



County of Fairfax, Virginia

MEMORANDUM

DATE: 5/3/2018

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ/FDP 2018-LE-009 Con. W/ PCA C-448-34 (6625 South Van Dorn Street, LLC)

Case Information

Staff Coordinator: **Kelly Posusney**
 Pre-Staffing: **6/11/2018** Staffing: **7/26/2018**
 Tentative PC: **Early Jan 2019** Tentative BOS: **N/A**

Memo Includes Full-Size Development Plans for Noted (●) Addressees: Yes No

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(5/17/2018)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

- DPZ Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James
- DPWES Site and Addressing
Attn: Lori Ramsey
- DPWES Sanitary-Sewer
Attn: Sharad Regmi
- VDOT
Attn: David Jordan
- Fire Prevention Div
Plans Review Section
Attn: Dave Thomas/Sandra Ward
- Fairfax County Public Schools
Facilities & Transportation Svcs
Facilities Planning Svcs
Attn: Jessica Gillis
- Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Jeff Hermann
- Dept. of Housing & Comm. Dev.
Housing Development Div.
Housing Development Officer

- Attn: Abdirazak Hamud
- Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl.
- Northern Va Soil and Water
Conservation District
Attn: Willie Woode
- Planning Commission
Board of Supervisors
Lee District
- Office of Community
Revitalization/Reinvestment
Attn: Barbara Byron
CRD/CRA or Tysons only
- Fairfax County Water Authority
Planning & Engineering Div.
Manger, Planning Dept.
Attn: Greg Prelewicz
Attn: Ross Stilling
- Dept. of Tax Administration
Real Estate Division Director
Attn: Tim Shirocky
- Dept. of Health
Div. of Environmental Health

- Technical Review and
Information Resources
Attn: Kevin Wastler
- Fairfax County Public Schools
Facilities & Transportation Svcs
Office of Design & Construction
Services
Attn: Eric Brunner
- Fire & Rescue Dept.
Information & Technology
Attn: Eric Fisher
- DPWES Site and Dev Svcs
Chief, Urban Forestry Branch
Attn: Craig Herwig

Information Addressees

- Economic Dev. Authority
Director, Real Estate Services
Attn: Curtis Hoffman
- Planning Commission
Executive Director
Attn: Jill Cooper
- Clerk to Board of Supervisors
Attn: Cathy Chianese
- DPZ-ZED Division Director
Attn: Tracy Strunk, AICP

- DPZ-ZED Asst. Director
Attn: William Mayland
- DPZ-ZED
Attn: Branch Chiefs
- DPZ-ZED
Chief, Proffer Interp. Branch
Attn: Suzanne Wright
- DPZ-ZED
Admin. Asst., Legal Notices
Attn: Rachael Locke
- DPZ Chief Zoning Inspector
Attn: Mavis Stanfield
- Dept. of Information Technology
Technology Infrastructure Div.
Attn: Steve Brundage
- Dept. of Family Services
Adult Aging Services
AAA, B-3-708
Attn: Jacquie Woodruff
- Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
MV or LEE only





COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290 TTY 711
 www.fairfaxcounty.gov/dpz/zoning/application

APPLICATION #: RZ/FDP 2018-LE-009
 (Staff will assign)
 RECEIVED
 Department of Planning & Zoning

*Concurrent with
 PCA C-448-34*

ZONING APPLICATION

MAR 06 2018

Zoning Evaluation Division

APPLICATION TYPE(S): RZ PCA FDP CDPA FDPA DPA CP
 CPA PRC PRCA CSP CSPA AA AF AR

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), 6625 South Van Dorn Street, LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the R-1/PDH-4 District to the PDH-12 District.

(PCA) This application proposes to amend the proffers approved pursuant to _____ (case) in order to permit _____

Is this a partial PCA? N (Y/N) If Yes, please identify affected acreage: _____

TAX MAP PARCEL(S):

91-2 ((1)) 35A

TOTAL ACREAGE: Approx. 17.0 acres CURRENT ZONING DISTRICT: R-1/PDH-4

LEGAL DESCRIPTION: Deed Book: 22797 Page No.: 1640

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

6625 South Van Dorn Street, Alexandria, Virginia 22315

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

East side of South Van Dorn Street, approximately 190 feet South of its intersection with Castlewellan Drive

EXISTING USE:	Commercial Golf Course	PROPOSED USE:	Mix of Residential/Retail
MAGISTERIAL DISTRICT:	<u>Lee</u>	OVERLAY DISTRICT(S):	

Waiver/Modification of Submission Requirements Requested:

