

# PC19-LE-002 LOISDALE TOWNHOMES



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PC19-LE-002  
LOISDALE TOWNHOMES



LOIS DR

Loisdale Estates

BARTA RD

INTERSTATE 95

LOISDALE RD

3

4

5

Site Area:  
7.2 acres

Auto  
Dealership

Auto  
Dealership

BACKLICK RD

CSX Railroad

Current Use:

Three vacant wooded lots



PC19-LE-002  
**LOISDALE TOWNHOMES**



LOIS DR

Loisdale Estates

INTERSTATE 95

LOISDALE RD

3

Loisdale Park

4

5

CSX Railroad

Fort Belvoir  
North Area

I-95 Corridor  
Industrial Area

Auto  
Dealership

Auto  
Dealership

Auto









## Proposed Plan Change:

Residential use at a density of 5-8 dwelling units per acre (du/ac).



INTERSTATE 95

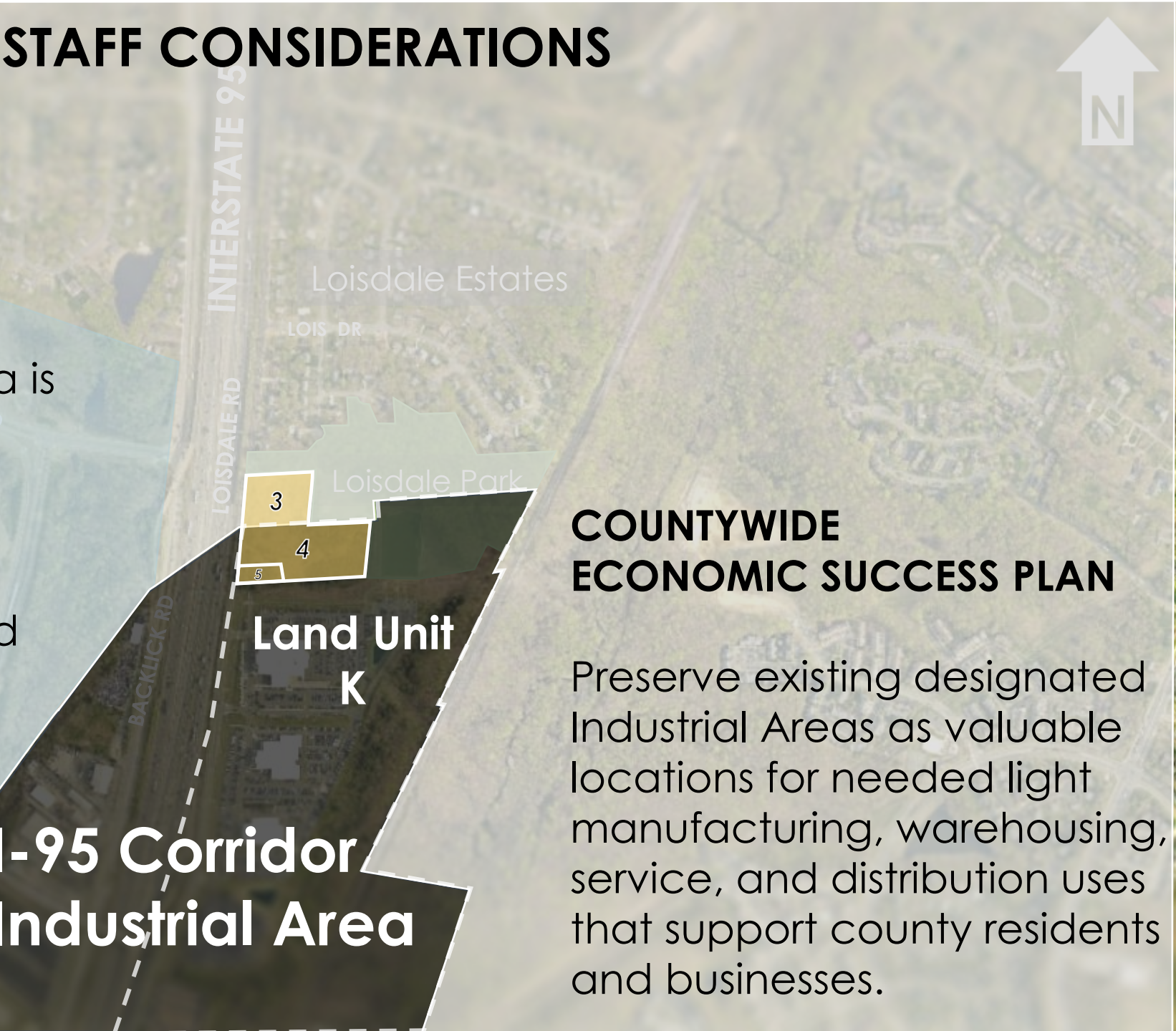


Auto  
Dealership

**Proposed Use:**  
48 townhomes

CSX Railroad





## CONCEPT FOR FUTURE DEVELOPMENT

The I-95 Corridor Industrial Area is recommended to retain an overall industrial orientation. Industrial Areas are intended primarily to provide suitable locations for industrially-related uses.

## COUNTYWIDE ECONOMIC SUCCESS PLAN

Preserve existing designated Industrial Areas as valuable locations for needed light manufacturing, warehousing, service, and distribution uses that support county residents and businesses.



## STAFF CONSIDERATIONS



### Staff Considerations:

- Introducing residential development in an area planned for Industrial use would be counter to the County's economic goals for preserving existing areas that are planned for Industrial and related uses.
- The planned Park or the approved Office use would provide a suitable transition between uses in the I-95 Industrial Corridor to the nearby residences in Loisdale Estates.

**STAFF DOES NOT RECOMMEND THAT THIS NOMINATION BE ADDED TO THE PLAN AMENDMENT WORK PROGRAM.**

Auto  
Dealership