

Board Agenda Item
February 26, 2007

4:00 p.m.

Public Hearings on Proposed Comprehensive Plan Amendment Items ST04-III-BR1 and S05-III-BR1; Public Hearing on Proposed Rezoning Application RZA 2006-SU-030; and Public Hearing on Proposed Zoning Ordinance Amendment Re: Centreville Historic Overlay District (CHOD) (Sully District)

ISSUE:

Proposed Comprehensive Plan amendments to reflect the expansion of the CHOD and associated changes within the Plan text; proposed rezoning application to expand the boundaries of the CHOD; and a proposed Zoning Ordinance amendment to revise the existing Centreville Historic Overlay District (CHOD) provisions.

PLANNING COMMISSION RECOMMENDATION:

On February 1, 2007, the Planning Commission voted 9-0-1 (Commissioner Hall abstaining; Commissioners Hopkins and Lusk absent) to recommend the following to the Board of Supervisors:

- Adoption of the proposed Plan text for ST04-III-BR1 and S05-III-BR1, as shown in the handout dated February 1, 2007.
- Approval in part of RZ 2006-SU-030, to include staff's recommendation for expansion, as set forth in the staff report dated December 4, 2006, plus the following three parcels: 54-4 ((2)) B1; 54-4 ((1)) 26A; and 54-4 ((1)) 28B.
- Adoption of the proposed amendment to the Zoning Ordinance relating to the Centreville Historic Overlay District provisions as set forth in the Staff Report dated December 4, 2006, with a revision to Sect. A1-1302 to allow auto-oriented and drive-through uses along Route 29, with an effective date of 12:01 a.m. on the date following adoption and with the staff recommended grandfathering provisions set forth in the Staff Report dated December 4, 2006.

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors:

- Amend the Comprehensive Plan as shown in Attachment C of the December 4, 2006 staff report.

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- Approve RZ 2006-SU-030 in part to include the properties outlined in Appendix 1, as set forth in the staff report dated December 4, 2006.
- Adopt the proposed Zoning Ordinance amendment as set forth in the Staff Report dated December 4, 2006 with an effective date of 12:01 a.m. on the date following adoption, and that the following be grandfathered from the amendment:
 1. Special exception, proffered rezonings or development plans approved prior to the effective date of this amendment.
 2. Building and site plans submitted on or before the effective date of the amendment, provided such plans are (a) approved within twelve months of the return of the initial submission to the applicant or agent, (b) the plan remains valid, (c) Building Permits for the structures shown on the approved plan are issued and (d) the structures and uses are constructed in accordance with such Building Permits.
 3. Uses for which Building Permits have been approved, provided that the structure containing the use is constructed under the approved Building Permit.

TIMING:

Board of Supervisors authorization to advertise Zoning Ordinance Amendment - December 4, 2006; Planning Commission public hearings - January 18, 2007 at 8:15 p.m.; Planning Commission deferred decisions February 1, 2007 at 8:15 p.m.; Board of Supervisors' public hearings - February 26, 2007 at 4:00 p.m.

BACKGROUND:

On August 2, 2004, the Board directed staff to examine the expansion of the CHOD, to review the regulations of the Zoning Ordinance and the recommendations of the Comprehensive Plan, and to initiate a Board's Own Motion rezoning action to expand the boundaries of the CHOD, if such recommendation was the outcome of the study. A citizen work group was formed and a series of meetings were held to discuss the proposed expansion and modification of the CHOD. Following review by the work group, additional properties were added to the Study Area, and a comprehensive list of those properties was recommended for study by the Board on March 27, 2006. On September 11, 2006, the Board initiated the Board's Own Motion rezoning application to expand the CHOD, using the final list of properties that were recommended for study. The parcels for the rezoning action are listed and specifically delineated on maps in Attachment 2. The Board also directed that the rezoning application be scheduled concurrently with the Comprehensive Plan and Zoning Ordinance Amendments. The

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proposed Comprehensive Plan amendment, the proposed Zoning Ordinance amendment and the report on the proposal to expand the CHOD are each set forth in Attachment 2.

