



# PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: S13-CW-T1  
September 2, 2015

**GENERAL LOCATION:** Leland Road Extension,  
located west of the road's terminus at Pickwick  
Road.

**SUPERVISOR DISTRICT:** Sully

**PLANNING AREA:** Area III

**PLANNING DISTRICT:**  
Bull Run Planning District

**SUB-DISTRICT DESIGNATION:**  
Centreville Area and Suburban Center,  
Centreville Historic Overlay District

**PARCEL LOCATION:** Tax Map 54-4

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

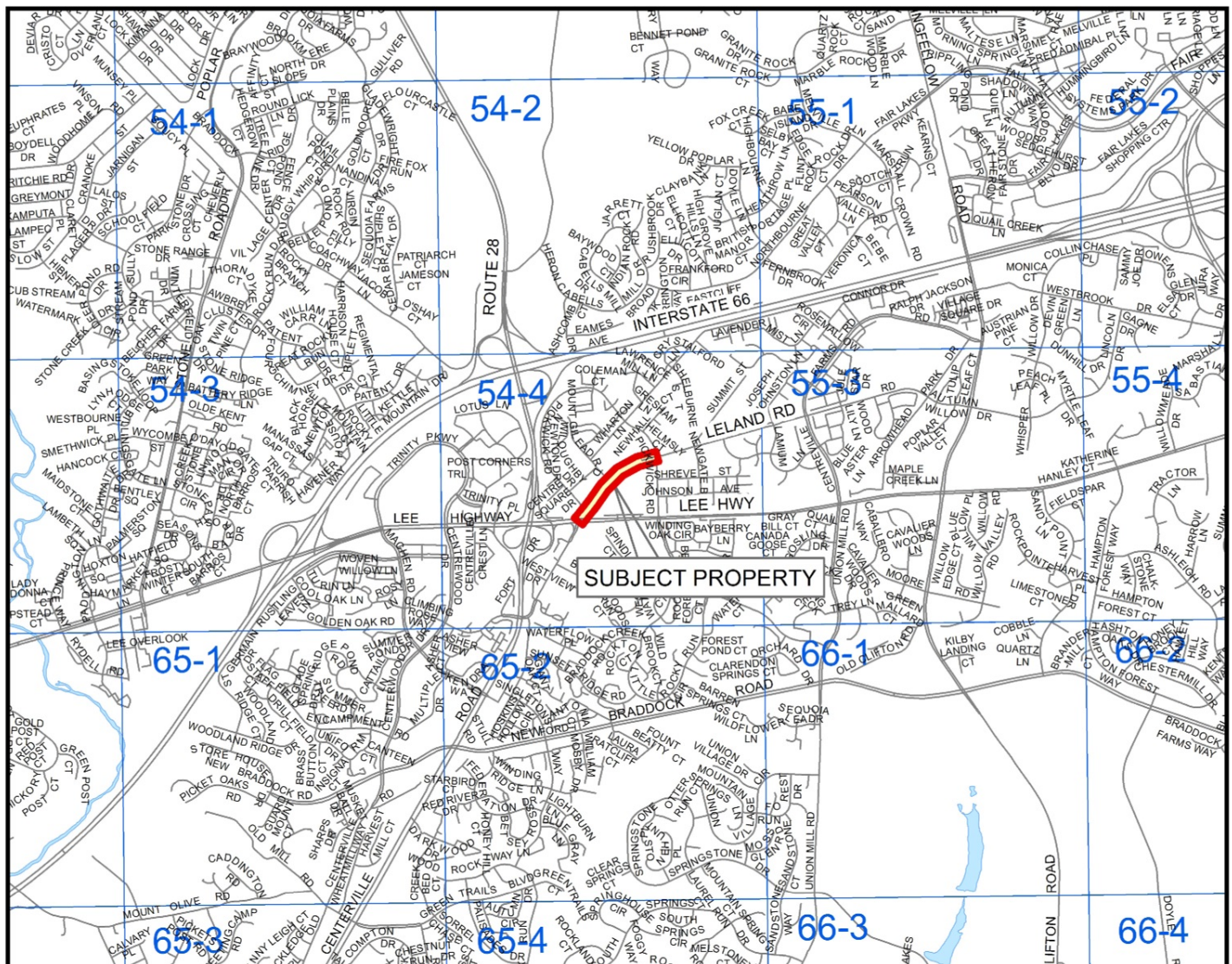
**PLANNING COMMISSION PUBLIC HEARING:**  
Wednesday, September 30, 2015 @ 8:15 PM

**BOARD OF SUPERVISORS PUBLIC HEARING:**  
Tuesday, November 17, 2015 @ 4:00 PM

**PLANNING STAFF DOES RECOMMEND  
THIS ITEM FOR PLAN AMENDMENT**



Reasonable accommodation is available upon 7 days  
advance notice. For additional information about  
accommodation call (703) 324-1334.



