



APPLICATION NUMBER C-649

STAFF REPORT

Applicant: Thomas F. & Barbara B. Warner

Present Zoning: RE-2

Requested Zoning: I-L

Proposed Use: Contractors Office and Storage

Subject Parcels: 18-3 ((1)) 13

Acreage: 2.0 acres

Application Filing Date: August 15, 1973

Planning Commission Hearing Date: July 12, 1975

Board of Supervisors Hearing Date: September 2, 1975

Staff Recommendation: The staff recommends that the Zoning Ordinance, as it applies to the subject property, be amended from the RE-2 District to the I-L District with the proffered development plan.

RE ZONING APPLICATION



Number: C-649

District: Springfield

Acreage: 2.0 acres

Section Sheet: 18-3

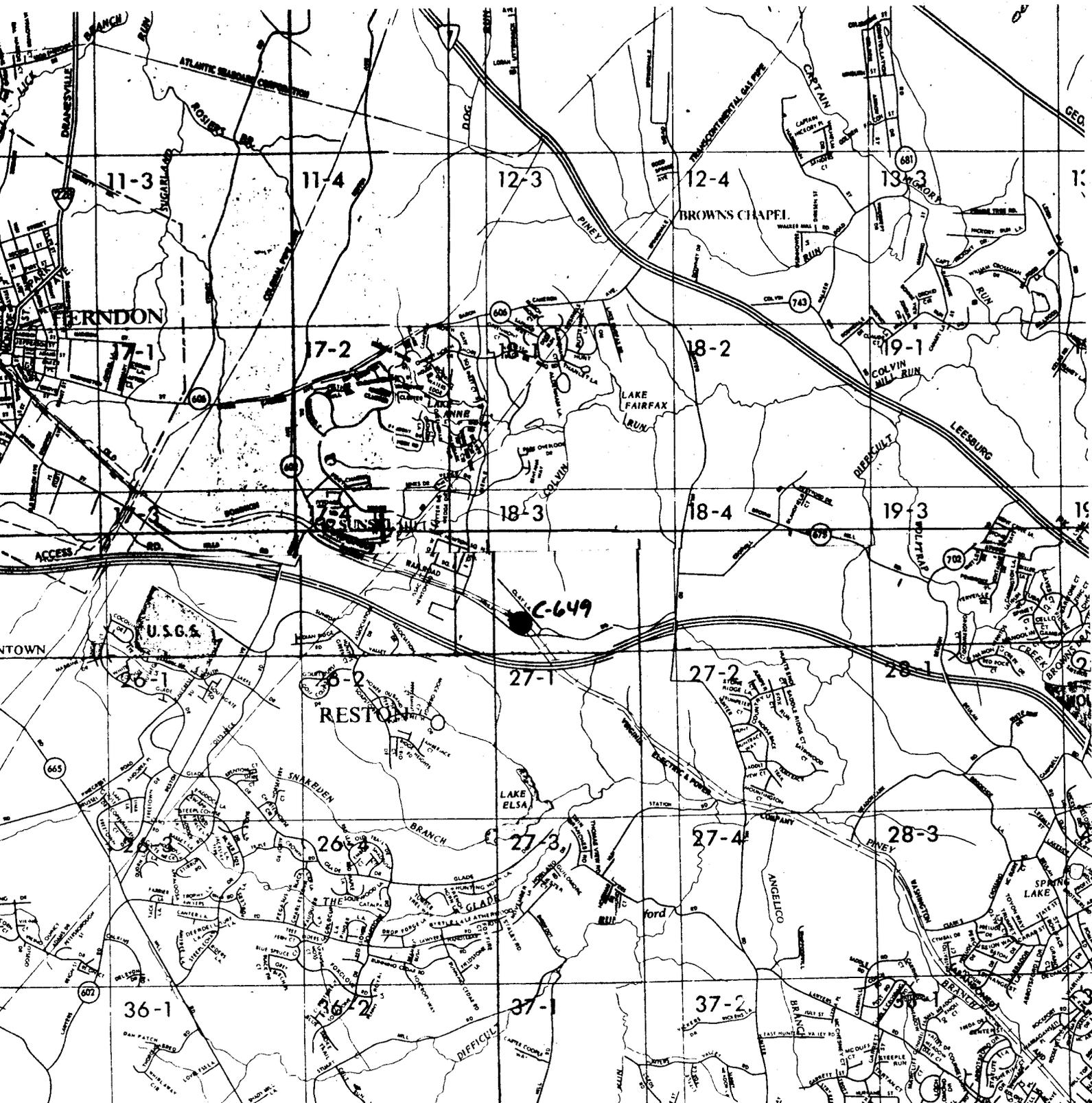
From: RE-2

Subdivision: ((1))

