



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-SU-007  
13309 Route 29

Address/Tax Map Parcels: 13309 Route 29, Tax Map Parcel 55-3 ((3)) 14  
Nominator: Aaron Frank, Cooley LLP  
Supervisor District: Sully  
Planning Area: Area III  
Planning District/Special Area: Bull Run Planning District, BR-6 Centreville Community Planning Sector, Centreville Farms Area, and Fairfax Suburban Center Overlay, Subunit S1  
Acreage: 1 acre

Current Plan Map/Text: Map: Residential use 2-3 dwelling units per acre (du/ac); Text (Fairfax Center Overlay, Subunit S1) Baseline: Residential use at 1 du/ac / Overlay: residential use at 3 du/ac. Visual buffering should be provided in any development plan for parcels fronting on [Route 29], existing spot commercially-zoned parcels should not be expanded or intensified; redevelopment to uses which are more compatible to adjacent residential areas encouraged.

Nomination: Option for a planned density of 8-12 dwelling units per acre.

Comprehensive Plan Considerations

The subject site is a narrow strip of undeveloped, wooded land located south of Route 29, just west of the intersection with Stringfellow Road and Clifton Road. The site is located in both the BR-6 Centreville Community Planning Sector (Centreville Farms Area) and Subunit S1 within the Fairfax Center Overlay area, with the latter providing applicable use and density recommendations. Surrounding the site are two townhome communities developed at 5-8 du/ac to the north and south, and single-family detached homes at 2-3 du/ac to the west and 1-2 du/ac to the east. A gas station and convenience store (7-Eleven) abuts the subject parcel to the east, with access to both Route 29 and Clifton Road.

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.

The nomination seeks to add up to 11 townhomes on the property at a density of 8-12 du/ac. While residential use would be consistent with the character of the area, the proposed density on a narrow site introduces additional challenges. Access to and from the site would need additional consideration given the current roadway design and planned improvements to Route 29. Current and future access would likely be limited to right-in/right-out. Furthermore, a portion of the property is within the needed right-of-way (ROW) for future improvements to the intersection of Route 29 and Clifton Road. Opportunities to provide access from adjacent residential areas are limited. Additionally, the parcel size may preclude the ability to provide sufficient open spaces and on-site recreation areas needed to support the desired density level.

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.

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 CPN22-SU-007       Land Unit       Baseline Plan Recommendation