

Address/Tax Map: 5411 and 5415 Industrial Drive; Tax Map (TM) Parcels 80-2 ((1))  
53 and 54

Submitter: Mark Eisenberg

Supervisor District: Mason

Planning Area: Area I

Planning District: Annandale – Beltway South Industrial Area

Related Plan Amendments: N/A

Acreage: 1.89

Current Plan: Industrial uses up to 0.50 floor area ratio (FAR)

Proposed Amendment: Public storage and neighborhood-serving retail uses up to 1.0 FAR

Considerations:

The subject area is located southeast of the intersection of Edsall Road and Industrial Drive, west of the Edsall Road/Interstate 395 interchange. The properties are planned for and developed with industrial uses within the Beltway South Industrial Area, an area where future development is envisioned to maintain an overall industrial orientation, and zoned I-6 (Heavy Industrial District). Heavy industrial uses are located to the south and also planned for industrial uses at a similar scale. The submission proposes amending the Plan for a public storage facility and retail amenities such as a drugstore and higher level coffee and healthy food sales at a 1.0 FAR. The proposed intensity would be greater than the planned intensity of the area; however, public storage at a lesser intensity is permitted in the current I-6 District. The proposed retail component would not be in keeping with the industrial character of the area. In regards to parcel configuration, the proposal would leave out the remaining parcel within the block between the Edsall Road and Industrial Drive, TM Parcel 80-2 ((3)) 20.

Preliminary Staff Recommendation:

Staff recommends scheduling WP16-011 in the 2016 Fairfax Forward Plan Amendment Work Program limited to a review of public storage use on the property with consideration for future use on TM Parcel 80-2 ((3)) 20.

