



APPLICATION ACCEPTED: January 14, 2005
PLANNING COMMISSION: January 31, 2007
BOARD OF SUPERVISORS: February 5, 2007
@ 3:30 pm

County of Fairfax, Virginia

January 16, 2007

STAFF REPORT

RZ 2005-MA-002

MASON DISTRICT

APPLICANT:	Pacific Lane Partners, LLC
PRESENT ZONING:	C-5, R-2 and HC
PROPOSED ZONING:	C-2 and HC
PARCEL(S):	C-5: 71-2 ((10)) 1 and 11 R-2 & C-5: 71-2 ((10)) 2 and 12
ACREAGE:	R-2: 0.44 acres C-5: 1.55 acres TOTAL: 1.99 acres
FAR:	0.40
OPEN SPACE:	32%
PLAN MAP:	Retail and Other
PROPOSAL:	Rezone 1.99 acres from the R-2 and C-5 Districts to the C-2 District to allow the construction of a two-story, 34,673 square foot office building.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2005-MA-002, subject to proffers consistent with those contained in Appendix 1.

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Staff recommends approval of a modification of the transitional screening requirement on the southern property boundary and a portion of the eastern property boundary, in favor of that shown on the GDP.

Staff recommends approval of a modification of the location of the required barrier to permit the transitional screening inside the barrier wall adjacent to Lot 13 rather than outside of it.

Staff recommends approval of a modification of the height of the required barrier to permit a wall up to six feet in height in the front yards adjacent to Randolph Drive and Columbia Road.

Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirements on the northern property boundary, in favor of that shown on the GDP.

Staff recommends approval of a waiver of the service drive requirement along Little River Turnpike in favor of a travel aisle as shown on the GDP.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).



**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS CAN BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant proposes to rezone the application property from the R-2, C-5 and HC Districts to the C-2 and HD Districts to allow the construction of a two-story, 34,673 square foot office building.

Waivers & Modifications Requested:

- Modification of the transitional screening requirement on the southern property boundary and a portion of the eastern property boundary, in favor of that shown on the GDP.
- Modification of the location of the required barrier to permit the transitional screening inside the barrier wall adjacent to Lot 13 rather than outside of it.
- A modification of the height of the required barrier to permit a wall up to six feet in height in the front yards adjacent to Randolph Drive and Columbia Road.
- Modification of the transitional screening and waiver of the barrier requirements on the northern property boundary, in favor of that shown on the GDP.
- Waiver of the service drive requirement along Little River Turnpike in favor of a travel aisle as shown on the GDP.

LOCATION AND CHARACTER

The application property consists of four parcels located on the south side of Little River Turnpike, east of Columbia Road and west of Randolph Drive. The two parcels adjacent to Little River Turnpike, Parcels 1 and 11, are zoned C-2. Parcel 1 is developed with a computer sales and repair business. Parcel 11 is developed with a plant nursery. The two parcels behind these, Parcels 2 and 12 are split-zoned C-5 and R-2. A single family dwelling occupies Parcel 2, while Parcel 12 is vacant. All of the existing structures are proposed to be removed.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential multi-family	PDH-8	Residential, 5-8 du/acre
South	Residential single-family	R-2	Residential, 1-2 du/acre
East	Residential single-family	C-5, HC	Residential, 1-2 du/acre

SURROUNDING AREA DESCRIPTION			
West	Retail (service station)	C-2, HC	Residential, 5-8 du/acre

Single-family residential development is established to the south and east, which is planned for residential development at 1-2 dwelling units per acre. A service station is located to the west across Columbia Road, which is planned for residential use at 5-8 dwelling units per acre. High-intensity residential development is planned and developed across Little River Turnpike to the north.

BACKGROUND

Per County records, the existing building on Parcel 1 was constructed in 1955. It was originally occupied by a service station, but is currently occupied by a computer service and sales center establishment. The structure on Parcel 11 was constructed in 1900, and is currently occupied by a plant nursery. There is a single-family detached dwelling on Parcel 2, constructed in 1952. None of these structures have any architectural or historical value. Parcel 12 is vacant. There are no proffers or conditions associated with the site.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

- Plan Area:** Area I
Annandale Planning District, A3-Indian Run
Community Planning Sector
- Plan Map:** Retail and Other
- Plan Text:**

The Fairfax County Comprehensive Plan, Area I, Annandale Planning District, A3-Indian Run Community Planning Sector, as amended through September 11, 2006, page 76-77, states:

“The commercial area south of Little River Turnpike, between Randolph Drive and Columbia Road is planned for retail use. As an option, parcels 71-2 ((10))1,2,11, and 12 may be appropriate for office use up to .40 FAR with full consolidation, a maximum height of 35 feet, a minimum 25 foot landscaped buffer, and effective visual screening including provision of a 6 foot high brick wall next to the residential neighborhood to the south. Any redevelopment of the site should improve the area’s storm water drainage and minimize impacts on traffic on Randolph Drive.”

