

**Dulles Suburban Center Comprehensive Plan
Submission Form for Proposed Changes**

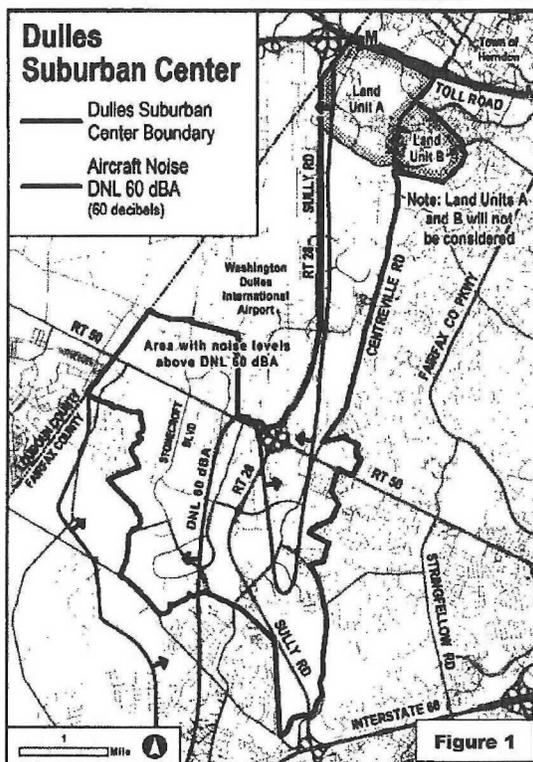
DSC-E4-1

The Dulles Suburban Center Area (DSC) study will primarily focus on editorial updates to recommendations contained in the Comprehensive Plan. There is an opportunity to suggest potential changes to the DSC Comprehensive Plan land use recommendations as part of this study. This form should be used to suggest potential changes to the Comprehensive Plan guidance for this area. Land Units A and B were the subject of a 2013 land use study and will be excluded from consideration at this time.

Portions of Fairfax County are in the vicinity of Washington Dulles International Airport and are subjected to levels of aircraft noise which may be incompatible with noise sensitive land uses. For example, consistent with long-standing policy, new residential development is not recommended in areas with projected aircraft noise exposures at or above DNL 60 dBA. Proposals for noise sensitive uses within the DNL 60 dBA will not be considered. For more information, please consult the Dulles Suburban Center Area-Wide Recommendations, Environment section:

www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf#page=33

All applicants are encouraged to review the Performance Criteria for Optional Uses section of the DSC Comprehensive Plan text prior to the development of their submission.



To submit a proposed change to the DSC Comprehensive Plan guidance, complete this form detailing the proposal by **Tuesday, May 31, 2016**. Anyone can submit a proposed change. Please use a separate form if you have more than one change to propose.

Review of proposed changes is anticipated to begin in **June 2016**. Interested parties are encouraged to notify and consult with landowners prior to the submission of a proposed change. Planning staff is available to answer questions. Proposed changes will be used to inform the study of the Dulles Suburban Center, and may be modified or combined with other proposed changes in similar geographic areas. Proposed changes that are contrary to longstanding Plan policies or do not meet the criteria stated on this form may be excluded from consideration.

To use this form, type responses or print in ink. Attachments may be used as necessary. An online version of this form and a detailed version of this map are also available on the Web at: www.fairfaxcounty.gov/dpz/dullessuburbancenter/

1. Proposal Type (choose one)

- Site-specific
- Areawide topic

2. Subject Property Information (for site-specific proposals.)

Identify general location, street address, or Tax Map parcels, if available.

a) General Location: Southwest Quadrant of Route 50/Walney Road, between Walney Road and Elmwood Street

- Inside the DNL 60 dBA area
- Outside the DNL 60 dBA area

b) Street Address: 13909, 13911 and 13915 Lee Jackson Memorial Highway, Chantilly, VA

c) Tax Map Parcel Numbers: 34-4((1)) 49, 50, 50A, 51 and 53

For help visit the [Department of Tax Administration website](#) or the [Digital Map Viewer](#)

d) Identify total aggregate size of all subject parcels in acres or square feet: 7.07 acres

For help visit the [Department of Tax Administration website](#)

e) Do you own the subject property or represent the owner of the subject property:

- Yes
 No

3. Proposed Amendment to Comprehensive Plan recommendations

a) (For site-specific proposals) Describe the proposed change and how it would modify the current Plan recommendations. For proposed land use changes, explain the character and type of proposed development. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale.

