

Address/Tax Map: 13801 Frying Pan Road; Tax Map (TM) Parcel 24-2 ((1)) 1
 Submitter: Greg Riegle

Supervisor District: Dranesville and Sully
 Planning Area: Area III
 Planning District: Upper Potomac – Dulles Suburban Center, Land Unit D-1
 Related Plan Amendments: PA 2013-III-DS1 (Dulles Suburban Center Study), APR 08-III-6DS, PA S06-III-UP1, APR 04-III-5DS, PA S00-III-UP2, PA S92-CW-4CP (Dulles Suburban Center Plan)
 Acreage: 66.07

Current Plan: Office use up to 0.15 floor area ratio (FAR), and public parks, with an option for office, hotel, recreational facilities and support retail uses up to 0.40 FAR

Proposed Amendment: Include an option for townhouse residential use

Considerations:

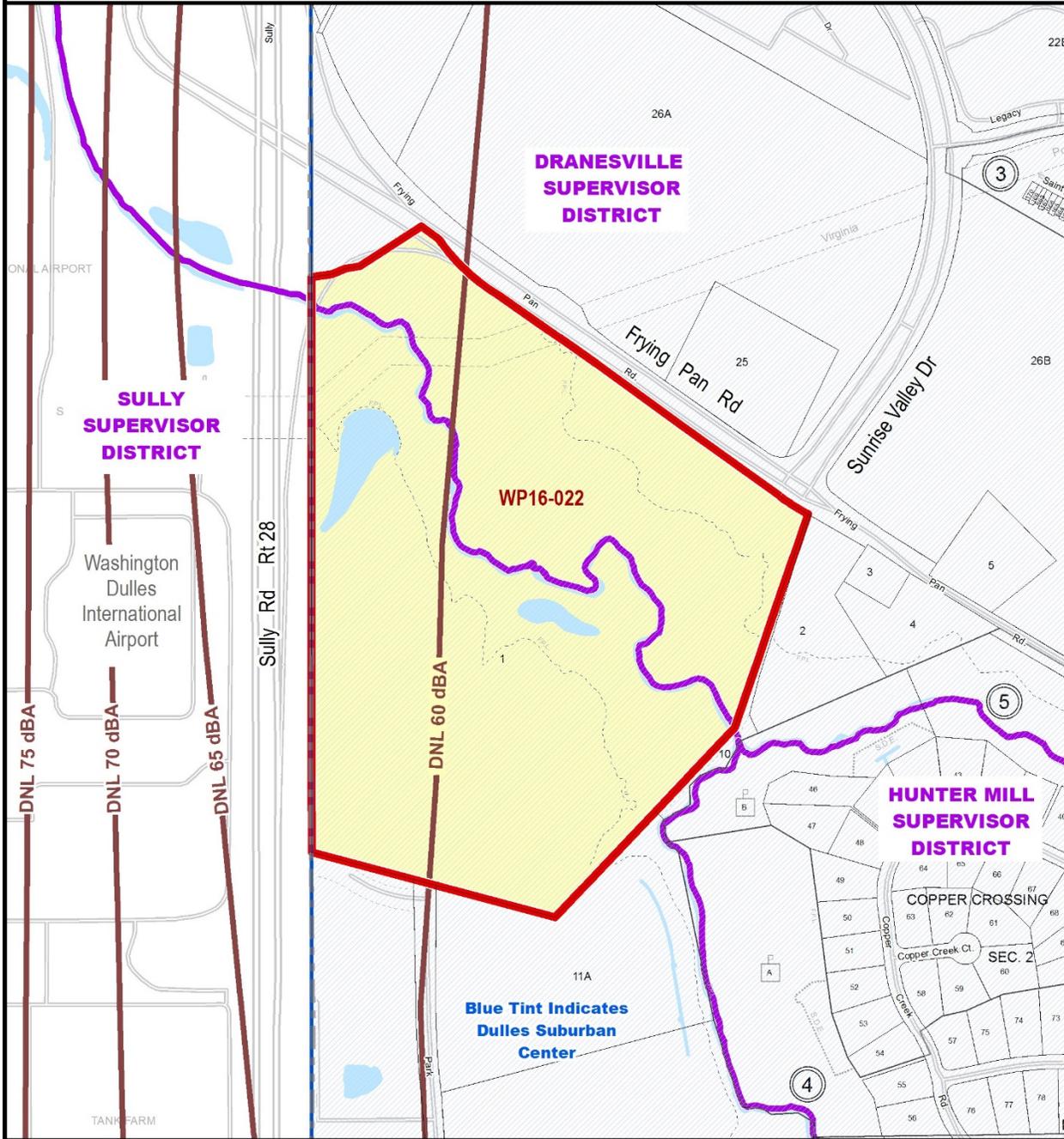
The subject property is located in the Dulles Suburban Center south of Frying Pan Road, east of Sully Road/Route 28, and north of Park Center Road, with the Horse Pen Run stream valley traversing through it. The site is planned for office use with an option for office, hotel, recreational facilities, and support retail up to 0.40 FAR, and is currently vacant. Land to the north is vacant and planned for mixed use, and land to the south is planned and developed with office uses. The submission proposes amending the Plan for residential townhomes in place of office uses. Approximately one-third of the property lies within the Day-Night Average Sound Level (DNL) 60-65 decibels (dBA) Airport Noise Contour, which would not be appropriate for redevelopment as noise-sensitive uses based on long-standing county policy. Area Plans Review (APR) Item 04-III-5DS proposed to modify an option to allow mixed use, including office, hotel, retail, and residential, up to an intensity of 0.35 FAR, but was deferred indefinitely. The adoption of APR 08-III-6DS resulted in amending the redevelopment option for non-residential uses up to an intensity of 0.70 FAR with added Plan text addressing traffic circulation, improved site access, and high quality urban style architecture. PA 2013-III-DS1 is a current study to evaluate different land use options and editorial updates within the suburban center.

Preliminary Staff Recommendation:

The county is currently in the process of conducting a land use study for the Dulles Suburban Center (PA 2013-III-DS1). Staff recommends incorporating WP16-022 into the study in order for the comprehensive review of impacts from all proposed land use changes in the area on supporting infrastructure and public facilities, including transportation impacts and the planned extension of Park Center Road to Frying Pan Road; environment constraints; and noise issues to be evaluated.

WP16-022

Submission for Fairfax Forward 2016 Work Program



KEY



WP16-022



Airport Noise Contour

500 FEET

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