The CHOD was established by the Board in 1986. The Zoning Ordinance requires that the boundaries of all historic districts be based on an analysis that determines and describes the characteristics of the area that is to be preserved and enhanced. Certain specifications and criteria must be met for including properties in historic overlay districts. These specifications and criteria are set forth in the *Staff Report on the Proposal to Expand the Centreville Historic Overlay District* contained in Attachment 2.

Currently, the specific requirements for the CHOD are contained in Part 13 of Appendix 1 of the Zoning Ordinance. Part 13 includes provisions related to the purpose and intent of the CHOD, permitted uses, use limitations and other zoning provisions which supplement or modify the regulations in the Zoning Ordinance. The existing provisions are intended to protect against destruction of the historic and architectural quality of the landmarks; to encourage uses which will lead to their continuance, conservation and improvement; and to assure that new uses within the CHOD will be in keeping with the character to be preserved and enhanced.

The process to expand the CHOD involves a rezoning action. The proposed Rezoning Application would rezone property to a Historic Overlay District while still maintaining the underlying zoning. The property within the expanded Historic Overlay District would be subject to the Historic Overlay District provisions contained in Part 13 of Appendix 1 of the Zoning Ordinance and would be subject to Architectural Review Board review as described in more detail in Attachment 2.

The process to expand the CHOD also involves an amendment to the Comprehensive Plan to reflect the new boundaries and associated changes within the text. The review of the Plan during the process examined the Plan recommendations for the study area, found in the Centreville Area and Suburban Center, Land Units B-2, B-3, B-4, and B-5 and Centreville Farms Area, Land Units F and K guidelines.

Plan Amendments ST04-III-BR1 and S05-III-BR1 consider issues related to the Centreville Historic Overlay District. Plan Amendment ST04-III-BR1 concerns the general expansion of the District and associated changes to the Plan text. Plan Amendment S05-III-BR1 considers the Plan recommendations for the 40 acres along Summit Street, Land Unit F of the Centreville Farms Area and an adjacent parcel, tax map parcel 54-4 ((4)) 4, which is located in B-4 of the Centreville Suburban Area.

The purpose of revising the CHOD provisions is to accomplish the recommendations contained in the *Staff Report on the Proposal to Expand the Centreville Historic Overlay District*. In recognition of the changing character of the CHOD and the additional

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information identified in the study, the proposed Zoning Ordinance amendment revises the purpose and intent of the CHOD and the use limitations to include protection of archaeological features and to recognize their significance in the CHOD. The proposed Zoning Ordinance amendment also revises the permitted uses in the CHOD to prohibit automobile-oriented, drive-through and other uses with high trip generation rates and parking demands. The proposed amendment also prohibits certain other uses which are not in keeping with the historic character of the CHOD. A more detailed discussion of the proposed amendment is set forth in the attached Staff Report contained in Attachment 2.

The proposed amendment has been reviewed and coordinated with the Fairfax County History Commission and the Fairfax County Architectural Review Board (ARB). On August 2, 2006 and August 10, 2006, respectively, the History Commission and ARB recommended:

- Approval of the proposed expansion of the CHOD to include the entire Special Study Area as shown on Figure 1 and listed in Appendix 1 of the *Staff Report on the Proposal to Expand the Centreville Historic Overlay District* and staff recommendations 2-5 of the same report. (A map showing the area recommended for expansion by the History Commission and ARB is set forth as Attachment 6.)
- Approval of the proposed Zoning Ordinance amendment as recommended by Staff; and
- Upon adoption of the expanded CHOD and as expeditiously as possible, that the Department of Planning and Zoning (DPZ) work with citizens to undertake an analysis of whether the period of significance for the CHOD should be expanded; and that upon adoption of the expanded CHOD that DPZ engage qualified consultants to prepare new CHOD standards and guidelines as soon as possible.

