



PC17-PR-005

Address/Tax Map Parcel(s): 8130 Prescott Drive; 2740 Hartland Road; 2700 Pleasantdale Road; 2701 Livingstone Lane; 8020 Harte Place/ Tax Map Parcels 49-2 ((1)) 37, 39, 40, 48 and 53.

Nominator: David Gill

Supervisor District: Providence

Planning Area: I

Planning District: Jefferson; Merrifield Suburban Center, Sub-Unit B2

Acreage: 38.24

Current Plan Map/Text: Residential use at a density of 16-20 dwelling units per acre (du/ac)/ Residential use at 16-20 du/ac with an option for residential use at 30-40 du/ac with support retail and service uses and limited office use. Redevelopment conditions include an extension of Hartland Road, a provision of affordable dwelling units, landscaped buffer areas, parks and other amenities, among others.

Proposed Amendment: Mixed-use development with predominantly residential use and office, hotel, retail, and institutional uses up to an intensity of 1.9 floor area ratio (FAR).

Considerations:

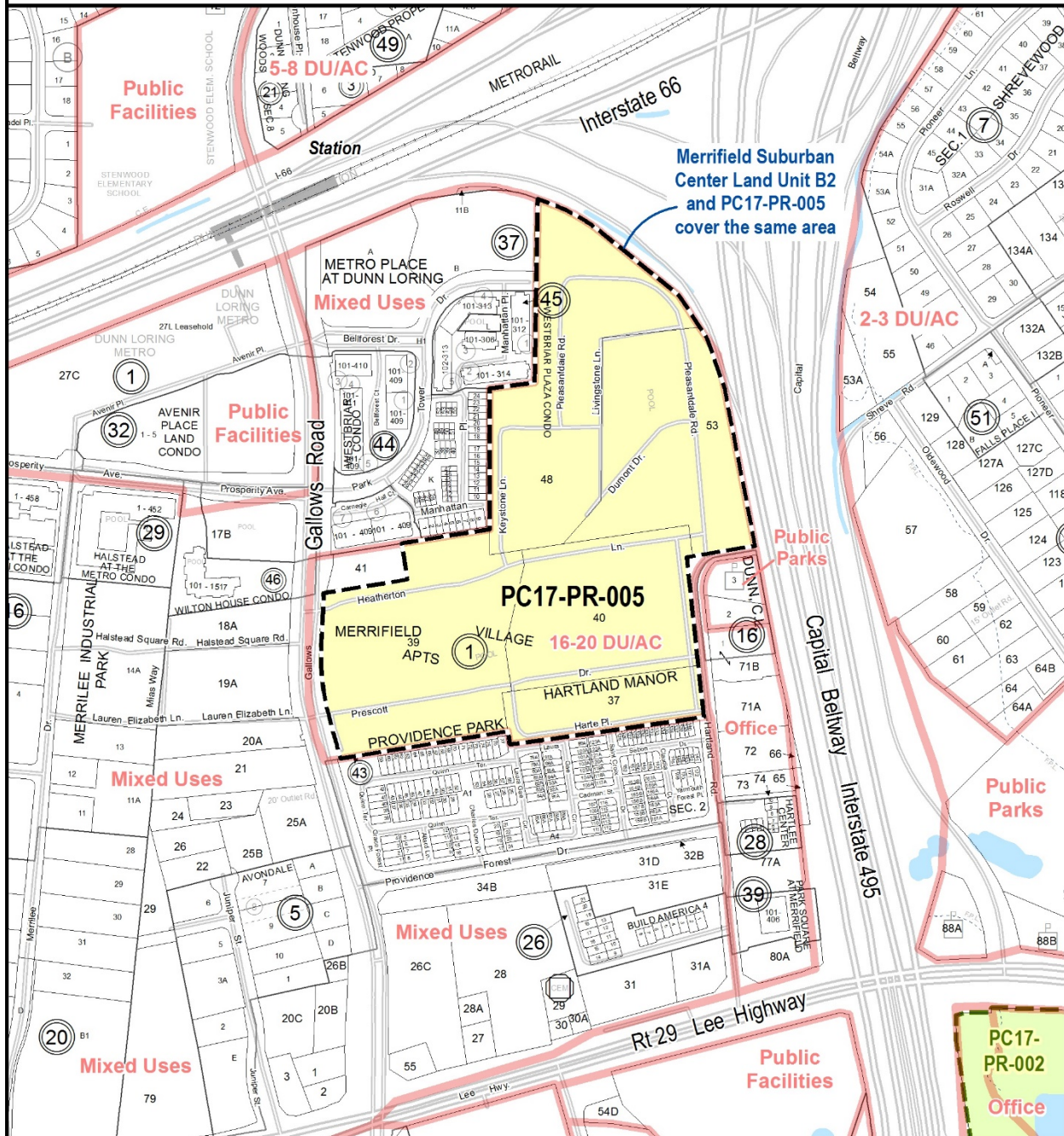
The subject area is located east of Gallows Road and southwest of the Interstate 66 and the Capital Beltway (Interstate 495) interchange in the Merrifield Suburban Center and contains the Merrifield at Dunn Loring apartments, which are developed at the base plan level. The Plan for the suburban center designates the subject property as an “Area Adjacent to the Core Area” of the Dunn Loring Transit Station Area (TSA). As such, the subject area is planned to become more urban in character at a development level that is less intense than the core area, consistent with the county’s transit-oriented development policy that recommends areas like the subject property, located ¼ to ½-mile from the transit station to taper intensity to the non-core areas. Properties to the northwest of the subject area are planned within the core area for office and residential uses up to 1.4 FAR. Properties to the south are planned for and developed with residential townhouses at a density of 8-12 du/ac and office uses. The redevelopment option for the subject area would double the development potential. In 2004, Area Plans Review (APR) Item 04-I2MS proposed an option for mixed used at an intensity up to 2.0 FAR. In 2008, APR 08-I-3MS proposed a residential mixed use option at an intensity range from 1.45 FAR to 1.85 FAR. Both items were withdrawn from consideration.

Preliminary Staff Recommendation:

PC17-PR-005 is not recommended to be added to the 2018 Comprehensive Plan Amendment Work Program. The proposed redevelopment option would effectively expand the core area of the TSA with an intensity that exceeds the planned intensity closest to the station. This would work against the established land use pattern in the suburban center and an effective taper to adjacent non-core areas. The adopted Plan remains an appropriate level of development.

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Merrifield at Dunn Loring Station



KEY PC17-DR-005 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\lcp\pd\OTPA_GRAPHICS\S17_items\17-18 Site Specific Plan Amendment Process\PC17-PR-005\PC17-PR-005 Baseline Map alt.mxd