To: I-L

Lot: 13

Applicant: THOMAS F. & BARBARA B. WARNER



REZONING APPLICATION



Number: C-649

District: Springfield

Acreage: 2.0 acres

Section Sheet: 18-3

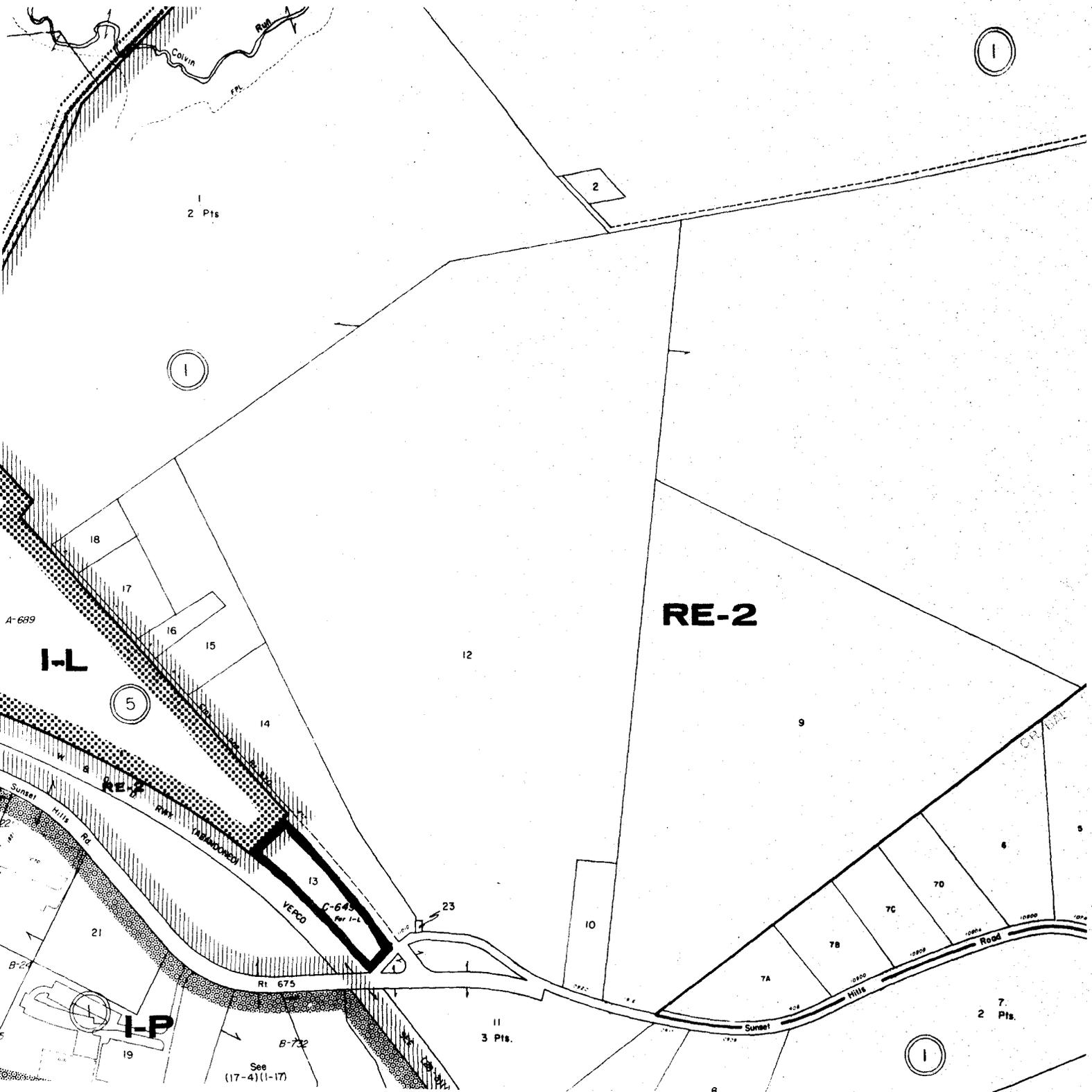
From: RE-2

Subdivision: ((1))

