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Address/Tax Map: 9121 Lee Highway; Tax Map (TM) Parcel 48-4 ((1)) 12F  
Submitter: David Gill

Supervisor District: Providence  
Planning Area: Area II  
Planning District: Vienna  
Related Plan Amendments: APR 08-II-IV  
Acreage: 25.18

Current Plan: Community serving retail use up to 0.35 floor area ratio (FAR)

Proposed Amendment: Add an option for residential mixed use

Considerations:

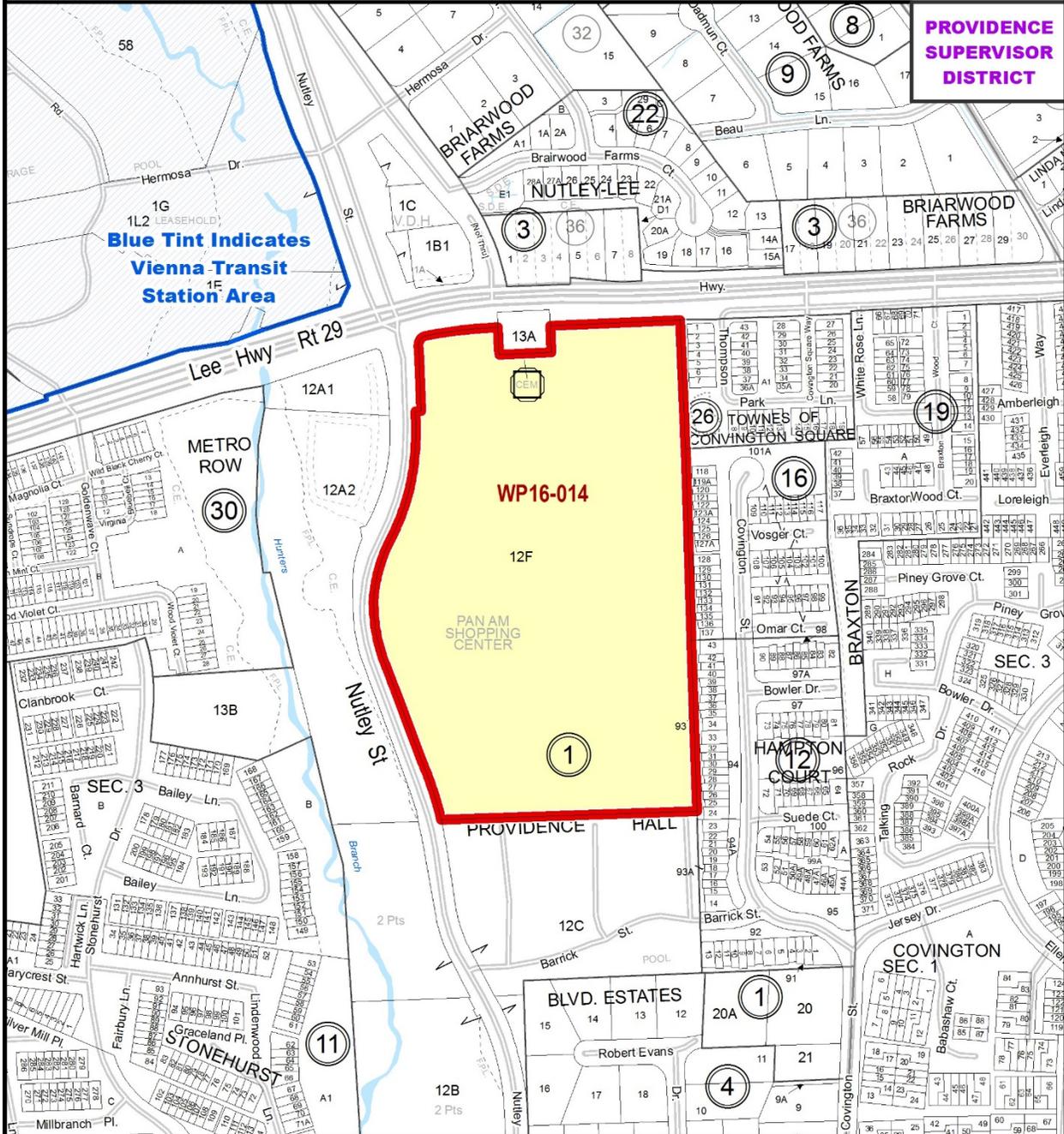
The subject property is located at the southeast corner of the Lee Highway and Nutley Street intersection. The property is planned for and developed with community-serving retail uses within a Suburban Neighborhood outside of the Vienna Transit Station Area (TSA), as designated by the Concept for Future Development. The property is beyond the half-mile distance from the transit station considered to be optimal for walking to Metro. Within Suburban Neighborhoods, the Plan recommends that infill development should be of a compatible use, type, and intensity as outlined in the Policy Plan. The area surrounding the property is planned for and developed with residential uses at a variety of densities including 4-5 dwelling units per acre (du/ac), 8-12 du/ac, and 16-20 du/ac. The submission proposes adding an option for residential mixed-use to the Plan to create a neighborhood-oriented gathering place. The proposed mixed-use concept would not be in keeping with the Suburban Neighborhood character of the area. Further, the present pattern of development suggests that Lee Highway is a natural demarcation line between higher-density development oriented to Metro and lower-density uses south of Lee Highway. In 2008, Area Plans Review (APR) Item 08-II-IV proposed a similar option for a residential mixed use center up to an intensity of 0.80 FAR, but was ultimately denied in favor of retaining the existing Plan.

Preliminary Staff Recommendation:

WP16-014 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The subject property is not designated as a mixed-use center in the Concept for Future Development. The property is located outside the transit-oriented development area, and development potential still remains under the current Plan.

# WP16-014

## Submission for Fairfax Forward 2016 Work Program



**PROVIDENCE  
SUPERVISOR  
DISTRICT**

**Blue Tint Indicates  
Vienna Transit  
Station Area**

**WP16-014**

PAN AM  
SHOPPING  
CENTER

12F

**KEY**  **WP16-014**

400 FEET

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