

Address/Tax Map Parcels: 6152 and 6160 Leesburg Pike, 3159 Row Street, and 6105, 6107, 6109, 6111, 6113, 6115, and 6117 Munson Hill Road
Tax Map (TM) Parcels 51-3 ((1)) 19B, 21A, 22; TM 51-3 ((20)) 1, 2, 3, 4, 5; TM 51-4 ((11)) 6, 7



Nominator: David Gill, Wire Gill LLP

Supervisor District: Mason
Planning Area: Area I
Planning District: Baileys Planning District, B2 Glen Forest Community Planning Sector
Acreage: 7.5 acres

Current Plan Map/Text: Comprehensive Land Use Plan Map: Residential use at 2-3 dwelling units per acre (du/ac) and 3-4 du/ac

Proposed Amendment: Expansion of the existing place of worship to include a community center and potential supporting uses including up to 25 units of senior housing and/or ancillary retail; total including all proposed uses is up to an intensity of 0.5 Floor Area Ratio (FAR).

Considerations:

The subject site is generally 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 west of the Baileys Crossroads CBC. The site is developed with a place of worship (Dar Al-Hijrah Islamic Center) and eight single-family homes. Areas to the east are primarily planned for residential use at 2-3 du/ac. Adjacent properties are 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 area is served by Fairfax Connector Bus routes. The existing facility includes two structures and totals approximately 31,296 square feet. The nomination considers expanding the facility's footprint up to 163,500 square feet or 0.5 FAR to increase the capacity of the mosque and include the addition of a faith-based community center. Of the total 163,500 square feet proposed, a portion of the space (57,000 square feet) is proposed for supporting retail uses and senior housing.

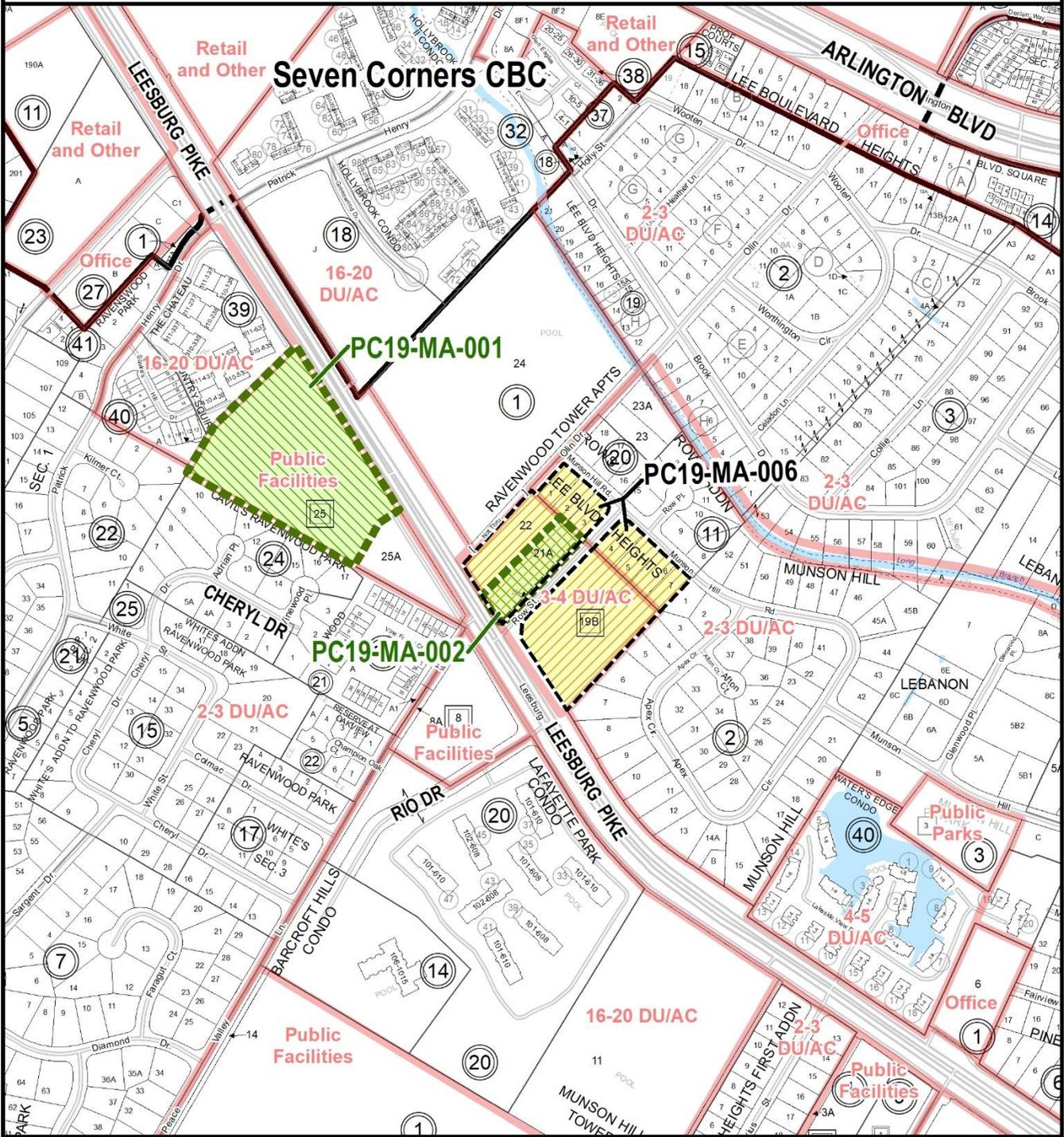
The statement of justification notes the Dar Al-Hijrah Islamic Center's interest in expanding the capacity of the mosque to provide faith-based services to the community. The nomination may offer an opportunity to better consider how the mosque's existing and future programming can be accommodated within the proposed subject area. Currently the mosque has a single access point onto Row Street and parking agreements with neighboring institutional uses. Additional review should include a transportation impacts analysis. Transitions in height and scale, and other compatibility considerations should be addressed, particularly for the portions of the site adjacent to single-family detached residential use. 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-006 is recommended to be added to the 2020 Comprehensive Plan Amendment Work Program. Currently, Dar Al-Hijrah serves a significant number of residents living in the area and provides social services to the surrounding community. Analyses that includes consideration of PC19-MA-001 and PC19-MA-002 is recommended to assess the cumulative impacts to Leesburg Pike (Route 7) and the surrounding transportation network, and other possible impacts.

PC19-MA-006

Dar Al-Hijrah Islamic Center



PC19-MA-006



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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