

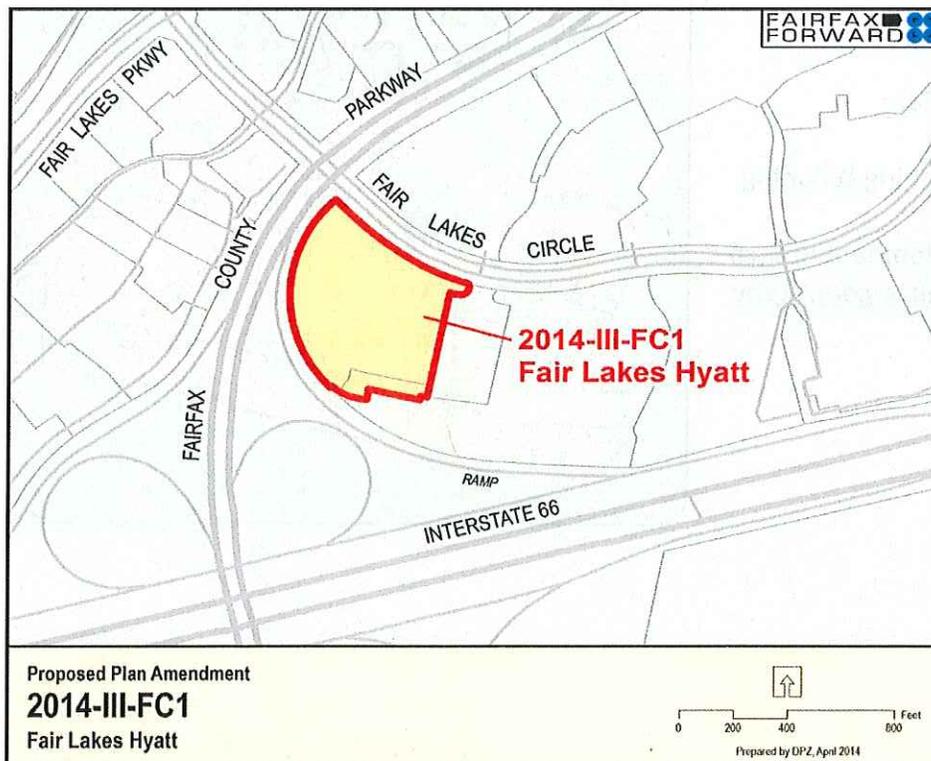
Plan Amendment 2014-III-FC1 Project Description

On April 8, 2014, the Board of Supervisors authorized Plan Amendment (PA) 2014-III-FC1 for Tax Map Parcels 55-2 ((1))7A & 7B located at the intersection of the Fairfax County Parkway and Fair Lakes Circle. The 7.7-acre subject area (shown in red on the map below) is currently developed with the Hyatt at Fair Lakes hotel. The subject area is surrounded by low-rise office uses to the north, a mid-rise apartment building to the east, the I-66 interchange with the Fairfax County Parkway to the south and Fairfax County Parkway to the west.

The subject area is currently planned for residential use at 1 Dwelling Unit/Acre at the Baseline level, office/mixed -use at an intensity up to 0.14 floor area ratio (FAR) at the Intermediate level and office/mixed-use at an intensity up to 0.25 FAR at the Overlay level. The subject area is zoned planned development commercial (PDC) within the 600+ acre Fair Lakes area.

The Board authorization directed staff to evaluate a Comprehensive Plan Amendment to consider an option for Tax Map Parcels 55-2((1))7A & 7B for mixed-use development that incorporates the existing hotel, and that includes multifamily residential use, senior housing and support retail use at a maximum of 625,000 square feet of development.

