neighborhood-serving retail and service uses provided the parcel is planned and designed comprehensively to function as an integrated development that is compatible with both the hotel and Sully Station Shopping Center; the development has pedestrian access to the hotel; and access is from Stonecroft Boulevard or the planned extension of Poplar Tree Road. This area is currently zoned I-5 and is developed with a hotel, gas station, and a variety of retail and restaurant uses.

East: The area immediately to the east is planned for residential uses at a density of 2-3 dwelling units per acre (du/ac) along with a portion planned for private open space and public park. The parcels are zoned PDH-3 and are currently developed with multi-family residential uses and child care uses.

South: The area immediately to the south is planned for residential uses at a density of 2-3 du/ac. This area is zoned PDH-3 and developed with the Sully Station Community Center and single family homes.

West: Immediately to the west, at the southwest quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map Parcels 44-3((1)) 7G and 12), the area is planned for public facilities, institutional and governmental uses. Tax Map Parcels 44-3((1)) 7G and 12 are currently zoned R-3 and R-2 respectively, and are developed with the Sully Police Station and Sully District Supervisor office. The area to the west of the Sully Station Shopping Center and south of the public uses is planned for residential use at 2-3 du/ac and private open space. This area is zoned PDH-3 and developed with townhomes.

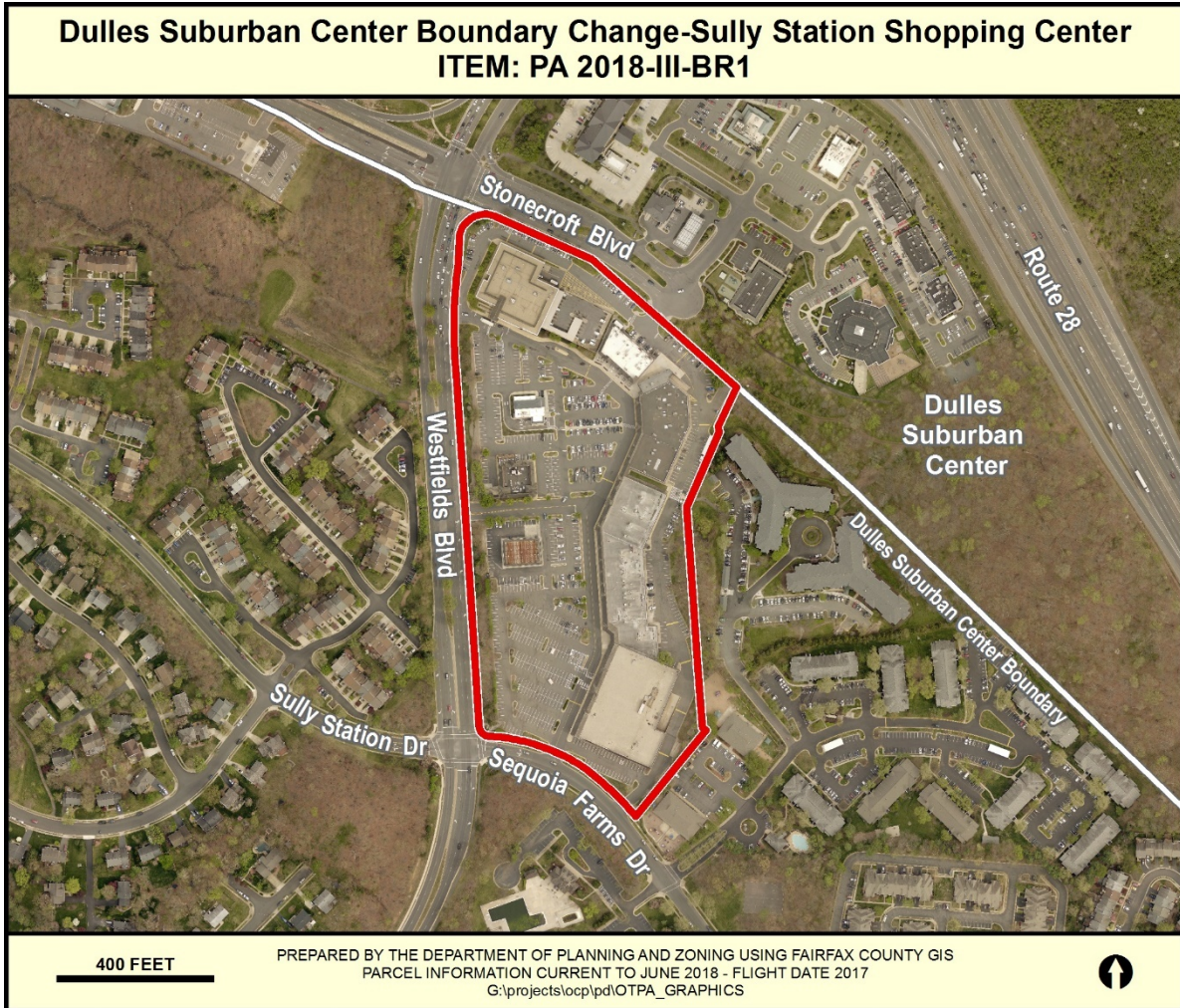


Figure 1: Aerial View of Subject Property

PLANNING HISTORY

Prior to 1997, the BR3-Flatlick Community Planning Sector within the Bull Run Planning District was recommended for industrial, private open space, and residential uses at a density of 2-3 du/ac. While there was no site specific guidance regarding land use density or intensity for the subject area, guidance was provided that infill development should be compatible with existing development.

During the 1997-1998 North County Area Plans Review, the Board adopted APR item 97-III-7BR for the geographic area of Tax Map Parcels 44-3 ((7)) A, B, B1, C, C1 D and 44-3 ((1)) 7G, 12 and 44-3 ((4)) 48, Z. The new guidance recommended public facilities, retail use at .25 FAR, private open space and residential use at 2-3 du/ac. This update to the Comprehensive Plan reflected the existing uses on both sides of Westfields Boulevard, south of Stonecroft Boulevard.

