



# PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2018-I-A1  
April 12, 2018

**GENERAL LOCATION:** 7210 Braddock Road, North of Braddock Road, west of Woodland Drive

**SUPERVISOR DISTRICT:** Mason

**PLANNING AREA:** Area I

**PLANNING DISTRICT:** Annandale Planning District

**COMMUNITY PLANNING SECTOR:** A10-Ossian Hall Community Planning Sector

**PARCEL LOCATION:** 71-3 ((8)) 12, 13 and 14

**PLANNING COMMISSION PUBLIC HEARING:** Thursday, April 26, 2018 @ 7:30 PM

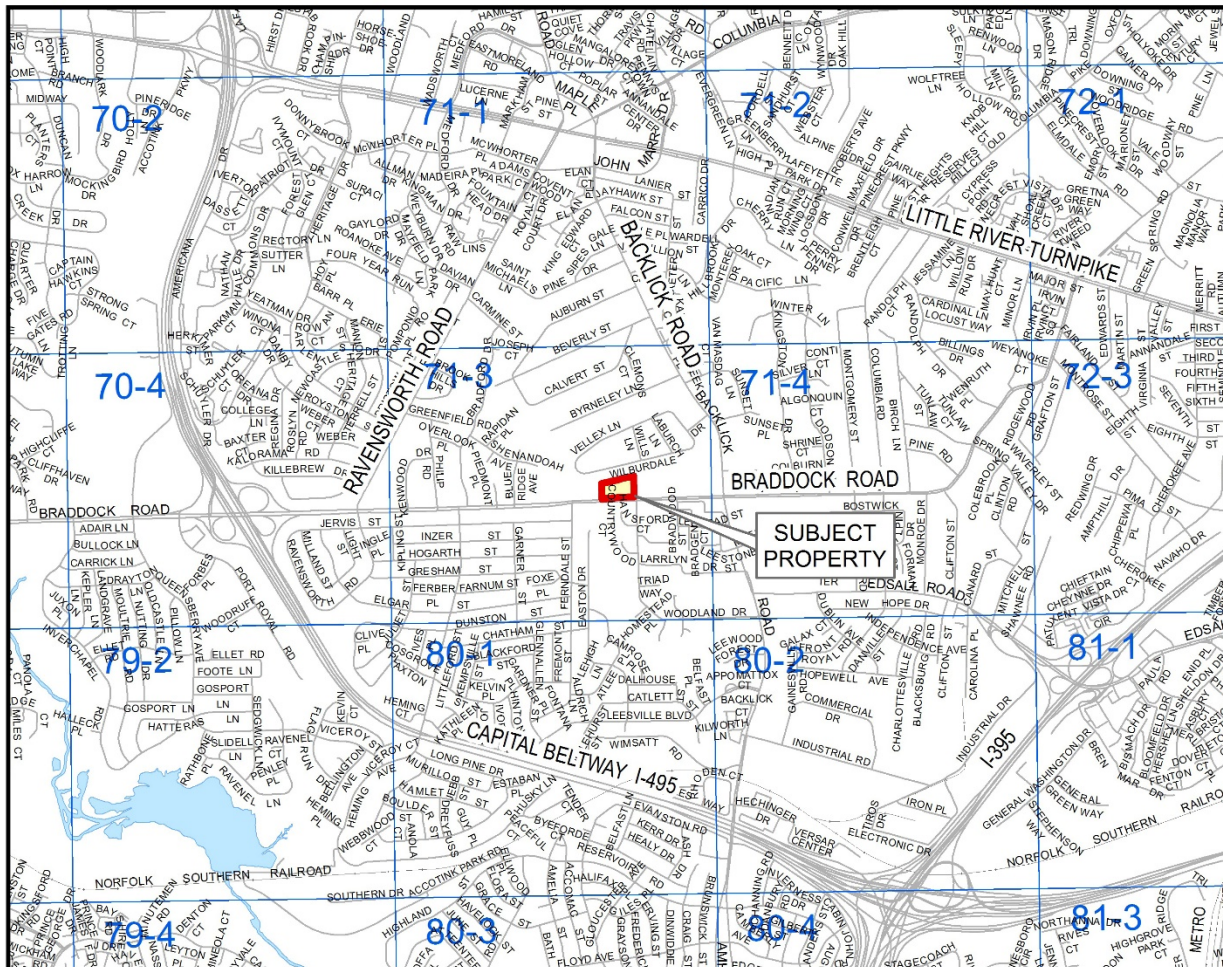
**BOARD OF SUPERVISORS PUBLIC HEARING:** Tuesday, May 1, 2018 @ 3:30 PM

