

Address/Tax Map: 2444 and 2450 Centreville Road; Tax Map (TM) Parcels 16-3 ((1)) 6A, 6B, and 36

Submitter: Lynne J. Strobel

Supervisor District: Dranesville

Planning Area: Area III

Planning District: Upper Potomac – Dulles Suburban Center, Land Unit A-3

Related Plan Amendments: PA 2013-III-DS1 (Dulles Suburban Center), PA ST09-III-DS1, APR 01-III-6UP, PA S98-CW-4CP, PA S97-CW-2CP, PA S92-CW-4CP

Acreage: 4.35

Current Plan: Mix of uses at an intensity range of 0.50 to 1.0 floor area ratio (FAR), including a combination of office or hotel and retail uses, excluding automobile intensive uses and drive through uses, except as may be associated with financial institutions

Proposed Amendment: Allow additional community-serving retail uses

Considerations:

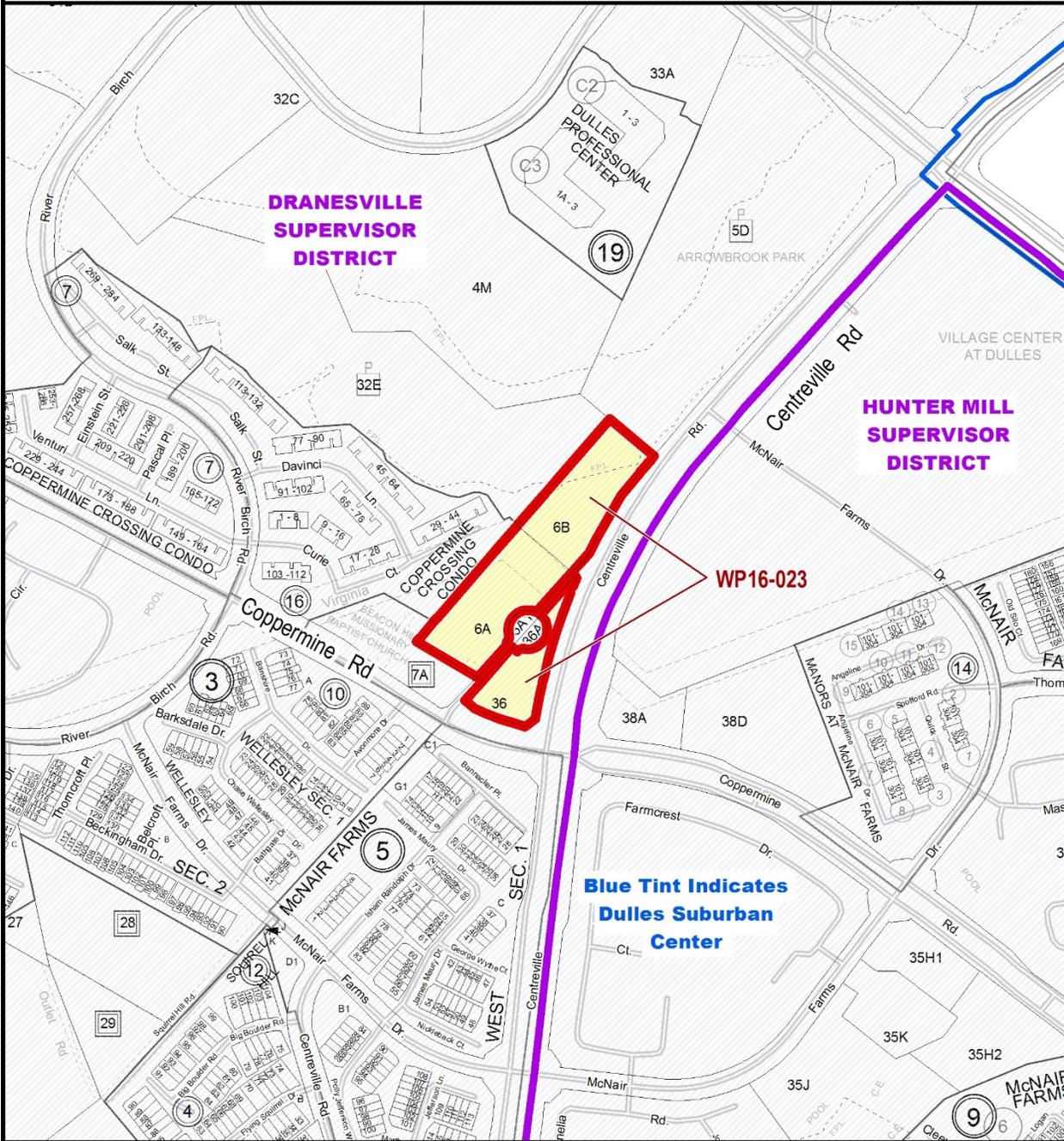
The subject properties are located in the Dulles Suburban Center at the northwest corner of the intersection of Centreville Road and Coppermine Road. The properties are planned for mixed use office or hotel, and retail uses at 0.50 to 1.0 FAR, with conditions that discourage auto-oriented retail uses. Parcel 36 is currently developed with a bank, and the remaining two parcels are vacant. Land to the north is vacant and planned for public parks, and land to the west is planned for mixed use and developed with residential townhomes. The submission proposes amending the Plan to allow for additional community-serving retail uses. These uses may support recent development in the area. The adopted Plan resulted from Area Plans Review (APR) Item 01-III-6UP which added site specific guidance for these properties, and PA ST09-III-DS1, which revised the Comprehensive Plan for Land Unit A of the suburban center, along with the designation of Land Unit A-1 as a Transit Station Area (TSA). The ongoing Dulles Suburban Center Study (PA 2013-III-DS1) is evaluating different land use options within the suburban center, but Land Unit A will not be considered for land use changes given the recent study effort.

Preliminary Staff Recommendation:

WP16-023 is recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The subject site has environmental constraints, and an evaluation of appropriate retail uses should be considered. With APR 01-III-6UP, staff recommended that an alternative to the mixed-use designation be considered for office and retail uses, acknowledging that the property is constrained and development of a mixed-use project at an intensity range of 0.50 to 1.0 FAR was unlikely.

WP16-023

Submission for Fairfax Forward 2016 Work Program



KEY  **WP16-023**

400 FEET

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