PROPOSED PLAN AMENDMENT

As stated previously, the Board authorized staff to consider an amendment to the Plan to incorporate the subject area into the Dulles Suburban Center. No other changes to the Plan, such as land use recommendations, densities, or substantive revisions to the text are proposed. In order to be reorganized with the existing land units in the Dulles Suburban Center, the subject properties (Tax Map Parcels 44-3((7) B2 and B3) would be included in a new Land Unit M of the Dulles Suburban Center. Minor text and figure changes, editorial in nature, would be required to accommodate the area's inclusion into the Dulles Suburban Center and the removal from the Bull Run Planning District.

CONCLUSION

The review of the proposed inclusion of the subject properties into the Dulles Suburban Center has considered the proximity to the Dulles Suburban Center (Land Unit J). The subject parcels are similarly planned and developed for retail uses, although at lower density than Land Unit J. The retail centers are connected physically and locating Plan guidance in the same planning area may provide an opportunity for comprehensive review, if warranted in the future. The Dulles Suburban Center currently has area-wide guidance which will apply to the Sully Station Shopping Center if identified as Land Unit M of the Dulles Suburban Center. The subject parcels have sufficiently detailed guidance under existing Plan text that can be relocated to the Dulles Suburban Center.

RECOMMENDATION

Staff recommends that 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 ~~striketrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, amended through 3-06-2018, BR3-Flatlick Community Planning Sector, Recommendations, page 54:

“Land Use [*underlined in original text*]

See the section on the Dulles Suburban Center for recommendations pertaining to that portion of the Flatlick Community Planning Sector. Recommendations for the remainder of the sector are provided in the text that follows.

Infill development within this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