ANALYSIS

Generalized Development Plan (Copy at front of staff report)

Title of GDP: “Carrico Corners Office Condominiums”

Prepared By: Dewberry & Davis LLC
Original and Revision Dates: March 30, 2005 as revised through
January 11, 2007

The GDP consists of 5 sheets.

Sheet 1 is the title sheet and includes a vicinity map, sheet index, and the applicant's contact information.

Sheet 2 contains the development plan, including a legend, general notes and tabulations. As shown, access to the site is provided from Columbia Road on the western side of the site and from Randolph Drive on the east. A proposed 35-foot tall, two-story office building is depicted with a minimum setback of 60 feet from the Little River Turnpike right-of-way line. Surface parking is provided in 63 spaces on the northern and western sides of the building. An additional 62 spaces are proposed for a one-level subterranean parking garage whose entrance is located on the eastern side of the building. A covered plaza with six ornamental trees extends from the front of the building. Additional deciduous and evergreen trees are shown around the perimeter of the site, particularly in the 25-foot wide buffer area separating the building from the existing single-family homes to the south. Also in this area, a brick (or architectural block) wall is shown extending the length of the property. At Randolph Drive, the wall stretches northward, which will shield the headlights of cars exiting the garage from the single family residences across the street. A five-foot wide sidewalk is shown along the eastern and northern perimeter of the property, while a ten-foot wide trail is shown adjacent to Columbia Road. Finally, an underground stormwater management detention facility and sand infiltration system are shown in the northeastern corner of the site.

Sheet 3 shows elevations for the proposed building, details of the plaza area, angle of bulk plane information, and an optional design layout for 11-foot wide approach lanes along Columbia Road at Little River Turnpike (12-foot wide approach lanes are depicted on Sheet 2, which the applicant has proffered to construct if the 11-foot lanes given preliminary approval by VDOT do not receive final VDOT approval at the time of site plan.) No building materials have been provided; however, the applicant has proffered to utilize compatible materials and architectural styles on all faces of the building.

Sheet 4 is the preliminary stormwater management plan for the site.

Sheet 5 contains a stormwater management graphic and a photograph of the outfall location.

Land Use Analysis (Appendix 4)

The subject property is planned for retail use with an option for office use up to 0.40 FAR, subject to specific site guidance. The Comprehensive Plan recommends the consolidation of the four parcels included in this application in order to achieve the higher intensity for the commercial area. The proposed use should have a maximum height of 35 feet, a minimum 25 foot landscaped buffer, and effective visual screening including provision of a 6-foot high brick wall next to the residential neighborhood to

the south. The Plan also states that any redevelopment should improve the area's stormwater drainage and minimize the traffic impact on Randolph Drive.

The application proposes the consolidation of the four parcels specified in the Comprehensive Plan, as well as an office building with a maximum height of 35 feet. To buffer the proposed office use from the residential uses to the south, a six-foot wall has been proposed along this area. Stormwater drainage on the site been improved, and traffic impacts to the residential area along Randolph Drive will be mitigated by the installation of a "no right turn" sign at this point of egress, which the applicant has proffered to install. However, the following issues remain:

Issue: A 25-foot wide fully landscaped buffer

The Plan calls for a minimum 25-foot wide landscaped buffer next to the residential neighborhood to the south. Due to requests made by the abutting single-family property owners located at Tax Map 71-2 ((11)) 3 and 13, the planting area has not been fully landscaped. For this reason, the applicant has requested a modification of the Zoning Ordinance transitional screening provision, permitted with a six-foot high barrier, which staff supports. (This issue is discussed in detail in the "Waivers and Modifications" section below.)

Issue: Orientation of the building

To create a more attractive and pedestrian streetscape on Little River Turnpike, staff suggested that the proposed office building should be oriented more towards Little River Turnpike and the surface parking provided behind the building.

Resolution: The applicant has stated that orienting the building closer to Little River Turnpike would be undesirable to the adjacent neighbors, due to the traffic noise generated by the parking lot. Additionally, the parking area located closer to Little River Turnpike is intended to serve as a sort of modified service drive. Therefore, this issue has been resolved.

