County of Fairfax, Virginia
Planning Commission Meeting
July 22, 2026
Planning Commission Action

SSPA 2023-I-2J (PA 2023-00011)– Merrifield at Dunn Loring Station Apartments (Providence District)

PLANNING COMMISSION RECOMMENDATIONS:

On July 22, 2026, the Planning Commission voted 10-0 (Commissioner Batchelor-Causey was absent from the meeting. Commissioner Thomas was not present for the vote.) to recommend to the Board of Supervisors the adoption of Plan Amendment 2023-I-2J, as shown in the Staff Report dated July 1, 2026, and as modified in the handout dated July 22, 2026.

ATTACHED DOCUMENTS:
Staff Report dated July 1, 2026
https://plus.fairfaxcounty.gov/CitizenAccess/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=REC23&capID2=00000&capID3=01FQ9&agencyCode=FFX
Handout dated July 22, 2026

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PLANNING COMMISSION HANDOUT
Plan Amendment 2023-I-2J
July 22, 2026

Commissioner Jeremy Hancock, Providence District

Plan Amendment 2023-I-2J

Motion:

As staff indicated, the amendment would modify the Plan language for Tax Map Parcels 49-2 ((1)) 39,40,48 and 53 to replan the subject site for residential mixed-use development at an intensity up to 1.9 floor area ratio. The language distributed this evening with my motion dated July 22, 2026, modifies the guidance in the staff report related to building heights to ensure compatible transitions in scale from the site to the abutting low-density residential neighborhoods to the northwest and south.

Mr. Chairman, I move that the Planning Commission recommend to the Board of Supervisors the adoption of Plan Amendment 2023-I-2J, as shown in the staff report dated July 1, 2026 and as modified in tonight's handout dated July 22, 2026.

End of Motion

PROPOSED MODIFICATIONS
Plan Amendment 2023-I-2J

The following proposed text is based on the staff report for Plan Amendment 2023-I-2J dated July 1, 2026. Draft modifications to the staff report are shown **highlighted bold font**

"…

Height Limit: Under the redevelopment option, the maximum building height is 95 feet when development is not integrated with structured parking. When structured parking is located under buildings, a maximum height of 150 feet is appropriate when at least 2 levels of structured parking are provided under the building, either at or below grade, and if the buildings are located and designed to minimize shadowing effects on nearby residences. **Portions of buildings** ~~**Buildings**~~ located within 75 feet of the existing residential ~~**areas**~~ **structures** to the **northwest and** south (Sub-Unit**s B1 and** B4) should have heights no greater than 50 feet. See the Building Heights Map, Figure 8 and the Building Height Guidelines under the Area-Wide Urban Design section."