

Address/Tax Map: 12320 Pinecrest Road; Tax Map (TM) Parcel 26-1 ((1)) 5B
 Submitter: Brian Winterhalter

Supervisor District: Hunter Mill
 Planning Area: Area III
 Planning District: Upper Potomac
 Related Plan Amendments: N/A
 Acreage: 7.59

Current Plan: Light industrial/research and development up to an intensity of 0.25 floor area ratio (FAR)

Proposed Amendment: Residential use at a density of 16-20 dwelling units per acre (du/ac)

Considerations:

The subject property is located on the north side of Pinecrest Road, and south of Brown Fox Way, and is planned for light industrial/research and development uses. Single-family residential uses are located to the north and west, planned and developed under an option for a density of 4-5 du/ac. Residential Planned Community is planned to the south within the Reston area, and low intensity light industrial/research and development uses are planned to the east. The submission proposes to amend the Plan for residential use at a density of 16-20 du/ac. The property and the adjacent property, Parcel 26-1 ((1)) 6 are the remaining industrial uses within a Suburban Neighborhood area. The areas to the north and west, which also are planned at the baseline for a similar use have been developed under an option for residential use.

Preliminary Staff Recommendation:

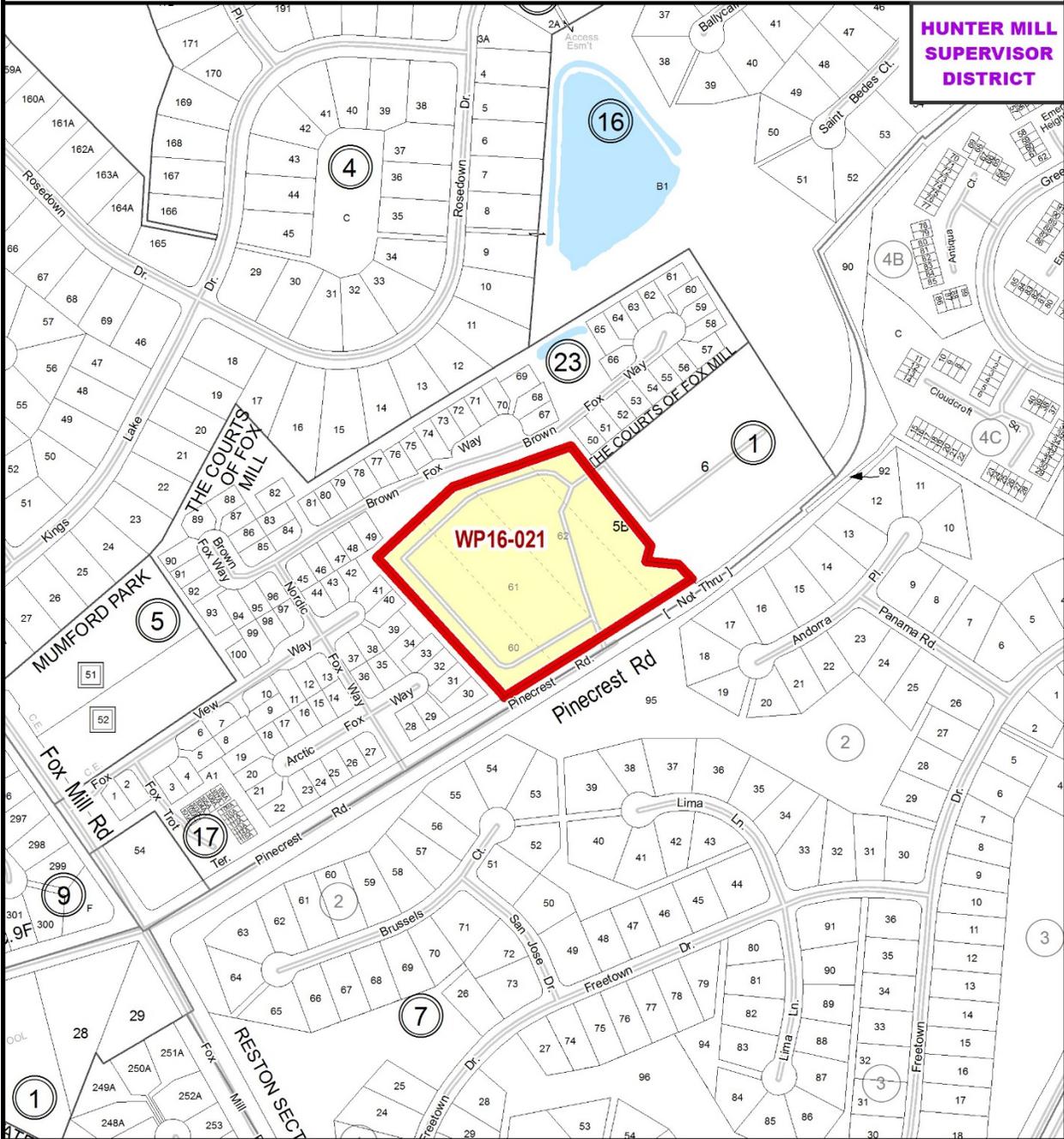
WP16-021 is recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program with the modification to include the adjacent Parcel 26-1 ((1)) 6, in addition to Parcel 26-1 ((1)) 5B. The review should evaluate land use options that are compatible with the surrounding neighborhood and achieve policy objectives for the area.

WP16-021

Submission for Fairfax Forward 2016 Work Program



**HUNTER MILL
SUPERVISOR
DISTRICT**



KEY



WP16-021

400 FEET

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