

Address/Tax Map: 5250 and 5252 Cherokee Ave; Tax Map (TM) Parcel 72-3 ((27)) 1
 Submitter: Nazir Bhagat

Supervisor District: Mason
 Planning Area: Area I
 Planning District: Lincolnia
 Related Plan Amendments: PA 2013-I-L1(B)
 Acreage: 3.20

Current Plan: Office use

Proposed Amendment: Multifamily residential with ground floor retail use

Considerations:

The subject properties are located on the west side of Cherokee Avenue, opposite of Navaho Drive, and northeast of Indian Run Stream Valley. The properties and the surrounding area to the north and east are generally planned as a Suburban Neighborhood in the Concept for Future Development. Suburban Neighborhoods are characterized as predominantly residential uses and emphasize compatibility and neighborhood stability. The subject area is planned on the Comprehensive Land Use Plan Map and developed with office uses. The land to the north and east is planned for and developed with residential uses at 4-5 dwelling units per acre. The Indian Run Stream Valley serves as a natural barrier between the subject properties and the Beltway South Industrial Area farther to the south and west. The submission proposes to amend the Plan to allow the construction of multifamily residential with ground floor retail use. The subject properties fall within the boundaries of the Lincolnia Planning District Study, Phase II [PA 2013-I-L1(B)], which is about to commence.

Preliminary Staff Recommendation:

Based upon the Lincolnia Planning District Study's scope, schedule and public outreach, WP16-001 is recommended to be included in the scope of the Lincolnia Study, Phase II.

WP16-001

Submission for Fairfax Forward 2016 Work Program



**MASON
SUPERVISOR
DISTRICT**



KEY



WP16-001



Other 2016 Work Program Proposals

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2016

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