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS



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**CURRENT PLAN AND PROPOSED CHANGE**  
 PARCEL LOCATION MAP SHOWING CURRENT PLAN AND  
 PROPOSED CHANGE FOR LELAND ROAD EXTENSION

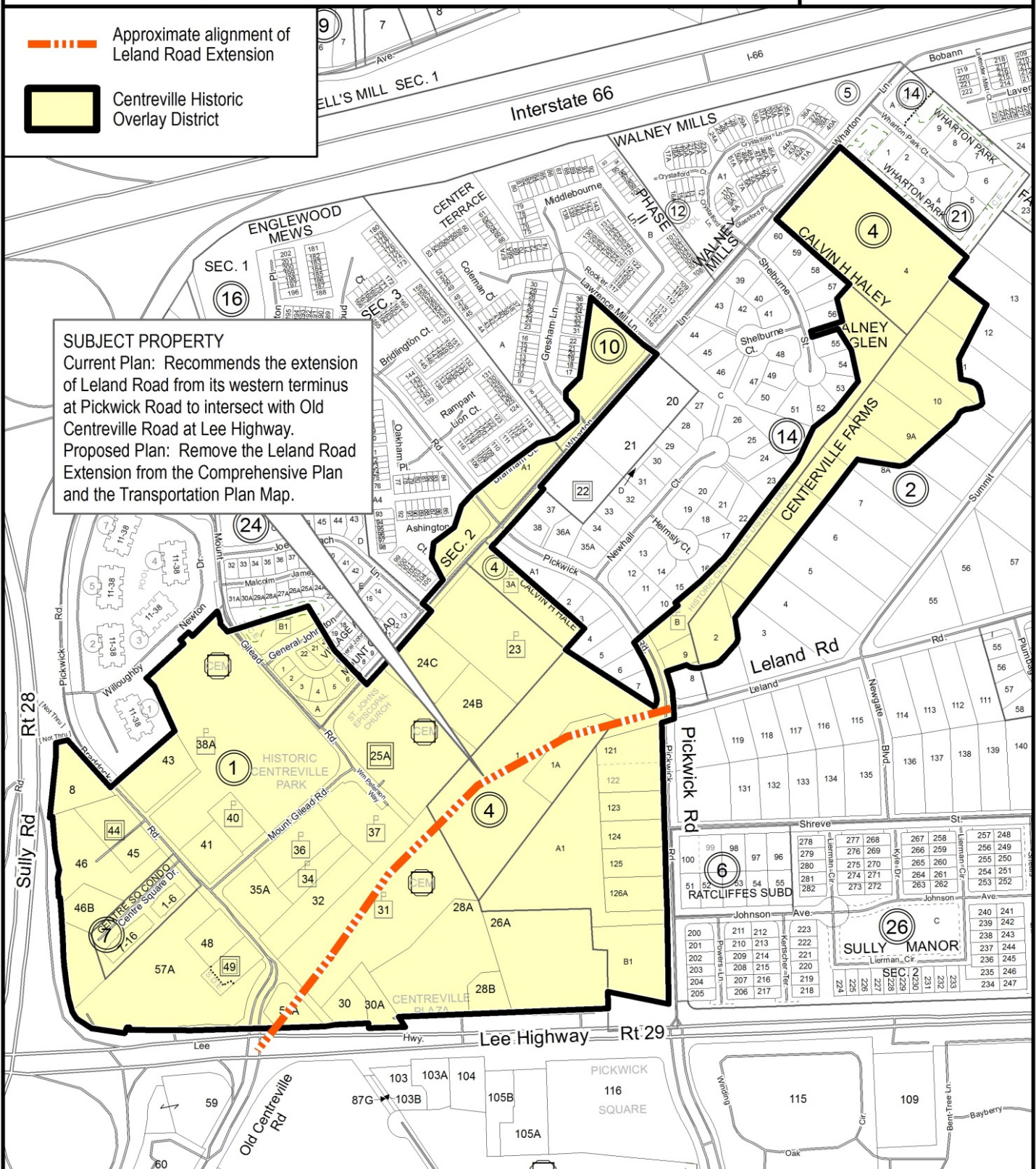
**ITEM:  
 S13-CW-T1**

Approximate alignment of  
 Leland Road Extension

Centreville Historic  
 Overlay District

**SUBJECT PROPERTY**

Current Plan: Recommends the extension  
 of Leland Road from its western terminus  
 at Pickwick Road to intersect with Old  
 Centreville Road at Lee Highway.  
 Proposed Plan: Remove the Leland Road  
 Extension from the Comprehensive Plan  
 and the Transportation Plan Map.