**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.





PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
Oakwood Services International, 7210 Braddock Road



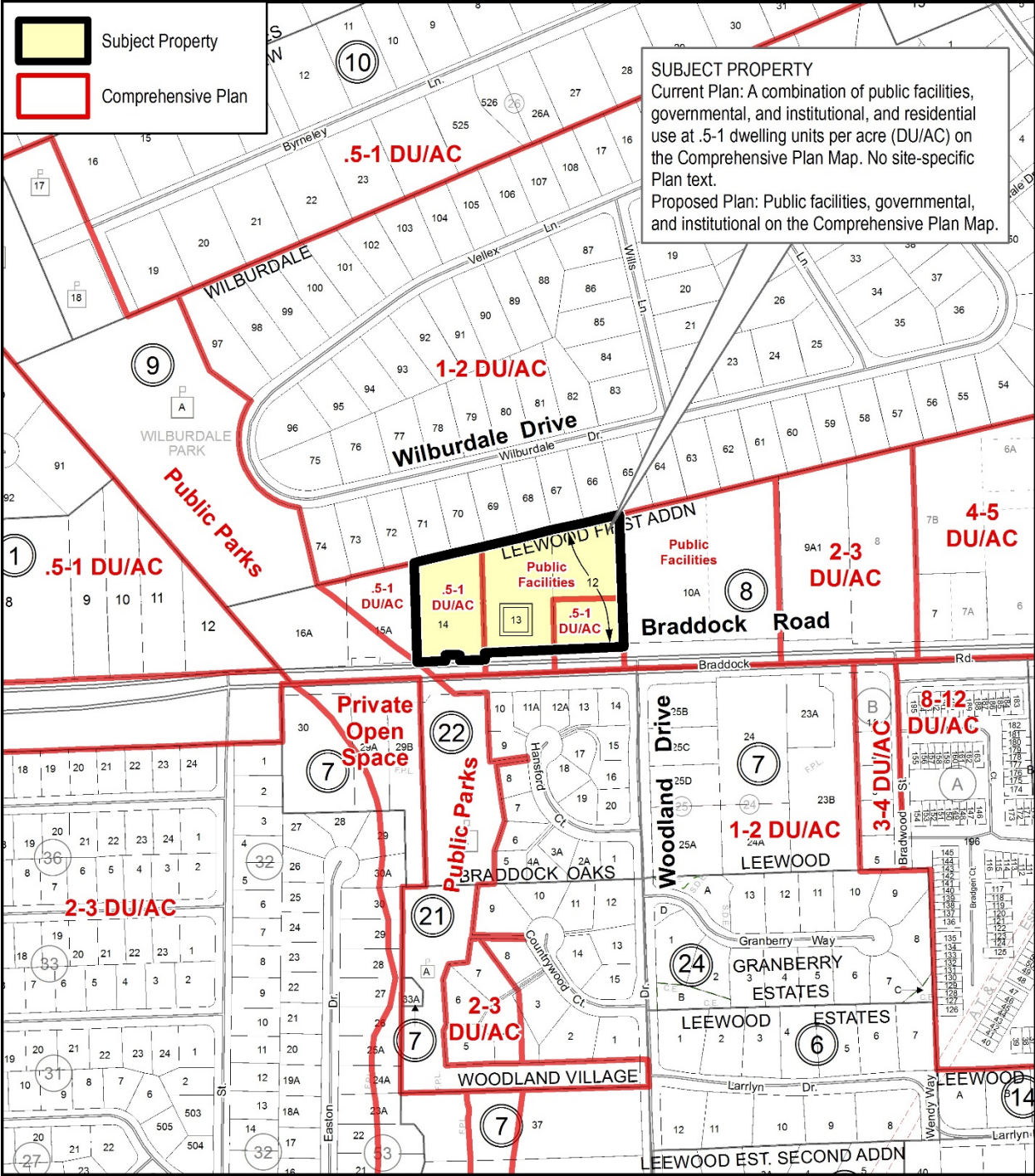
**CURRENT PLAN AND PROPOSED CHANGE**  
 PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR  
 SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

