



PC17-PR-004

Address/Tax Map Parcel(s): 2936, 2950, 2960 Gallows Road/ Tax Map Parcels 49-4 ((1)) 12A, 12B, 13

Nominator: David Gill

Supervisor District: Providence

Planning Area: Area I

Planning District: Jefferson; Merrifield Suburban Center, Sub-Unit F-1

Acreage: 12.6

Current Plan Map/Text: Retail and Other Uses/ Base Plan text: Community-serving retail use up to an intensity of .35 floor area ratio (FAR) with an option for office use as a portion of the retail uses.
Option 1: Office and retail uses up to an intensity of .65 FAR with conditions.
Option 2: Mixed-Use development up to an intensity of 1.2 FAR with conditions.

Proposed Amendment: Mixed-use development with residential, office, and retail uses up to an intensity of 1.9 FAR and conditions related to pedestrian friendly design, workforce housing commitments, public/civic amenities and completion of Town Center.

Considerations:

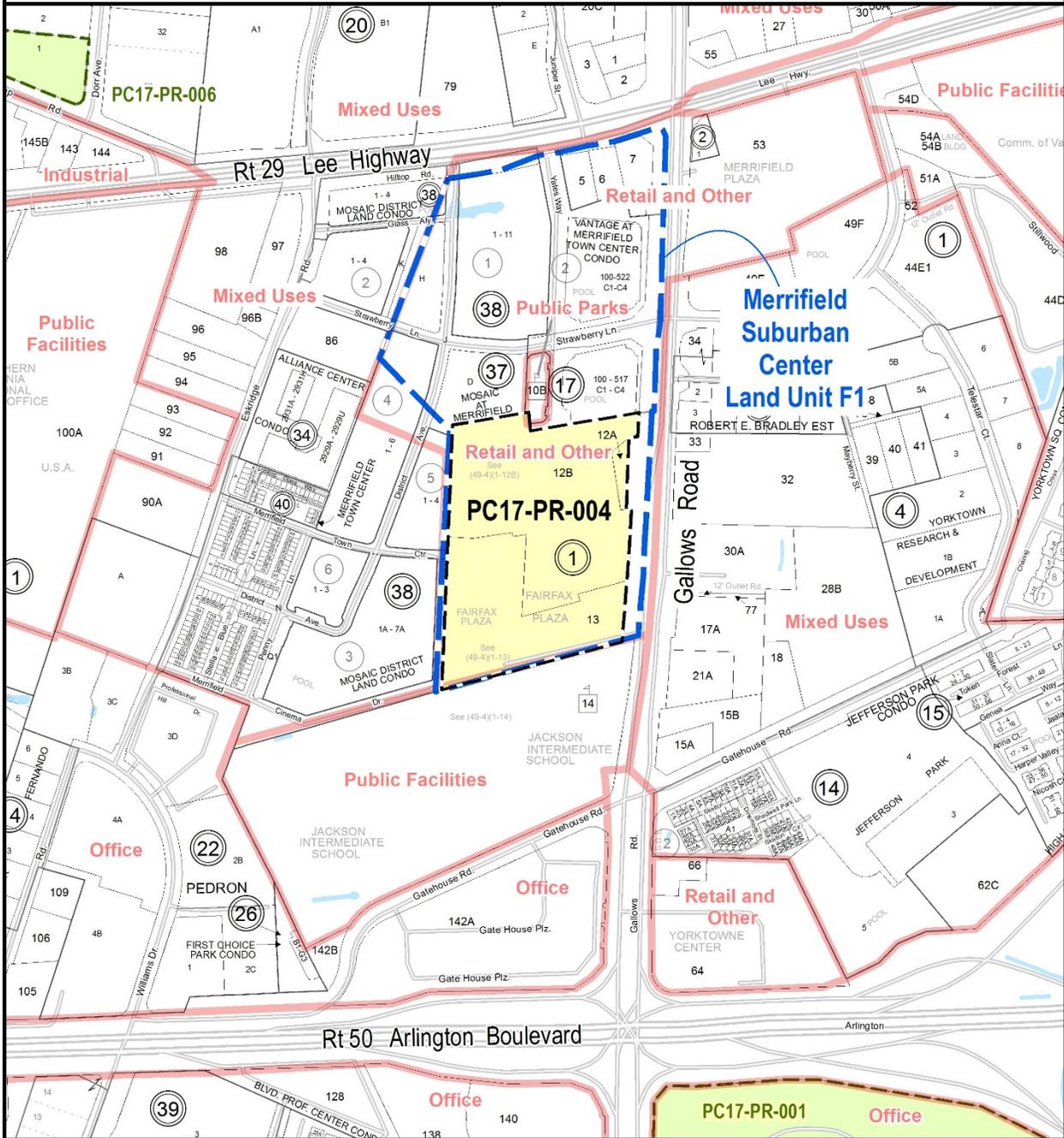
The subject area is located on the west-side of Gallows Road, north of Luther Jackson Intermediate School, and bounded by the Mosaic District development to the west and the north in the Merrifield Suburban Center. The adopted Plan for the suburban center recommends that redevelopment concentrate in two designated core areas, one at the Merrifield/Dunn Loring transit station and the other at the town center/Mosaic District, as the focal points for the areas with the highest development intensities. The plan for the subject area is split, with approximately two-thirds designated as a “core area” that is planned for similar levels of intensity as the neighboring town center/Mosaic District. The remaining one-third of the subject area is designated as an “area adjacent to the core area,” which is planned to be redeveloped with less intense development than the neighboring core area. The redevelopment option in the adopted plan for the subject area recommends an intensity up to a 1.2 FAR, which is an approximate four-fold increase above the base plan, and is consistent with the planned development intensity on the neighboring Mosaic development. The nomination proposes to increase the development potential up to approximately one million square feet, which equates to a planned intensity up to 1.9 FAR. This would increase the planned development potential by 50% compared to the second option.

Preliminary Staff Recommendation:

PC17-PR-004 is not recommended to be added to the 2018 Comprehensive Plan Amendment Work Program at this time. The proposed increase in intensity is greater than the planned development potential within the neighboring core area and would not be consistent with the established land use pattern in the suburban center. While the nomination raises a number of concerns about the adopted plan in the justification, the adopted plan provides a significant amount of redevelopment potential above the base plan and an appropriate level of development when compared to the neighboring core area.

PC17-PR-004

Fairfax Plaza Shopping Center



KEY **PC17-PR-004** **Other 2017 SSPA Nominations** **Baseline Plan Value**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS MAP LAYERS CURRENT TO DECEMBER 2017
Document Path: G:\projects\oc\pdp\OTPA_GRAPHIC\SS17_items\2017-18 Site Specific Plan Amendment Process\PC17-PR-004\PC17-PR-004 Baseline Map alt.mxd