Update the Land Unit Recommendations for Dulles Suburban Center, Land Unit E-4 to recognize long-standing existing development of three automobile dealerships on the subject property. Combine the recommendations for Parcel 53 with the other parcels since it was consolidated for a unified development with the other parcels in 1994. Reconfirm and revise overall FAR and building height, but maintain existing screening recommendations for Parcel 53 along Vernon Street. No optional uses are proposed.

b) (For areawide topics) Describe the proposed change and why it should be addressed at an areawide level within the Dulles Suburban Center Area.

c) (For site-specific and areawide topics) Provide justification for the proposed change. Describe how the proposal meets any of the following criteria. Check all that apply.

- Address emerging community concerns or changes in circumstance
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions
- Advance major policy objectives, such as promoting environmental protection, preserving heritage resources, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development
- Better implement the Concept for Future Development
- Reflect implementation of Comprehensive Plan guidance through zoning approvals
- Respond to or incorporate research derived from technical planning or transportation studies
- Other

Explanation for (c). (Additional sheets may be attached.)

See revisions to Land Unit E-4 recommendations attached.

4. Contact Information

- a) Name (required): David S. Houston c/o Blank Rome LLP
- b) Daytime Phone (required): (202) 772-5820
- c) Street Address: 600 New Hampshire Avenue, N.W., Washington, D.C. 20037
- d) Email Address: DHouston@blankrome.com

Review of proposed changes is anticipated to begin in June 2016. Please contact the Planning Division by phone or email if you have any questions about the submission procedure.

Submit the completed form by mail or email: **Fairfax County Department of Planning and Zoning**
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5500
703-324-1380, TTY 711 (Virginia Relay)
DPZDullesSubCenter@fairfaxcounty.gov

Attachments to Nomination Form

Background

This nomination is submitted on behalf of Pohanka Automotive Group, as long term ground lessee, of 13909, 13911 and 13915 Lee Jackson Memorial Highway in Chantilly, Virginia. The subject property is currently developed with 3 automobile dealerships: Pohanka Lexus, Pohanka Acura and Pohanka Chevrolet. The purpose of the nomination is to update the Comprehensive Plan text to reflect these longstanding businesses, and to permit some flexibility to allow them to be renovated and modernized in the future to ensure compliance with the various automobile manufacturers' specifications for its dealerships.

The following attachments are included with the nomination:

- Copy of the existing text for Land Unit E-4
- Proposed text modifications to recommendations numbers 2, 3 and 4
- Blacklined version of the proposed text modifications

Submitted by:

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LAND UNIT E-4

CHARACTER

Land Unit E-4 consists of approximately 250 acres and is located south of Route 50 with Walney Road as its western boundary. Elmwood Street, Chantilly Mews, Pinewood Meadows and Winding Brook townhouse subdivisions form part of the eastern boundary. Flatlick Run and Waverly Crossing single-family detached residential subdivisions form the eastern and southern boundaries (Figure 32).

Approximately one-third of the land unit is developed primarily as industrial and industrial/flex use. Public uses include a rehabilitation facility, a fire and rescue facility and a Fairfax County Water Authority facility. The remaining land is developed primarily in retail and office use. The retail use is located along Route 50, and includes the Pohanka auto dealership.

