

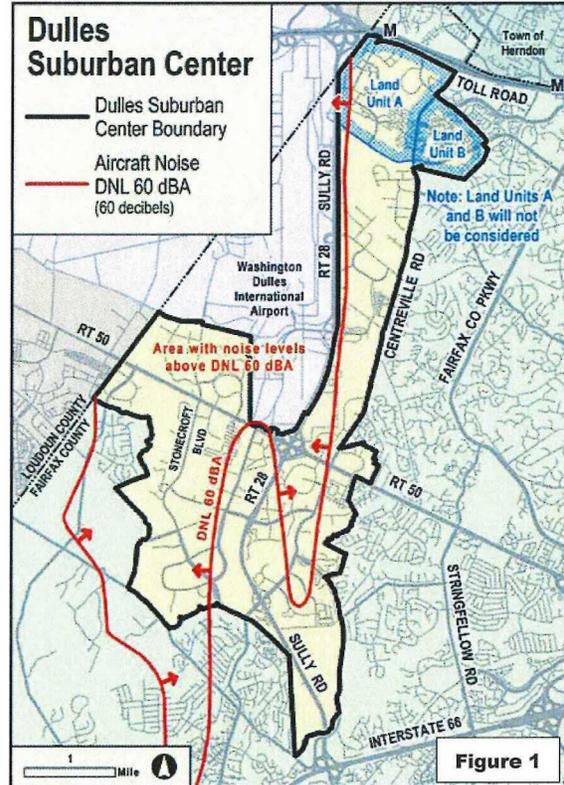
**Dulles Suburban Center Comprehensive Plan  
Submission Form for Proposed Changes**

**DSC-H-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](http://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.



**Figure 1**

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/](http://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: East side of Stonecroft Boulevard (Route 8460) and south of Lee-Jackson Memorial Highway (

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

b) Street Address: 4101 Pepsi Place, Chantilly, Virginia 20151

c) Tax Map Parcel Numbers: 34-1 ((1)) 2A

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: 9.27

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.

*The requestor has prepared and submitted the attached letter to the Department of Planning & Zoning, the contents of which are incorporated herein.*

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.)*

*The requestor has prepared and submitted the attached letter to the Department of Planning & Zoning, the contents of which are incorporated herein.*

### 4. Contact Information

- a) Name (required): Andrew A. Painter
- b) Daytime Phone (required): (571) 209-5775
- c) Street Address: 4101 Pepsi Place, Chantilly, Virginia 20151
- d) Email Address: apainter@thelandlawyers.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 700  
Fairfax, Virginia 22035-5500  
703-324-1380, TTY 711 (Virginia Relay)  
[DPZDullesSubCenter@fairfaxcounty.gov](mailto:DPZDullesSubCenter@fairfaxcounty.gov)

Andrew A. Painter  
(571) 209-5775  
apainter@thelandlawyers.com



WALSH COLUCCI  
LUBELEY & WALSH PC

February 10, 2016

**Via Email & First Class Mail**

Ms. Clara Quintero Johnson, Planner III  
Fairfax County Department of Planning & Zoning  
Planning Division  
10255 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5505

**Re: Proposed Dulles Suburban Center Land Unit H Recommendation  
4101 Pepsi Place, Chantilly, Virginia 20151  
Fairfax County Tax Map #34-1 ((1)) 2A (the "Subject Property")**

Dear Ms. Johnson:

On behalf of **Euro Motorcars Realty Holdings ("Euro")**, the contract purchaser of the vacant portion of the above-referenced Subject Property, I write to offer language for inclusion in the upcoming Dulles Suburban Center Special Study draft text concerning Land Unit H of the Dulles Suburban Center.

The Subject Property comprises approximately 9.27 acres located on the east side of Stonecroft Boulevard (Route 8460) and south of Lee-Jackson Memorial Highway (Route 50), in the Sully Magisterial District. It is zoned to the I-5 zoning district pursuant to § 5-500 et seq. of the Zoning Ordinance of Fairfax County, Virginia ("Zoning Ordinance"). The eastern half of the Subject Property is presently developed with a 67,670-square foot wholesale warehouse facility that was constructed in 1981.

Euro is under contract to purchase the four-acre western half of the Subject Property, which is presently vacant, and desires to construct a luxury automotive dealership on it. Over the past seven months, Euro has held confidential discussions with a luxury automotive company, and knows that the Subject Property (along with three others in Northern Virginia) is under active consideration for that company's Northern Virginia dealership. The Subject Property is the only site under consideration in Fairfax County.

The Subject Property's current I-5 zoning permits motor vehicle storage and service establishments, but it does not permit motor vehicle sales. Accordingly, Euro's proposal would require a rezoning to a district (likely the C-8 zoning district) that permits vehicle sales as a by-right or special exception use.

