

## 14530 Lee Road

### Tax Map Reference Number: 34-3-((1))-22

- **Zoning:** The Property is zoned I-3, Light Intensity Industrial District and is within the Airport Noise Overlay Zone. The Property is also within the Route 28 Tax District. Currently, the Property is vacant land.
- **Land Area:** The Property is approximately 226,723 sf or 5.205 acres in size.
- **Maximum Building Height By-right:** 75 feet
- **Comprehensive Plan:** The Property is located within Land-unit H of the Dulles Suburban Center. The Plan states that Land-unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of 0.35. While there is no parcel-specific text for the Subject Property, the Plan states that industrial/flex use is appropriate in the southern portion of the land unit, along Lee Road and adjacent to the boundary for Land Unit J.
- **County Process:** Pursuing a hotel use on the Property would require the approval of a special exception application by the Board of Supervisors.
- **Application Status:** Application has not yet been filed.