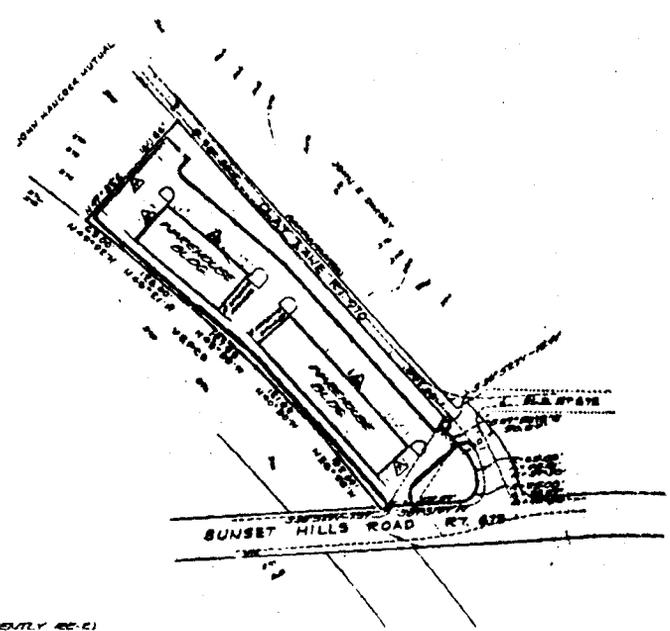
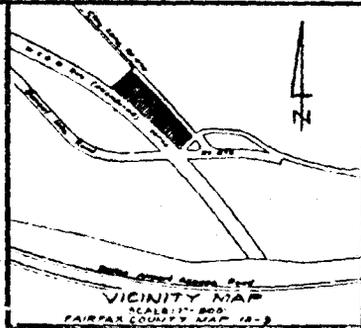
To: I-L

Lot: 13

Applicant: THOMAS F. & BARBARA B. WARNER



See (17-4)(1-17)



- NOTES:**
- APPLICATION NUMBER: 1-1 (CURRENTLY RE-1)
 - PROPOSED ZONING: 1-1 (CURRENTLY RE-1)
 - TRACT AREA: 188 AC
 - FAIRFAX COUNTY MAP: 18-3

- TOTAL BUILDING: 15,800⁰⁰ GROSS
- OFFICES: 4,000⁰⁰ - 80 CARS REQ
- WAREHOUSE, ETC.: 80,000⁰⁰
- 60 EMPLOYEES - 80 CARS REQ
- TOTAL OF 80 CARS REQ
- 80 CARS PROVIDED PLUS 10 LOADING SPACES

SHOWN BOUNDARY IS DERIVED FROM SURVEYS BY OTHERS AND IS NOT BASED UPON A BOUNDARY SURVEY BY THIS FIRM

TRACT AREA BASED UPON 1960S PHOTOMETERIAL AERIAL PHOTO SURVEY & OFFICIAL RECORD

This drawing is a partial document of the McLaughlin Shurt Associates, bearing the true identity of said firm and may not be used or copied or modified or shown to any other person without permission.

PRELIMINARY DEVELOPMENT PLAN
 ON THE LAND OF
THOMAS F. & BARBARA B. WARNER
 CENTREVILLE DISTRICT - FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 100' FEB 5, 1975

DRAWING NO. 2-10-75 FOR J.L.
 SHEET NO. 1 OF 1

McLAUGHLIN SHURT ASSOCIATES
 SURVEYING - ENGINEERING - LAND PLANNING
 ANNANDALE, VIRGINIA

LOCATION, EXISTING LAND USE AND CHARACTER OF THE AREA

The subject property is in the Upper Potomac Planning District of Area III and in the Centreville District. This application is located on the north side of Sunset Hills Road, just east of the Reston industrial area. To the north and east are undeveloped properties which are zoned RE-2. To the south is the abandoned W & OD Railroad right-of-way owned by VEPCO, and to the west is vacant land currently zoned I-L.

COMPREHENSIVE PLAN RECOMMENDATIONS

The subject property is within the Area III Plan which was adopted by the Board of Supervisors on June 30, 1975. The Plan recommends industrial employment uses west of Clay Lane and low density residential east of Clay Lane. This property is located in that portion of the plan west of Clay Lane, which is recommended for industrial uses.

DESCRIPTION OF APPLICATION

This application seeks an amendment to the Zoning Ordinance for approximately two acres from RE-2 (single-family) to I-L (industrial limited).