Subject Area



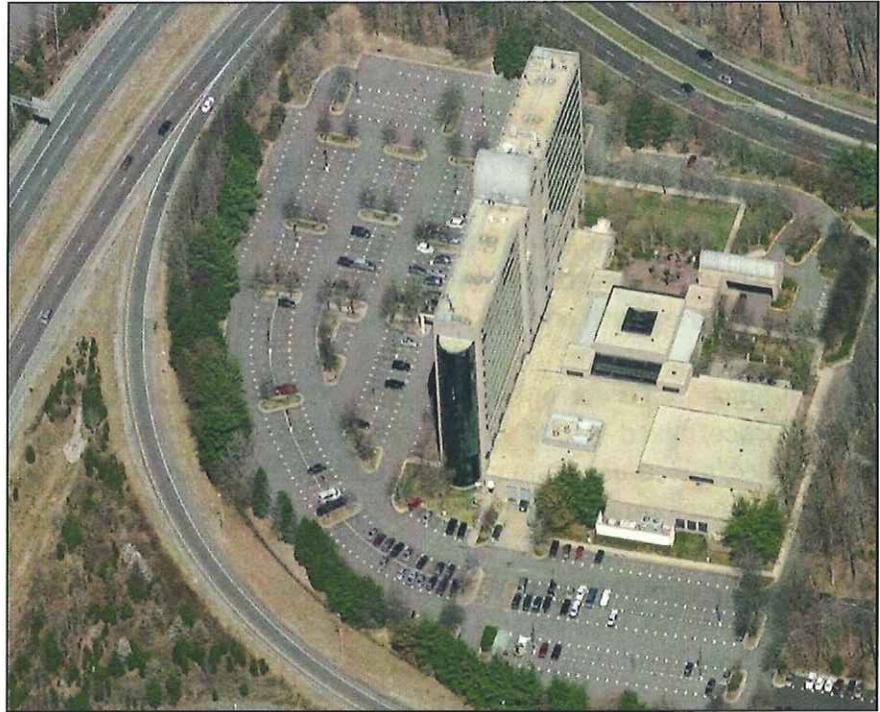
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Fair Lakes Hyatt

Project Milestones

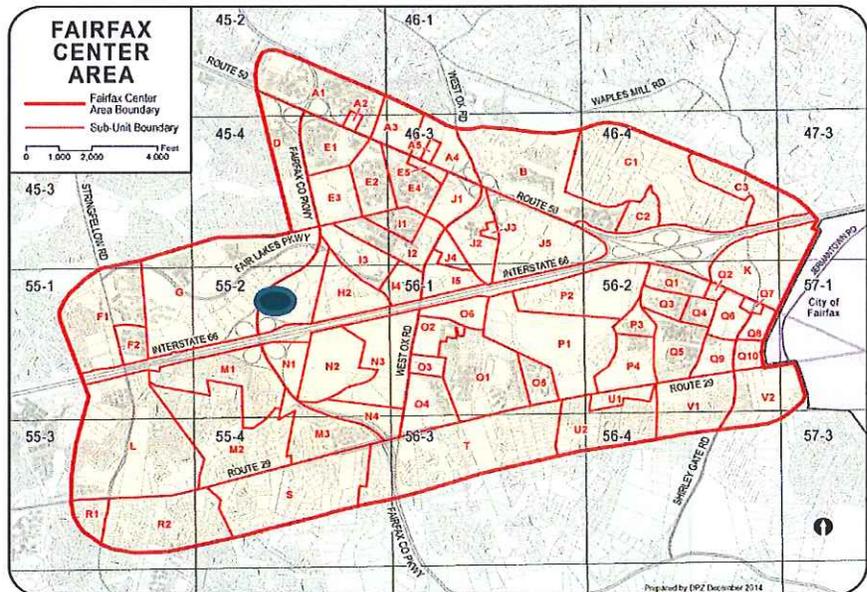
- August 19, 2015 (*)
Public Release of the Staff Report
- September 16, 2015 (*)
Planning Commission Public Meeting
8:15 PM
- October 20, 2015 (*)
Board of Supervisors Public Meeting
4:30 PM

*Tentative



For more information:

Aaron Klibaner
Department of Planning & Zoning
Planning Division
Policy & Plan Development Branch
Aaron.Klibaner@fairfaxcounty.gov
703-324-1232



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