

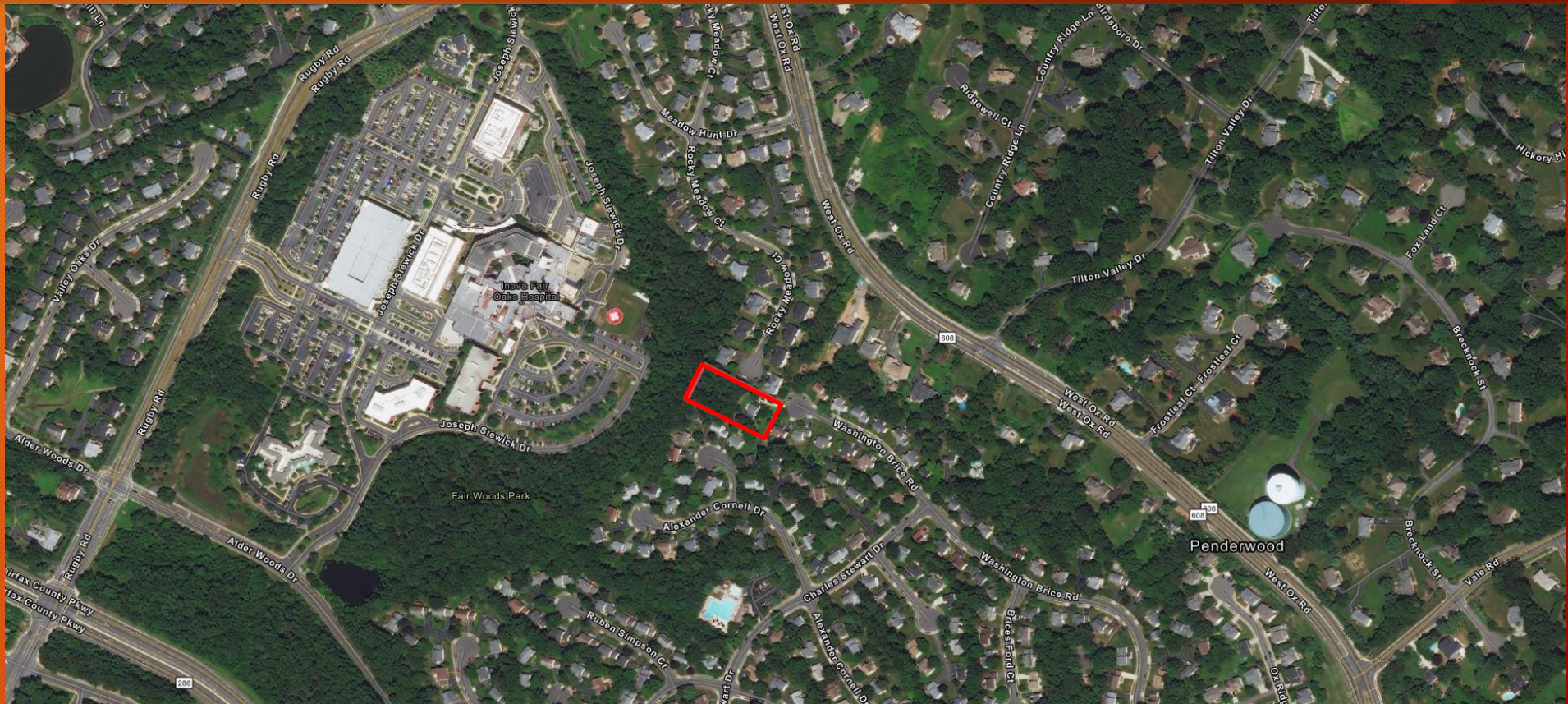
# 12419 Washington Brice Road Proposed Rezoning

