



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

**SCREENING
CPN22-PR-009
FALLFAX CENTER**

Address/Tax Map Parcels: 7630 Lee Highway, and 2816, 2818, 2820, 2822, and 2828 Fallfax Drive
Tax Map Parcels 49-2 ((9)) 1B, 1C, 2, 2A, 2B, 3, 4, 5 and 6

Nominator: Mark Viani (agent for Fallfax Center Assoc. LP and Fallfax Partnership)

Supervisor District: Providence
Planning Area: Area I
Planning District: Jefferson Planning District, J8 Shreve West Community Planning Sector
Acreage: 4.6

Current Plan Map/Text: Parcels 1B, 1C, 2, 2A, 2B, and 3: Retail and other commercial uses up to 0.25 Floor Area Ratio (FAR) / Parcels 4, 5 and 6: Light industrial uses up to 0.30 FAR

Nomination: Residential mixed use up to 1.9 FAR with multifamily residential and ground floor retail uses

Comprehensive Plan Considerations:

The subject site is comprised of nine parcels containing four buildings surrounded by surface parking lots at the intersection of Lee Highway (US Route 29) and Fallfax Drive, approximately a half-mile east of the Interstate 495 overpass. The three closest parcels to Lee Highway are comprised of three buildings with a mix of retail uses, a brewery, restaurant, and service establishments. The three parcels to the north contain one building serving light industrial uses. Properties to the north and west are developed with single-family attached dwellings, planned for and developed at 8-12 du/ac and 12-16 du/ac respectively. The properties to the east of Fallfax Drive are developed with two large self-storage buildings, planned under the same industrial use recommendation as the northern portion of the subject site. The adjoining parcels on Lee Highway consist of an auto service center with gasoline sales to the east and auto sales to the west and are planned for retail and other commercial uses. Sites directly across Lee Highway to the south are developed with low-rise multi-family residential uses. A channelized stream runs along the northern and western portions of the site, and county records indicate that the majority of the site is in Watershed Management Plan floodplain and a smaller portion is in a flood hazard zone. Multiple flooding complaints have been filed on the property, including for building flooding in 2014.

The Concept for Future Development designates this area as a Suburban Neighborhood. These areas contain a broad mix of allowable residential densities, styles, parks, and open space. Where appropriate, supporting neighborhoods serving commercial services, public facilities and institutional use are encouraged provided that the proposed intensities and character are compatible with the surrounding area. The Plan identifies the J8 Shreve West Community Planning Sector as being largely developed with stable residential neighborhoods. Infill development is recommended to be of a compatible use, type and intensity as provided in the Land Use Element of the Policy Plan’s Objectives 8 and 14.

The nomination proposes residential mixed-use development up to an intensity of 1.9 FAR, consisting of up to 380 multi-family residential units, which would yield a density of 87 dwelling units per acre (du/ac), which would be substantially higher than surrounding residential uses. The nomination’s conceptual plan proposes the site to be redeveloped as three connected buildings, approximately 385,000 gross square-feet in area with a maximum building height of six stories at the southern end of the site which would taper down to five stories along the building’s western edge and four stories at its northern end. Approximately 6,000 square feet of ancillary ground floor retail use is proposed at the southeastern corner facing the intersection of Lee Highway and Fallfax Drive and the central building would include structured parking, as well as onsite amenities for the residents. The statement of justification indicates that the proposed increase of residential uses in this development would align with the existing residential uses at the rear and side property boundaries and support county goals for the creation of a larger and more diverse housing stock.