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
 PARCEL INFORMATION CURRENT TO AUGUST 2015  
 G:\projects\loop\pd\OTPA\_GRAPHICS - Leland Road Connector



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## **STAFF REPORT FOR PLAN AMENDMENT S13-CW-T1**

### **BACKGROUND**

On January 29, 2013, the Fairfax County Board of Supervisors (BOS) authorized Plan Amendment (PA) S13-CW-T1 to evaluate removal of the 0.3-mile extension of Leland Road from the Fairfax County Transportation Plan. The Leland Road Extension is shown to connect Leland Road from its terminus at Pickwick Road westward to intersect with Old Centreville Road at Lee Highway.

### **CHARACTER OF THE AREA**

Leland Road is located north of Lee Highway and south of I-66, connecting Arrow Head Park Drive on the east, to Pickwick Road on the west. The uses that line the roadway are primarily single-family attached and detached dwelling units. The proposed Leland Road Extension would connect the existing Leland Road through the Centreville Historic Overlay District (HOD) to the Braddock Road, Old Centreville Road, Lee Highway intersection. The uses surrounding the proposed extension are primarily low density, single-family detached dwelling units, a historic church and low density commercial uses.

### **PLANNING HISTORY**

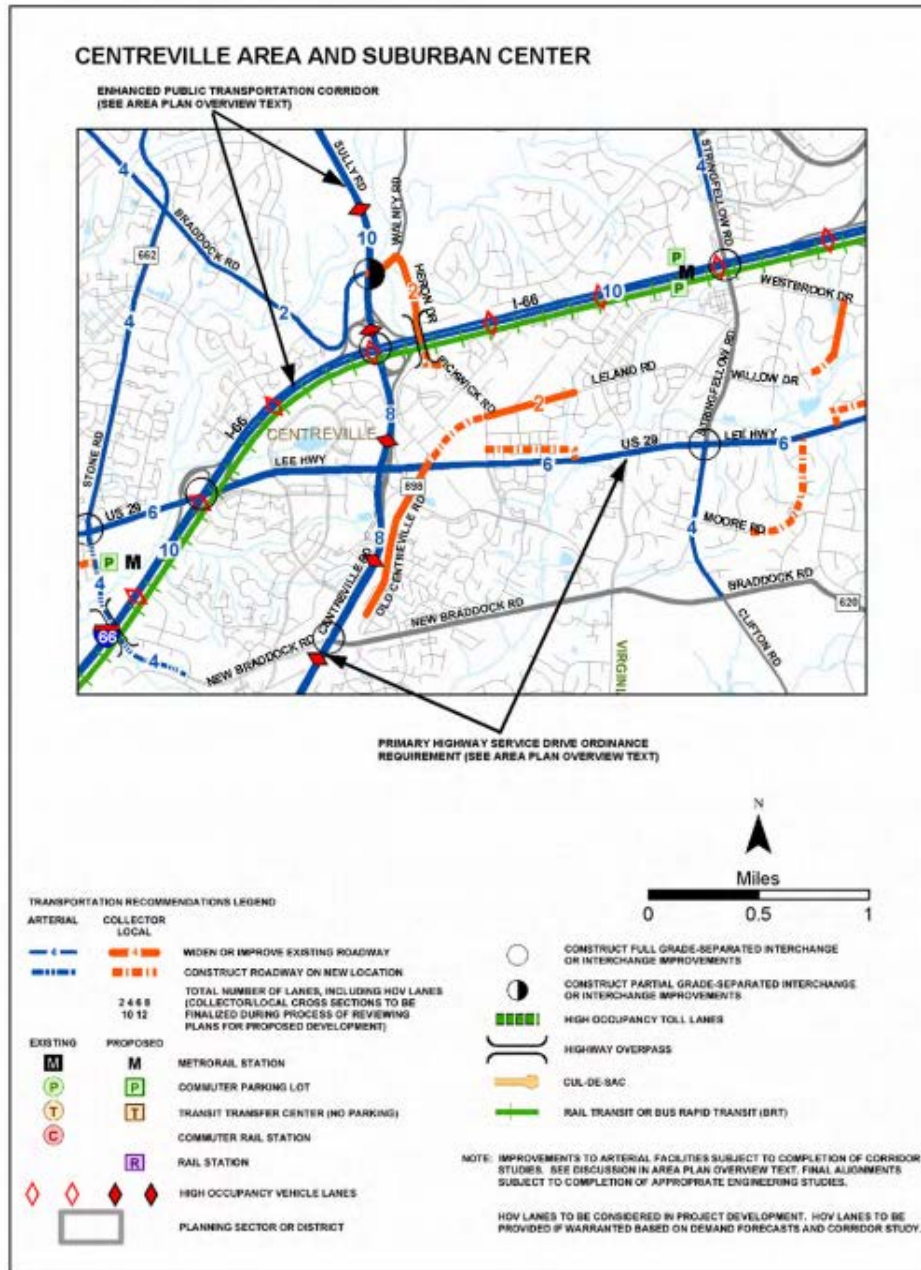
The proposed location of the Leland Road Extension has been on the Fairfax County Transportation Plan since at least 1975, and the currently proposed alignment of the Leland Road Extension has been on the Fairfax County Transportation Plan since 1990. The original purpose of the Leland Road Extension was to support the development of an active “historic village” surrounding the historic resources located within the Centreville HOD. The Centreville HOD was established by the BOS in 1986, expanded in 2007, and revised in 2010.

