



McLean Citizens Association Resolution
Sunrise at Kirby Road
Special Exception 2016-DR-001
Tax Map 40-2 ((1)) 48
July 6, 2016

Whereas, Sunrise Development Inc. is seeking a Medical Care Facility Special Exception permit to construct and operate an assisted living facility at 1988 Kirby Road; and

Whereas, the subject property is 3.70 acres in the R-3 Residential district, situated in the northwest corner of the intersection of Kirby Road and Westmoreland Street; and

Whereas, the property has a significant tree canopy and is currently developed with a one-story church constructed in 1963; and

Whereas, the facility would have a maximum of 73 units and 90 beds, and the distribution of units for assisted living and memory care would be 60% and 40% respectively; and

Whereas, the applicant is proposing a 2-story structure with 40,309 square feet of floor space and a height of 35 feet as measured from average grade; and

Whereas, 40,309 square feet of gross floor space equate to a floor area ratio (FAR) of 0.25, the maximum permitted FAR in the R-3 district; and

Whereas, residential units would also be located in the cellar, the floor space of which would be excluded from the tallied 40,309 square feet of gross floor space; and

Whereas, the finished grade along the portion of the structure facing Westmoreland Street would be as much as 17 feet higher than the existing grade, concealing most of the cellar level and providing vehicle access to the loading area; and

Whereas, 500 linear feet of cellar wall facing the north would be fully exposed giving the appearance of a 3-story, 42-foot high building; and

Whereas, the development would have 65% open space and comply with the Special Exception additional standards requiring a 100-foot setback from the abutting R-3 residential properties and a 45-foot setback from both streets; and

Whereas, the facility would have approximately 90 employees with a maximum of 25 employees on site at any time; and

Whereas, Kirby Road and Westmoreland Street are both minor arterial roads; and

Whereas, the intersection of Kirby Road and Westmoreland Street averages 21,000 vehicle trips daily and has chronic traffic congestion during rush and school drop-off and pick-up hours due, in part, to the proximity of Longfellow Middle school; and

Whereas, an assisted living facility of this size would generate 248 daily trips, 2½ times the number of daily trips that would be generated by a by-right single family residential use; and

Whereas, as required by the Virginia Department of Transportation (VDOT), the facility's single point of ingress/egress on Kirby Road would be directly opposite the single point of ingress/egress for L' Ambiance of McLean, subdivision of 45 single-family detached dwellings; and

Whereas, the applicant would agree to a development condition that would require employee shift changes to not coincide with Longfellow Middle school drop-off and pick-up times; and

Whereas, the two provided loading spaces would be located on the Westmoreland side of the development and screened with a 6-foot fence; and

Whereas, 55 parking spaces would be provided; and

Whereas, Kirby Road and Westmoreland Street do not have on-street parking; and

Whereas, the applicant would agree to a development condition requiring all use-related parking to be on-site; and

Whereas, the applicant would dedicate 4,313 sf of property to VDOT for right-of-way (ROW) along Kirby Road; and

Whereas, the applicant would additionally dedicate 9,203 sf of property to VDOT for ROW on Westmoreland Street; and

Whereas, the proposed alignment of the Westmoreland ROW dedication at the northern tip of the property turns toward the center line of the street and would result in a 10.5-foot reduction in the width of the ROW dedication; and

Whereas, the McLean Citizens Association Planning and Zoning committee has requested that this narrowing of the ROW dedication be eliminated; and

Whereas, utilizing the proposed ROW dedication, the applicant would also extend the existing right turn lane for turning movements onto westbound Kirby Road; and

Whereas, while the extension of the right turn lane would be limited to avoid the loss of tree canopy, it would be of sufficient length to provide a short stacking lane for vehicles turning left onto Youngblood Street, the location of which is currently a choke point for southbound Westmoreland Street traffic; and

Whereas, the applicant would replace the sidewalk along Kirby Road with a 10-foot wide concrete sidewalk and construct over 600 linear feet of sidewalk along Westmoreland Street; and

Whereas, the subject property is surrounded by three low-density residential neighborhoods with single-family detached dwellings and one townhouse development; and

Whereas, the applicant proposes a significant vegetated buffer along Kirby Road and Westmoreland Street; and

Whereas, the applicant would execute a 80-foot wide conservation easement along the western property line abutting the Crosswoods subdivision that would preserve the existing mature tree canopy; and

Whereas, the conservation easement would be held by Fairfax County; and

Whereas, the applicant would further augment the screening along the western property line with a 6-foot high, board-on-board fence and numerous additional plantings; and

Whereas, on the basis of this conservation easement, fence, additional plantings and other improvements, five abutting property owners in the Crosswoods subdivision support the subject Special Exception; and

Whereas, the applicant is requesting a modification of the Zoning Ordinance additional standard requiring a minimum lot size of 5.0 acres for a Medical Care Facility in the R-A through R-5 districts; and

Whereas, while this modification is not uncommon, the proposed facility would differ from the previously approved facilities in that 1) the property is surrounded by low-density residential neighborhoods, 2) the building as viewed from the east would sit atop a 17-foot built-up grade, 3) the building as viewed from the north would present a 3-story, 42-foot building; and

Whereas, while the site would accommodate the proposed 40,309 sf building, given the prominence of the subject property due to its shape, topography and the geometry of the Kirby/Westmoreland intersection, and given the height and mass of the proposed building, the building would be out of character with the neighborhood; and

Whereas, the vegetated buffer would only partially mitigate this visual impact; and

Whereas, the following associations:

- 1) L' Ambiance of McLean Homeowners Association
- 2) Mayfair of McLean Homeowners Association
- 3) El Nido Civic Association
- 4) Marborough-Nantucket Civic Association
- 5) Franklin Area Civic Association
- 6) Foxhall Homeowners Association

plus a majority of Crosswoods residents oppose the subject Special Exception application; and

Whereas, the Health Care Advisory Board (HCAB) heard testimony at its May 11, 2015 hearing from a representative of Vinson Hall Retirement Community, and at its May 11, 2015 and May 9, 2016 hearings from a representative of Chesterbrook Residences Inc., both of whom expressed concern that their facilities would be negatively impacted by the proposed nearby assisted living units coming onto the market; and

Whereas, the HCAB felt the applicant demonstrated the need for the development of an assisted living facility and memory care facility in the McLean area and recommended the Board of Supervisors support the applicant's proposal;

Now, therefore be it resolved, that on the basis of the building mass and the insufficient lot size for the use and as required by the Fairfax County Zoning Ordinance, the McLean Citizens Association opposes Special Exception Application SE 2016-DR-001 as being incompatible with the neighborhood and urges the Board of Supervisors to deny the application.

*Approved by the MCA of the Board of Directors
Date 7/6/2016*

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

cc: John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Ben Wiles, Staff
Stuart Mendelsohn, Holland & Knight
Fairfax County Planning Commission
Fairfax County Board of Supervisors