



McLean Citizens Association Resolution
Zoning Ordinance Amendment
Regarding PDC and PRM Districts and Other Changes
May 4, 2016

Whereas, Fairfax County Board of Supervisors has advertised a Fairfax County Zoning Ordinance Amendment (Amendment) that proposes to increase the allowable development density in the Planned Development Commercial (PDC) and the Planned Residential Mixed Use (PRM) Districts; and

Whereas, the Amendment would increase the maximum floor/area ratio (FAR) in the PDC district from 1.5 to 2.5; and

Whereas, the Amendment would allow the Board of Supervisors (Board) to approve an FAR of up to 5.0 for PDC developments located within a Selective Area, which, for purposes of this Amendment, is defined as a Transit Station Area (TSA), Commercial Revitalization District (CRD) or a Community Business Center (CBC); and

Whereas, the Amendment would further allow the Board to increase the maximum allowable FAR from 3.0 to 5.0 in PRM districts located in Selective Areas; and

Whereas, the maximum permitted FAR could exceed 5.0 since floor area associated with the provision of affordable and workforce housing is not counted; and

Whereas, to accommodate these higher densities, the Amendment proposes changes that would allow the Board to reduce:

- 1) The amount of required off-street parking by 20% for residential developments,
- 2) The required distance of structures from the lot lines in a TSA or Commercial Revitalization Area,
- 3) The required minimum sight distance for developments on a corner lot; and

Whereas, the standard landscaping and screening requirements of the Zoning Ordinance would not apply to a PDC or PRM development in Selective Areas unless it were situated on the periphery of the Area; and

Whereas, with downtown McLean being designated as both a CBC and a CRD, it would qualify as a Selective Area; and

Whereas, other Selective Areas in Fairfax County would include, but not be limited to:

- 1) Annandale CBC/CRD

- 2) Bailey Crossroads CBC/CRD
- 3) Kingstowne CBC
- 4) Lake Anne Commercial Revitalization Area
- 5) Richmond Highway CRD
- 6) Seven Corners CBC/CRD
- 7) Springfield CRD
- 8) South County Center CBC
- 9) Ten Silver, Blue and Orange Line Metro Station Areas, excluding stations in Tysons

Whereas, in 2007, Fairfax County adopted a Transit Oriented Development (TOD) Policy to the Fairfax County Comprehensive Plan which recommended medium to high density, mixed-use development be located within ½-mile of rail transit stations; and

Whereas, a key design principle of the TOD Policy is that a non-degradation policy should be applied to areas immediately adjacent to a TOD area and arterials serving a TOD area, whereby the traffic flows in these adjacent areas perform no worse after completion of the higher density developments; and

Whereas, the proposed FAR of 5.0 is a TOD density that is currently only permitted in Tysons within ¼-mile of a Metro station; and

Whereas, while the proposed increase to an FAR of 5.0 in the PDC and PRM districts may be appropriate for TSAs on the Silver, Orange, Blue and Yellow lines, it would contravene TOD policy to allow such high density in the 12 other Selective Areas, six of which, including the McLean CBC, are over 2 miles from a Metro station, and three others that are well beyond walking distance; and

Whereas, the increased number of vehicle trips that would be generated by such high density developments necessitate transportation improvements to expand road network capacity; and

Whereas, in Tysons, while only properties within ¼-mile of a Metro station qualify for higher TOD density, landowners throughout Tysons are part of a transportation service district that levies a property tax to pay for the needed transportation improvements; and

Whereas, enabling such high densities in PDC and PRM districts not proximate to rail stations would unfairly discriminate against Tysons landowners that are located beyond the ¼ mile TOD area and against all Tysons landowners that are paying additional taxes to support non-rail transit, road improvements and bike and pedestrian facilities; and

Whereas, the Amendment's proposed range of density would adversely affect the planned redevelopment of the McLean CBC and undermine the balance between redevelopment levels and infrastructure; and

Whereas, the PDC and PRM districts, as proposed, would no longer serve the McLean CBC's need for mixed use at relatively low densities and its requirement for open space and contribution to revitalization in return for additional densities; and

Whereas, the higher densities and the relaxation of screening requirements would run counter to the planning objectives and design guidelines of the McLean CBC Comprehensive Plan (Plan), impede its implementation and would compel Plan changes to strengthen its protection against undesirable development and impacts; and

Whereas, Fairfax County Department of Transportation is actively planning transportation improvements within the McLean CBC and around its periphery to mitigate the future impacts of Tysons' redevelopment on the McLean CBC; and

Whereas, with the urbanization of Tysons and continued regional growth, the McLean CBC has very limited capacity to absorb densities above those currently planned and maintain a well-functioning transportation network; and

Whereas, the premise of designating Tysons as the County's Urban Development Area was to concentrate the higher intensity redevelopment in Tysons proximate to the Metro stations and to protect the surrounding suburban residential communities from density sprawl; and

Whereas, while an FAR of 2.5 to 5.0 currently would not be permitted outside the four immediate station areas within Tysons, were this ZOA to be accepted, developers could avail themselves of these higher levels of density in the McLean CBC by submitting a rezoning application and a concurrent Plan amendment; and

Whereas, the McLean Citizens Association's support of the 2010 Tysons Comprehensive Plan Amendment was predicated on protecting the McLean CBC from such TOD densities;

Now, therefore be it resolved that the McLean Citizens Association strongly opposes the proposed Zoning Ordinance Amendment Regarding the PDC and PRM Districts and Other Changes and urges the Board of Supervisors to reject this Zoning Ordinance Amendment.

*Approved by the MCA Board of Directors
Date 5/4/2016*

McLean Citizens Association, P.O. Box 273, McLean, Virginia 22102

cc: John Foust, Dranesville District Supervisor
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