On January 29, 2013, the Fairfax County Board of Supervisors (BOS) discussed a request for a special permit amendment and an anticipated special exception application for the Centreville Preschool located at 13916 Braddock Road, Centreville VA 20120, a location that would likely be impacted by a future Leland Road Extension. Concerns were raised that the Leland Road Extension may not be compatible with the Centreville HOD. During their January 29, 2013 meeting, the Board authorized staff to review a Plan Amendment to evaluate removing the road extension from the Plan. The special exception application for the preschool (SE 2013-SU-018) was approved on January 14, 2014.



## ADOPTED COMPREHENSIVE PLAN RECOMMENDATIONS

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, amended through 12-2-2014; Figure 12, "Transportation Recommendations, Centreville Area and Suburban Center;" page 41:



**TRANSPORTATION RECOMMENDATIONS  
CENTREVILLE AREA AND SUBURBAN CENTER**

**FIGURE 12**

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, amended through 12-2-2014, Centreville Area and Suburban Center, Centreville Historic Overlay District, page 24:

- “• Remnants of Civil War earthworks and fortifications should be preserved.
- Due to the high potential for Archaeological Resources, a Phase I archaeological survey should be performed prior to any zoning action. Based on the findings from the Phase I survey, Phase II and, if needed, a Phase III with mitigation/ conservation plans should be developed, which may result in recommendations for conservation easements, public access/acquisition or other methods of preservation. The Cultural Resource and Protection Branch of the Fairfax County Park Authority should be consulted as to what study is necessary and in developing an appropriate treatment and maintenance plan.
- There should be connectivity with the rest of the Centreville Historic Overlay District which may include conservation easements, public access/acquisition or other methods of preservation. Pedestrian linkages to and within the historic overlay district should be provided.
- Any proposal will need to address storm water management (SWM). A coordinated SWM plan should be achieved where feasible. Low impact development concepts should be a part of any SWM plan.
- Any development proposal must respect the Centreville Historic Overlay District Design Guidelines as adopted by Fairfax County’s Architectural Review Board.
- Any development proposal should be compatible in terms of architecture, architectural mass, materials, scale, and design with the significant historic structures in the historic overlay district. Landscaping compatible with the historic overlay district should be provided. Structures should be designed to complement the historic overlay district and where appropriate should front the district.
- Traffic impacts on the historic overlay district should be minimized.”

## **PROPOSED PLAN AMENDMENT**

The proposed Plan amendment considers removing the Leland Road Extension from the Comprehensive Plan and from the Transportation Plan Map.

## **ANALYSIS**

The Centreville HOD was established by the BOS in 1986. The alignment of the Leland Road Extension, as has been shown since 1990 on the Fairfax County Transportation Plan map and in the Fairfax County Comprehensive Plan, was added to support the development of an active “historic village” surrounding the historic resources located within the Centreville HOD.

In 2007, the BOS approved the expansion of the Centreville HOD from its original seventeen acres to eighty-four acres and directed that new guidelines be developed to protect the heritage resources within the expanded area. The properties that include the approximate Leland Road Extension alignment were added to the Centreville HOD at this time.

The Centreville HOD includes the entire planned alignment of the Leland Road Extension as well as properties containing Civil War earthen fortifications, properties within the platted Town of Centreville as created by a 1792 Act of the General Assembly, the eighteenth-century Royal Oaks Farm site, and architecturally or culturally significant early- to mid-twentieth century properties. In addition, there are more than two dozen known archaeological sites and the potential for additional, as yet undiscovered sites, within the HOD.

