

Address/Tax Map Parcel(s): 6165 Leesburg Pike
Tax Map Parcel 51-3 ((1)) 25

Nominator: Noah B. Klein

Supervisor District: Mason
Planning Area: Area I
Planning District: Baileys Planning District; B5 Barcroft Community Planning Sector
Acreage: 6.84 acres

Current Plan Map/Text: Public Facilities, Governmental, and Institutional uses

Proposed Amendment: Multifamily age-restricted independent living (up to 113 units) with up to 5,000 square feet of medical or general office. Expand existing place of worship.



Considerations:

The subject site is located along Leesburg Pike (Route 7) and east of the Seven Corners Community Business Center (CBC) and Patrick Henry Drive. The site is planned for and developed with a place of worship (First Christian Church of Falls Church). Surrounding the site are a variety of residential uses, including the Chateaux Condominiums and single-family attached residential uses to the northwest and single-family detached residential uses to the southwest. The parcel to the east is developed with a funeral home. The area across from the subject site on the northeast side of Leesburg Pike is developed with the Jefferson apartment building and garden style apartments.

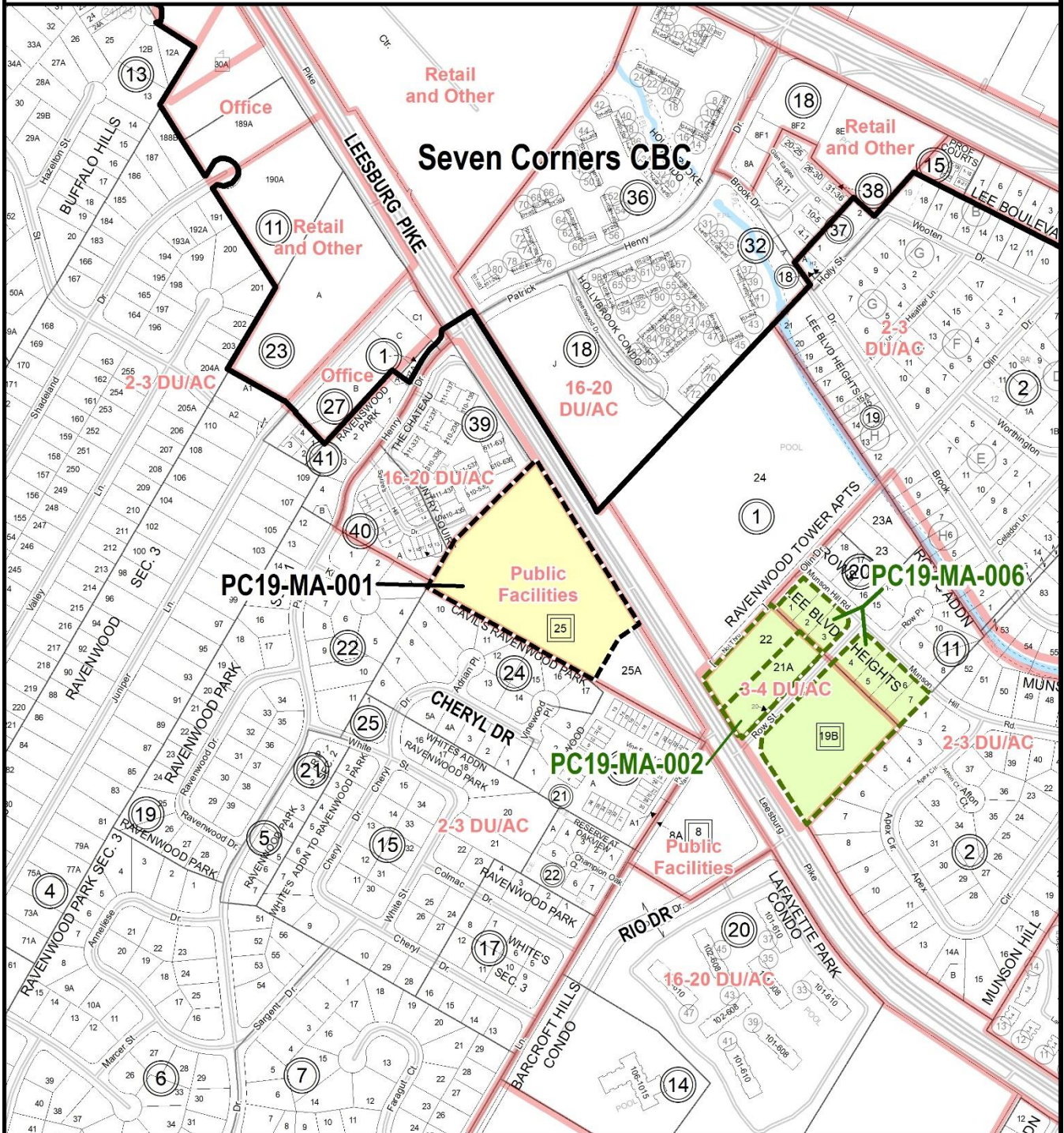
The Concept for Future Development recommends that the areas within the Barcroft Community Planning Sector, outside of the Seven Corners CBC, develop as Suburban Neighborhoods. Infill development should be of a compatible use, type, and intensity and in accordance with Policy Plan guidance. The nominator's statement of justification notes the intent to partner with Wesley Housing, a nonprofit organization that assists in the development of affordable housing combined with supportive services. This location is served by Fairfax Connector bus routes and is approximately a quarter mile from the nearest commercial center. Objective 5 of the Housing Element of the Policy Plan states the county should increase the supply of housing available to populations including the low-income elderly, and specifically encourages multifamily housing for the elderly that is conveniently located to public transportation and community services. The Policy Plan also recognizes that higher densities can help to support affordability, and evaluating locations that may be appropriate for higher density residential development is necessary as part of a strategy to provide more affordable units. Opportunities for environmental improvement by addressing stormwater management, particularly along the rear of the subject parcel, may warrant special consideration. Access from westbound Leesburg Pike should be studied in particular. 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.

Preliminary Staff Recommendation:

PC19-MA-001 is recommended to be added to the Comprehensive Plan Amendment Work Program. Analyses that includes consideration of PC19-MA-002 and PC19-MA-006 is recommended to assess the cumulative impacts to Leesburg Pike and the surrounding transportation network, and other possible impacts.

PC19-MA-001

First Christian Church



PC19-MA-001

Other 2019 SSPA Nominations

Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO FEBRUARY 2020

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