

Address/Tax Map: 5650 Industrial Drive; Tax Map (TM) Parcel 80-2 ((1)) 38  
 Submitter: Greg Riegler

Supervisor District: Mason  
 Planning Area: Area I  
 Planning District: Annandale – Beltway South Industrial Area  
 Related Plan Amendments: APR 05-I-18A  
 Acreage: 107.76

Current Plan: Industrial use up to an intensity of 0.50 floor area ratio (FAR), public parks, and office uses up to an intensity of 0.30 FAR along Edsall Road. Carolina Place is planned to extend to Industrial Drive

Proposed Amendment: Add industrial use east of the northern segment of Carolina Place, and delete the planned extension of Carolina Place to Industrial Drive from the Countywide Transportation Plan

Considerations:

The subject property is located east of the Edsall Park neighborhood, south and west of Industrial Drive in the Beltway South Industrial Area. The site is planned for and developed with industrial uses. The submission proposes deleting the Carolina Place extension to Industrial Drive from the Countywide Transportation Plan Map. The current Carolina Place intersection is skewed with Edsall Road and closely spaced to the Edsall Road/Interstate 395 interchange. The planned Carolina Place extension is recommended to become the primary access point to the site from Edsall Road.

The submission also proposes to amend the Comprehensive Plan to allow for industrial uses at the northern end of the subject property. This approximately 1.65-acre area has been planned for office use since 1974 as a transition to the residential neighborhood to the west, and there has been no change in circumstance to warrant a review of this long-standing land use policy. Area Plans Review (APR) Item 05-I-18A proposed amending the Plan to allow residential use at a density of 8-12 dwelling units per acre (du/ac), with an option for residential/retail mixed use up to an intensity of 1.0 FAR, but was ultimately withdrawn from consideration.

Preliminary Staff Recommendation:

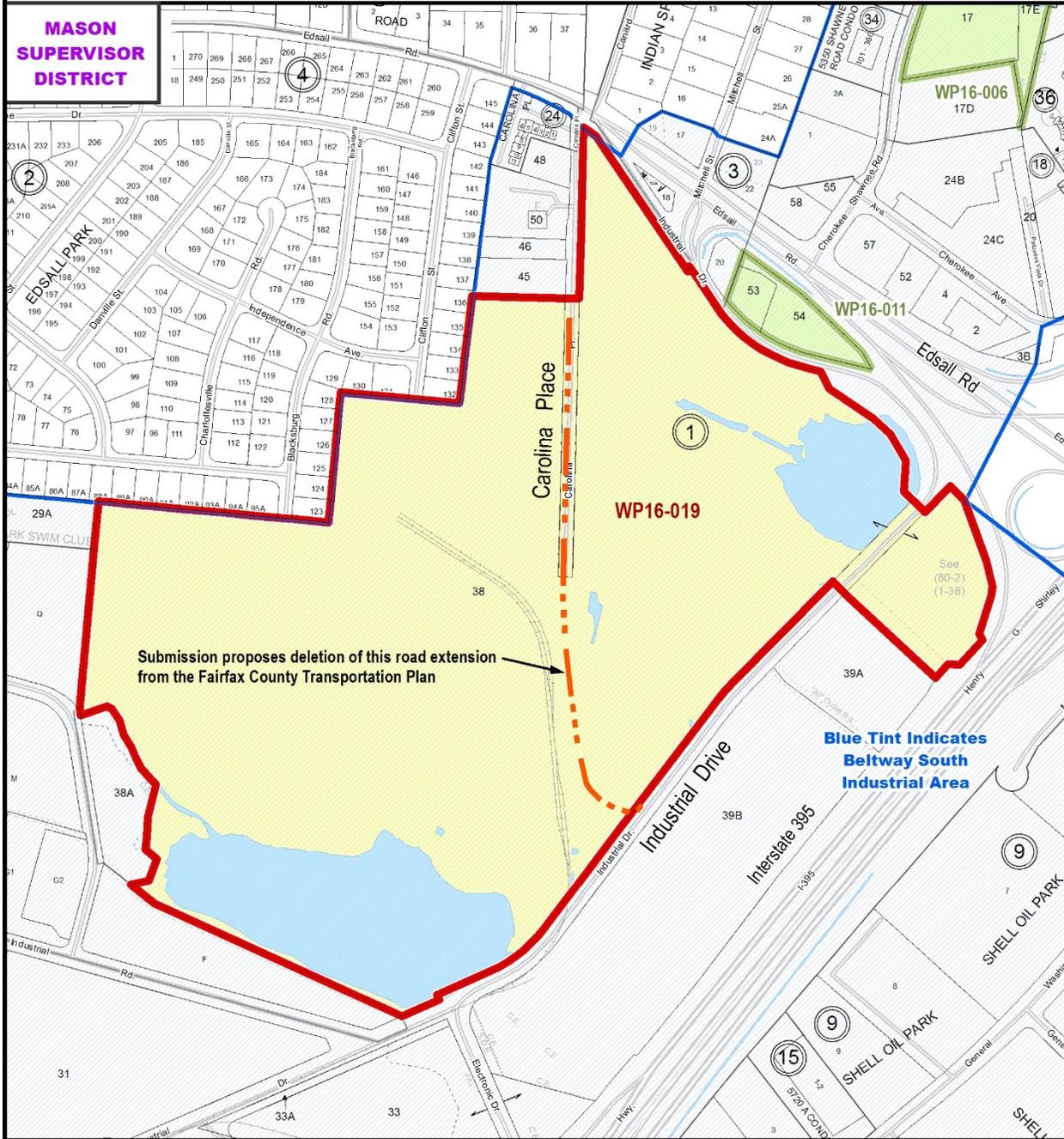
WP16-019 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program due to the improved transportation connectivity the adopted Plan recommends. Further, there does not seem to be a change in circumstance to warrant the review of long-standing policy for the area along Carolina Place.

# WP16-019

## Submission for Fairfax Forward 2016 Work Program



**MASON SUPERVISOR DISTRICT**



Submission proposes deletion of this road extension from the Fairfax County Transportation Plan

Blue Tint Indicates Beltway South Industrial Area

**KEY**



**WP16-019**



**Other 2016 Work Program Proposals**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
MAP LAYERS CURRENT TO APRIL 2016 - G:\projects\ocpl\pd\OTPA\_GRAPHICS\16\_items  
\\2016 Work Program for Fairfax Forward\Projects to build BASELINE PLAN maps

