

Planning and Zoning (P&Z) Committee

The P&Z Committee meets monthly on the last Tuesday of the month at 7:30 p.m. at the McLean Community Center, unless otherwise announced. Committee Chair: Mark Zetts zetts@attglobal.net; Vice Chair: John Schaefer johnr.schaeffer@att.net

From November 2014 through February 2015, the P&Z Committee reviewed 8 land use cases and the MCA Board adopted resolutions on the 3 cases that were ready for public hearing. All committee resolutions can be found on our webpage: <http://mcleancitizens.org/pz.asp>

Bryan – Special Exception for Cluster Development, SE 2014-DR-057

Mr. Stephen Bryant owns a 5.6-acre property located at 1318 Rockland Terrace, generally situated in an area between Potomac School Road and Ranleigh Road, south of the Clearview Manor and Dolley Madison Estates communities. This property, zoned R-1 and currently developed with a 2-story single-family residence, has been in the Bryan family for many years. The applicant is seeking a Special Exception permit for cluster development that would allow the construction of 3 new single-family detached dwellings. These homes could be built by-right, however the applicant is requesting cluster subdivision layout in order to preserve more of the property's open space and environmentally sensitive features near Pimmit Run. Of the 5.6 acres, 2.6 acres would be subdivided into 4 lots and the remaining 2.87 acres would be owned by the HOA and protected by a conservation easement. Within this protected area, the developer would install 68 trees and 244 shrubs as supplemental plantings. The developer is further proposing to construct a trail from the entrance of the subdivision down to Pimmit Run. The case is scheduled for public hearing on March 19, 2015. On February 4, the MCA Board of Directors adopted a resolution recommending approval of the SE. <http://mcleancitizens.org/pz.asp>

Sunrise Senior Living – Special Exception for an Assisted Living Facility

Sunrise Senior Living is proposing to construct a 40,000 square foot, 73 units/90-bed assisted living facility at 1988 Kirby Road. The 3.7-acre property, situated at the intersection of Kirby Road and Westmoreland Street, is in the R-3 residential district and is currently developed with a church. The proposed use would include both assisted living and care for the memory impaired. The applicant came to P&Z in April for a courtesy briefing and have met multiple times with the neighboring communities who have expressed opposition to such a development in a residential neighborhood. A Special Exception permit application was filed with Fairfax County in October and formally accepted in November. The applicant returned to P&Z committee on Monday November 24 and with a large community turnout it was standing room-only. After getting feedback from county staff the applicant presented some plan modification, again with a good turnout from the community. The proposed mix of residents is 50% assisted living and 50% memory impaired. This requires a larger staff and Sunrise is proposing a maximum day shift of 25 employees and at staff's request increased the number of parking spaces from 44 to 55. The proposed maximum height of the two story building is 40'. There would be a single ingress/egress access on Kirby Road directly across from the entrance to the L' Ambiance subdivision, although at the request of L' Ambiance, the developer is evaluating the possibility of having a second ingress/egress on Westmoreland Street. This arrangement would have to be approved by FC DOT and VDOT. Traffic is a universal concern at this intersection given the heavy congestion that

occurs twice a day at Longfellow Middle School. The current plan shows a 100-foot treed buffer between the facility and the property lines of the Crosswoods subdivision to the west. Sunrise is considering placing this buffer area under a conservation easement. Given the grade of the property and the flooding that occurs near Poole Lane during heavy storm events, stormwater management is key concern of the community and the committee. The developer would be providing sidewalks, a trail and bike lane. While it is not yet fully known what transportation improvements the application would provide, the developer has so far agreed to construct sidewalks, a trail and bike lanes. Members of the community have sent e-mails to the committee stating their opposition to the proposed assisted living facility and many expressed their opposition and/or concerns at the meeting. The concerns cited were the intensity of the use, neighborhood compatibility, the size and mass of the structure and the morning, afternoon and evening traffic congestion at this intersection. One El Nido resident pointed out the facility would be isolated and not close to retail.

The applicant will be returning to P&Z on either March 31 or April 28 and will bring full-size plans for the landscaping, stormwater management and planned transportation improvements for Kirby Road and Westmoreland Street.

