

Address/Tax Map Parcels: 5605 Oakwood Road
Tax Map Parcel 81-2 ((3)) 12A



Nominator: David Gill, Wire Gill LLP

Supervisor District: Lee
Planning Area: Area IV
Planning District/Special Area: Rose Hill/Van Dorn Transit Station Area (TSA), Land Unit D
Acreage: 12.05 acres

Current Plan Map/Text: Office use at an intensity up to 0.50 Floor Area Ratio (FAR); Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions.

Proposed Amendment: Residential mixed-use with office and self-storage as secondary uses, up to 850,000 square feet (SF) with a maximum intensity of 1.5 FAR based on the current parcel size of 12.05 acres (1.0 FAR based on the former parcel size of 17.55 acres prior to a land dedication for right-of-way), and removal of the phasing limitation for residential use.

Considerations:

The subject property is located south of Interstate 95/495 (I-95/495) and east of South Van Dorn Street, on the south side of Oakwood Road, in an area designated as a portion of Land Unit D of the Van Dorn TSA. The property is currently vacant and adjoins an area of other vacant parcels and industrial or commercial uses to the east comprising the remainder of Land Unit D. The adjoining properties to the east are subject to separate Site-Specific Plan Amendment (SSPA) nomination PC19-LE-009. The plan for the TSA recommends transit-oriented mixed-use development (TOD) to support the Van Dorn Street Metrorail Station; however, the plan recognizes that environmental and topographical factors, limited road capacity, and limited access between the portions of the TSA located north and south of I-95/495 may constrain full implementation of development. A new bridge across I-95/495 is envisioned to connect Oakwood Road and Vine Street (located north of I-95/495) to improve vehicular and pedestrian access within the TSA. The plan recommends limiting office/industrial development in Land Unit D until suitable road improvements facilitate higher-intensity TOD. To the south of the subject property are stable single-family residential neighborhoods located outside of the TSA.

The nomination proposes a mix of uses at 1.0 FAR, which is the planned TOD level of intensity, but with townhomes and/or low-rise multi-family development comprising 50 to 75 percent of the development. The remaining development potential could be office or self-storage uses. The nomination also proposes to remove a phasing condition in the adopted plan that seeks to ensure a mix of both non-residential and residential uses at each phase of development. Developing the site with such a high percentage of lower density residential uses may not support the adopted plan's vision for Land Unit D, which consists of a diverse, transit-supporting mix of both non-residential and residential uses that clusters development into a compact, pedestrian-friendly urban form. The proposed self-storage component, considered an industrial use, may also perpetuate the industrial character along Oakwood Road with a similar impact to the achievement of the plan objectives. Furthermore, the proposed removal of the phasing condition may effectively result in only residential uses on the site if the non-residential uses are not built, which could impact larger TSA objectives.

Considered in isolation, the nomination may undermine the ability of the remainder of Land Unit D to realize the adopted Plan, and may have similar implications for the planned office use in a portion of Land Unit E, to the east, and the area north of I-95/495, both of which rely on future access connections to Oakwood Road. However, nomination PC19-LE-009 has also been accepted for review, proposing a similar Plan option for residential mixed-use development on the land area to the east of the subject property in Land Unit D. If reviewed concurrently, the entirety of Land Unit D could be evaluated to better determine the impacts of such a change on the overall TSA Plan, and if a more comprehensive change in the plan for this portion of the TSA is warranted.

Preliminary Staff Recommendation:

PC19-LE-006 is recommended to be added to the Comprehensive Plan Amendment Work Program, to be reviewed concurrently with PC19-LE-009 in a study of Land Unit D and the northern portion of Land Unit E in the Van Dorn TSA.