An older single-family detached residential subdivision (formerly Rockland Village) located in the northern portion of the land unit between Walney Road, Chantilly Mews and Pinewood Meadows has been redeveloped with single-family attached and detached housing, as well as multifamily housing.

RECOMMENDATIONS

Land Use

1. Parcels in the southeastern quadrant of the intersection of Route 50 and Centreville Road (Tax Map 34-4((1))46, 47, 48, and 53A), are developed with low intensity retail uses at an average FAR of .15. Redevelopment for retail use up to a maximum of .25 FAR may be appropriate if these parcels are consolidated into a single development proposal, access is coordinated and land is dedicated for the planned interchange.
2. Community-serving retail use is planned for most of the land fronting on Route 50 between Walney Road and Elmwood Street (Parcels 34-4((1)) 49, 50, 50A, 51) at a maximum overall FAR of .25. Tax Map 34-4((1))52A is planned for retail use and developed as a bank. The parcel is planned to retain its existing intensity of .08 FAR. Landscaping should be provided on all perimeters of the site to enhance the visual attractiveness of development.
3. Additional retail or auto-oriented uses are not planned for and are not appropriate along Route 50 or Walney Road in this land unit, except as described above in recommendations #1 and #2 above.
4. Tax Map parcels 34-4((1))53 is planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet. In addition, 35 feet of screening should be provided on Parcel 53 along Vernon Street to provide an appropriate transition to the residential neighborhood to the south. As an option, Parcel 34-4((1))53 may be appropriate for the expansion of existing auto dealerships located along Route 50 if the same conditions cited above are met.

**Fairfax County Comprehensive Plan
Dulles Suburban Center
Land Unit E-4 Recommendations**

LAND UNIT E-4

Proposed Text Changes to Recommendations #2-4

2. Tax Map 34-4((1)) 52A is planned for retail use and developed as a bank. The parcel is planned to retain its existing intensity of .08 FAR. Landscaping should be provided on all perimeters of the site to enhance the visual attractiveness of development.
3. Additional retail or auto-oriented uses are not planned for and are not appropriate along Route 50 or Walney Road in this land unit, except as described above in recommendations #1 and #2 above, and #4 below.
4. Parcels in the southwestern quadrant of the intersection of Route 50 and Walney Road, between Walney Road and Elmwood Street (Parcels 34-4((1)) 49, 50, 50A, 51, and 53), are developed with community-serving retail uses, including existing auto dealerships, at a maximum overall FAR of .30. Building height for Tax Map parcel 34-4((1)) 53 should not exceed 4 stories. In addition, 35 feet of screening should be provided on Parcel 53 along Vernon Street to provide an appropriate transition to the residential neighborhood to the south.

Fairfax County Comprehensive Plan
Dulles Suburban Center
Land Unit E-4 Recommendations

LAND UNIT E-4

Proposed Text Changes to Recommendations #2-4

2. ~~Community-serving retail use is planned for most of the land fronting on Route 50 between Walney Road and Elmwood Street (Parcels 34-4((1)) 49, 50, 50A, 51) at a maximum overall FAR of .25.~~ Tax Map 34-4((1)) 52A is planned for retail use and developed as a bank. The parcel is planned to retain its existing intensity of .08 FAR. Landscaping should be provided on all perimeters of the site to enhance the visual attractiveness of development.
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4. Parcels in the southwestern quadrant of the intersection of Route 50 and Walney Road, between Walney Road and Elmwood Street (Parcels 34-4((1)) 49, 50, 50A, 51, and 53), are developed with community-serving retail uses, including existing auto dealerships, at a maximum overall FAR of .30. Building height for Tax Map parcels 34-4((1)) 53 is planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet ~~4 stories~~. In addition, 35 feet of screening should be provided on Parcel 53 along Vernon Street to provide an appropriate transition to the residential neighborhood to the south. ~~As an option, Parcel 34-4((1)) 53 may be appropriate for the expansion of existing auto dealerships located along Route 50 if the same conditions cited above are met.~~