

**PRELIMINARY STAFF REPORT
CHAPTER 527 UPDATE
2008 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): Sully

APR ITEM(S): 08-III-3UP

NOMINATOR(S): Timothy Sampson, Attorney/Agent for INOVA Health Care Services
ACREAGE: 73.23 Acres
TAX MAP I.D. NUMBER(S): 45-2((1))41B1, 41L, 41L3, 41L5 and 45-2((2))38, 39A, 39B 46A1 and 51A1
GENERAL LOCATION: East of Rugby Rd, south of Ox Trail, north of Fairfax County Parkway
PLANNING AREA(S): III
 District(s): Upper Potomac
 Sector: Lee-Jackson (UP8)
 Special Area(s): ---
ADOPTED PLAN MAP: Public Facilities, Governmental, Institutional
ADOPTED PLAN TEXT: Hospital and related low intensity ancillary medical office, service uses and clinics, with conditions, including a limitation of .30 FAR.

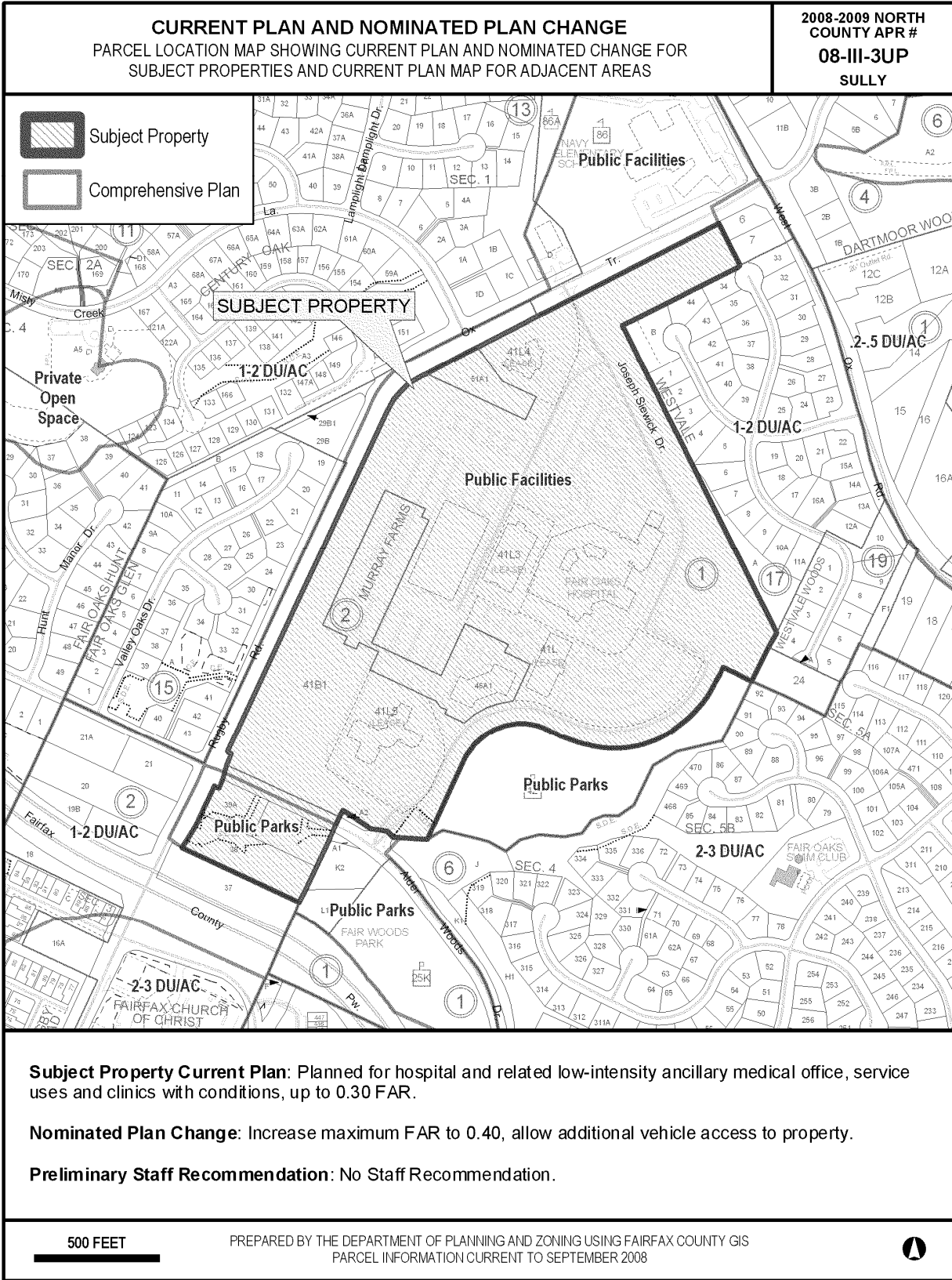
For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