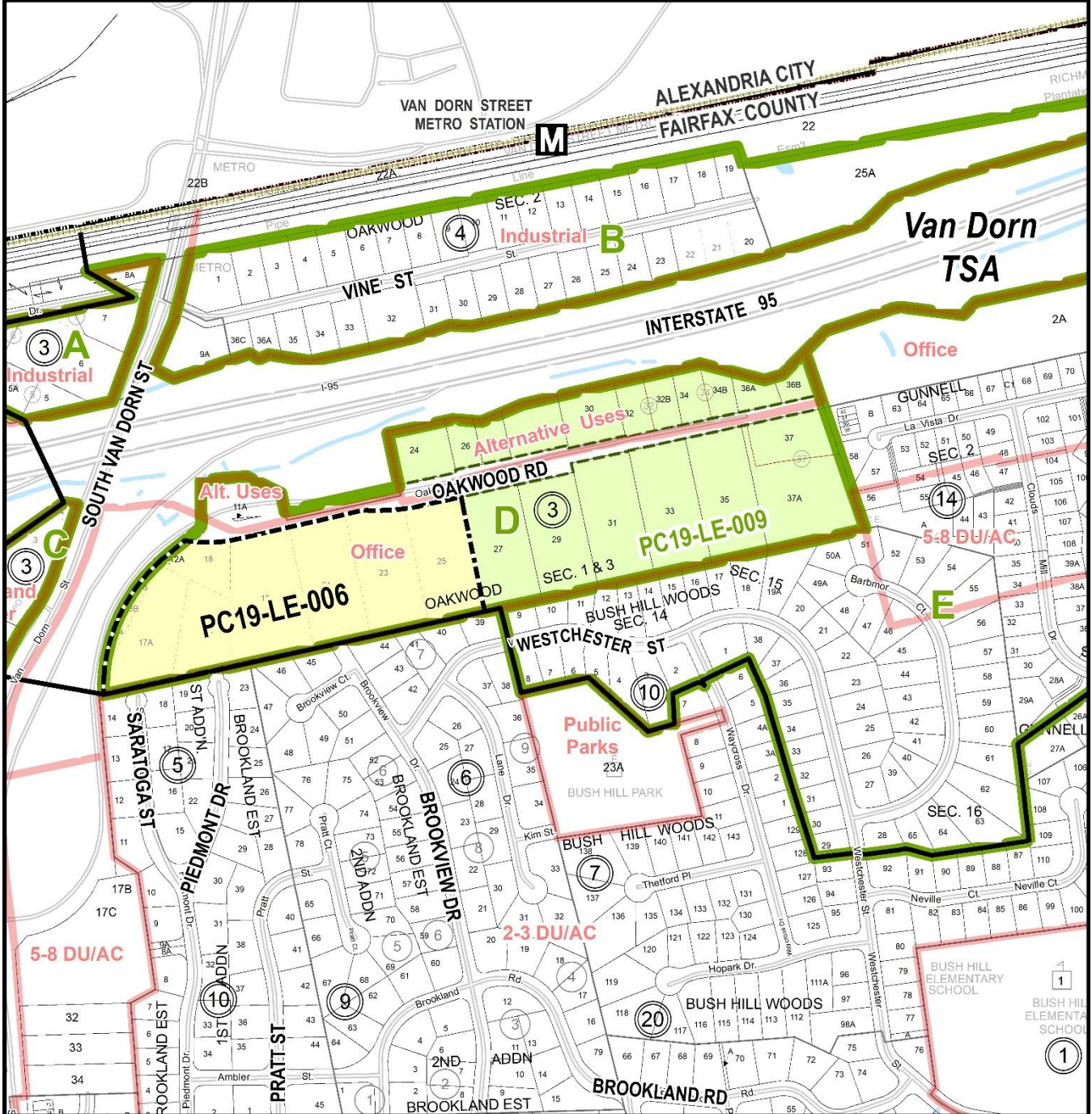
PC19-LE-006

5605 Oakwood Rd

SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

2019-2020



PC19-LE-006

Other 2019 SSPA Nominations

Land Unit

Baseline Plan Recommendation

500 FEET

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

C:\projects\lopp\historic_districts\Hollin Hills

