

Address/Tax Map Parcels: 6152 Leesburg Pike
Tax Map (TM) Parcel 51-3 ((1)) 0021A



Nominator: Priscilla Gibson

Supervisor District: Mason
Planning Area: Area I
Planning District: Baileys Planning District; B2 Glen Forest Community Planning Sector
Acreage: 1.02 acres

Current Plan Map/Text: Residential use at 3-4 dwelling units per acre (du/ac)

Proposed Amendment: Add a plan option to allow for senior housing at 5-8 du/ac

Considerations:

The subject site is located at the intersection of Leesburg Pike (Route 7) and Row Street, approximately a quarter mile south of the Seven Corners Community Business Center (CBC) and approximately a half mile northwest of the Baileys Crossroads CBC. The site is developed with a single-family home and is planned for residential use up to 3-4 du/ac. Areas to the east are primarily planned for residential use at 2-3 du/ac. There are adjacent properties planned for higher intensity residential uses ranging from 3-4 du/ac up to 16-20 du/ac including The Jefferson to the northwest and Munson Hill Towers Apartments across Leesburg Pike to the south. The subject site is a corner lot with access to Leesburg Pike (Route 7) and Row Street which follows the length of the property to the south.

The nominator statement of justification cites providing housing affordable to aging populations wishing to downsize and remain in the community and proposes to add an additional seven, age-restricted, residential units. The property is near two places of worship, the Dar Al-Hijrah Islamic Center to the east across Row Street, and the First Christian Church of Falls Church opposite Leesburg Pike to the west, that have also submitted SSPA nominations that include the addition of housing for older adults. While the consideration of additional housing is consistent with the existing Suburban Neighborhood Plan classification under the adopted Comprehensive Plan, the size of the property may hinder achieving the proposed density. The Comprehensive Plan encourages the provision of housing for special populations, including the elderly, particularly in locations with access to support resources and amenities.

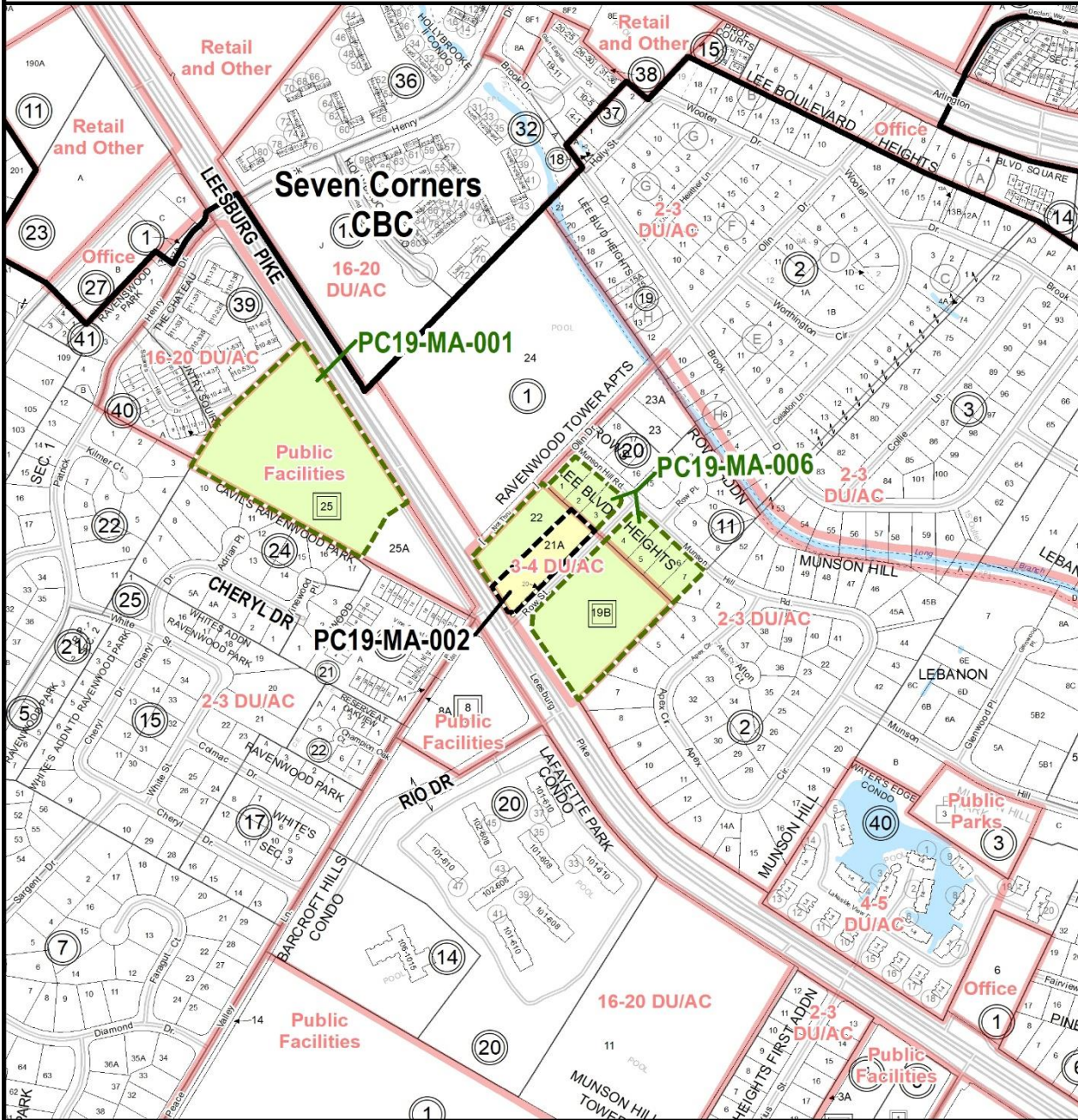
Preliminary Staff Recommendation:

PC19-MA-002 is recommended to be added to the 2020 Comprehensive Plan Amendment Work Program. Analyses that includes consideration of PC19-MA-001 and PC19-MA-006 is recommended to assess the cumulative impacts to Leesburg Pike (Route 7) and the surrounding transportation network, and other possible impacts. While the subject property may not offer a logical planning area independently, an opportunity may exist for the mutual consideration of affordable elderly housing between this nomination and PC19-MA-006 (Dar Al Hijrah).

PC19-MA-002

6152 Leesburg Pike


SITE-SPECIFIC PLAN AMENDMENT PROCESS
SOUTH COUNTY
2019



 PC19-MA-002

 Other 2019 SSPA Nominations

 Baseline Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO DECEMBER 2019

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