**ITEM:**  
**PA 2018-I-A1**

 Subject Property

 Comprehensive Plan

**SUBJECT PROPERTY**  
 Current Plan: A combination of public facilities, governmental, and institutional, and residential use at .5-1 dwelling units per acre (DU/AC) on the Comprehensive Plan Map. No site-specific Plan text.  
 Proposed Plan: Public facilities, governmental, and institutional on the Comprehensive Plan Map.



**400 FEET**



PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
 PARCEL INFORMATION CURRENT TO FEBRUARY 2018  
 G:\projects\locpd\IOTPA\_GRAPHICS - Oakwood Services International, 7210 Braddock Road



## **STAFF REPORT FOR PLAN AMENDMENT 2018-I-A1**

### **BACKGROUND**

On February 6, 2018, the Fairfax County Board of Supervisors (Board) authorized Plan Amendment (PA) 2018-I-A1, Oakwood Services International, for Tax Map Parcels 71-3((8)) 12, 13 and 14, comprising 4.56 acres on the north side of Braddock Road, west of Woodland Drive. The subject parcels are located within the A10-Ossian Hall Community Planning Sector of the Annandale Planning District. The site is located in the Mason supervisor district.

The adopted Comprehensive Plan (Plan) Map for these parcels recommends a combination of Public facilities, Governmental and Institutional for half of Parcel 12 and Parcel 13, and Residential use at .5-1 dwelling units per acre (DU/AC) for half of Parcel 12 and Parcel 14. There is no site-specific Plan guidance for the subject parcels. The Board authorized staff to consider an amendment to the current Plan Map only to Public Facilities, Governmental and Institutional uses for the subject site (i.e., Parcels 12, 13, and 14).

The Board's motion included the request to expedite review and processing to coincide with concurrent Rezoning Application RZ 2017-MA-016 and companion Special Exception Amendment Application SEA 96-M-037. The applications propose to rezone the parcels from the current R-1 and R-3 zoning districts to R-3, to allow for expansion and improvements to an existing academic institution building. An amendment to the Comprehensive Plan Map is needed to allow the proposed rezoning applications to be in harmony and conformance with the Plan.

### **CHARACTER OF THE SITE**

Oakwood Services International has operated a non-profit private school at 7210 Braddock Road (Parcels 12 and 13) since 1981 and is also approved under Special Exception SE 96-M-037. Both parcels 12 and 13 are zoned R-3. The Oakwood School acquired Parcel 14 (westernmost parcel) which is currently developed with a single-family home and zoned R-1. All three parcels are directly fronting on Braddock Road.

The Comprehensive Plan Map assigns the land use category of Public Facilities, Governmental and Institutional use for Parcel 13 and the northern half of Parcel 12. The southern half of Parcel 12 and the entirety of Parcel 14 are shown as Residential at .5-1 DU/AC. The southern half of Parcel 12, while shown on the Plan Map as planned for .5-1 DU/AC, is currently zoned R-3 and does not require a Plan Map change to allow the Oakwood School to pursue concurrent rezoning applications. However, a Plan Map change for this southern half of Parcel 12 is being considered in this Plan Amendment to remove a pre-existing inconsistency between planned, approved, and existing use on that Parcel.

### CHARACTER OF THE AREA

The A10-Ossian Hall Community Planning Sector is located within the approximate geographic center of the Annandale Planning District. It is bounded on the north by Little River Turnpike, the east by Backlick Road, the south by Braddock Road, and the west by the Capital Beltway.

