

Address/Tax Map Parcel(s): 7501 Loisdale Road
Tax Map (TM) Parcels 90-4 ((1)) 3, 4 and 5

Nominator: David Gill, Wire Gill LLP

Supervisor District: Lee
Planning Area: Area IV
Planning District/Special Area: Springfield Planning District / S7-Springfield East Community Planning Sector and with part in I-95 Corridor Industrial Area (Land Unit K)

Acreeage: 7.2 acres

Current Plan Map: TM Parcel 90-4 ((1)) 3: Public Parks with conditions for low-rise office use / TM Parcel 90-4 ((1)) 4 and 5: Industrial use at an intensity up to 0.35 Floor Area Ratio (FAR).

Proposed Amendment: Residential use at a density of 5-8 dwelling units per acre (du/ac) as townhomes.



Considerations:

The subject site consists of three vacant and wooded parcels located on the east side of Loisdale Road, generally running parallel with and immediately adjacent to the east of Interstate-95 (I-95). The site shares its boundaries to the north and east with Loisdale Park. Loisdale Estates, a stable single-family residential neighborhood planned and developed at a density of 2-3 du/ac, is situated near the site just north of the park. Auto dealerships are located to the south, and the Fort Belvoir North Area is located to the west across I-95. The northern portion of the site (Parcel 3) is planned for Public Park use to be combined with Loisdale Park. This parcel is zoned C-2 (Limited Office) and a 2009 development plan was approved for an office building through Proffer Condition Amendment (PCA) 80-L-004, providing conditions that require improved transitions to the neighboring homes in Loisdale Estates through open space buffering, limitations for building height, below grade parking and compatible signage. Accordingly, the adopted Plan recommends that if Parcel 3 is to develop as an office use in accordance with the underlying C-2 zoning designation, then certain design elements intended to limit visual impacts upon nearby residential units should be incorporated. Parcels 4 and 5, which make up the remaining portion of the site, are zoned I-3 (Light Intensity Industrial) and planned within the I-95 Corridor Industrial Area - Land Unit K, which is recommended for industrial use at an intensity up to 0.35 FAR.

The justification for the nomination states that the owner's goal of consolidating these parcels to market and develop the approved office building never commenced because projected needs for office space supporting the 2005 Base Realignment and Closure (BRAC) contractors at Fort Belvoir were not fully realized. It further states that a residential density of 5-8 du/ac at this site would result in a lower land use intensity and reduced traffic impacts than those of the approved office building or the industrial uses recommended in the adopted Plan. The nominator suggests that townhomes of high-quality design represent a more appropriate transition of uses between Loisdale Estates and the auto-dealerships.

The Concept for Future Development of the I-95 Corridor Industrial Area, in which Parcel 4 and 5 are located, seeks to provide suitable locations for industrially related uses and specifically recommends that the area retain an overall industrial orientation. Similarly, the county's Strategic Plan to Facilitate the Economic Success emphasizes the need to preserve existing designated Industrial Areas as valuable locations for light manufacturing, warehousing, service, and distribution uses that support county residents and businesses.

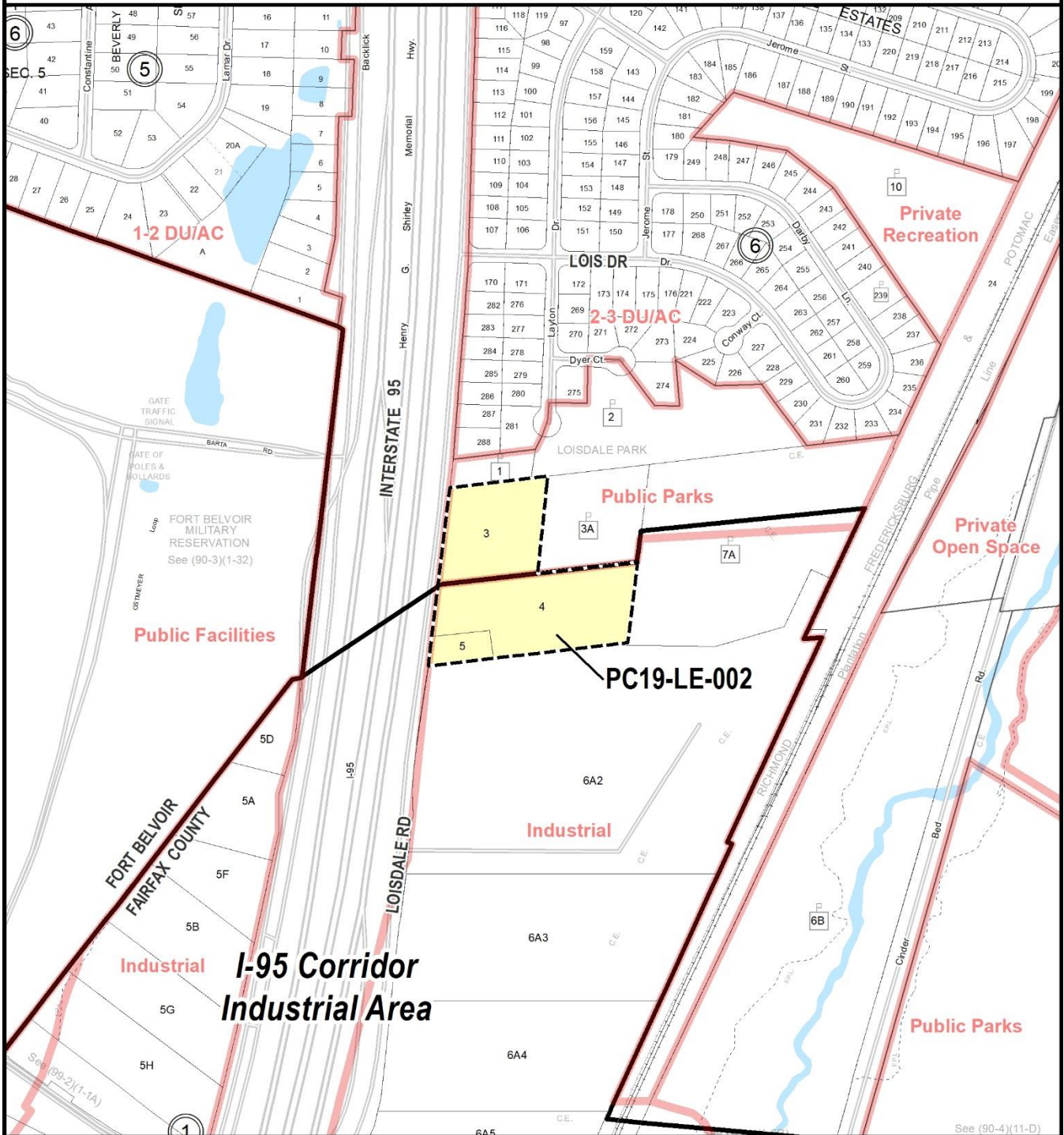
Preliminary Staff Recommendation:

PC19-LE-002 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The proposed introduction of residential uses on Parcels 4 and 5 in a planned industrial and commercial area would be counter to the over-arching Plan goals for the I-95 Corridor Industrial Area and the county's strategy for economic success. Either the planned Park use or approved office use on Parcel 3 would provide a suitable buffer area and a transitional land use between the existing neighborhood to the north and planned commercial and industrial uses of Parcels 4 and 5 to the south.

PC19-LE-002

Loisdale Townhouses


SITE-SPECIFIC PLAN AMENDMENT PROCESS
SOUTH COUNTY
2019-2020



 PC19-LE-002

 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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