The applicant states that the requested I-L uses are appropriate because the land is bounded or near properties zoned or in industrial use, and the subject property is designated for industrial use on the Policy's Plan for the Upper Potomac Planning District.

PUBLIC FACILITIES ANALYSIS

Transportation

IMPACT/ANALYSIS:

If this site developed at its existing zoning classification, it would generate about 10 vpd. Traffic generation would increase to about 200 vpd at industrial use. When determining the necessary road improvements for Clay Lane, the other parcels fronting on the road must also be considered. The parcel adjacent to C-649 to the northwest is zoned industrial and would generate 1,600 to 1,700 vpd. The small parcels across Clay Lane are planned for residential use at 0.5 dwelling units per acre. If no other impact is made on Clay Lane, the total traffic demand would be about 2,000 vpd, necessitating

a 44-foot cross section street in a 60-foot wide right-of-way. If further impact is made upon Clay Lane that would significantly increase the number of trips, Clay Lane should then be improved to a four-lane divided facility.

The Countywide Transportation Plan proposed by the staff shows no recommendations that would directly affect this site.

Sanitary Sewer

This property is located in the Difficult Run watershed and would be sewerred into the Blue Plains Treatment Plant. The total capacity available to Fairfax County in the Blue Plains Treatment Plant has been previously allocated. No additional capacity will be available prior to 1979.

The nearest available sewer to the property is a 10-inch line located approximately 1,900 feet from the property. This line is adequate for the proposed use.

Water Service

The parcel is in the Fairfax County Water Authority franchise area and is served by a twelve (12)-inch line on Sunset Hills Road.

Fire Services

The subject property is 0.6 miles away from the Reston Fire Department, Company Number 25. The distance standards recommended by the Fairfax County Fire and Rescue Services, is one mile. Therefore, it is the judgment of the Fire and Rescue Service that fire protection is adequate.

Design Considerations

A development plan has been submitted that shows two warehouse structures containing 25,500 gross square feet, which includes 4,000 square feet for offices. In addition, 60 parking spaces and 10 loading spaces are shown.

Article 30-3.4.4, states that no building in an I district shall be nearer than 100 feet from the zoning boundary between the I district and the adjoining R district. The applicant in this case will have to redesign his development plan to meet that requirement.

The development plan has not been proffered.

CONCLUSIONS AND RECOMMENDATIONS ON REZONING

Whereas, the requested rezoning is in conformance with the adopted Area III Plan, the staff recommends approval of the proposed use.

The staff recommends that the Zoning Ordinance, as it applies to the subject property, be amended from the RE-2 District to the I-L District.

RECOMMENDATIONS ON DEVELOPMENT PLAN

The staff recommends, should the Board of Supervisors intend to amend the Zoning Ordinance as the applicant has requested, that the following additional improvements and/or modification be proffered as part of the development plan:

1. Dedicate right-of-way for Clay Lane, Route #5331 (old #970) to 30 feet from center line for full site frontage.
2. Build road widening to 22 feet from center line with curb and gutter and sidewalk for full site frontage.
3. Dedicate right-of-way for Sunset Hills Road, Route #675, to 45 feet from center line.
4. Build road widening for Sunset Hills Road to 35 feet from center line with curb and gutter and sidewalk.
5. Provide at least one additional entrance onto Clay Lane for circulation.

6. Vacate that portion of old Route #675 that passes through this site.
7. Realign Clay Lane as shown on the submitted development plan to intersect Sunset Hills Road at a right angle.
8. This development would be under site plan control and must meet all zoning and site plan improvement criteria. Screening and landscaping requirements must be met in site plan.

Barbara B. Warner

REZONING AFFIDAVIT

Thomas F. Warner

C-649

I, Thomas F. Warner do hereby make oath or affirmation that I am an applicant in Rezoning Case Number C-649 which was filed on 15 day of August, 1973, and that to the best of my knowledge and belief the following information is true:

- 1. (a) That the following constitutes a listing of names and last known addresses of all applicants, title owners, contract purchasers, or lessees of the land described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Table with 3 columns: Name, Address, Relationship. Rows include Thomas F. and Barbara B. Warner (Owner), C. Douglas Adams, Jr. (Attorney), and McLaughlin Ghent Assoc. (Engineers).