Lewinsville Senior Center – Special Exception Amendment SEA 94-D-002

The Lewinsville Senior Center, located at 1609 Great Falls Street, is a county-owned facility that operates under a Special Exception approved in 1994. The current uses at the facility are:

- Day care for 80 adults
- Day care for 210 children
- Senior center for 80 adults
- A 22-unit independent living facility for the elderly
- An athletic field supporting both soccer and softball

In 2004, the Fairfax County Board of Supervisors approved a Special Exception to develop a 40,000 square foot assisted living facility on the property that would provide 60 units for the elderly. The planned location of the facility is parking lot that fronts on Great Falls Street.

However by 2014, it became apparent to county officials that an assisted living facility would not be developed due to financial difficulties, so the county is seeking to modify the language of the Special Exception to permit the development of an independent living facility (ILF) for the elderly. The ILF would incorporate the existing 22 independent units while adding 60 new units for a total of 82 units. The size of the ILF would be 77,000 square feet, an increase over the 59,000 square feet for the approved, but never-built, assisted living facility. The height of the ILF structure would be two stories. Over multiple phases of construction, the existing structure would be demolished and 4 new buildings constructed. During certain phases of construction, the existing day care and IFL uses would be temporarily relocated.

The SEA proposes to maintain the existing senior center, the day care for 80 adult and 210 children and the athletic field, although the amount of play area would be considerably reduced and would only support a U13 child soccer field. The field would be U13-regulation size, naturally turfed and unlighted. The area with the softball diamond would be converted to a stormwater detention pond. While the applicant had proposed a large, extended retention dry-

pond to buffer stormwater runoff, at the request of Supervisor Foust, the developer reduced the size of the pond and added an underground vault near Evers Drive that would empty into the existing storm sewer under Evers Drive. This change would provide an area for a children's playground to be constructed and provided by others, not the applicant, and it would be made accessible for public use.

At the February 4 MCA Board meeting, the Board approved a resolution opposing the Special Exception amendment unless three conditions were met.

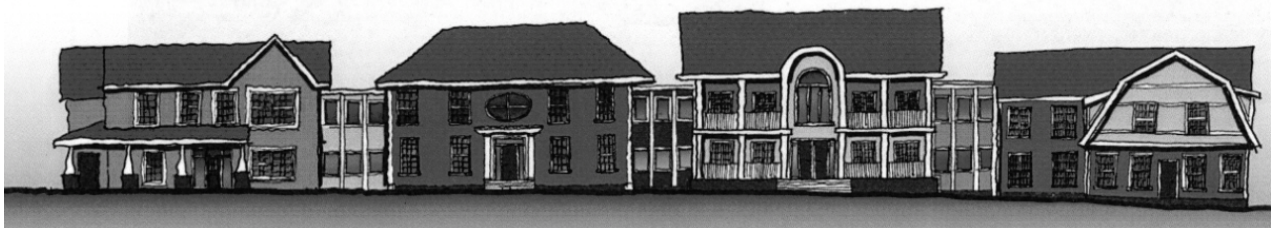
1. Effective measures are taken to minimize the potential for overflow parking and the impacts of off-site parking on the surrounding community.
2. A dedicated, center left-turn lane is provided on Great Falls Street for entry into the subject property.
3. The stormwater management facilities are placed underground to maximize the recreational area.

The resolution further resolves that the county should assess the demand for baseball diamonds and identify properties for the construction of new fields. This resolution may be read at <http://mcleancitizens.org/pz.asp> The Board of Supervisors held a public hearing on this SEA on February 17 and will make a decision on February 24. The county strengthened the development condition language concerning on-site parking and there is a planned center lane on Great Falls Street for left-hand turns. Regarding the stormwater management, no changes were made.

Proposed Independent Living Building Elevations



INDEPENDENT SENIOR LIVING - SOUTH ELEVATION



INDEPENDENT SENIOR LIVING - WEST ELEVATION

Source: Fairfax County Lewinsville Center Redevelopment Informational Meeting 9/16/2014

West Falls Church Transit Station Area – Comprehensive Plan Amendment PA 2013-II-M1

As part of the settlement between Fairfax County and the Falls Church Water Utility, 38.4 acres in Fairfax County were annexed by the City of Falls Church in January 2014. The affected area is in the West Falls Church Transit Station Area, although 8 small parcels located in the Jefferson Planning district were also included in the annexation. Subsequently, the Fairfax County Board of Supervisors authorized county staff to amend the Comprehensive Plan map and text to reflect the boundary changes and to make editorial changes. The Plan amendment does not propose any increase in density or land use although it does reduce the potential number of new dwelling units by 538 units due to the loss of developable land. The editorial changes to the Plan, in part, reflect the development of the Villages at West Falls Church and the Pavilion Condominium Tract. On February 4, the MCA Board of Directors adopted a resolution supporting the approval of the Comprehensive Plan Amendment. <http://mcleancitizens.org/pz.asp> On February 12, the Planning Commission voted to recommend approval of the Plan Amendment to the Board of Supervisor who will hear the case on March 15.