Although the Leland Road Extension was originally intended to support the development of an active “historic village” surrounding the historic resources located within the Centreville Historic Overlay District, the subsequent expansion of the Centreville Historic Overlay District and approval of updated Comprehensive Plan guidance for this area have emphasized the need to preserve the known and unknown historic resources in this area.

In line with Plan guidance for the Centreville HOD to encourage public acquisition of property as a method of preservation, the Fairfax County Park Authority acquired the property (Tax Map 54-4 ((1)) 31) associated with the former Royal Oaks farm, and intends to expand the Historic Centreville Park Master Plan to ensure the preservation of historic resources on this site. It should be noted that the current alignment of the Leland Road Extension would bisect this parcel, having significant negative impacts to the parcel and resources on the site.

### **CONCLUSION**

The goals for the Centreville HOD include overall preservation of known and unknown historic resources. Plan guidance includes language that recognizes the known Civil War resources, acknowledges other known archaeological resources, and emphasizes the need to minimize traffic impacts. In light of these overarching preservation goals, Fairfax County Department of Transportation staff recommends the removal of the Leland Road Extension, from the Fairfax County Transportation Plan Map and Fairfax County Comprehensive Plan.

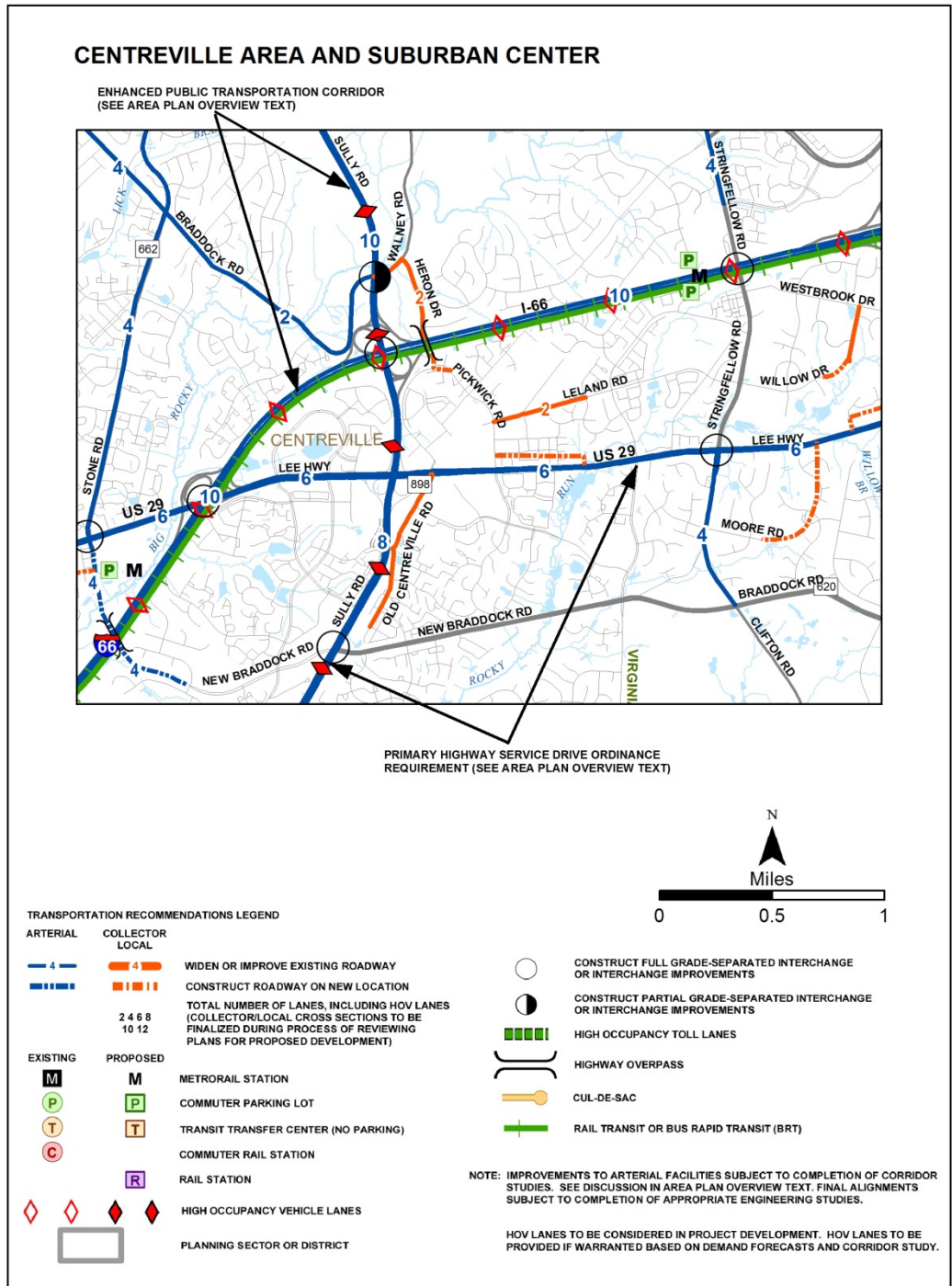
### **RECOMMENDATION:**

Staff recommends that the Comprehensive Plan be modified as shown below.



**MODIFY**

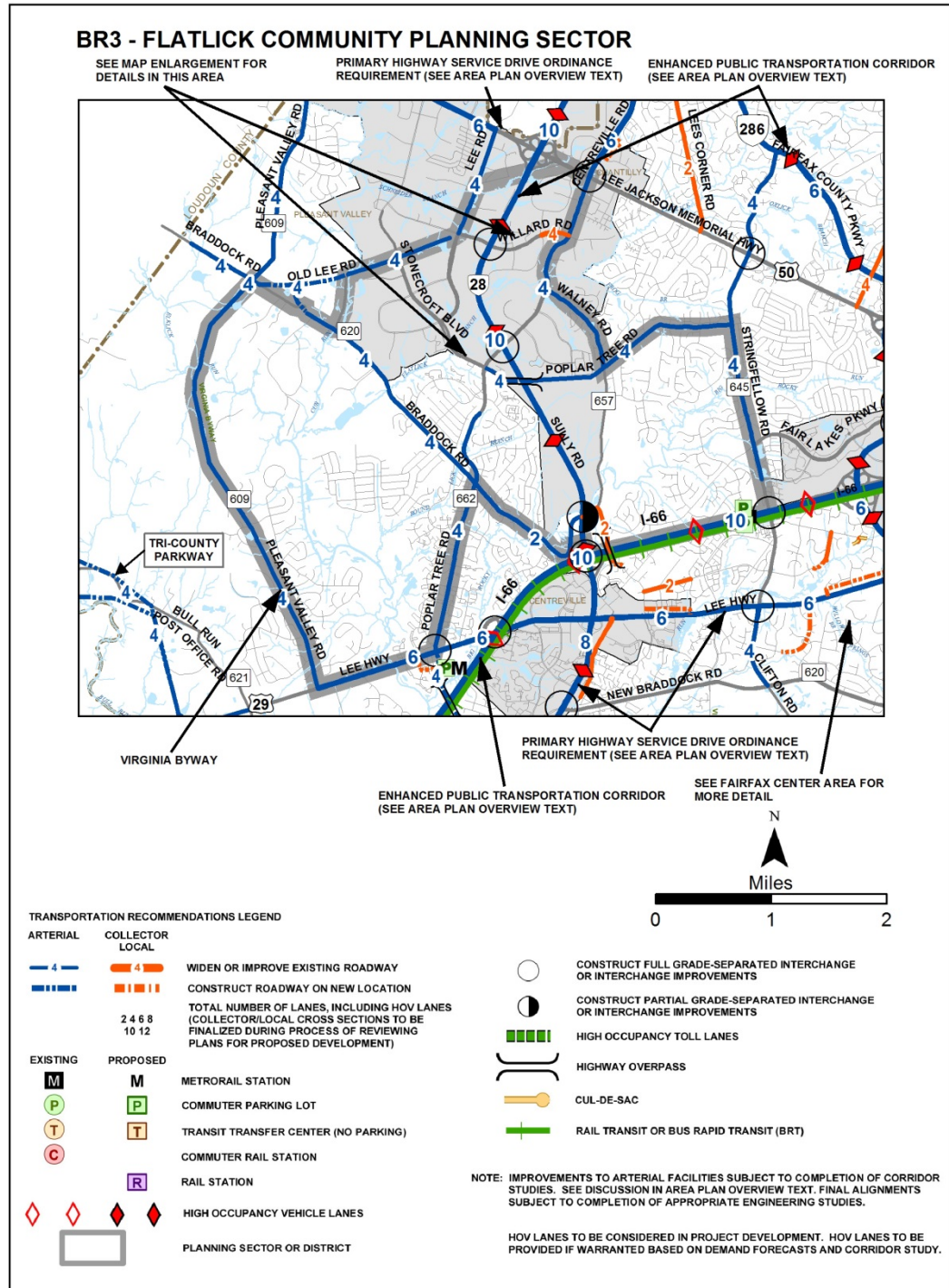
**FIGURE:** Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, amended through 12-2-2014; Figure 12, "Transportation Recommendations, Centreville Area and Suburban Center;" page 41, to remove the extension of Leland Road from Pickwick Road to Old Centreville Road.