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Table with 3 columns: Name, Address, Relationship. Content: NONE

- (c) That the following constitutes a listing of all partners, both general and limited, in any limited partnership of the foregoing:

Table with 3 columns: Name, Address, Relationship. Content: NONE

- 2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

NONE

One (1)

- 3. That within the ~~XXXX~~ years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, either directly or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds outstanding bonds or shares of stock with a value in excess of ~~XXXX~~ dollars (\$100) has or has had any business or financial relationship, other than any ordinary depositor or customer relationship, with or by a retail establishment, public utility or bank, including any gift or donation having a value of ~~XXXX~~ dollars (\$100) or more with any of those listed in Par. 1 above.

One hundred

EXCEPT AS FOLLOWS: (If none, so state)

NONE

WITNESS the following signature this 1st day of July, 1975 Thomas F. Warner and Barbara B. Warner Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 2nd day of June 1975, in the State of Virginia

Handwritten signature of witness: Alvin M. Harrison

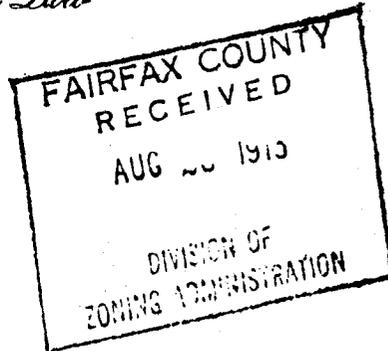
Adams & Hassabian

Attorneys at Law

C. Douglas Adams, Jr.

Albert J. Hassabian

Charles J. Conidi



New Justification

File: C-649

Appendix 2

*7250 Maple Place
Annandale, Fairfax County
Virginia 22003*

Telephone 703-256-2525

August 17, 1973

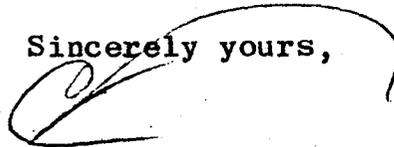
Mr. James Pammel
Director of Zoning Administration
The Massey Building
4100 Chain Bridge Road
Fairfax, VA 22030

Dear Jim:

Re: Thomas Warner Rezoning

In connection with the above rezoning, I enclose amended Statement of Justification which I would appreciate your inserting in the file.

Sincerely yours,



C. Douglas Adams, Jr.

CDA:plr
Enclosure

STATEMENT OF JUSTIFICATION

Re: Rezoning Application of Thomas F. and Barbara B. Warner

1. The land is bounded to the rear by land zoned IL. On the southwesterly side it is bounded by the abandoned W&OD Railroad owned by VEPCO. Beyond that, it is IP zoning.
2. The land has been included on the Policy's Plan for the Upper Potomac Planning District for industrial use.

ADDENDIUM TO REZONING APPLICATION C. 649

SITE AND DEVELOPMENT PLAN ANALYSIS

Geology

The parcel is located in the Piedmont geologic province. No regional aquifer, mineral resources or shallow bedrock are known to be associated with this parcel.

Topography

The parcel is generally flat with slopes ranging from 0-5 percent.

Soils

Approximately twenty-five percent of the site is Meadowville (20) silt loam, a soil with a high water table and poor bearing capacity. The remainder of the site consists of Glenelg (55) silt loam which rates good for supporting large heavy buildings.

Hydrology

The parcel is bisected by a drainage divide. The southern one-third of the parcel drains in a southerly direction into a minor tributary of Snakeden Branch. The northern two-thirds of the parcel drains into a minor tributary at Colvin Run, upstream of Lake Fairfax, both Snakeden and Colvin Run are tributaries to Difficult Run.

No pro rata share is assigned to this parcel.

Due to the watershed's relatively undegraded condition, lack of piped channel system downstream of the project, and technical feasibility of onsite drainage control, drainage should require onsite detention for quantity regulation and quality improvement (roof top storage and parking lot rock filters).

Vegetation, Wildlife and Open Space Resources

The parcel is open with scattered hardwoods along the property line.

The W&O.D. right-of-way parallels the south-western property line of the parcel. This is part of the Fairfax County Park Authority proposed trail network and an E.Q.C. component.

Sunset Hills Road from Herndon corporate limits to Hunter Mill Road has been designated as a Citizen Identified Environmental Resource (C.I.E.R.) because of its scenic value.

Ambient Noise

As the project is not a proposed residential land use, no noise analysis was required.

Air Quality

According to the analysis prepared by the staff of Air Pollution Control, no violations of standards are anticipated as a result of this development.

DESIGN CONSIDERATIONS

In addition to the commentary made in the hydrology section, it is recommended that vegetative buffering (dense shrubbery with wildlife value and trees) be provided along the W&O.D. right-of-way.