ATTORNEYS AT LAW

703 737 3633 ■ WWW.THELANDLAWYERS.COM  
1 E. MARKET STREET ■ SUITE 300 ■ LEESBURG, VA 20176-3014  
ARLINGTON 703 528 4700 ■ WOODBRIDGE 703 680 4664

DSC-H-1  
Page 3 of 5

Euro acknowledges that the current Plan recommendations for the Subject Property do not encourage vehicle sales. The Subject Property constitutes a portion of Land Unit H of the Dulles Suburban Center of the BR2-Upper Cub Run Community Planning Sector of the Bull Run Planning District, of the Area III Comprehensive Plan (the "Plan"). The Plan presently suggests the Subject Property develop with industrial, research and development, and industrial/flex uses up to a 0.35 FAR.

Before submitting a rezoning and special exception request, Euro feels it prudent to avail itself of the Dulles Suburban Area Special Study and Fairfax Forward processes, and proposes the following land use recommendation be added to the Land Unit H policies as an alternative to industrial uses:

*9. Parcel 34-1 ((1)) 2A is planned for industrial use as stated in Recommendation #1. As an option, an auto dealership use (vehicle sales, rental and ancillary use) may be appropriate on the western portion of this parcel, if access is limited to the existing points of ingress/egress along Pepsi Place, and streetscaping, signage and site design are similar to the auto park uses west of Stonecroft Boulevard and on Parcel 34-1 ((1)) 1D.*

Euro's proposed Plan amendment would allow it to process a rezoning and special exception application more effectively for its proposed automobile dealership. An automobile dealership on the Subject Property, if approved by the Board of Supervisors, would not fundamentally change the character of the surrounding area, which is already developed with similar automotive sales and ancillary uses. Indeed, development of the vacant portion of the Subject Property will complete the build-out of this portion of Land Unit H in a way that provides a tax-generating use and yet maintains the overall look and feel of Stonecroft Boulevard.

This proposed use is particularly appropriate at this location, considering nearby uses and approvals. Property to the east, for example, is planned and developed with industrial/flex uses, and property to the south houses ancillary uses for nearby automobile dealerships. The Subject Property is also located directly across Stonecroft Boulevard from several automobile dealerships located to the west in the Chantilly Auto Park (the "Auto Park"), originally approved in 1994.

While Stonecroft Boulevard has long served as the eastern boundary of the area's auto sales uses, since the 1994 approval of the Auto Park several properties on both sides of Stonecroft Boulevard have been developed as auto service and storage uses. The Board has granted further legislative approvals for these uses in a manner that indicates Stonecroft is not a "Plimsoll Line" for automotive sales. During the 2008-2009 North County Area Plans Review, for example, the Board approved a Plan amendment (APR 08-III-1DS) to allow an expansion of the Auto Park use on Fairfax County Tax Map #34-3 ((1)) 1D (the "Pohanka Honda Property").

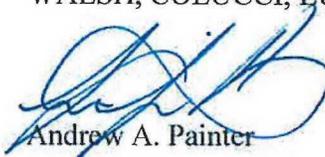
The Board subsequently approved RZ 2011-SU-024/SE 2011-SU-009 ("Pohanka Stonecroft LLC") in 2012, which is now an automobile dealership on the Pohanka Honda Property. In 2005 the Board also approved RZ 2004-SU-018/SE 2004-SU-027 ("WEST\*GROUP Properties LLC"), which rezoned additional parcels just south of the Auto Park for four automobile dealerships.

Euro acknowledges that the Plan sets forth a transportation performance-based strategy for development in Land Unit H, and that transportation issues associated with Euro's specific request can be adequately addressed during the course of the rezoning and special exception review process. Euro would, as a matter of course, provide a traffic impact study and would mitigate its traffic impacts, as well as address issues related to pedestrian and bicycle circulation, turning movements, and signalization. Further, Euro envisions that access to the Subject Property will occur via Pepsi Place and will avoid direct access onto Stonecroft Boulevard.

I would appreciate it if you would provide this information to staff for consideration in its deliberations. Please feel free to contact me directly at (571) 209-5775 if I may answer any questions. As always, we thank you for your consideration as well as for the opportunity to participate in the Comprehensive Plan review process.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Andrew A. Painter

Cc: The Honorable Kathy L. Smith, Sully District Supervisor  
Ms. Laura Floyd, Sully District Supervisor's Office  
Ms. Kris Abrahamson, Department of Planning & Zoning  
Ms. Leanna Hush O'Donnell, AICP, Department of Planning & Zoning  
Jonathan P. Harvey, Esq., Jonathan P. Harvey Law Firm, PLLC