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name:			Agent Name:		
David Gregory			Lynne J. Strobel, c/o Walsh, Colucci, Lubeley & Walsh		
Address:			Address:		
Street: 41239 Cannongate Drive			Street: 2200 Clarendon Boulevard, 13th Floor		
City: Leesburg	State: VA	Zip: 21075	City: Arlington	State: VA	Zip: 22201
Phone Number:			Phone Number:		
(W):	(C):		(W): 703-528-4700	(C):	
E-mail:			E-mail:		
			lstrobel@thelandlawyers.com		

Signature: Lynne J. Strobel Date: 3/6/18

DO NOT WRITE IN THIS SPACE Lynne J. Strobel RZ/FDP 2016-0174/0175 MPC 4/5/18

Date Application Accepted: April 5, 2018 Application Fee Paid: \$ 51,490.00



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
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APPLICATION #: PCA C-448-34
 (Staff will assign)

Concurrent with RZ/FDP 2018-LE-009

ZONING APPLICATION

RECEIVED
 Department of Planning & Zoning

MAR 29 2018

Zoning Evaluation Division

APPLICATION TYPE(S): RZ PCA FDP CDPA FDPA DPA CP
 CPA PRC PRCA CSP CSPA AA AF AR

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), 6625 South Van Dorn Street, LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the PDH-4 District to the PDH-4 District.

(PCA) This application proposes to amend the proffers approved pursuant to RZ C-448 (case) in order to permit a deletion of land area from RZ C-448

Is this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: Approximately 5.74 acres

TAX MAP PARCEL(S):

91-2 ((1)) 35A pt.

TOTAL ACREAGE: Approx 5.74 acres CURRENT ZONING DISTRICT: PDH-4

LEGAL DESCRIPTION: Deed Book: 22797 Page No.: 1640

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

6625 South Van Dorn Street, Alexandria, Virginia 22315

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)
East side of South Van Dorn Street, approximately 190 feet south of its intersection with Castlewellan Drive (Rt. 8693)

EXISTING USE:	Commercial Golf Course	PROPOSED USE:	Mix of Residential/Retail
MAGISTERIAL DISTRICT:	<u>Lee</u>	OVERLAY DISTRICT(S):	

Waiver/Modification of Submission Requirements Requested:

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name:			Agent Name:		
David Gregory			Lynne J. Strobel, c/o Walsh, Colucci, Lubeley & Walsh		
Address:			Address:		
Street: 41239 Cannongate Drive			Street: 2200 Clarendon Boulevard, 13th Floor		
City: Leesburg	State: VA	Zip: 21075	City: Arlington	State: VA	Zip: 22201
Phone Number:			Phone Number:		
(W):	(C):		(W): 703-528-4700	(C):	
E-mail:			E-mail:		
			lstrobel@thelandlawyers.com		

Signature: Lynne J. Strobel Date: 3/29/18

MAC 4/5/18

DO NOT WRITE IN THIS SPACE

Debra L. Lubeley

PCA 2018-0095

Date Application Accepted: April 5, 2018

Application Fee Paid: \$ 13,640.⁰⁰

6625 SOUTH VAN DORN STREET, LLC

Amended Statement of Justification

March 6, 2018
Revised: March 28, 2018

RECEIVED
Department of Planning & Zoning

MAR 29 2018

Zoning Evaluation Division

I. Introduction

6625 South Van Dorn Street, LLC (the "Applicant") is the owner of approximately 16.99 acres of land identified among the Fairfax County tax assessment records as 91-2 ((1)) 35A (the "Property"). The Property is zoned to the R-1 and PDH-4 Districts and is located on the east side of South Van Dorn Street south of Franconia Road. Surrounding uses include small lot single-family homes, townhomes, and non-residential development. The Applicant proposes a rezoning concurrent with a proffered condition amendment to permit redevelopment of the Property with a mix of residential uses that will be compatible with surrounding development and a unique community retail use that will serve Kingstowne residents.

II. Existing Conditions

The Property is located at the South Van Dorn Street/Kingstowne Village Parkway intersection in the Lee Magisterial District. Adjacent uses are comprised of small lot single-family homes, townhomes, and non-residential uses. The Property is proximate to Edison High School, community and commercial facilities, and is part of the larger area known as Kingstowne. The Property is currently developed and operated as Top Golf Alexandria, which is a golf entertainment complex that integrates technology with golf to provide a year-round golfing experience. In addition to being a golf sports complex, Top Golf hosts a variety of activities including corporate events, birthday parties, and live music. Some type of activity takes place every weekend. Given the variety of offerings, Top Golf has become a destination for entertainment in the Kingstowne area. As such, it draws larger crowds than may have been anticipated when it first opened in 2005. In addition, given its size, the Property cannot accommodate all of the uses typically associated with Top Golf in today's market. Therefore, Top Golf has recently entered into an agreement to open a new location not far from the Property that will address the current site's limitations. Given all of these factors, coupled with the fact that Top Golf is no longer consistent with the character of the surrounding area, the Applicant proposes a redevelopment of the Property.

