



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-MA-001
6675 Little River Tpk.

Address/Tax Map Parcels: 6675 Little River Turnpike
Tax Map Parcels 71-2 ((10)) 1, 2, 11, 12

Nominator: 6675 Little River Turnpike, LLC (Keith C. Martin, agent)

Supervisor District: Mason
Planning Area: Area I
Planning District: Annandale Planning District, A-3 Indian Run Community Planning Sector
Acreage: 1.9 acres

Current Plan Map/Text: Base: Retail use; Option: Office use up to 0.4 Floor Area Ratio (FAR) with conditions.

Nomination: Residential mixed use up to 1.69 FAR, including 105 residential units and 18,000 square feet of retail use.

Comprehensive Plan Considerations:

The subject site consists of four parcels located south of Little River Turnpike between Columbia Road and Randolph Drive, and is developed with a garden center, small office building, a single-family home, and vacant, wooded land. The site has a base plan recommendation for retail use, with an option for office use up to 0.4 FAR with conditions including full consolidation, maximum height of 35 feet, a minimum 25-foot landscaped buffer, and effective visual screening including provision of a 6 foot high brick wall next to the residential neighborhood to the south. Redevelopment of the site should improve the area's storm water drainage and minimize impacts to traffic on Randolph Drive. The area is primarily surrounded by residential uses planned for and developed at 1-2 dwelling units (du/ac) to the south, and at 5-8 du/ac and 8-12 du/ac to the north across Little River Turnpike, and retail and other commercial uses to the east and west along Little River Turnpike.

The Concept for Future Development designates this area as a Suburban Neighborhood. These areas contain a broad mix of allowable residential densities, styles, parks and open space. Where appropriate, supporting neighborhoods serving commercial services, public facilities and institutional use are encouraged provided that the proposed intensities and character are compatible with the surrounding area. Within the Annandale Planning District, the Plan notes that the predominant residential development character of the area should be maintained by promoting compatible land uses and land use intensities. Neighborhood stability is further promoted through sound planning principles addressing appropriate transitions between adjoining land uses, access control, environmental and heritage resource protection, and other appropriate public facility and transportation guidelines.

The nomination seeks to add an option to the Comprehensive Plan to allow for a mixed-use development consisting of a 4-story building with up to 105 multi-family residential units above approximately 18,000 square feet of ground-floor retail space. The development would include an underground parking structure. The introduction of new housing would be consistent with several county goals. However, the nomination proposes to significantly increase the proposed development potential on the site, which is located outside of an activity center where higher intensities are planned. Multifamily residential uses of a similar height are located immediately across Little River Turnpike, and the illustrative concept plan depicts a tapering of building height to the southern portion of the site, which abuts lower density residences. If the nomination is added to the Work Program for formal review, consideration should be given for ensuring a compatible infill development providing adequate screening and buffering to adjacent homes, in line with the areawide guidance for the Annandale Planning District and Objectives 8 and 14 in the Land Use Policy Plan. Other considerations would include ensuring the provision of on-site open space and amenities, and site access for residents, visitors, and commercial loading.

Please note that this nomination is currently being screened to determine if it should be added to the 2023 Comprehensive Plan Amendment Work Program. A detailed analysis of the proposal has not yet been conducted.

