

Address/Tax Map Parcels: 7616 Little River Turnpike; 4102, 4104, 4108, 4112, 4114, and 4116 Woodland Road; 4111 Hummer Road; 4125 Horseshoe Drive; Tax Map (TM) Parcels 59-4 ((6)) 10, 19B, 20C, and 20D; 60-3 ((12)) 5, 6, 7, and 8; 71-1 ((2)) 4



Nominator: David Gill, Wire Gill LLP
Supervisor District: Mason
Planning Area / District: Area I Annandale Planning District / Annandale Community Business Center (CBC) / Sub-Unit G-1 (part), and Masonville Community Planning Sector (part)
Acreage: 9.96 acres

Current Plan Map/Text: Area within Annandale CBC: Office, Retail and Other Commercial Uses, form-based guidelines recommend up to eight stories; Areas outside Annandale CBC: Residential use at 2-3 dwelling units per acre (du/ac); Option for 3-4 du/ac with consolidation.

Proposed Amendment: Expansion of Annandale CBC to include nominated adjacent residential properties; add residential as a recommended use for properties within sub-unit G1 for a proposed 834,490 square foot (sf) mixed-use development, which would incorporate two existing office buildings, to be composed of: 575 mid-rise multifamily residential units, 156,600 sf of office, and 100,000 sf of retail.

Considerations:

The subject properties are located at the western end of the Annandale CBC north of Little River Turnpike. Four of the nine nominated properties are in Sub-Unit G-1 of the CBC. Of these properties, TM Parcels 59-4 ((6)) 10 and 19B are developed with two, seven-story office buildings. TM Parcels 71-1 ((2)) 4 and 60-3 ((12)) 5 contain surface parking that serves the two office buildings, and an associated structure. The five remaining parcels included in the nomination are located outside of the CBC and are zoned R-2 and developed as single-family detached houses. The nominator proposes expanding the CBC boundaries to include these parcels. This is contrary to CBC-wide objectives that recommend establishing transitional areas between the CBC and neighboring residential neighborhoods and preventing the encroachment of higher intensity, commercial uses into such areas.

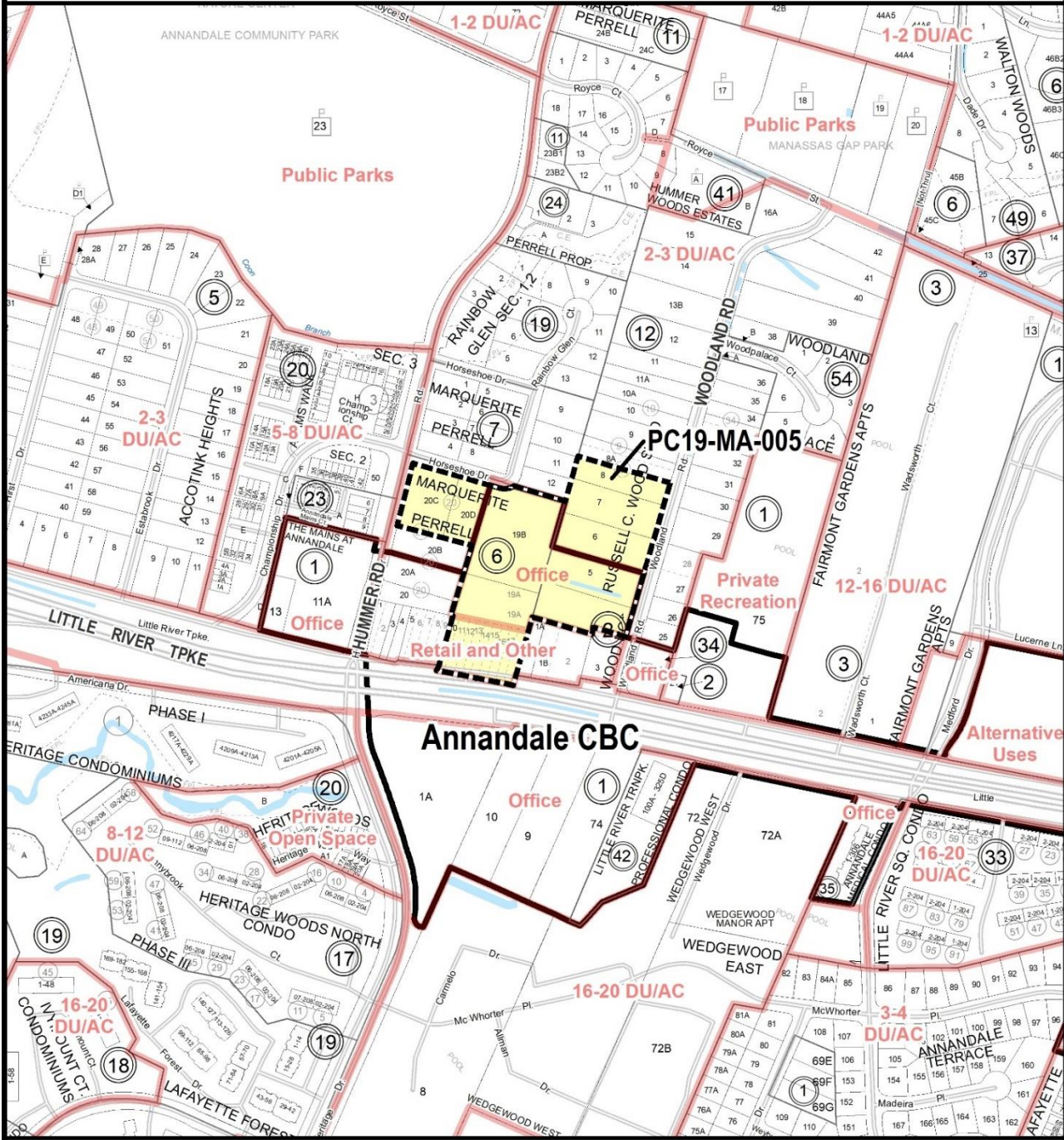
The nomination proposes to add an option for mixed-use development on this site, to include 575 multifamily units, 156,000 sf of office, and 100,000 sf of retail. The adopted plan for the Annandale CBC recommends commercial or mixed-use development in Sub-unit G-1, up to a height of 8 stories, but does not recommend residential use. The plan states that the commercial area within this nomination should not extend beyond what is currently zoned and developed as commercial uses and that development should be oriented toward Little River Turnpike. Furthermore, the plan also states that a significant buffer should be maintained between the development and the residential properties to the north. The Annandale CBC Plan recommends consolidating parcels for redevelopment, which this nomination proposes.

Preliminary Staff Recommendation:

PC19-MA-005 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The nomination diverges from Plan recommendations in several respects. It proposes to extend the commercial use beyond the area currently zoned and developed as commercial uses and lacks a significant buffer between the proposed commercial development and the existing residences to the north, as recommended in the adopted plan. Furthermore, the Plan recommends that development on the nominated parcels within the CBC be oriented toward Little River Turnpike, which this nomination does not propose. The proposal to introduce commercial uses beyond the existing CBC boundaries may result in inappropriate encroachment of commercial uses into the residential neighborhood, which is contrary to the Plan's vision of well-buffered commercial development centered on Little River Turnpike.

PC19-MA-005

Western Annandale CBC



 **PC19-MA-005**

 **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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