## MODIFY

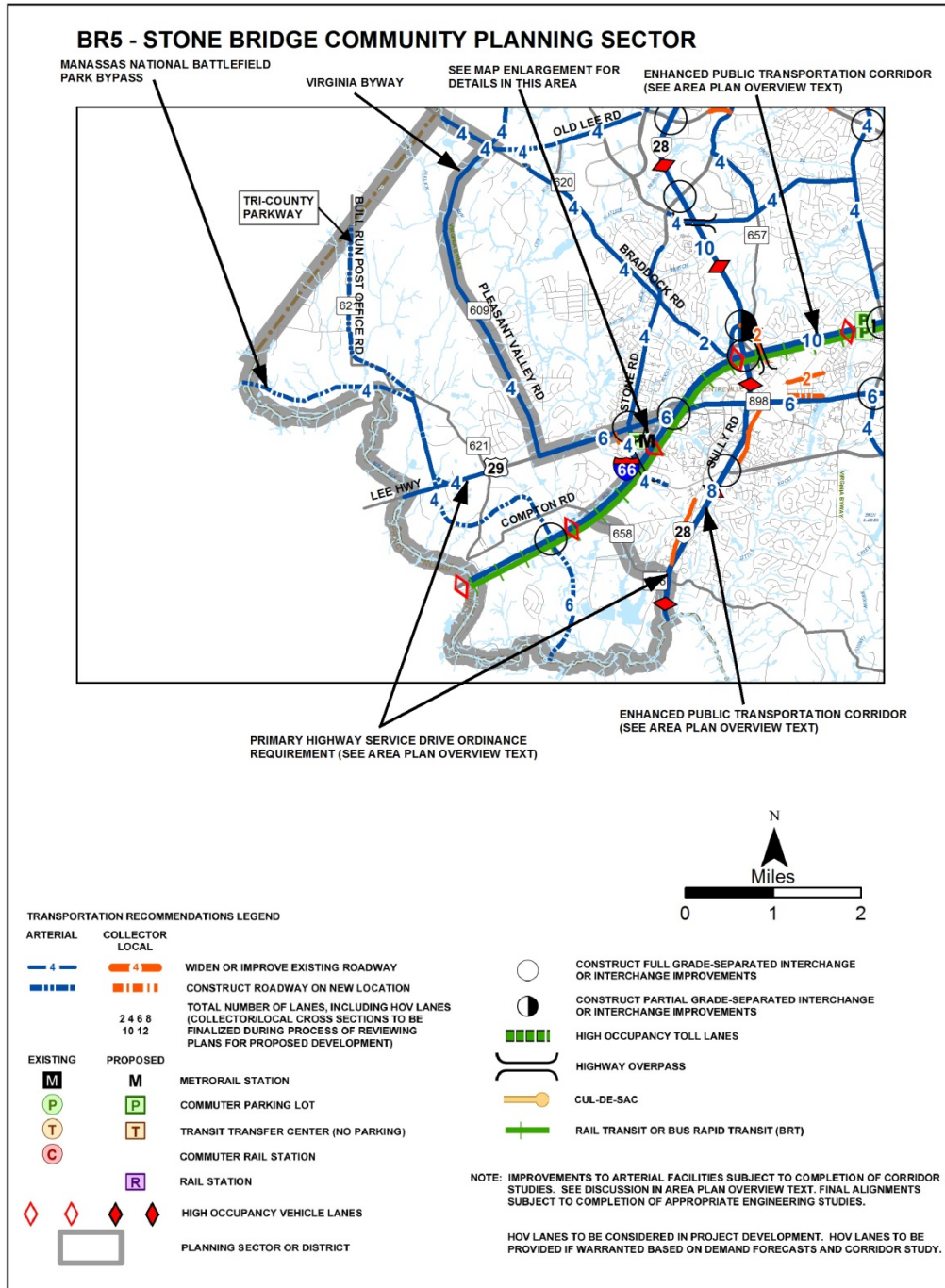
**FIGURE:**

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, amended through 12-2-2014; BR3-Flatlick Community Planning Sector, Figure 20, “Transportation Recommendations,” page 57, to remove the extension of Leland Road from Pickwick Road to Old Centreville Road.



