

Address/Tax Map Parcel(s): 7801 Loisdale Road
Tax Map Parcel 99-2 ((1)) 3

Nominator: Andrew Painter

Supervisor District: Lee
Planning Area: Area IV
Planning District: Springfield Planning District / I-95 Corridor Industrial Area (Land Unit K)
Acreage: 6.5 acres



Current Plan Map/Text: Industrial use up to an intensity of 0.35 Floor Area Ratio (FAR).

Proposed Amendment: Add option for a mix of uses including industrial, office, and institutional uses up an intensity of 1.0 FAR, or up to 283,350 square feet (sf). Office use (approximately 100,000 sf) would be located along the frontage of Loisdale Road; the operations of Potomac Steel and related businesses would remain onsite. A law enforcement training facility is identified as a potential institutional use.

Considerations:

The subject parcel is located on the east side of Loisdale Road and developed with light warehousing, fabrication, and sales operations for two businesses - Potomac Steel and Same Day Cabinets. Various light industrial uses border the site to the north and south, with the CSX railway marking the eastern boundary and Interstate 95 is just beyond Loisdale Road to the west. The subject parcel and the parcels immediately to the north and south are planned for industrial use up to an intensity of 0.35 FAR within Land Unit K of the I-95 Corridor Industrial Area and these parcels are zoned as I-5 (General Industrial District) and I-6 (Heavy Industrial District). The Concept for Future Development states that Industrial Areas, such as the I-95 Corridor, should retain an overall industrial orientation and are intended primarily to provide suitable locations for industrial related uses. Office and other commercial uses should be limited in these areas.

The adopted Plan recommendations for the subject site and other parcels in Land Unit K resulted from the 2009 Loisdale Road Special Study (PA ST09-IV-S1), which analyzed the potential effects of the 2005 Base Realignment and Closure (BRAC) at Fort Belvoir on land uses in the Loisdale Road corridor. The Plan recommends specific road improvement strategies for Loisdale Road to mitigate longstanding traffic issues, and limitations on the amount and types of new industrial and commercial development in Land Unit K. Similarly, Policy Plan guidelines only support increased intensities within areas planned for industrial use if the peak-hour traffic impacts generated by higher intensity uses are less than that of industrial uses at the baseline recommended intensity.

The nomination proposes a significantly increased intensity and a mixed-use concept on an individual parcel and does not include the adjacent parcels to the north and the south along Loisdale Road, which are recommended for industrial use up to a .35 FAR similar to the subject parcel. The Site-Specific Plan Amendment process encourages the submission of nominations using logical planning areas of one or more parcels to avoid the piecemeal review of potential plan changes on individual sites that may be affected by similar issues or share infrastructure and systems.

Preliminary Staff Recommendation:

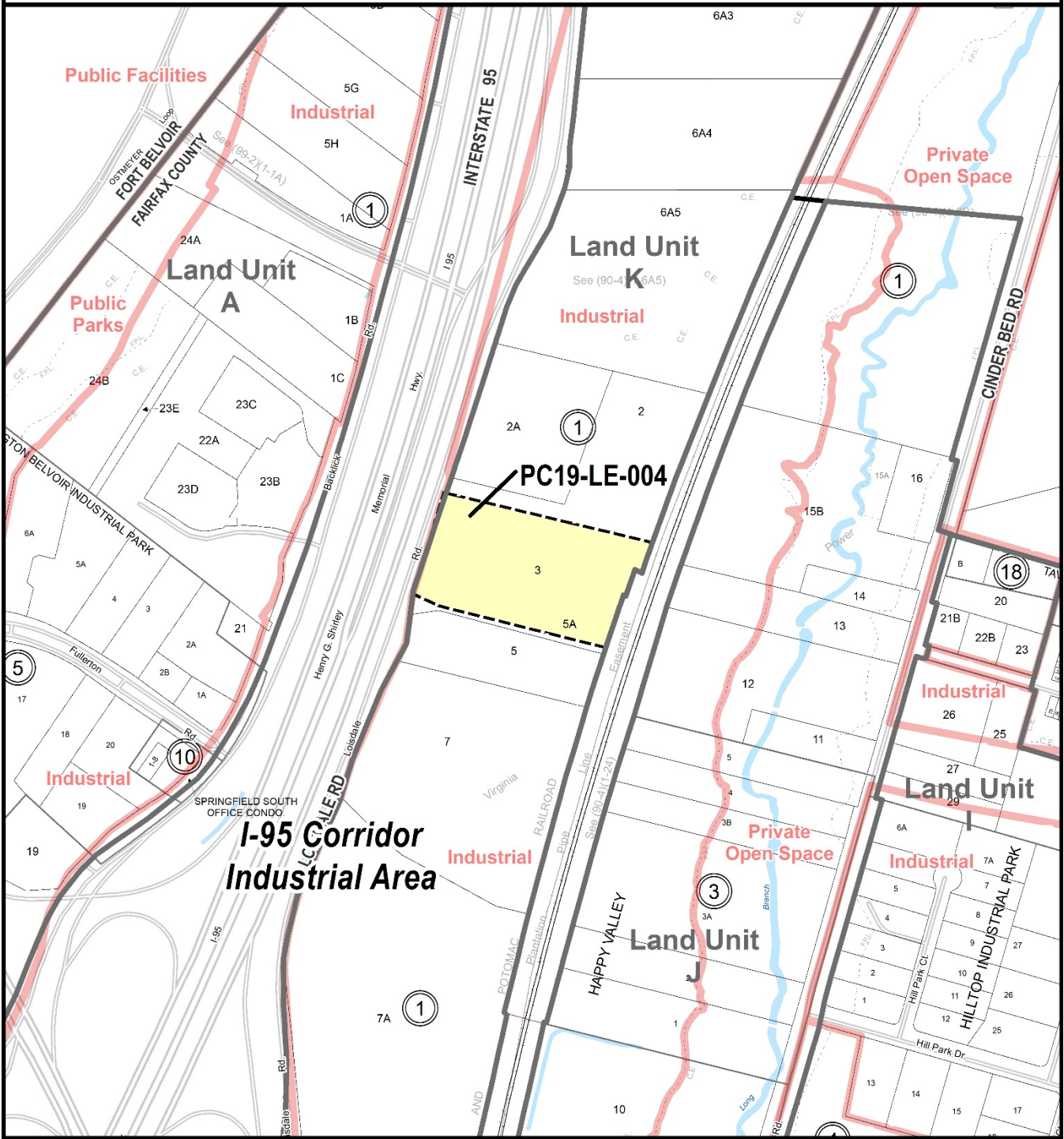
PC19-LE-004 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The adopted Plan for Land Unit K seeks to avoid negative impacts from alternative land uses to traffic on Loisdale Road and recommends reduced intensities for new uses to offset those impacts. The proposed intensity would be nearly triple that of the planned intensity for the subject property and immediately adjacent parcels. Therefore, the subject site alone does not present a logical planning area to consider such a change, per the SSPA guidelines.


PC19-LE-004

Potomac Steel



SITE-SPECIFIC PLAN AMENDMENT PROCESS
SOUTH COUNTY
2019-2020



 PC19-LE-004

 Land Units

 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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