Issue: Parking Garage Entrance

To improve vehicular circulation of the site and improve the turning radius, the entrance to the parking garage should be relocated so that it is aligned with the Randolph Drive entrance to site.

Resolution:

Due to the seven-foot height difference in the topography of this portion of the site, a realignment of the entrance could not be engineered without the entrance becoming treacherous. The applicant has provided curb cuts to the parking lot from both Randolph Drive and Columbia Road to ensure that neither road will be overburdened. Therefore, this issue has been resolved.

Transportation Analysis (Appendix 5)

There are no transportation issues associated with this application.

Environmental Analysis (Appendix 6)

There are no environmental issues associated with this application.

Public Facilities Analysis

Water Service (Appendix 7) – Adequate service available; no issues cited.

Sewer Service (Appendix 8) – Adequate capacity available; no issues cited.

Fire and Rescue (Appendix 9) – Meets fire protection guidelines; no issues cited.

Stormwater Management Analysis, DPWES (Appendix 10) – No issued cited.

Fairfax County Park Authority (Appendix 11) – No issues cited.

ZONING ORDINANCE PROVISIONS

BULK REGULATIONS (C-2)		
Standard	Required	Provided
Lot Size	20,000 sq ft	86,684 sq ft
Lot Width	100 feet	330 feet, 262 feet and 223 feet
Building Height	40 feet	35 feet
Front Yard	30°, not less than 25 feet	60 feet, 87 feet, and 32 feet
Rear Yard	25 feet	25 feet
FAR	0.50	0.40
Open Space	30%	32%
Parking Spaces	125 spaces	125 spaces

TRANSITIONAL SCREENING & BARRIER REQUIREMENTS		
Standard	Required	Provided
South (R-2) SF residential	35 ft, Barrier D, E or F	Minimum 25 feet, Barrier E
West (C-2) service station	none	Minimum 13 feet, no barrier
East (C-5) SF residential, restaurant	35 ft, Barrier D, E, F	Minimum 10 feet, Barrier E
North (PDH-8) MF residential	25 ft, Barrier D, E, F	10 feet, no barrier

Waivers and Modifications Requested

- Modification of the transitional screening requirement on the southern property boundary and a portion of the eastern property boundary, in favor of that shown on the GDP.

According to Section 13-304 of the Zoning Ordinance, transitional screening may be modified with the provision of a seven-foot high brick wall. As shown on the GDP, the applicant has provided a brick wall along the southern property boundary and a portion of the eastern property boundary where the proposed use abuts single-family residential uses. (Although walls taller than four-feet are normally not allowed in front yards, the applicant has requested a modification per Section 10-104.) As this wall will provide enhanced visual screening for the residents of those dwellings, staff supports this modification.

- Modification of the barrier requirement to permit the transitional screening inside the barrier wall adjacent to Lot 13, rather than outside of it.

The Zoning Ordinance requires that barriers be located between the required transitional screening and the proposed use. Because of a request made by the owner of the single-family dwelling located a Tax Map 71-2 ((11)) 13, the applicant is proposing to install the barrier on the opposite side of the transitional screening. This location of the barrier will also facilitate the maintenance of the transitional screening landscaping; therefore, staff supports this modification.

- Staff recommends approval of a modification of the height of the required barrier to permit a wall up to six feet in height in the front yards adjacent to Randolph Drive and Columbia Road.

As mentioned above, Section 13-304 of the Zoning Ordinance requires that brick barriers used with modified transitional screening be seven feet in height. Per Section 10-104, which permits a modification of this height requirement with Board approval, the applicant is requesting a modification to construct a barrier

wall only six-feet in height. Due to a request by the adjacent neighbor that this barrier be only six-feet in height, staff supports this modification.

- Modification of the transitional screening and waiver of the barrier requirements on the northern property boundary, in favor of that shown on the GDP.

The applicant is requesting a modification of the transitional screening and barrier requirements on the northern property boundary in favor of a 10-foot wide landscaped planting strip and no barrier. Due to the separation of this boundary of the property from the multifamily dwellings to the north by Little River Turnpike, staff supports this waiver and modification.

- Waiver of the service drive requirement along Little River Turnpike in favor of a travel aisle as shown on the GDP.

Service drives have not been consistently provided across the frontages of Little River Turnpike, and many other parcels in the area have provided travel aisles in lieu of service drives. Because neither of the parcels laying to the east or west of the property have a service drive, the provision of the service drive on the site would have no benefit. However, the applicant has provided a travel aisle with a public ingress/egress easement over it, which will function similar to a service drive. Therefore, staff supports this waiver.

