



Submission Form for Proposed Changes to the Comprehensive Plan or Comprehensive Plan Amendment Work Program

To use this form, type responses or print in ink. Attachments may be used as necessary. This form is also available on the Web at: <http://www.fairfaxcounty.gov/dpz/fairfaxforward/submissionformproposedchangescompplan2.pdf>

1. Subject Property Information (Not required for countywide proposal.) For help visit the Planning & Zoning Viewer

Identify general location, street address, or Tax Map parcels, if available.

Countywide

a) General Location: Dulles Suburban Center, Land Bay D-1

b) Street Address: 13801 Frying Pan Road

c) Tax Map Parcel Numbers: 24-2((1))1

For help visit the Department of Tax Administration website or the Digital Map Viewer

d) Identify total aggregate size of all subject parcels in acres or square feet: _____

66.07 acres

For help visit the Department of Tax Administration website

2. Proposed Amendment to Comprehensive Plan recommendations

a) Describe the character and type of proposed development, if a land use change is proposed. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale.

Revise Plan language to add an option for residential development, single family attached units with the provision of recreational amenities and the preservation of the significant environmental features

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.

c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. Check all that apply.

- Address emerging community concerns or changes in circumstance;
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions;
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development;
- Better implement the Concept for Future Development;
- Reflect implementation of Comprehensive Plan guidance through zoning approvals; and,
- Respond to or incorporate research derived from technical planning or transportation studies.

continued on reverse side

Explanation for (c). (Additional sheets may be attached.) Please see attached narrative

3. Contact Information (Name and daytime phone required.* Provide street address and/or email address.)

a) Name: * Greg Riegler, McGuirewoods, LLP

b) Daytime Phone: * 703-712-5360

c) Street Address: 1750 Tysons Boulevard, Suite 1800, McLean VA 22102

d) Email Address: griegler@mcguirewoods.com

4. Would you like to speak with staff about this submission?

Select: Yes or No

Yes No

4a. If yes, how should we contact you? e-mail phone

****Staff review of all submissions is anticipated to begin February 2016****

Submit the completed form or direct questions to:

Fairfax County Department of Planning and Zoning

The Herrity Building

12055 Government Center Parkway

Suite 730

Fairfax, Virginia 22035-5500

703-324-1380, TTY 711 (Virginia Relay)

DPZmail@fairfaxcounty.gov



Frying Pan Road

The proposed change to the Comprehensive Plan for this land unit will further many of the Major Land Use, Environment and Heritage Resources, Transportation, and Recreational Objectives of the Dulles Suburban Center as well as satisfy the criteria currently stipulated in the Plan for residential development in the Dulles Suburban Center. It will afford flexibility in the Comprehensive Plan to respond to the failing office market and to complement the recently approved development(s) north of the property.

The option to develop the property with single family attached units will further the land use objective of encouraging a variety of housing opportunities within the Dulles Suburban Center. Single family attached units will complement the significant amount of approved multifamily development north of the property and provide an appropriate transition from higher density development to the single family detached homes to the east of the property.

Re-planning the property as proposed would also result in a residential rezoning application that would include the preservation of significant environmentally sensitive land on the property, which is another significant objective in the Dulles Suburban Center area. Additionally, re-planning the property to a use that is marketable will also bring the planned extension to Sunrise Valley Drive south of Frying Pan Road one step closer to reality. Given the significant size of the property, it would also be possible to provide significant recreational areas for the residents and the greater community in general furthering the Parks and Recreation objective of incorporating active recreation facilities in conjunction with both nonresidential and residential development.

The current Plan language in the Dulles Suburban Center discusses a trip-generation reduction performance based approach for implementing optional uses in the Center and indicates that residential uses near employment areas is desired. This property is strategically located near approved and planned mixed used developments to the north and is one mile from the future Innovation Center Station. Given the current over-supply of existing and planned office uses in the Dulles Suburban Center, flexibility in Plan language to afford the opportunity to meet the above objectives of the current Plan language with residential development would have positive benefits for the Dulles Suburban Center as a whole.