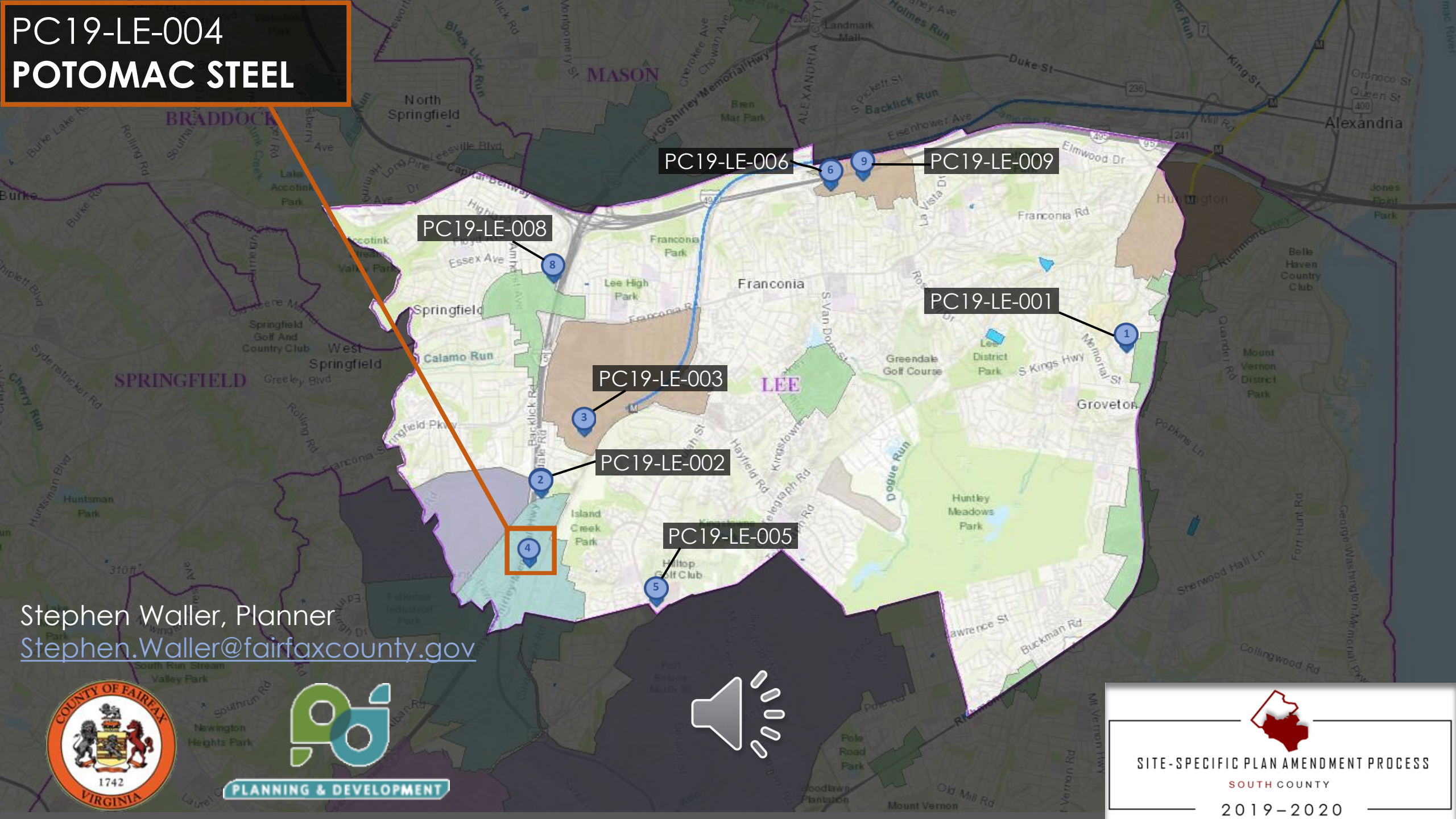


# PC19-LE-004 POTOMAC STEEL



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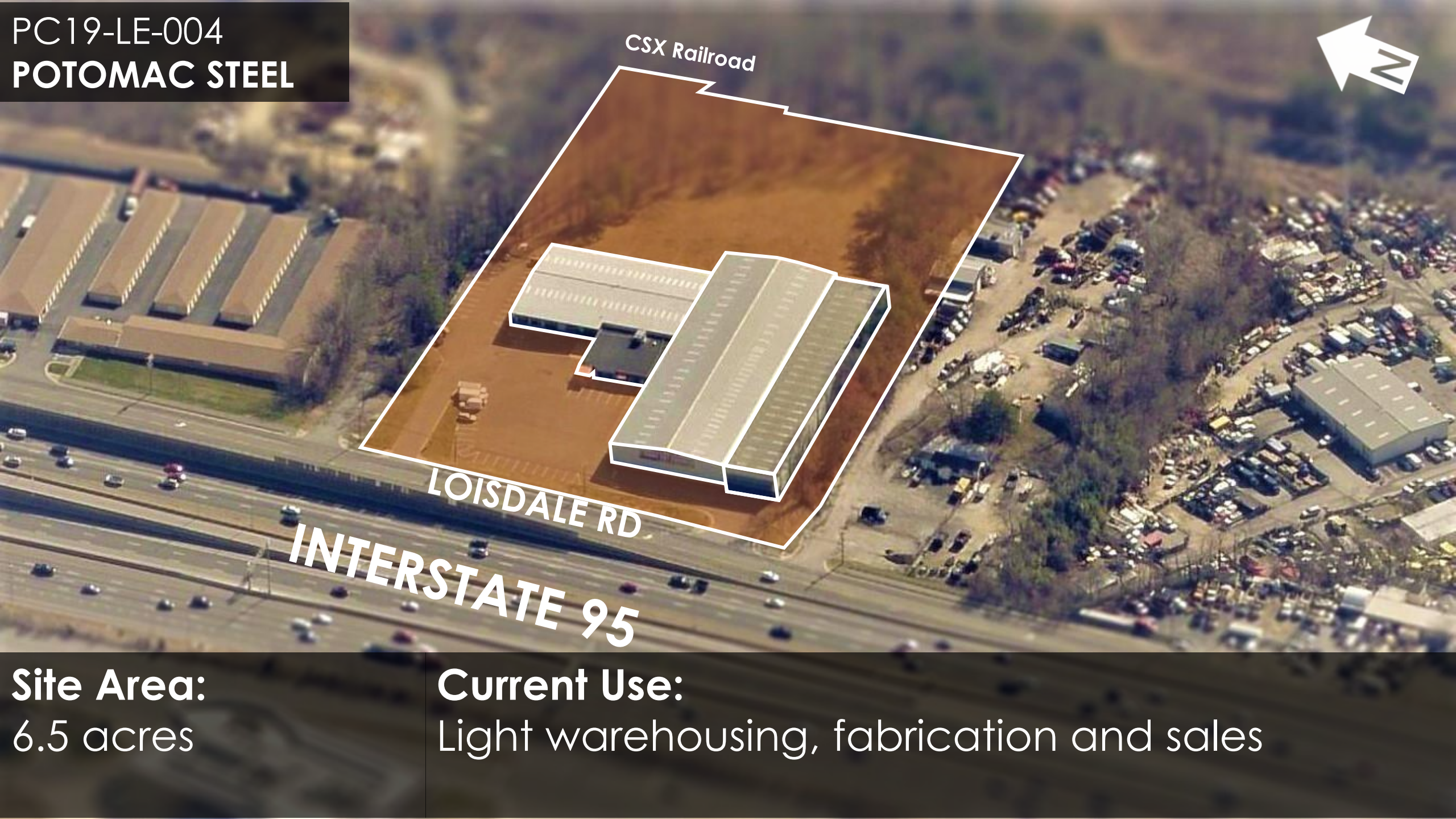
SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

2019-2020



PC19-LE-004  
**POTOMAC STEEL**



**Site Area:**  
6.5 acres

**Current Use:**  
Light warehousing, fabrication and sales





**Current Plan Recommendation:**  
Industrial use up to an intensity of 0.35 Floor  
Area Ratio (FAR)

**Proposed Plan 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.





Fort Belvoir  
North Area

INTERSTATE 95

BACKLICK RD

FORBES RD

CSX Railroad

Land  
Unit K

I-95 Corridor  
Industrial Area







## 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. Office and other commercial uses should be limited.



## COUNTY-WIDE POLICY

New uses and increased intensities within industrially planned areas should only be considered if the peak-hour traffic impacts generated by higher intensity uses are less than the baseline industrial uses.





- The nomination proposes land uses at triple the intensity of adopted Plan guidelines.
- The adopted Plan seeks to avoid negative impacts to long-standing traffic issues on Loisdale Road from the development of new uses and higher intensities than those currently recommended.
- The nomination proposes development on a single parcel amidst other planned industrial uses and does not present a logical planning area per the SSPA guidelines.



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