

Address/Tax Map: No address; Tax Map (TM) Parcel 43-4 ((1)) 16  
 Submitter: Greg Riegler

Supervisor District: Sully  
 Planning Area: Area III  
 Planning District: Bull Run – Dulles Suburban Center, Land Unit J  
 Related Plan Amendments: PA 2013-III-DS1 (Dulles Suburban Center Study), PA S92-CW-4CP (Dulles Suburban Center Plan)

Acreage: 19.91

Current Plan: Office, conference center/hotel, industrial/flex and industrial use at an average intensity of 0.50 floor area ratio (FAR), and private open space

Proposed Amendment: Add an option for residential use

Considerations:

The subject parcel is generally located south of Conference Center Drive, east of Parkstone Drive, and north of Flatlick Branch stream valley within the Westfields Corporate Center in the Dulles Suburban Center. The site is planned for office, conference center/hotel, industrial/flex and industrial uses at an average intensity of 0.50 FAR, and open space. The subject parcel is currently vacant. The submission proposes to add an option for residential use to the Comprehensive Plan to provide a balance of employment and residents within the area. The subject parcel is located within the Airport Noise Impact Overlay District within the Day-Night Average Sound Level (DNL) 60-65 decibels (dBA) contour. Long-standing Comprehensive Plan policy strongly discourages noise-sensitive uses including residential development within areas with projected aircraft noise exceeding DNL 60 dBA. In 1993, the Board adopted PA S92-CW-4CP that resulted with the Dulles Suburban Center Plan. The Dulles Suburban Center Study (PA 2013-III-DS1) will evaluate different land use options and editorial revisions for the center.

Preliminary Staff Recommendation:

The submitter asked to withdraw WP16-018 from consideration on April 11, 2016.

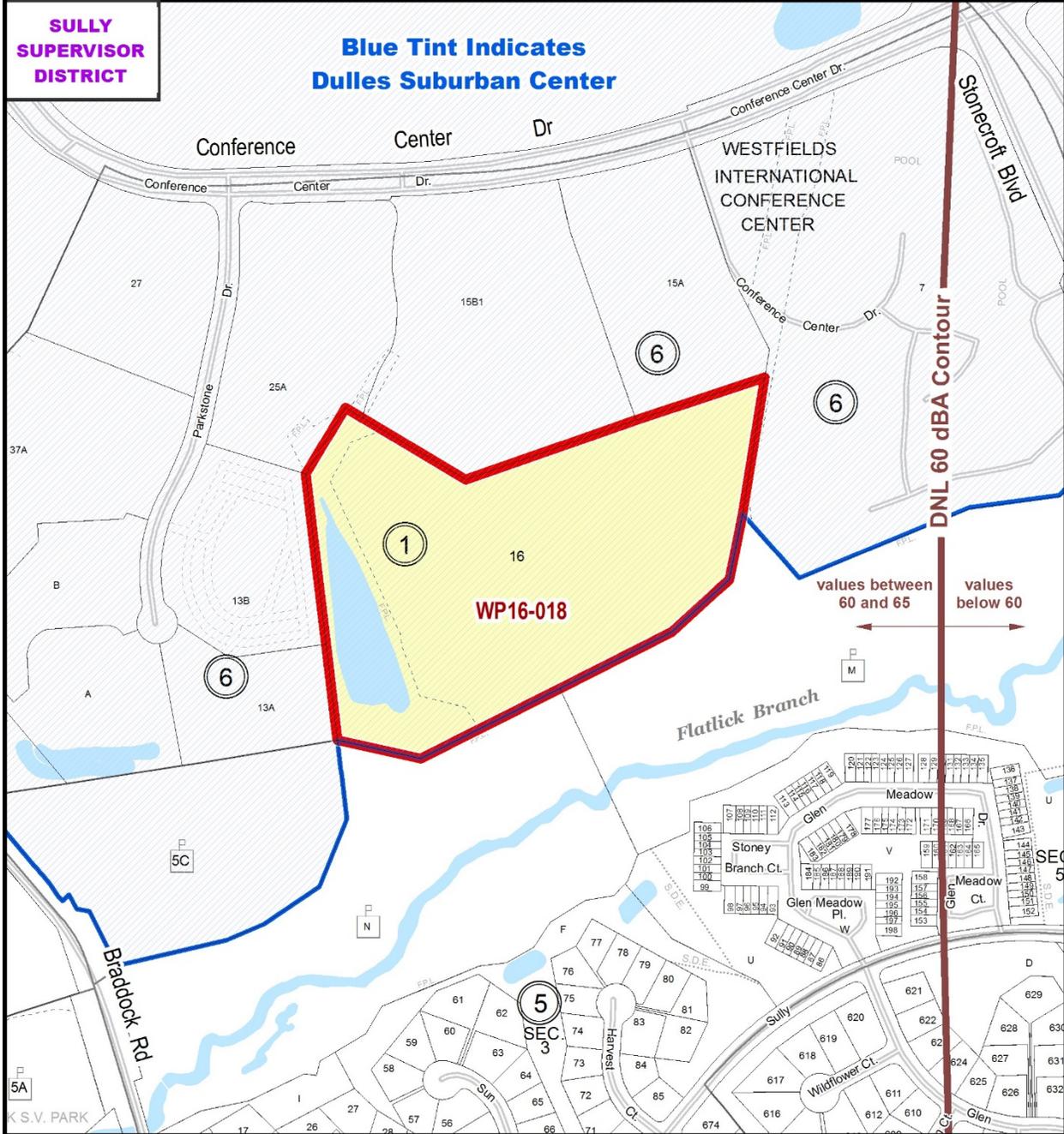
# WP16-018

Submission for Fairfax Forward 2016 Work Program



**SULLY  
SUPERVISOR  
DISTRICT**

**Blue Tint Indicates  
Dulles Suburban Center**



**KEY**



**WP16-018**

**— Airport Noise Contour**

400 FEET

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

G:\projects\locpl\OTPA\_GRAPHICS\16\_items\2016 Work Program for Fairfax Forward