The subject parcels are on the southern edge of the Planning Sector. Areas to the north and south of the site are single-family residential. Areas to the east are characterized by other longstanding educational and institutional uses, including the Phillips School, Arden Courts, Leewood Healthcare, and the subject Oakwood School. The Backlick Run Stream Valley is generally to the west, in addition to single-family residential.



Figure 1. Subject site shown in red.

## **ADOPTED COMPREHENSIVE PLAN TEXT**

There is no site-specific Comprehensive Plan text associated with the subject site and parcels. The Plan Map shows a combination of Public Facilities, Governmental and Institutional, and Residential at .5-1 DU/AC.

## **ANALYSIS AND SUMMARY OF PROPOSED AMENDMENT**

This Plan amendment considers the subject property in the context of the surrounding development, existing, and planned uses along this section of Braddock Road. Changes are also considered in the context of concurrent rezoning applications which would allow the Oakwood School to improve and expand buildings. Considerations also include potential impacts of the Oakwood School's capital planning on the transportation network, schools, parks and recreation, the environment, and heritage resources.

### *Land Use*

As described above, the existing and operating Oakwood School sits on two parcels (12 and 13) that are shown with two different Comprehensive Plan Map designations: Public Facilities, Governmental and Institutional on one and a half parcels, Residential at .5-1 DU/AC on half of a parcel. Parcel 14, is planned for Residential at .5-1 DU/AC and is currently developed with a single-family dwelling unit. There is no site-specific Plan text for the subject site, however Planning Sector land use recommendations state that infill development should be compatible in use, type, and intensity.

To support the rezoning of Parcel 14 to the R-3 District, the underlying Plan Map should align with the Plan Map designation for the existing school property use. The existing and proposed continued institutional use is compatible in use, type, and intensity with similar uses to the east on Braddock. The proposed Plan Map changes generate no land use concerns.

### *Transportation*

the Fairfax County Department of Transportation (FCDOT) review offered the following comments regarding the redevelopment that could be sought through the rezoning process, following a Plan Map designation change.

- If Parcel 14 were to pursue full-site redevelopment at a 0.25 FAR public facilities/private school use, daily trips could increase by 211 trips.
- Adequate multimodal access and connectivity should be provided for potential transit users.
- Adequate pedestrian and bicycle access and connectivity should be provided, consistent with the Countywide Trails Plan and the Countywide Bicycle Master Plan.

Transportation issues associated with the service drive and access, overall circulation patterns, turning movements, signalization, bicycle and pedestrian amenities, safety issues, and transit amenities will need to be adequately addressed as part of the rezoning review process.

Changing the Plan Map designation for the southern half of Parcel 12 and the entirety of Parcel 14 to Public Facilities, Governmental and Institutional generates no land use, transportation, schools, parks, environmental or heritage resource concerns. Any potential impacts of redevelopment made possible by the Plan amendment would need to be adequately addressed as part of the rezoning review process. Impacts generated by the Oakwood School proposal to continue and improve the existing use have been evaluated and addressed through the concurrent Rezoning and Special Exception process.

**RECOMMENDATION**

Staff recommends that the Comprehensive Plan Map be modified as described below. No Plan text is proposed to be added, removed, or modified. As referenced in this staff report, Ossian Hall Community Planning Sector recommendations support infill and the concurrent rezoning application process will adequately address any potential impacts of continued operations.

**COMPREHENSIVE LAND USE PLAN MAP:**

This Plan amendment proposes to revise the Comprehensive Land Use Plan Map, adopted June 30, 1975 and as Amended through July 25, 2017, for Tax Map Parcels 71-3((8)) 12, 13 and 14, currently planned for Public Facilities, Governmental and Institutional and Residential at .5-1 DU/AC, to Public Facilities, Governmental and Institutional. Specifically, the southern half of Parcel 12 and the entirety of Parcel 14 will be shown as planned for Public Facilities, Governmental and Institutional.

**TRANSPORTATION PLAN MAP:**

The Countywide Transportation Plan Map will not change.