**MODIFY**

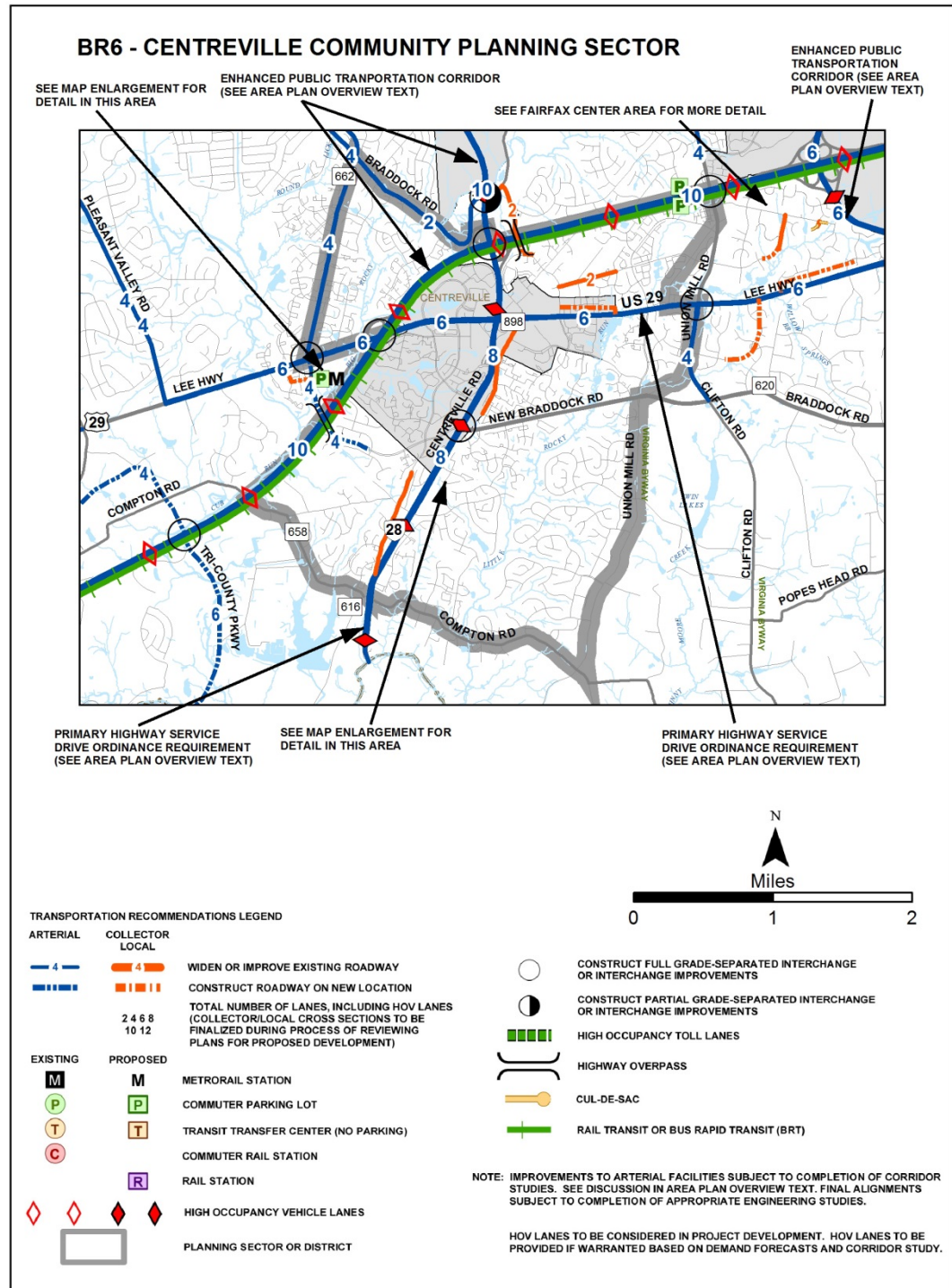
**FIGURE:** Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, amended through 12-2-2014; BR5-Stone Bridge Community Planning Sector, Figure 29, "Transportation Recommendations," page 73, to remove the extension of Leland Road from Pickwick Road to Old Centreville Road.





**MODIFY**

**FIGURE:** Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, amended through 12-2-2014; BR6-Centreville Community Planning Sector, Figure 33, "Transportation Recommendations," page 82, to remove the extension of Leland Road from Pickwick Road to Old Centreville Road.





**COMPREHENSIVE LAND USE PLAN MAP AND THE TRANSPORTATION**

**PLAN MAP:** The Comprehensive Land Use Plan Map and the Transportation Plan Map will be modified to delete the Leland Road Extension.