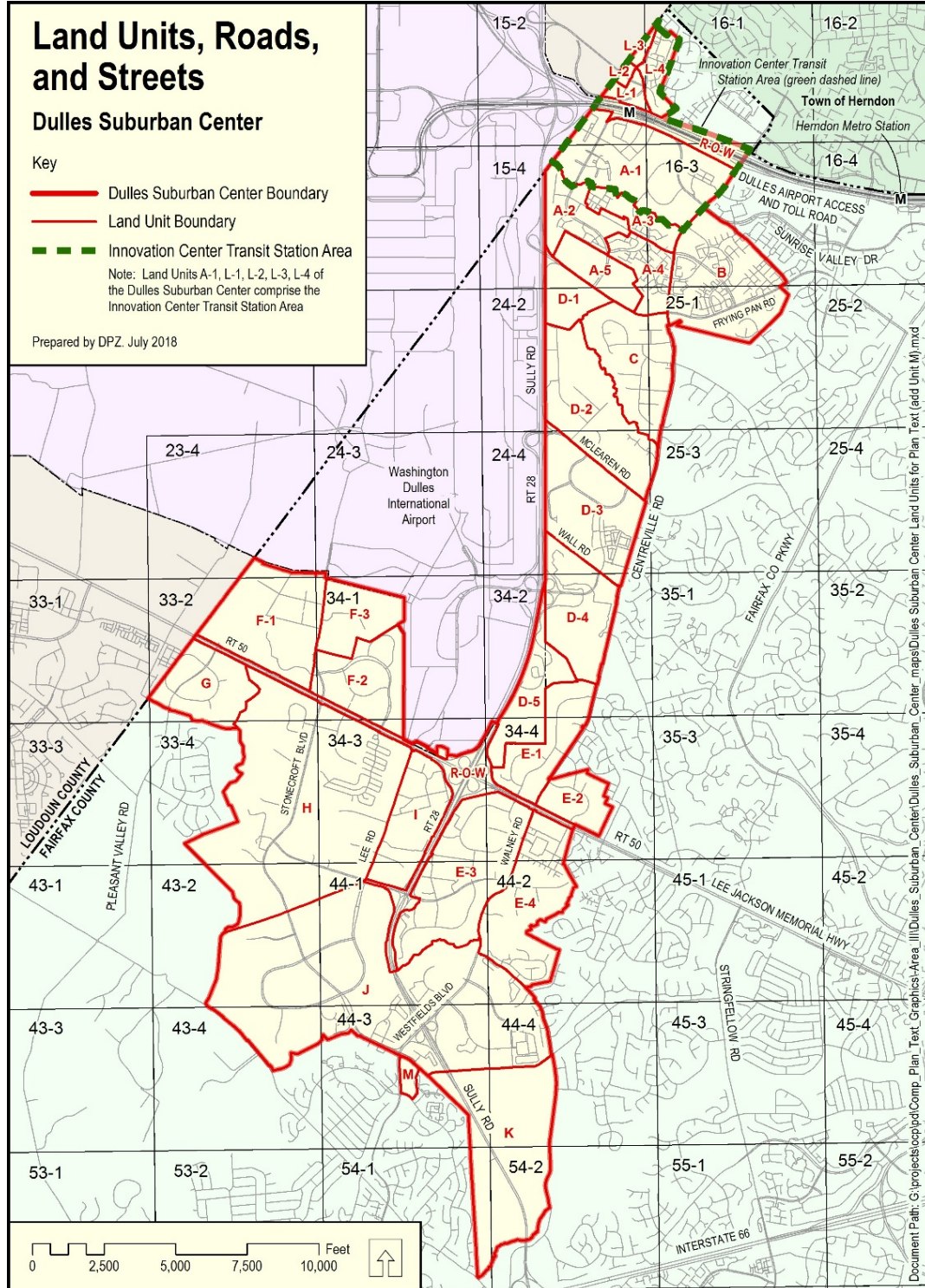
Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 19 indicates the geographic location of land use recommendations for this sector.

1. The land generally located between Cub Run Stream Valley and Flatlick Branch, Braddock Road, Pleasant Valley Road and Lee Highway is planned for residential use at .1-.2 dwelling unit per acre to conform with the findings of the Occoquan Basin Study.
2. Land generally located between Poplar Tree Road, the Cabells Mill Subdivision and Ellanor C. Lawrence Park, Stringfellow Road, and I-66 is planned for residential use at 1-2 dwelling units per acre. This density is compatible with the density of existing residential development in the area. This area is also part of a planned low density transition area between higher density development planned for Centreville and Fairfax Center.
3. ~~Land at the southeast quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map 44-3((7)) A, B, B1, C, C1) is planned and developed as retail use at .25 FAR.~~ Land at the southwest quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map 44-3((1)) 7G and 12) is planned for public facilities and governmental uses.”

**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 3-20-2018, Dulles Suburban Center Overview, Figure 2, "Land Units, Roads and Streets" to show the addition of Land Unit M, page 3:



MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 3-20-2018, Dulles Suburban Center Overview Land Use, page 4:

“Land Use [underlined in original text]

The Dulles Suburban Center is approximately ~~6,644~~ 6,661 acres in size”.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 3-20-2018, Dulles Suburban Center Land Unit Recommendations, following Land Unit L, beginning on page 168:

Note: This text is being relocated from Area III, Bull Run Planning District, BR3-Flatlick Community Planning Sector. No substantive changes are proposed. Tax Map Parcels 44-3((7)) B2 and B3, within Land Use Recommendation # 3 of the Flatlick Community Planning Sector have been incorporated into a new Land Unit M. Modified text is shown with ~~striketrough~~ and underlined text.

“LAND UNIT M

CHARACTER

Land Unit M consists of approximately 17.5 acres located at the southeast corner of the Westfields Boulevard and Stonecroft Boulevard intersection, and is bordered to the south by Sequoia Farms Drive. It is developed with retail use and includes a U.S Post Office and the Sully Station Shopping Center (Figure 40).

RECOMMENDATIONS

Land Use

Land at the southeast quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map 44-3((7)) B2 and B3) is planned and developed for retail use up to an intensity of .25 FAR.

Please refer to Areawide guidance for recommendations related to transportation, heritage resources, parks and recreation, trails, the environment, and public facilities.”

