

Process Summary and Recommendation 2012 Jefferson Manor Land Use Task Force (JMLUTF)

Process

- Conservation Plan Amendment
 - Completed and approved by County Board of Supervisors in September 2011
 - Precursor for Comprehensive Plan amendment to allow for greater intensity and a mix of uses
 - Continues to protect the majority of JM under existing Conservation Plan rules
- Input stage leading to preliminary rough draft “Vision Statement and Community Priorities”
 - Neighborhood Meeting Worksheets submitted by JM homeowners
 - General neighbor input
 - Experience with last proposed redevelopment in 2005-2006 APR process
- Concerns attributed to this input
 - Traffic
 - Property values
 - General needs/wants of JM homeowners
 - Probability of redevelopment based on economic needs of the landowners
- Research Stage
 - Penn Daw economic study
 - County input concerning existing development
 - Penn Daw
 - Adler/Fast Eddie’s
 - Wal-Mart
 - Huntington Ave
 - Huntington Club
 - Eisenhower Valley
 - Discussions with property owners of other development projects nearby.
 - Several rounds of various floor area ratio (FAR) renderings/massing studies and statistics
 - Fairfax County Dept. of Planning and Zoning
 - Traffic studies based on the FAR recommendations of the JMLUTF
 - Fairfax County DOT
 - Meeting with commercial property owners
 - Dwoskin
 - Johnson

Recommendation

- The amended Conservation Plan notes possible future redevelopment (if stated in the Comprehensive Plan) for Huntington Station and peripheral residential properties.
- The Task Force is making recommendations only for two existing properties:

- Dwoskin's Property - Strip Mall on North Kings Hwy
 - Johnson's Property - Apartments on the corner of Fort and Monticello
- The Task Force recommends not including the existing JM duplexes adjacent to the strip mall and apartments at this time. If requested by the property owners or developers, we will revisit an option of consolidating the JM duplexes into the plan.
 - The development of these existing duplexes is dependent upon negotiations for purchase between the developer and each owner of the residences.
 - There is no right of eminent domain for economic development in Virginia.
 - The Task Force focused on the properties that are "ready for development" and owned by the potential developers.
- Max 10 story building heights along North Kings Highway with buffered step-downs closer to all contiguous neighborhood properties along Farmington Drive and Monticello Road
- The Task Force, by unanimous vote based on the full consolidation of the 2 properties in question, recommends a maximum FAR of 2.15 to the community and the landowners/end-use developers with the following considerations:
 - The massing studies from the County showed an entrance and exit on Fort Drive. We strongly prefer no public vehicular access to this development on Fort Drive (or Monticello Road). The Fairfax County Department of Transportation (FCDOT) does not recommend all access from North Kings Highway. They strongly recommend ingress and egress from Fort Drive, but they would be willing to consider ingress only from Fort Drive.
 - It is recommended that there be a minimum buffer of 25 feet from any residential property line to a new structure. We support this concept, but want to ensure that we do not miss out on proposals that may be beneficial to the community. Instead we would like future development to include setbacks and screening appropriate to minimize the looming affect and improve visual aesthetics.

The JMCA Land Use Task Force supports the Conservation Plan as amended as well as our visioning statement and community priorities. Therefore, the Task Force recommends amending the Comprehensive Plan guidance for the study area to increase in intensity to 2.15 FAR with a maximum height of 10 stories along North Kings Highway and stepped-down towards the adjacent duplexes. Other conditions related to redevelopment of the study area are also recommended.

JMCA Land Use Task Force

Members: Craig Mehall, Chair; Chris Soule, current JMCA President; Tim Norris, past JMCA President; Tom Rickert, past JMCA President; Michael Seavey; Rory Sheehan and David Wiegold

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