Highway Corridor Overlay District Requirements (Sect. 7-600)

The Highway Corridor Overlay District applies additional regulations to drive-in banks, fast food restaurants, quick-service food stores, service stations, and service station/mini-marts. The proposed uses on the property do not fall into these categories; therefore, the additional regulations of the Highway Corridor Overlay District do not apply.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to rezone the application property from the R-2, C-5 and HC Districts to the C-2 and HC District to allow the construction of a two-story, 34,673 square foot office building.

The application proposed meets the conditions of the Comprehensive Plan and satisfies the relevant Zoning Ordinance provisions.

Recommendations

Staff recommends approval of RZ 2005-MA-002, subject to the proffers consistent with those contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement on the southern property boundary and a portion of the eastern property boundary, in favor of that shown on the GDP.

Staff recommends approval of a modification of the location of the required barrier to permit the transitional screening inside the barrier wall adjacent to Lot 13 rather than outside of it.

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It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Fairfax County Water Authority
8. Sanitary Sewer Analysis
9. Fire and Rescue
10. Stormwater Management Analysis, DPWES
11. Fairfax County Park Authority
12. Glossary of Terms

**Carrico Corners Office Condominiums
RZ 2005-MA-002**

December 6, 2006

Revised: January 11, 2007

Pursuant to Section 15.2-2303 (A), Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicants for themselves and their successors and/or assigns (collectively referred to as the “Applicant”) in this Rezoning application (“RZ”) proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 71-2 ((10)) 1, 2, 11 and 12 (the “Property”) shall be in accordance with the following conditions if, and only if, Rezoning application RZ 2005-MA-002 is granted. In the event that the Rezoning application is denied, these Proffers shall be immediately null and void and of no further force or effect. The proffered conditions are:

GENERAL

1. Generalized Development Plan. The Property shall be developed in substantial conformance with the Generalized Development Plan dated November 30, 2004, and revised through December 7, 2006, prepared by Dewberry & Davis LLC and consisting of 4 sheets (the “GDP”). Minor modifications to the GDP may be permitted pursuant to Par. 5 of Sect. 18-204 of the Zoning Ordinance when necessitated by sound engineering or when necessary as part of final site engineering. The building footprint and size may be adjusted, as long as the minimum open space tabulation provided in the GDP is not reduced, the minimum building setbacks from the property lines (as provided in accordance with the dimensions shown on the GDP) are maintained, and the building height complies with the maximum indicated in the GDP.
2. Telecommunications Equipment. Telecommunications equipment may be placed on the proposed building rooftop; however, any such facilities must (a) comply with the applicable provisions in the Zoning Ordinance; and (b) be screened and/or designed with techniques such as (i) including the facilities as part of the architecture of the building(s), (ii) employing telecommunication screening material, or (iii) employing flush-mounted antennas utilizing colors consistent with the building treatment in the area where the antennas are to be installed.
3. Streetscaping. Along Little River Turnpike, Route 236, the Applicant shall provide streetscaping in accordance with that represented on the GDP. This streetscaping shall incorporate elements of the streetscaping utilized on the Route 236 frontage of the Pinecrest development to the north (such as similar species and orientation of the vegetation) to provide complementary streetscaping on both sides of the street.

4. Advance Density/Intensity Credit. The Applicant reserves intensity credit in accordance with the provisions of Par. 4 of Sect. 2-308 of the Ordinance for the eligible dedications along Little River Turnpike, Columbia Road and Randolph Drive as indicated on the GDP and as may be required at site plan.

5. Architecture. The office building will be designed with compatible materials and architectural style on all faces of the building.

TRANSPORTATION

6. Pedestrian-Activated Signal Heads- the Applicant shall install pedestrian-activated countdown signal heads to facilitate the movement of pedestrians through the intersection of Little River Turnpike and Columbia Road.

7. Columbia Road. The applicant shall provide 11-foot lanes along the Property's Columbia Road frontage subject to Virginia Department of Transportation (VDOT) approval. If VDOT does not approve 11-foot lanes in this area, the Applicant shall provide 12 foot lanes and a 40 foot wide roadway section as indicated as an alternative option in the GDP.

8. Randolph Drive Exit. The Applicant shall provide a "No Right Turns" or "Left Turn Only" sign at the Randolph Drive egress to the Property.

Signatures on Following Pages

Pacific Lane Partners, LLC
Owner of Tax Map #71-2 ((10)) 1, 2, 11 and 12

By: _____
Name: _____
Title: _____