III. Proposed Development

The Applicant proposes to redevelop the Property with a mix of uses that will be in keeping with the character of the surrounding community. A rezoning from the R-1 and PDH-4 Districts to the PDH-12 District is proposed. The centerpiece of the proposed development will be a single non-residential building that will be comprised of community-serving uses. These uses will include eating establishments, retail uses, recreational opportunities and other complementary uses that will surround an open area similar to a Town Green. The objective is to create a unique destination that will serve not only the residents of the Property, but the larger Kingstowne area. The

commercial building will be comprised of approximately 20,000 square feet and house a series of integrated uses in single ownership. Outdoor seating for the restaurants and a gathering space will be incorporated into the area. These uses will be served by approximately 108 parking spaces located on the surface and in structured parking.

The non-residential building will be complemented by residential use in two distinct styles. Seventy-four single-family attached dwelling units will be located around the perimeter of the Property. Each unit will have a two-car garage as well as a two-car driveway. These units will complement the surrounding small lot single-family homes and townhomes. The interior of the Property is proposed to be developed with 164 multi-family, or stacked, dwelling units. Each of these units will have a garage space and a driveway space. In addition to the garages and driveways, visitor surface parking spaces are provided along the street as well as in several locations throughout the Property. A series of recreational features will create a transition between the residential development and the proposed non-residential building. The residential development will result in a density of 14.0 dwelling units per acre, inclusive of affordable dwelling units, with a minimum of 27% open space. Landscaping will be integrated into the development plan along with pedestrian linkages. All of the improvements described herein are shown on the submitted conceptual/final development plan (CDP/FDP).

IV. Comprehensive Plan

The Board of Supervisors (the "Board") initiated Comprehensive Plan (the "Plan") Amendment 2015-IV-RH for the consideration of alternative uses on the Property that would allow a residential development that is more compatible to adjacent properties. The Board authorized a Plan amendment for the Property requesting consideration of a mix of residential uses, up to approximately 275 residential units, and up to 20,000 gross square feet of retail uses. The Applicant's proposal for 238 dwelling units and 20,000 square feet of commercial development is consistent with the Plan authorization.

V. Residential Development Criteria

The proposed development is consistent with the residential development criteria found in Appendix 9 of the Land Use Section of the Plan. The proposal meets the criteria as follows:

A. Site Design

The Applicant's proposal is characterized by high-quality site design. All available land area has been consolidated and the proposal does not preclude nearby properties from developing as recommended by the Plan. The layout is logical and functional, and provides an appropriate integration of residential and non-residential uses. Usable yards and open space are provided for the residential development. Landscaping and a thoughtful layout will result in a high-quality living environment. In addition to open space and landscaping, amenities will be provided in a central location that will serve as a transition between residential and non-residential development. The commercial component provides amenities such as eating establishments and recreational activities within walking distance of the Property's residents as well as Kingstowne. Although

property identified as 91-2 ((1)) 35B (Parcel 35B) is not included in the application, it has been integrated into the overall design.

B. Neighborhood Context

The development has been designed to fit within the fabric of the surrounding community. Appropriate transitions are provided to adjacent property and the residential unit types are compatible with the area.

C. Environmental

As the existing site conditions do not include mature vegetation or habitat, there is little opportunity for tree preservation. The proposed CDP/FDP includes a detailed landscape plan, and the Applicant will address stormwater management, lighting and other features during the processing of the proposed rezoning application.

D. Tree Preservation and Tree Cover Requirements

As existing quality tree cover does not exist on the Property, the Applicant will provide a robust landscaping plan to ensure that all open space and tree cover requirements are met.

E. Transportation

Vehicular and pedestrian circulation are addressed as shown on the CDP/FDP. The proposed development will be served by an existing access on South Van Dorn Street. In addition, the Applicant proposes a left-in/right-in/right-out access as a secondary point of ingress and egress. The capacity of surrounding roadways is sufficient to accommodate the proposed development. A trail is provided along South Van Dorn Street and pedestrian connections will be provided throughout the Property. As such, the proposed development is integrated into the surrounding street and pedestrian networks.

F. Public Facilities

Public facilities are adequate in the area to support the proposed development. Contributions to these facilities will be addressed in proffers during the processing of the proposed rezoning application.

G. Affordable Housing

Affordable dwelling units will be provided in accordance with Fairfax County Zoning Ordinance (the "Zoning Ordinance") requirements.

H. Heritage Resources

The Applicant is not aware of any heritage resources on the Property worthy of preservation.

VI. Proposed Proffered Condition Amendment

Concurrent with the requested rezoning, the Applicant proposes a partial proffered condition amendment on the Property to remove the Property from approvals associated with RZ C-448.