ADD

FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 3-20-2018, Dulles Suburban Center Land Unit Recommendations, Figure 40, "Dulles Suburban Center – Land Unit M" to show the addition of Land Unit M, following the new text for Land Unit M:

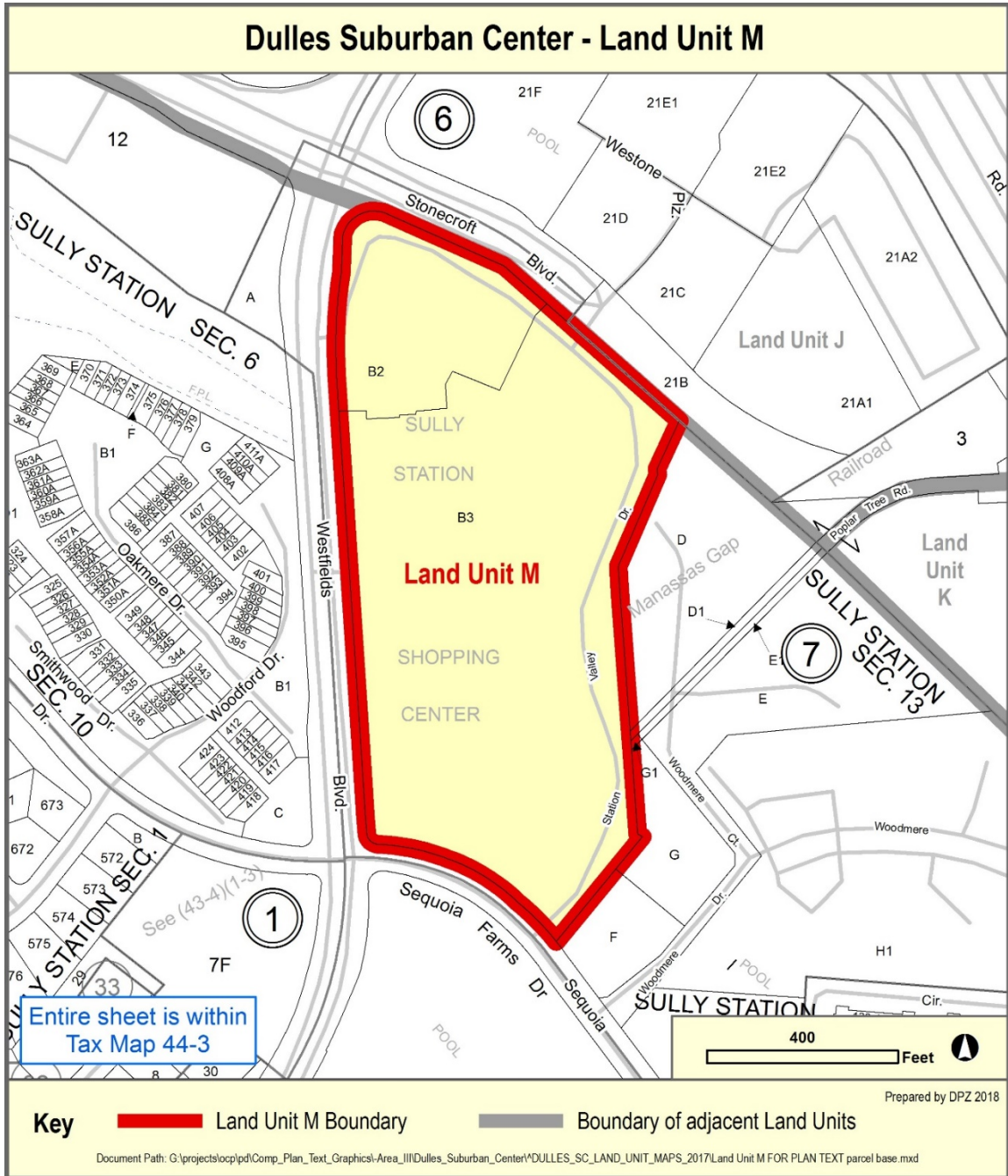


FIGURE 40

CONCEPT FOR FUTURE DEVELOPMENT MAP:

The Concept for Future Development Map will change to show the expanded Dulles Suburban Center boundary.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will change to show the expanded Dulles Suburban Center boundary.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will change to show the expanded Dulles Suburban Center boundary. In addition, the Countywide Trails Plan and Bicycle Master Plan will change to show the expanded Dulles Suburban Center boundary.

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 3-20-2018, Dulles Suburban Center Overview and Area Plans:

Revise figures and text references as needed to reflect the expanded boundary area.

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, amended through 3-06-2017, Bull Run Planning District Overview and Area Plans:

Revise figures and text references as needed to reflect the expanded boundary area.