Sully District Land Use and Transportation Committee Meeting

11/21/2022

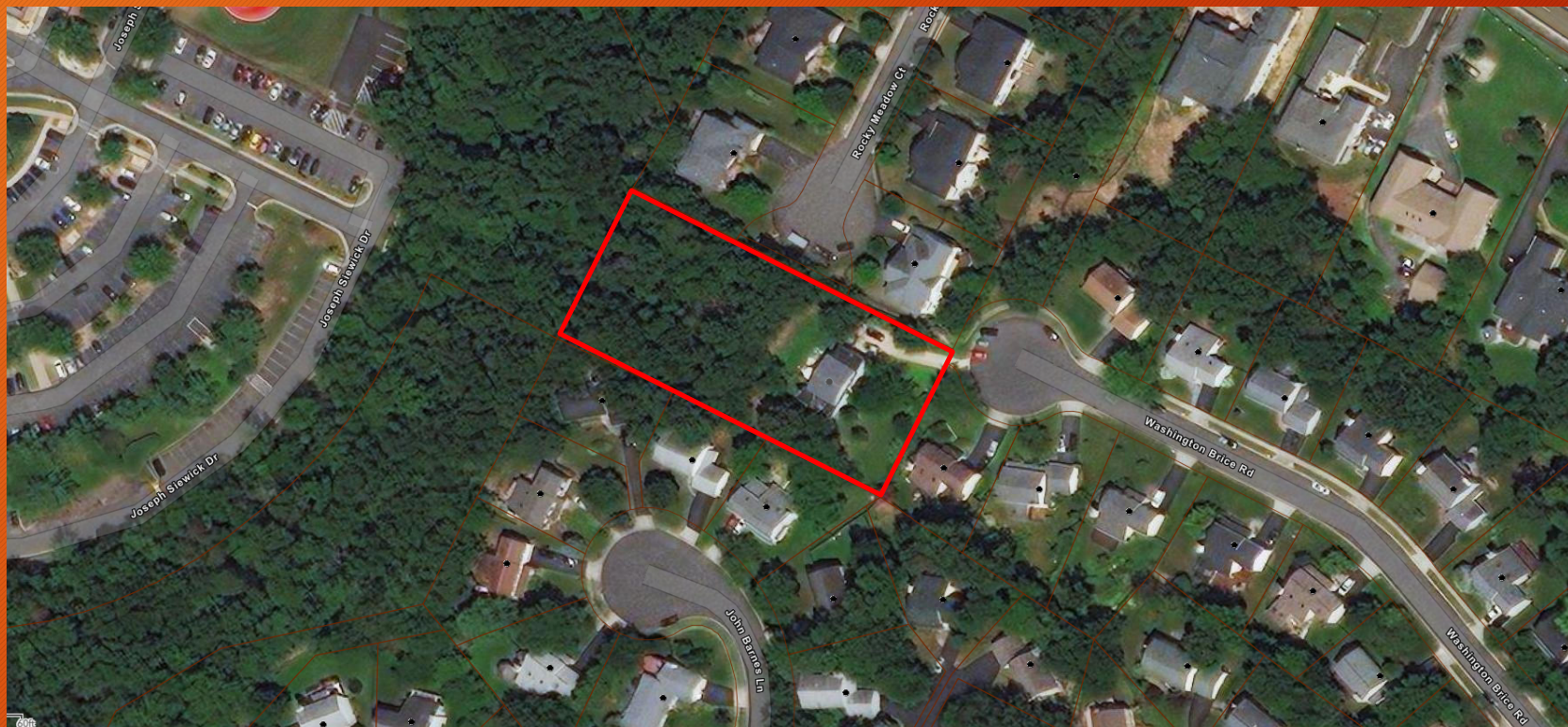


# Aerial Context



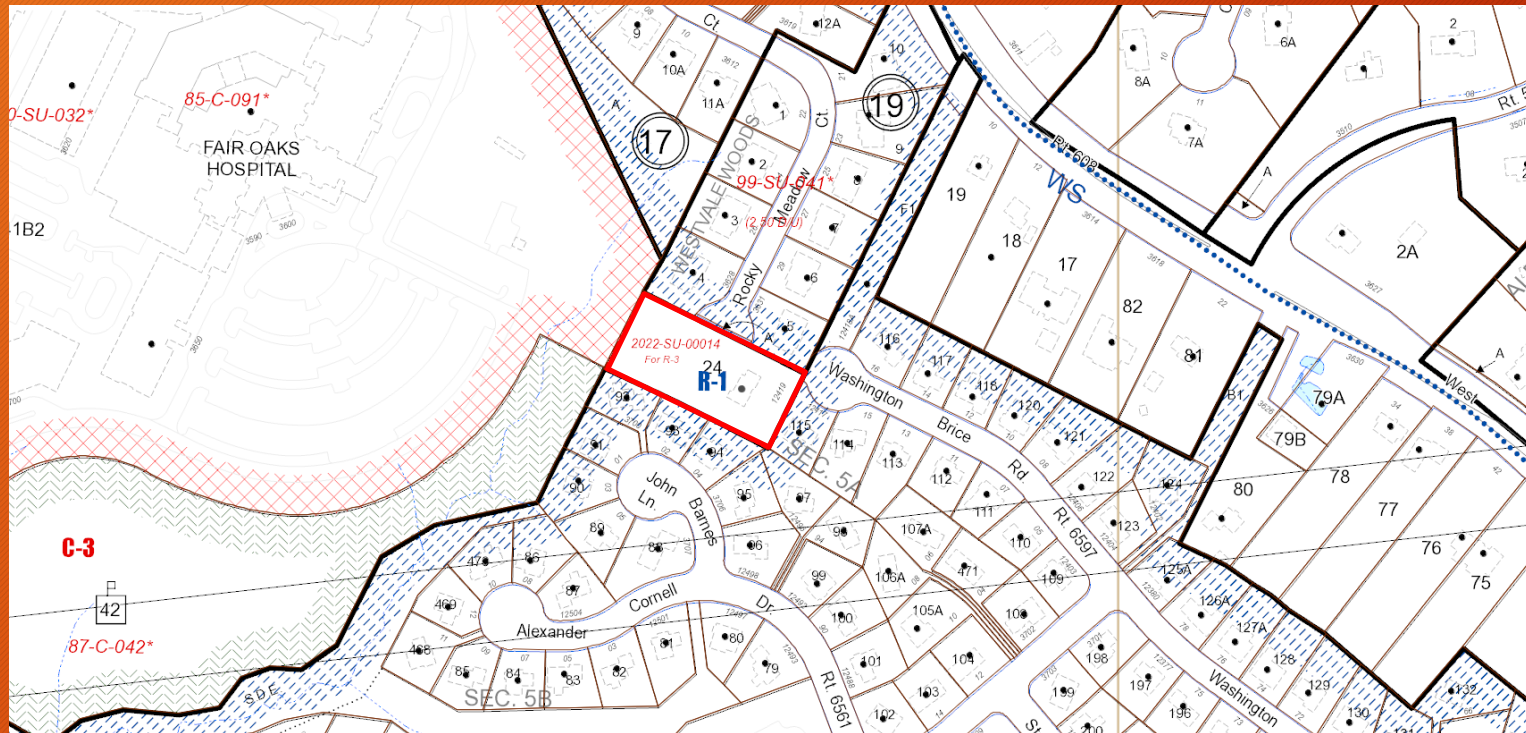


# Aerial Context





# Zoning Context



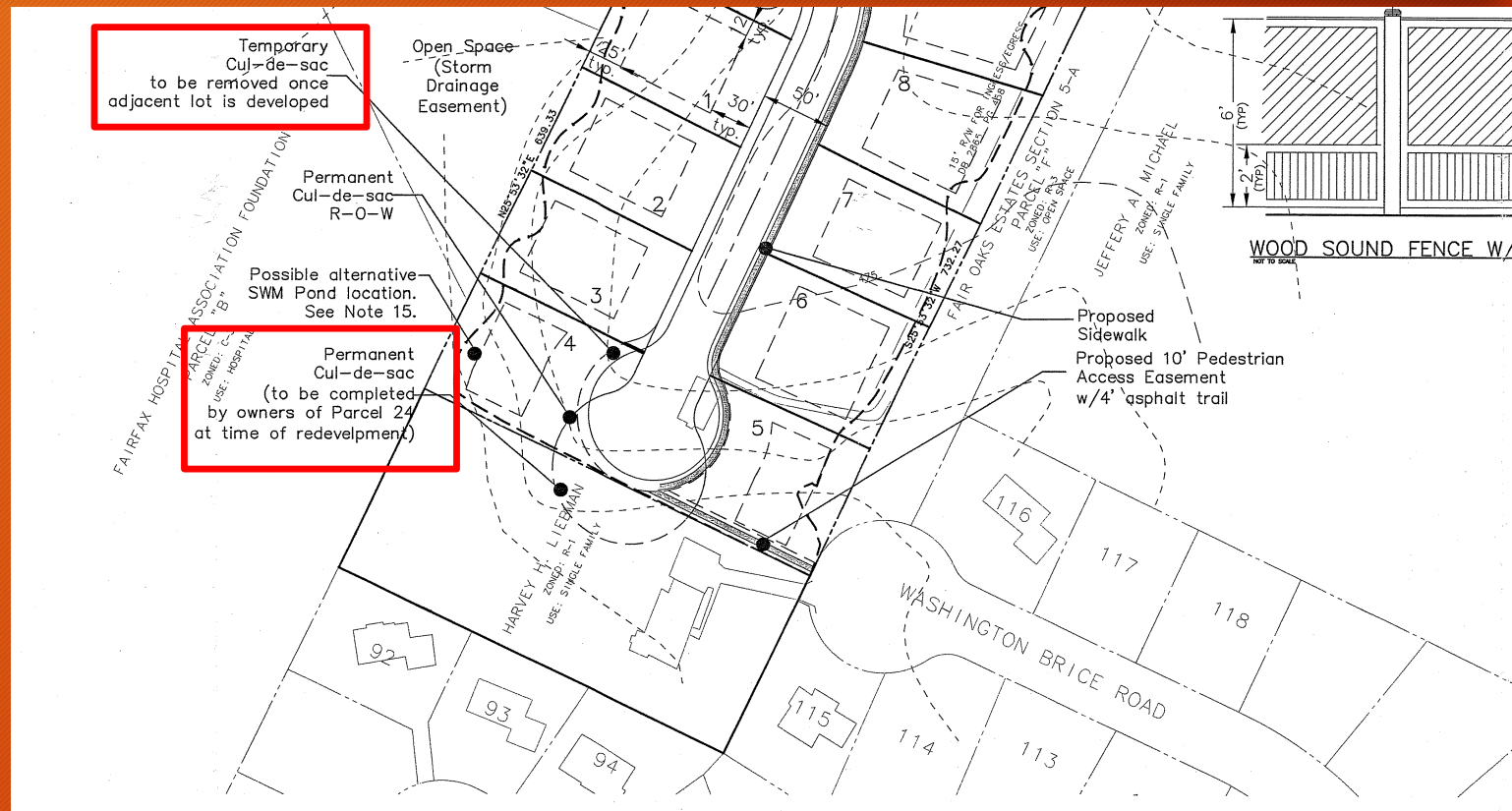


# Proposal Overview

- Rezone the Property from R-1 to R-3.
  - Surrounding neighborhoods are zoned to the R-3 District.
  - Compatible with the pattern of development in the surrounding area.
- Replace the existing single family dwelling with two new single-family dwellings.
  - Consistent with Comp. Plan recommendations (1-2 units per acre)
- Extend and improve the Rocky Meadow Court cul-de-sac.
  - New cul-de-sac will include curb, gutter, and sidewalk improvements.
  - The cul-de-sac extension and the redevelopment of the Property were contemplated at the time Westvale Woods was developed.
  - Access to the proposed dwellings will be provided via Rocky Meadow Court.

