

Address/Tax Map: 7400 Parkwood Court; Tax Map (TM) Parcels 50-3 ((1)) 5B, 5C, and 5D

Submitter: David Gill

Supervisor District: Mason

Planning Area: Area I

Planning District: Jefferson

Related Plan Amendments: PA 02-I-1J

Acreage: 39.79

Current Plan: Residential use at 16-20 dwelling units per acre (du/ac)

Proposed Amendment: Provide new planning tools that could encourage reinvestment and more appropriate transition to single-family neighborhood to the south

Considerations:

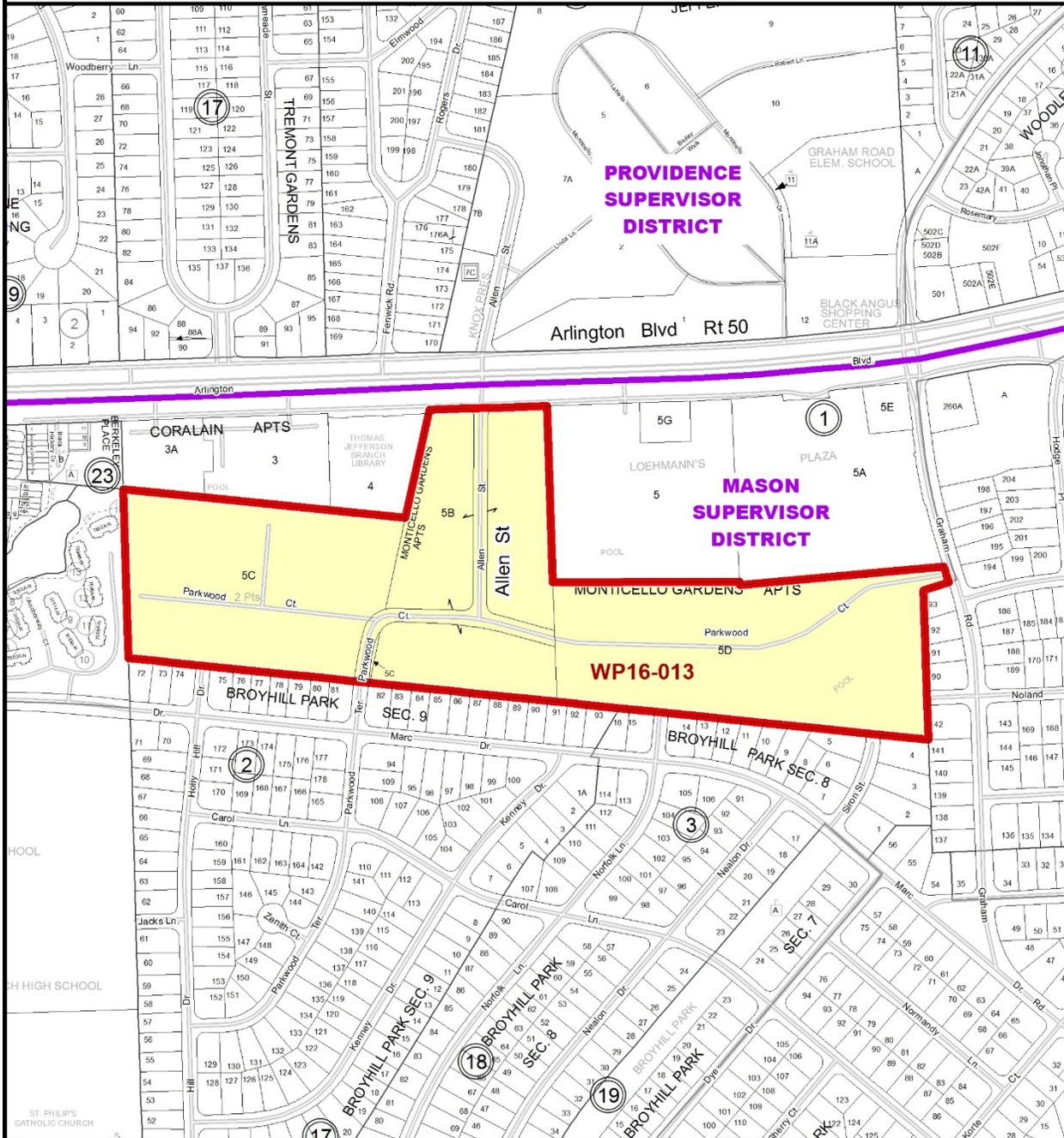
The subject properties are located south of Arlington Boulevard, west of Allen Street. The properties are planned for and developed with multifamily residential use at 16-20 du/ac. The current site consists of primarily 3-level garden-style apartments that are south and west of the Graham Park Plaza Shopping Center, which is currently the subject of Plan Amendment 2015-I-1J. Multifamily residential apartments are located to the west of the subject properties on the eastern edge of the Merrifield Suburban Center, and a stable, single-family residential neighborhood is located to the south. The submission proposes a study of planning tools to encourage appropriate reinvestment, including but not limited to potentially creating a different transition to the established single-family community to the south. The subject properties are within a Suburban Neighborhood area as designated by the Concept for Future Development. These areas are considered stable, where infill development should be a compatible use, type, and intensity to the adjacent uses. Given this context, the existing multifamily development is viewed as an appropriate transition to single-family neighborhoods. In 2002, Plan Amendment 02-I-1J proposed an increase in residential density to 20+ du/ac (up to 40+ du/ac), but was ultimately denied in favor of retaining the existing Plan.

Preliminary Staff Recommendation:

WP16-013 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The subject properties are not designated within an activity center on the Concept for Future Development. The existing uses already provide an appropriate transition from the adjacent uses to the single-family residential neighborhood to the south.

**WP16-013**

**Submission for Fairfax Forward 2016 Work Program**



**KEY**



**WP16-013**

**500 FEET**

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