

Proposed Plan change (Land Unit O/Sub-unit O1):

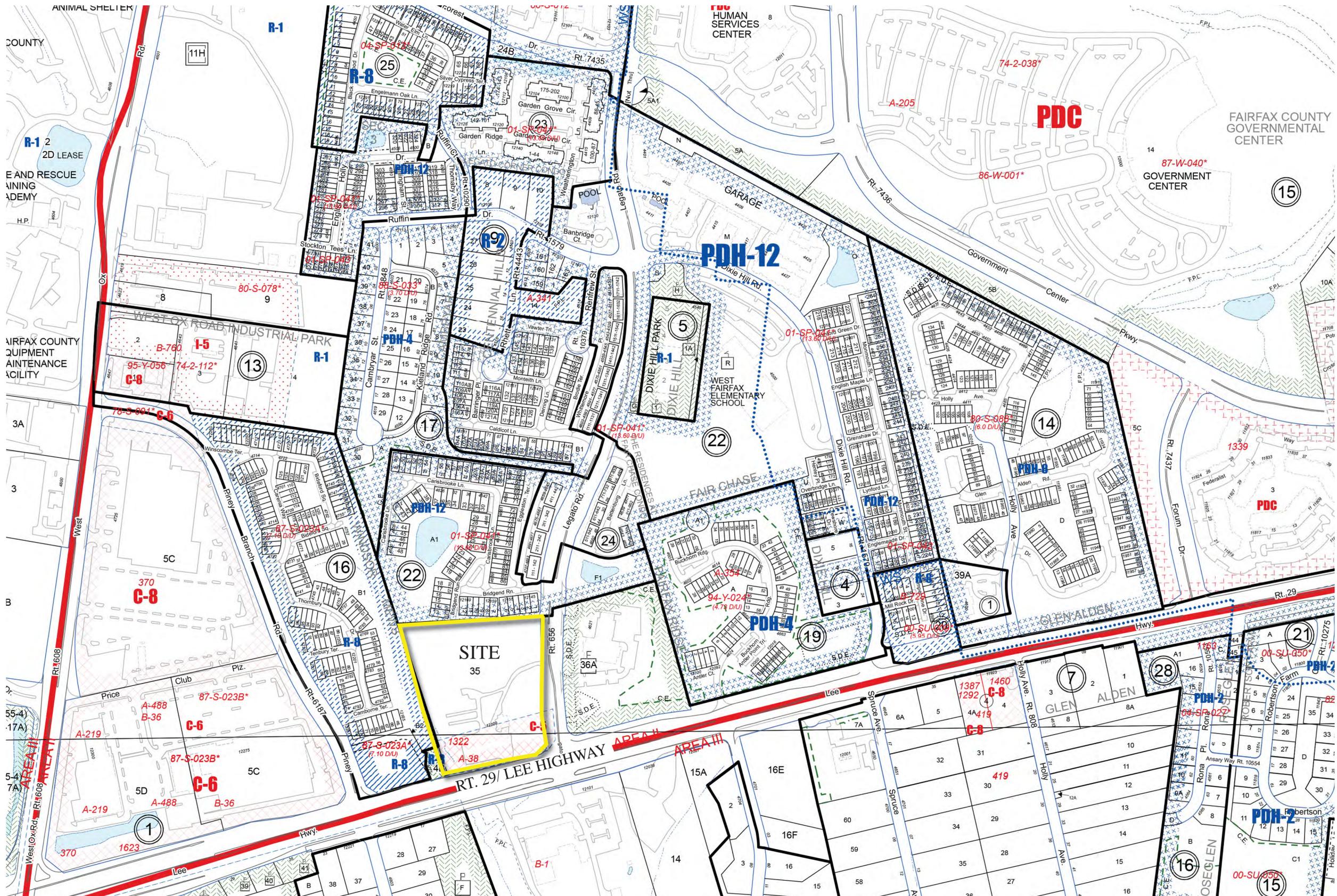
The Property is identified on the Fairfax County Tax Map as 56-1-((1))-35 (the "Property") and consists of approximately 7.15 acres. A copy of the Tax Map identifying the Property is enclosed for your information. It was designated as a "possible examination site" among the Working Group's documents. The Property is zoned to the C-5/R-1 Districts and is located immediately south of the Fair Chase neighborhood, formerly known as Dixie Hills, which is zoned to the PDH-12 District and is comprised of townhouses and stacked condominium units (also referred to as 2 over 2 townhomes) fronting on both sides of Legato Road. The Property is located within the Suburban Center Area (non-core) of the Fairfax Center Area (Land Unit O, Sub-unit O1) and is recommended for a residential density of 6 dwelling units per acre if not consolidated with Dixie Hills. The Owner of the Property would like the Working Group to consider the same residential density of up to 12 dwelling units per acre, in townhouses with stacked townhomes fronting on Legato Road across from the firehouse, as a logical extension of the existing Fair Chase neighborhood through which it will be accessed, and as an incentive to forego the existing C-5 zoning. A "Contextual Exhibit" which provides an illustrative layout of the potential development with the surrounding area is attached for your information.

CONTEXTUAL EXHIBIT



WARHURST-WILLIAMS PROPERTY

ZONING EXHIBIT



WARHURST-WILLIAMS PROPERTY