

Address/Tax Map: 2971, 2991, 2993 Aspen Lane, 6415, 6421, 6425, 6429, 6435, 6439, 6443, 6455, 6461 Arlington Boulevard, 6519 South Street, and 6420 Spring Terrace; Tax Map (TM) Parcels 51-3 ((5)) 7A, 7B, 8, 9, 10, 11, 12, 13, 14, 14A, 15, 16, 30, and 51-3 ((6)) 13A and 13B

Submitter: Albert Riveros

Supervisor District: Mason
 Planning Area: Area I
 Planning District: Jefferson
 Related Plan Amendments: APR 09-I-1J, APR 05-I-2J.
 Acreage: 10.05 acres

Current Plan: Residential use at 2-3 dwelling units per acre (du/ac). Commercial encroachment discouraged

Proposed Amendment: Low rise mixed use, and/or residential or commercial townhouses, and/or institutional uses

Considerations:

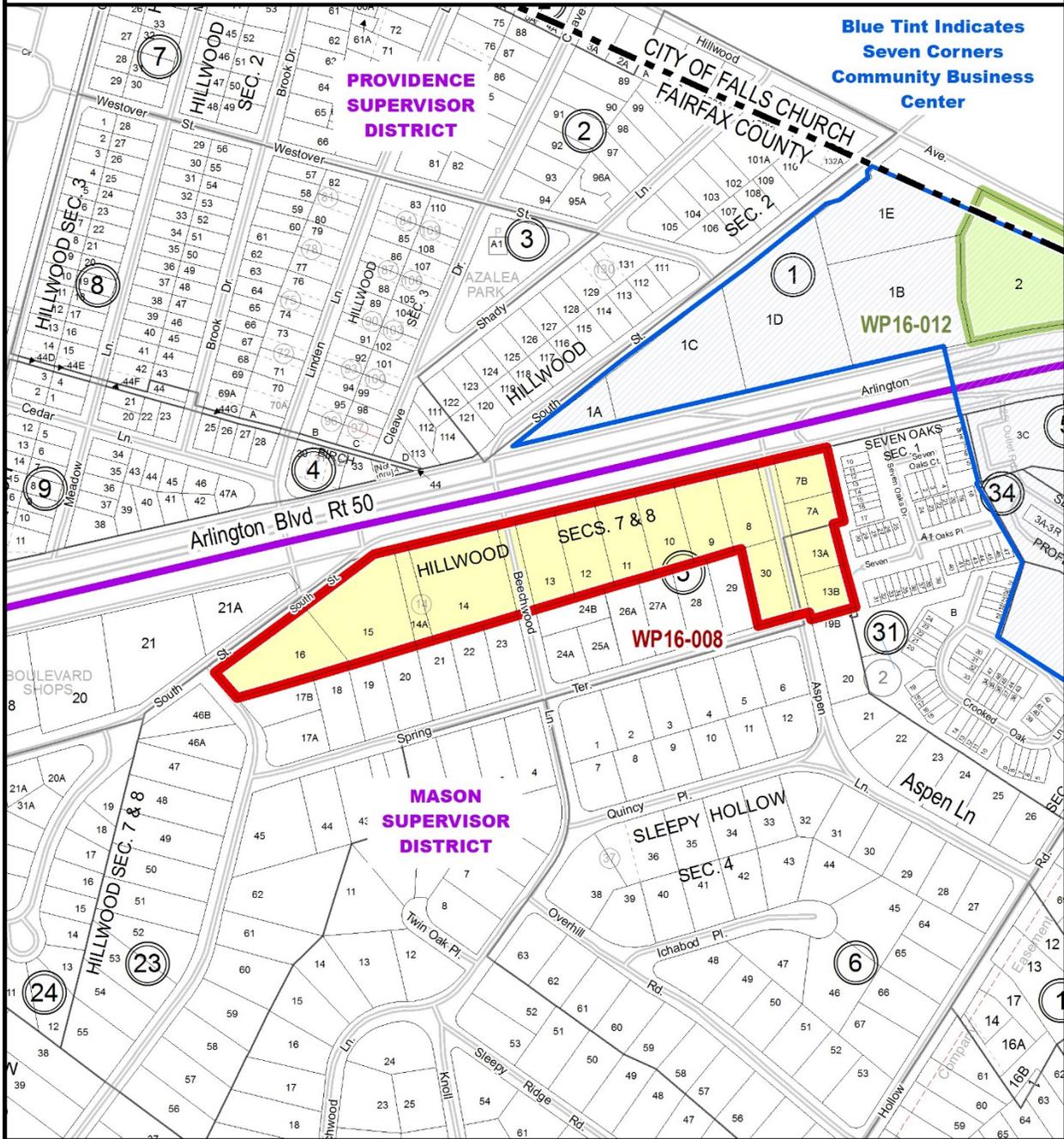
The subject area is bounded by Arlington Boulevard to the north, the Seven Oaks townhouse community to the east, Spring Street to the south, and South Street and Cedarwood Lane to the west. The area is planned for and developed with residential uses at a density of 2-3 du/ac within a Suburban Neighborhood area, south and west of the Seven Corners Community Business Center (CBC). The Plan recommends that these areas be protected and enhanced by ensuring compatible relationships between uses and infill development should be at a compatible use, type, and intensity with the surrounding area. The applicant proposes to expand the CBC and redevelop the subject area for residential and/or commercial uses with higher densities and intensities to respond to the effects of redevelopment north of Arlington Boulevard within the CBC. Arlington Boulevard serves as the boundary line for the CBC, and the proposed commercial component would not be in keeping with the policies for the Suburban Neighborhood areas. The proposed residential component may be similar in use and scale to the Seven Oaks townhouses to the east, which are also outside of the CBC. These townhomes and the rise in elevation from Arlington Boulevard, however, act as a transitional buffer from the CBC, as per the Plan recommendations, and minimize visual and other impacts of the CBC development. Additionally, Appendix 8 of the Policy Plan provide guidelines for consolidation and redevelopment of neighborhoods. These guidelines state that a petition should be signed by 75 percent or more of the owners with a minimum of 75 percent of the land area to demonstrate the commitment of the majority of the neighborhood to redevelop. A petition has not been submitted. These properties were also subject to Area Plans Review (APR) Items 05-I-2J and 09-I-1J that proposed similar change in land use and intensity/density, but the adopted text ultimately remained unchanged.

Preliminary Staff Recommendation:

WP16-008 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The Plan discourages commercial encroachment of CBCs into surrounding neighborhoods and the vegetated buffer west of the Windy Hill neighborhood already serves to demarcate the higher density residential to lower density residential. Further, a neighborhood consolidation petition has not been submitted.

WP16-008

Submission for Fairfax Forward 2016 Work Program



**Blue Tint Indicates
Seven Corners
Community Business
Center**

**PROVIDENCE
SUPERVISOR
DISTRICT**

**MASON
SUPERVISOR
DISTRICT**

KEY  **WP16-008**  **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
G:\projects\locp\pd\OTPA_GRAPHICS\S16_items\2016 Work Program for Fairfax Forward