Mt. Daniel Elementary School Expansion - 2232 Review

Mt Daniel Elementary School is located at 2328 North Oak Street in Falls Church. Built in 1951, it is operated by the Falls Church City Public Schools (FCCPS) system, however the 7.31-acre property lies within Fairfax County. Mt Daniel elementary includes kindergarten and first grade education and FCCPS is proposing to increase the number of classrooms from 14 to 36. This would permit them to later transfer the second grade from Jefferson Elementary to Mt Daniel so that by 2018 the student body would double from 400 to 792 students. The larger number of staff would necessitate increasing number of parking spaces from 65 to 110.

Because the property is in Fairfax County and FCCPS is expanding a public facility, it necessitates a 2232 Review. The P&Z committee received numerous e-mails from the surrounding community expressing concern over the location and extent of the expansion. P&Z committee members shared these concerns as the expansion represents a huge increase in intensity. Moreover, the school is limited to a single ingress/egress on North Oak Street, a street only 26 feet wide. The narrowness of the street raises concerns about the ability of fire engines to access the site with cars parked on both sides of the street. MCA requested a vehicle trip count be done on North Oak in the first week of September 2014 in preparation of the 2322 application filing, however the trip count wasn't conducted until February, a less than optimum time to conduct such a study. FCCPS had proposed that their buses drop-off and pickup students at 2321 Highland Avenue and have the students walk about 300 feet along a pedestrian trail to the school building, however this proposal was later dropped.

The plans also include a gymnasium which would see active use at night, further increasing the intensity of use. Given the topographical prominence of the school property, stormwater management is also a concern of the landowners to the south and east with the concomitant increase of impervious surface. Fairfax County staff is still evaluating traffic impacts, stormwater management and the transitional screening. P&Z will invite FCCPS back to apprise us of their latest changes in March. A Planning Commission public hearing has not yet been scheduled.

Fairfax County Noise Ordinance Amendment

Fairfax County is amending its Noise Ordinance. County staff have been working on a draft amendment since April 2014, and they published a third draft on January 29, 2015 that will be advertised in March for a BoS public hearing in May. The Noise Ordinance is Chapter 108.1 of the Fairfax County Code and amendments do not go before the Planning Commission, only the Board of Supervisors. The staff report states that Fairfax County is becoming more urban and with urbanization comes higher levels of noise and the draft Ordinance seeks to accommodate these higher noise levels with a secondary objective of making the Ordinance easier to enforce.

Committee members discussed these proposed changes at our January and February meeting and felt that our stable, low-density, suburban McLean neighborhoods are not urbanizing and the purpose of the Noise Ordinance is to protect the peace and quiet and enjoyment of our properties. And MCA is planning to hold a public workshop on April 29 at 7:30 PM, at the McLean Community Center, where county staff will give a presentation on the proposed changes to the Noise Ordinance.

The amendment seeks to regulate impulse noise, generally defined a brief, sub-second burst of noise such as a pile driver, discharging a weapon or loud impacts from construction activity. The proposed limits are 100 dBA and 80 dBA during the day and night respectively. The existing ordinance sets 55 dBA as the maximum level for any noise source in a residential area. Impulse noise aside, the amendment proposes a daytime maximum level of 60 dBA for residential areas, 65 dBA for mixed-use and commercial areas and 72 dBA for industrial districts. Whereas the existing ordinance sets a maximum noise level of 55 dBA, it also limits the level of noise by frequency band, because higher frequency noise is more irritating. To make enforcement easier, the amended ordinance drops the measurement of noise by frequency. Of particular concern, the amendment would allow up to 72 dBA noise levels from Activities on School and Recreational Grounds in residential districts which includes the allowance of amplified noise through mounted loud speakers. Yet another area of concern to our community is the amendment proposes to exempt transit facilities, such as the West Fall Church Metro Maintenance Yard, from any maximum daytime noise limit. The draft amendment and other background materials can be found on the county webpage: <http://www.fairfaxcounty.gov/dpz/zoning/noiseordinance/>