PROPOSED PLAN AMENDMENT: Increase FAR from .30 to .40, allow two additional vehicle access points to and from Rugby Rd, and adjust buffer recommendations to allow new driveway connections

SUMMARY OF STAFF RECOMMENDATION

_____ Approve Nomination as Submitted
 X Approve Staff alternative
_____ Retain Adopted Plan

The Chapter 527 study reviewed this nomination at both .40 FAR and .35 FAR levels. The review indicates that a .40 FAR will impact the surrounding road system, and that a .35 FAR will help alleviate the impact. Due to concerns about traffic congestion, staff recommends an alternative which allows consideration of an intensity up to .35 FAR.



PRELIMINARY PROPOSED PLAN TEXT

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, UP8 – Lee-Jackson Community Planning Sector, as amended through 07-13-2009, Land Use Recommendations, pages 183-184:

10. The Fair Oaks Hospital site is approximately ~~72~~ 73 acres, generally located north of the Fairfax County Parkway and east of Rugby Road. Tax Map parcels 45-2((1)) ~~25L, 41A, 41B1 and 46A1~~; and 45-2((2)) 38, 39A, 39B, 46A1 and 40A, 40B, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51A1 and 51B1 are planned for hospital and related low intensity ancillary medical office, service uses and clinics provided that:

- A substantial vegetated wooded buffer is provided and maintained as undisturbed open space between such uses and the residential neighborhoods to the north and east;
- The campus achieves high-quality architectural and landscape design, and the overall intensity on the site does not exceed ~~.30~~ .35 FAR. Medical office buildings should be limited to a total of 370,000 square feet of GFA;
- Right-of-way is provided for the widening of Ox Trail and Rugby Road to a four lane section. Dedication of this right-of-way does not necessarily obligate the dedicator to construction of these improvements;
- The buffer to be provided and maintained along Rugby Road and Ox Trail will be 115-120 feet in width with the exception of the existing child care center and single family dwelling where a lesser buffer is provided. In addition, the buffer may be modified to provide for a new vehicular access to Rugby Road and to accommodate any required widening of Rugby Road to facilitate such access. The buffer will consist of existing vegetation supplemented where necessary with evergreens and other landscaping. Unless deemed essential based on final engineering, no additional storm water management ponds (wet or dry) shall be located in this buffer. Any utilities, to include stormwater pipes or channel improvements, that must be located within this buffer area shall be located and designed to minimize damage to existing vegetation and should be subject to landscaping to reduce any views into the campus. This buffer is to be measured from the eastern edge of the right-of-way of the anticipated four lane Rugby Road and Ox Trail;

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- ~~No~~ One new additional point of vehicle access ~~is~~ may be provided from Rugby Road could be explored which could include full or limited access subject to VDOT Access Management Guidelines and FCDOT approval upon the submission of a more detailed traffic analysis at rezoning. ~~In addition, no~~ No vehicle access is to be provided from West Ox Road;
 - Building height for the main hospital buildings and additions thereto shall be limited to a maximum of 100 feet. All other buildings shall be limited to a maximum of 60 feet in height to minimize visual impacts on the residential community;
 - Parking structures will be designed to minimize visual impacts on adjacent residential neighborhoods and the design and materials of the structures will be integrated with that of the buildings they serve. Landscaping will be provided on the parking structures and/or adjacent to them to make them more attractive and to soften their appearance;
 - All rooftop mechanical equipment is screened. In addition, no antennae will be located on building rooftops other than the main hospital building and additions thereto, except as may be required for public safety purposes;
 - Monopoles are excluded from the hospital campus;
 - Visual impacts are further minimized through building setback and site design features such as berms, fences and landscaping treatments;
 - No additional parking, including above or underground parking structures, other than what existed in September, 1994 shall be located between the medical campus and Fair Oaks Estates; and
 - A detailed traffic impact analysis should be done to determine any additional improvements required to mitigate the impacts of additional development on the street network in the vicinity of the development.

The southern 7.5-acre portion (Tax Map 45-2((1))42) of this site is owned by the Fairfax County Park Authority and is planned for a public Park. Tax Map 45-2((2))38, 39A and 39B and 45-((6))A1, K2, and L1 are also planned for a public park and should be dedicated to the Fairfax County Park Authority.

Density credit is appropriate for any land dedicated for right-of-way or public park use, as provided for in the Fairfax County Zoning Ordinance

The Comprehensive Plan Map will not be changed by this recommendation.