

Address/Tax Map: 5301 Shawnee Road; Tax Map (TM) Parcels 72-3 ((25)) 11, 72-3 ((1)) 17 and 17E

Submitter: Thomas D. Cafferty

Supervisor District: Mason

Planning Area: Area I

Planning District: Annandale – Beltway South Industrial Area

Related Plan Amendments: PA S95-I-A2

Acreage: 6.09

Current Plan: Industrial use up to an intensity of 0.30 floor area ratio (FAR)

Proposed Amendment: Multifamily residential use up to a density of 50 dwelling units per acre (du/ac) and may include a small retail component

Considerations:

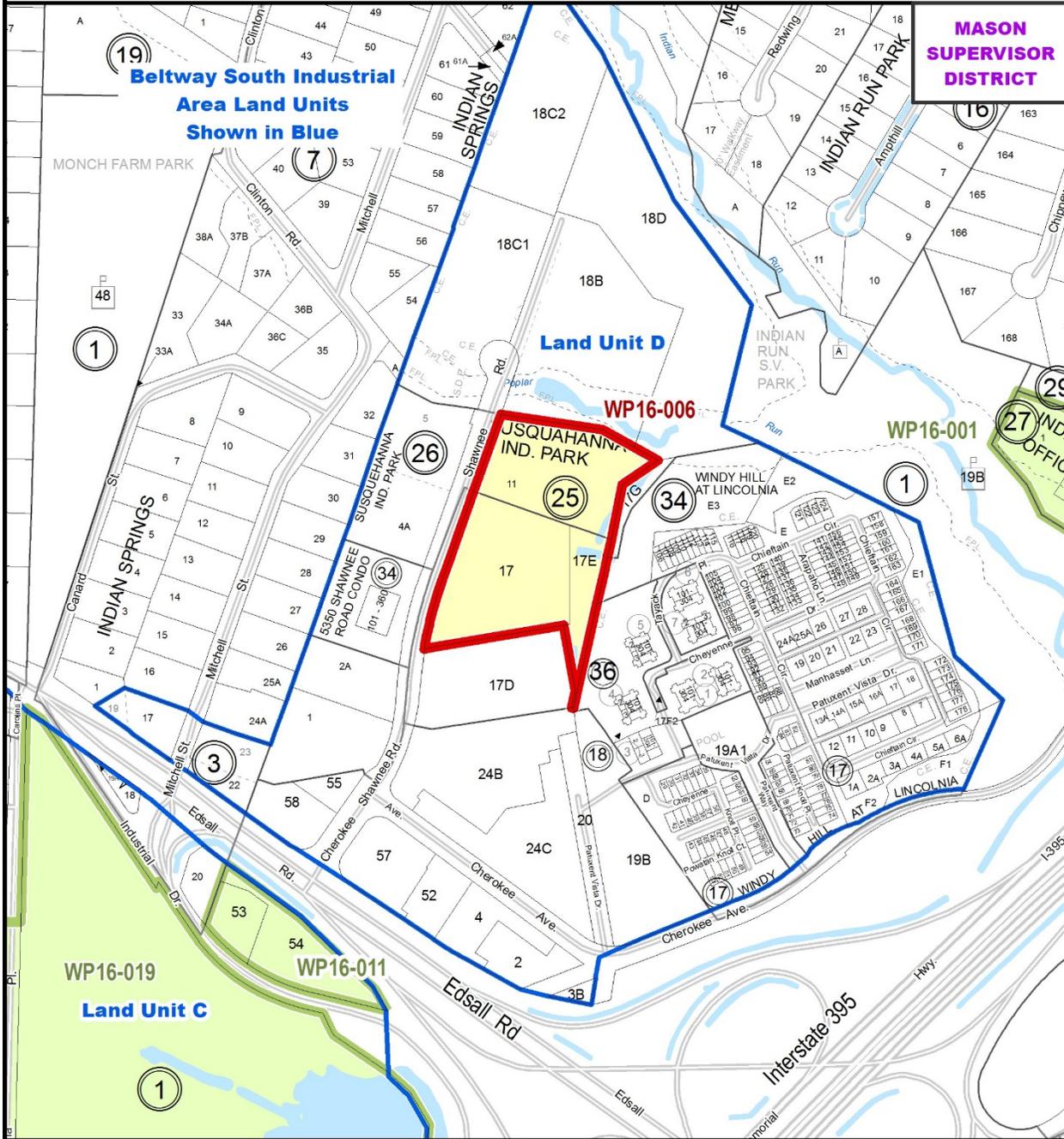
The subject parcels are located along and oriented to Shawnee Road, north of the intersection with Cherokee Avenue. Parcel 72-3 ((25)) 11 is developed with office use at 0.54 FAR, and the remaining two parcels are currently vacant. The parcels are planned for industrial uses up to an intensity of 0.30 FAR within the Beltway South Industrial Area. The area is planned within the Concept for Future Development to retain the overall industrial orientation. The surrounding properties that are also oriented to Shawnee Road are planned and developed with office and industrial uses. Replanning the subject parcels for residential uses would not be in harmony with the Concept for Future Development for the area. The Windy Hill at Lincolnia neighborhood located east of the subject parcels is separated from the parcels by a vegetated buffer and Poplar Run Stream Valley. The buffer creates a natural barrier between the neighborhood and the subject parcels. Windy Hill resulted from the adoption of PA S95-I-A2 that recommends residential use at 10-12 du/ac as a compatible transition between the non-residential area to the west and the Lincolnia Park neighborhoods to the northeast. The neighborhood is also oriented to Cherokee Avenue, rather than Shawnee Road.

Preliminary Staff Recommendation:

WP16-006 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The introduction of residential uses along Shawnee Road would not be in keeping with the Plan objectives for the area.

# WP16-006

Submission for Fairfax Forward 2016 Work Program



**MASON  
SUPERVISOR  
DISTRICT**

**Beltway South Industrial  
Area Land Units  
Shown in Blue**

**Land Unit D**

**WP16-019  
Land Unit C**

**WP16-006**

**WP16-001**

**KEY**



**WP16-006**



**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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