

Dulles Suburban Center Study

DSC-H-1 (Euro Motorcars)

Submitted By: Andrew Painter, Walsh, Colucci, Lubeley & Walsh, P.C on behalf of Euro Motorcars Realty Holdings (former contract purchaser of subject site)

Location: Southeast corner of the intersection of Stonecroft Boulevard and Lee Jackson Memorial Hwy.

Address: 4101 Pepsi Place

Tax Map Parcel #: 34-1((1)) 2A

Acreage: 9.27 acres

Supervisor District: Sully District

Adopted Plan Recommendation: (Please see Land Unit H, p. 133-135, for full text)

1. Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.
5. Strip or freestanding commercial development is not planned for and is not appropriate along Route 50. Landscaping and facade improvements, including consistent signage, should be encouraged to enhance the appearance of existing retail uses.

Proposed Change: Add an option for an auto dealership use (vehicular sales, rental and ancillary use) on the western portion of the 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.

	Existing Development	Current Comprehensive Plan	Proposed Plan Amendment
Development by Land Use	67,670 s.f. Warehouse Facility	141,330 s.f. Industrial	67,670 s.f. Warehouse Facility 73,660 s.f. Auto Dealershp
Total	67,670 s.f.	141,330 s.f.	141,330 s.f.



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Considerations:

- Transportation impacts: Use will increase peak-hour trips, which is not consistent with the performance based strategy for optional uses
- Existing Plan language states that strip or freestanding commercial development is not appropriate along Route 50
- Access to site is limited
- Proximity to similar uses

For more information, please visit the study webpage:

www.fairfaxcounty.gov/dpz/dullessuburbancenter



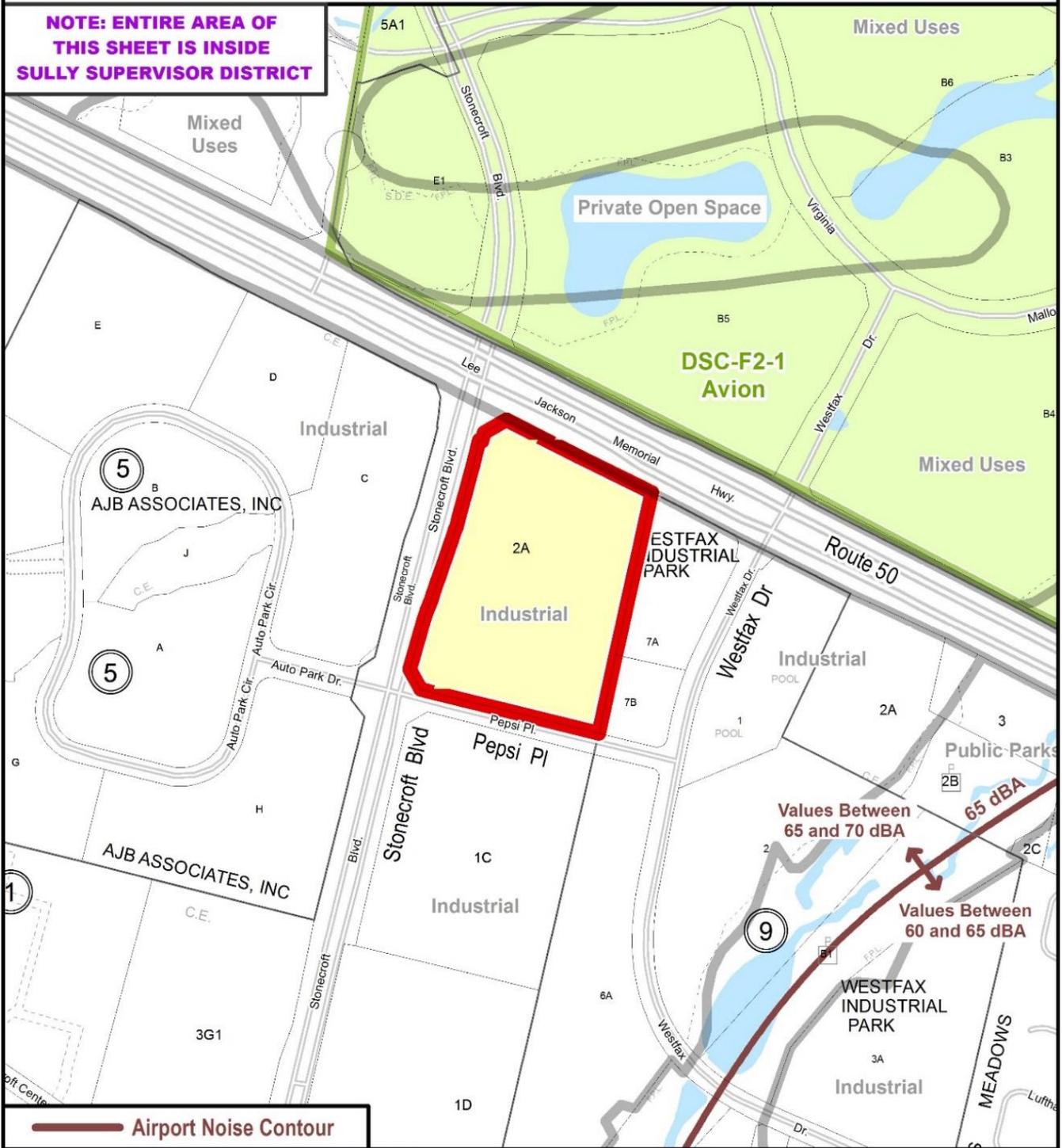
Contact Us: Fairfax County Department of Planning and Zoning
Planning Division
DPZDullesSubCenter@Fairfaxcounty.gov
703-324-1380, TTY 711 (Virginia Relay)



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Submission for 2016 Dulles Suburban Center Area Study

NOTE: ENTIRE AREA OF THIS SHEET IS INSIDE SULLY SUPERVISOR DISTRICT



— Airport Noise Contour

KEY **DSC-H-1** **Other DSCA Study Proposals** **Baseline Plan Value**

600 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
MAP LAYERS CURRENT TO JUNE 2016

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