The Property, along with Parcel 35B, was the subject of several previously approved applications. Part of the Property and Parcel 35B were part of approximately 125 acres zoned to the PDH-4 District by the Board on June 17, 1985 with the approval of RZ C-448 to establish Kingstowne. The conceptual development plan identified large areas for general use such as residential and commercial. The conceptual development plan for this portion of Kingstowne was identified as non-residential development.

On January 12, 1998, the Board approved PCA C-448-16, subsequent to the Planning Commission's approval of FDP C-448-31, to permit the establishment of a golf driving range and related facilities, a miniature golf course, and an eating establishment on the PDH-4 portion of the Property and Parcel 35B. The portion of the Property zoned to the R-1 District was the subject of a special permit approved by the Board of Zoning Appeals. The application referenced as PCA C-448-16 was approved subject to proffers, a copy of which is attached. A majority of the proffers are associated with the golf driving range and related facilities. The eating establishment located on Parcel 35B was proffered to include 195 regular seats and 25 seats at the bar. In addition, the hours of operation were limited for the eating establishment to 11:00 p.m. on Sunday through Thursday evenings and 12:00 a.m. on Friday and Saturday. This approval was later amended by PCA C-448-31/FDPA C-448-31-02-01 concurrent with SE 2004-LE-015. These applications were approved by the Board on December 6, 2004 subject to proffers dated October 14, 2004. The approvals modified the golf driving range and its hours of operation along with other minor modifications. A copy of the proffers is attached.

The Applicant proposes a proffered condition amendment to remove the portion of the Property subject to PCA C-448-16 and PCA C-448-31 from the prior approvals. The remainder of the land area, which consists of Parcel 35B, will remain subject to the prior approvals without modification. As detailed on the submitted plan, the parking required for the eating establishment on Parcel 35B as shown on the previously approved development plan will be provided. The parking is located on the Property subject to ingress/egress easements and a shared parking agreement. This circumstance has not changed. The removal of the Property from the previously approved applications associated with RZ C-448 will allow a redevelopment as contemplated with the proposed rezoning.

VII. Requested Modifications

The Applicant requests the following waivers and modifications associated with the proposed development:

- A modification of Zoning Ordinance Section 13-303.3A, transitional screening along the southern property line. Pursuant to Zoning Ordinance Section 13-305(13), the Applicant

proposes to screen the privacy yards on this portion of the Property with a six foot high wood fence; thereby reducing minimum transitional screening width requirements.

- A modification of Zoning Ordinance Section 11-203(17), commercial loading space requirement. The Applicant requests a reduction in the number of commercial loading spaces from two to one which is consistent with the proposed use of the Property.
- A waiver of Zoning Ordinance Section 11-203(4), requiring a loading space for multi-family buildings. Although the stacked dwelling units are classified as multi-family buildings, the units function more closely to single-family attached dwelling units and a loading space is not needed.
- A modification of Zoning Ordinance Section 2-205 to allow a parapet wall, cornice or similar projection to exceed the established height limit by more than three (3) feet as shown on the CDP/FDP.

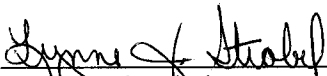
VIII. Conclusion

The Applicant proposes a mixed use development that will be better integrated with the adjacent surrounding residential communities than the existing use. The Applicant has spent a considerable amount of time designing the non-residential component of the development, and proposes a unique concept that will integrate eating establishments, retail, and recreational uses in a single building that will surround a common open space. These uses will be an amenity to the proposed residential community as well as Kingstowne.

I would appreciate the acceptance of this application for processing and the scheduling of a public hearing before the Planning Commission.

Respectfully submitted,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

Rezoning Application

RZ 2018-LE-009

Applicant: 6625 SOUTH VAN DORN STREET, LLC
Accepted: 04/05/2018
Proposed: MIXED USE
Area: 16.994 AC; DISTRICT - LEE
Zoning Dist Sect:
Located: EAST SIDE OF SOUTH VAN DORN STREET,
APPROXIMATELY 190 FEET SOUTH OF ITS
INTERSECTION WITH CASTLEWELLAN DRIVE
Zoning: FROM PDH-4 TO PDH-12, FROM R-1 TO PDH-12
Overlay Dist:
Map Ref Num: 091-2- /01/ /0035A

Final Development Plan

FDP 2018-LE-009

Applicant: 6625 SOUTH VAN DORN STREET, LLC
Accepted: 04/05/2018
Proposed: MIXED USE
Area: 17 AC; DISTRICT - LEE
Zoning Dist Sect:
Located: EAST SIDE OF SOUTH VAN DORN STREET,
APPROXIMATELY 190 FEET SOUTH OF ITS
INTERSECTION WITH CASTLEWELLAN DRIVE
Zoning: PDH-12
Overlay Dist:
Map Ref Num: 091-2- /01/ /0035A