The Planning Commission recommendations differ from the staff recommendations as follows:

- The Planning Commission recommendation supports the staff recommended boundary for the expanded CHOD with the inclusion of three additional parcels. These parcels are north of Lee Highway and west of Pickwick Road, tax map parcels 54-4 ((1)) 26A, 28A, and 54-4 ((2)) B1. A map showing the area recommended for expansion by the Planning Commission is set forth in Attachment 3, and a map showing the staff recommended expansion area is set forth in Attachment 7.

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- The Planning Commission recommended that the Board of Supervisors adopt the staff recommendation for Comprehensive Plan amendment ST04-III-BR1 shown in Attachment C of the December 4, 2006 Staff Report with the additional three parcels along Route 29 included within the district and additional language in Land Unit B5 of the Centreville Suburban Center to discourage auto-oriented uses only on properties not contiguous to Route 29. The addition of the three parcels would change the staff recommended Plan map and text for Land Unit B5 of the Centreville Suburban Center accordingly. The proposed Comprehensive Plan text recommended by the Planning Commission is set forth in Attachment 4.
- The Planning Commission recommended that the Board of Supervisors adopt the staff recommendation for Plan Amendment S05-III-BR1 to provide for an optional redevelopment at a density of 3 dwelling units per acre (du/ac) and a limited redevelopment at intermediate density of 1-2 du/ac based on partial consolidation (Attachment 4).
- The Planning Commission recommendation supports the proposed Zoning Ordinance Amendment with a revision to Sect. A1-1302 to allow auto-oriented and drive-through uses along Route 29. The proposed Zoning Ordinance Amendment recommended by the Planning Commission is set forth in Attachment 5.

REGULATORY IMPACT:

The proposed Zoning Ordinance amendment will facilitate development within the CHOD while still protecting the historic, cultural and archaeological resources. The expansion of the CHOD will aid in protecting the important heritage resources in the area while encouraging development that will enhance both the economic viability and historic character of the CHOD. Additionally, the proposed expansion of the CHOD will add a new ARB review and/or approval step to the review process for development projects located in the expansion area.

FISCAL IMPACT:

The proposed amendment would result in additional expense to applicants for the preparation and submittal of applications requiring review by the ARB. Staff anticipates less than ten additional applications per year in the CHOD requiring review by the ARB. The additional cost to the County for the review of projects within the expanded CHOD would be minimal.

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ENCLOSED DOCUMENTS:

- Attachment 1 – Planning Commission Verbatim
- Attachment 2 – December 4, 2006 Staff Report on the Proposed Expansion and Modification of the Centreville Historic Overlay District
- Attachment 3 – February 1, 2007 Planning Commission Recommendation – Comprehensive Plan Amendment Items ST04-III-BR1 and S05-III-BR1
- Attachment 4 – February 1, 2007 Planning Commission Recommendation - Rezoning Application RZ 2006-SU-030 (map showing area recommended for expansion by the Planning Commission)
- Attachment 5 – February 1, 2007 Planning Commission Recommendation – Proposed Zoning Ordinance Amendment
- Attachment 6 – Map showing area recommended for expansion by the Architectural Review Board and History Commission
- Attachment 7 – Map showing area recommended for expansion by Staff

STAFF:

James P. Zook, Director, Department of Planning and Zoning (DPZ)
Eileen M. McLane, Zoning Administrator, DPZ
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Fred Seldon, Director, Planning Division, DPZ
Cynthia E. Chambers, Senior Assistant to the Zoning Administrator, DPZ
Tracy Strunk, Senior Staff Coordinator, Zoning Evaluation Division, DPZ
Marianne Gardner, Branch Chief, Planning Division, DPZ
Meghan Van Dam, Planner II, Planning Division, DPZ