

Address/Tax Map Parcels: 4312 Ravensworth Road
Tax Map (TM) Parcel 71-1 ((1)) 20



Nominator: Mark M. Viani

Supervisor District: Mason

Planning Area: Area I

Planning District: Annandale Planning District / Annandale Community Business Center (CBC) /
Sub-Unit B-2

Acreage: 1.76 acres

Current Plan Map/Text: Comprehensive Land Use Plan Map: Alternative Uses; Text: Form-based plan;
mid-rise residential use or commercial/mixed-use, up to six stories

Proposed Amendment: Self-storage use; up to 4 stories; approximately 153,332 square feet

Considerations:

The subject parcel is centrally located in the Annandale Community Business Center (CBC) on the west side of Ravensworth Road, south of Little River Turnpike, and contains a one-story self-storage facility. The nomination proposes to allow self-storage use on the site to facilitate redevelopment with a four-story, 153,332-square foot, climate-controlled self-storage facility. The nomination's preliminary concept plan shows a pad site surrounded by retaining walls on three sides, a gated vehicle access point and parking abutting Ravensworth Road, and a paved, interior driveway around the building for circulation and loading. These design features, especially the proposed retaining walls, may prevent inter-parcel connectivity and consolidation, which are encouraged in the plan.

Future development in the Annandale CBC is guided by a form-based planning approach in the Comprehensive Plan, which envisions a high-quality mix of pedestrian-oriented uses. The plan discourages storage facilities because they detract from this vision. However, the plan states that if such uses are considered, that they should include a mixed-use element.

The proposed concept conforms to building height recommendations for Sub-Unit B-2 of the CBC, however, it runs counter to other recommendations. Land Unit recommendations state that new streets and pedestrian corridors should be used to create separate blocks within the sub-unit. Building and site design recommendations state that building should be located close to the sidewalk. Furthermore, while the nomination states that it could accommodate north-south and east-west roadway circulation, the feasibility of these connections seems uncertain due to the proposed retaining walls. Finally, because the property has minimal frontage along Ravensworth Road, parcel consolidation could be particularly beneficial for achieving the Annandale plan's objectives such as creating new mid-block connections and having buildings close to the sidewalk to activate the street.

Preliminary Staff Recommendation:

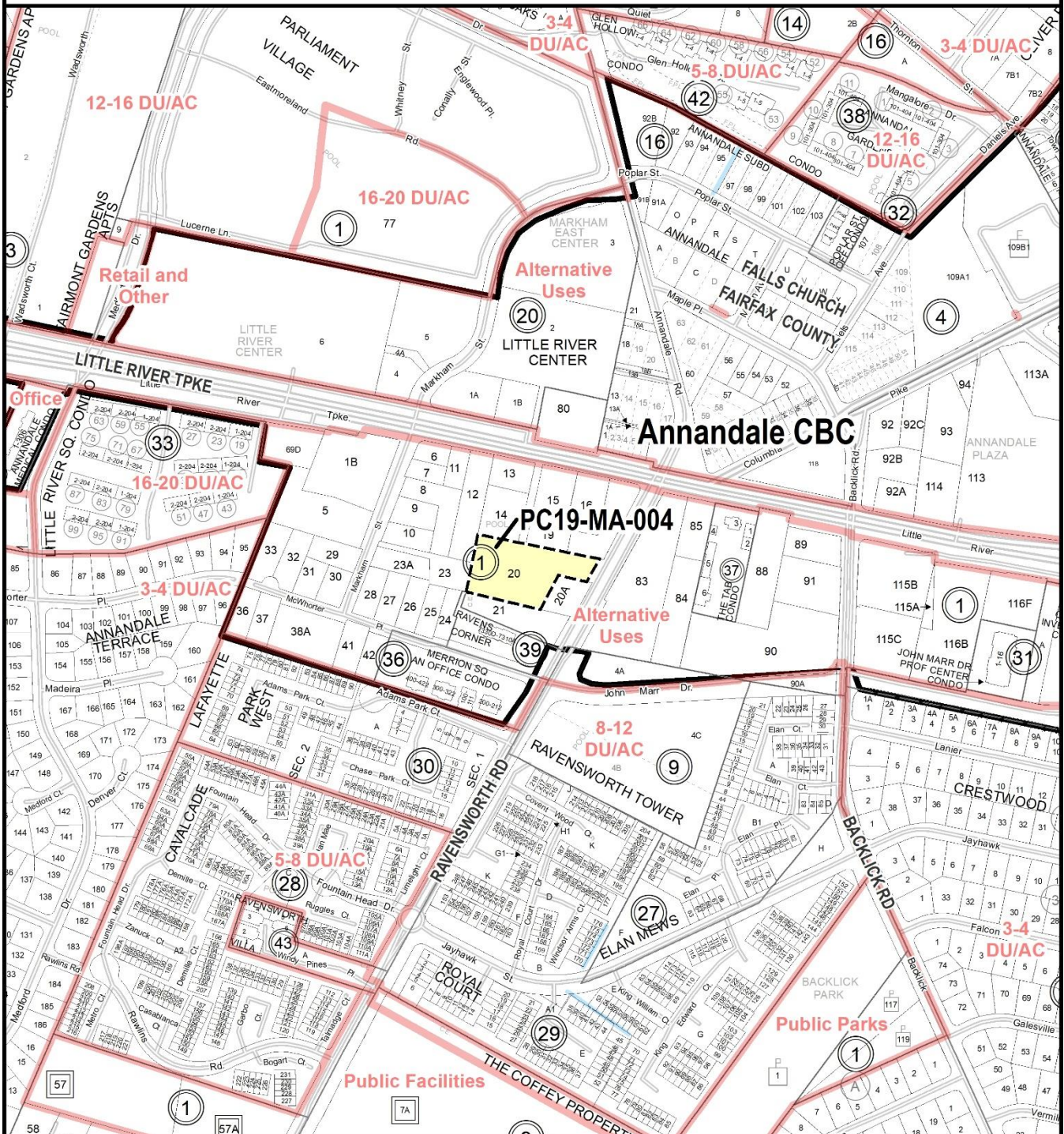
PC19-MA-004 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The proposed use and configuration for a storage facility runs counter to CBC-wide and sub-unit recommendations.

PC19-MA-004

4312 Ravensworth Rd - Public Storage

SITE-SPECIFIC PLAN AMENDMENT PROCESS
SOUTH COUNTY

2019-2020



PC19-MA-004



Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO FEBRUARY 2020

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