

STATEMENT OF JUSTIFICATON FOR A REZONING APPLICATION

APPLICATION RZ _____

SULLY DISTRICT

APPLICANT: Vahid K. Amin

PRESENT ZONING: I-3

REQUESTED ZONING: I-5

TAX MAP: 0332 ((1)) 0003

PROPERTY ADDRESS: 15110 Lee Jackson Memorial Highway

ACREAGE: +/-1.54 acres

FLOOR AREA RATIO (FAR): 0.19

OPEN SPACE: 0.77 acres (50 percent)

PLAN MAP: Mixed Use

INTRODUCTION

This is a request for the rezoning of the subject property from the I-3 Light Intensity Industrial District to I-5 General Industrial District to permit the operation of a warehouse with associated retail and/or other uses allowed in I-5 District. As part of the development a building with associated parking lot will be constructed on the Property with a maximum floor area of 13,000 square foot (0.19 F.A.R.). The remaining of the Property will remain open space (50 percent). The property described as Tax Map 033-2 ((1)) Parcel 0003, is located at 15110 Lee Jackson Memorial Highway ("Property"). It is currently vacant. The site is part of Land Unit F-1, classified Area III – Dulles Suburban Center for Mixed Uses in the Fairfax County Comprehensive Plan amended through 2-10-2003.

LOCATION AND CHARACTER (Appendix 1)

The Property is located on the north side of Lee Jackson Memorial Highway (Route 50), approximately __ mile east of Loudon County Line. The site is surrounded by vacant properties to the north, east, Route 50 to the south, and wholesale, warehousing and storage to the west.

| SURROUNDING AREA DESCRIPTION | | | |
|-------------------------------------|---|---------------|---|
| Direction | Use | Zoning | Plan Map |
| North | Wholesale, Warehousing & Storage | I-5 | Mixed Uses (office and industrial/flex) |
| South | ROW for the John Marshal Memorial Highway(Route 50) | — | Public Road |
| East | Vacant | I-3 | Mixed Uses (office and industrial/flex) |
| West | Wholesale, Warehousing & Storage | I-5 | Mixed Uses (office and industrial/flex) |

COMPREHENSIVE PLAN PROVISIONS (Appendix 2)

Plan Area: III

Planning District: Dulles Suburban Center Planning District

Planning Sector: Dulles, Route 28 Corridor Community Planning Sector (BR2) – None Core Area (0.10 to 0.30 F.A.R.), Land Unit: F-1

Land Use

The Comprehensive Plan provides the following guidance on the land use and the intensity/density for the property. On page 99 of the Dulles Suburban Planning District of the 2003 edition of the Area III Plan, Land Unit F-1 is planned for high-quality campus-style office and industrial/flex use up to a maximum FAR of 0.35, consistent with the type and character of development established in adjoining land units. The plan calls for substantial setbacks, landscaping and screening along Route 50 for an attractive appearance. Retail use up to 0.35 FAR may be appropriate if oriented to Willard Road, but it should be compatible with and complementary to the tourist-oriented Smithsonian Annex and/or users of the Airport.

This property is located within the Dulles, Route 28 Corridor Community Planning Section (BR2), which identifies this site as a high-quality campus-style office and industrial/flex use up to a maximum FAR of 0.35. The Applicant proposes to rezone the Property to I-5, General Industrial District, to develop the Property for warehousing and associated retail establishments and/or for uses allowed in the I-5 District with a maximum FAR of 0.35, which is consistent with the recommendation of the Plan.