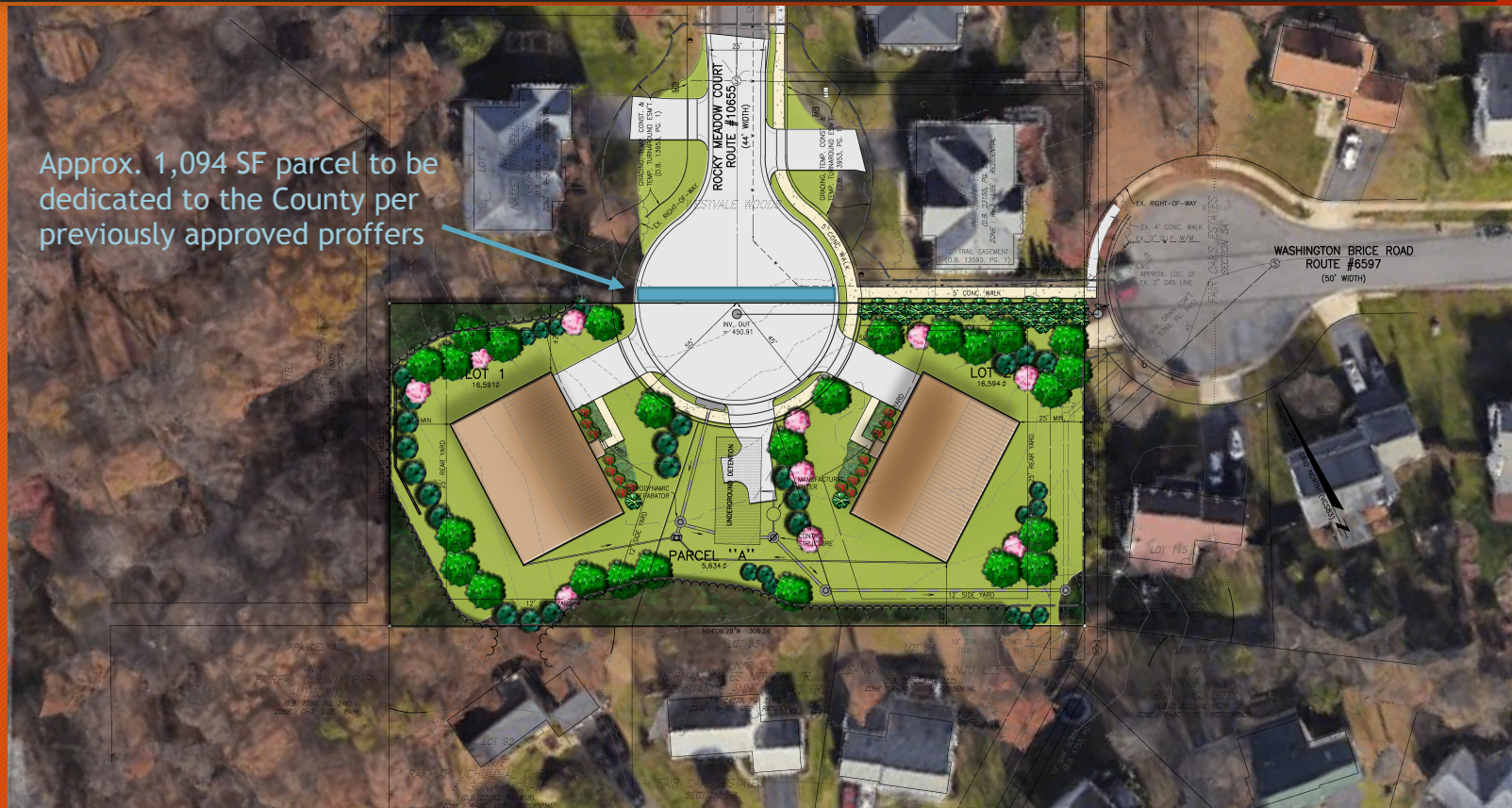


# Previously Approved Development Plan - Westvale Woods





# Proposed Dwellings





## Next Steps & Discussion

- 11/21/2022: Meeting with the Sully District Land Use & Transportation Committee
- 12/2/2022: Resubmission to Fairfax County
- 3/29/2022: Planning Commission Hearing
- TBD: Board of Supervisors Hearing

If you have any questions or feedback regarding the proposal, please contact Robert Brant by emailing [rbrant@thelandlawyers.com](mailto:rbrant@thelandlawyers.com).