



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-PR-001
BRIARWOOD FARM

Address/Tax Map Parcels: 2903, 2904, 2905, 2906, 2907, 2910 and 2911 Swanee Lane
Tax Map Parcels 48-2 ((7)) 4, 5, 6, 11, 12, 13 and 14

Nominator: James D. Clark,

Supervisor District: Providence
Planning Area: Area II
Planning District: Vienna Planning District, V1 Lee Community Planning Sector
Acreage: 3.5 acres

Current Plan Map/Text: Residential uses at up to 1-2 dwelling units per acre (du/ac)

Nomination: Residential uses at up to 4-5 du/ac

Comprehensive Plan Considerations:

The subject site is in the Briarwood Farm subdivision at the intersection of Swanee Lane and Nutley Street, south of Interstate 66 and east of the Saintsbury Drive entrance to the Vienna Metrorail station. The surrounding area east of Nutley Street between Lee Highway (US Route 29) and I-66 is developed mostly with single-family detached dwellings at a variety of densities. The subject properties are developed with seven single-family detached dwellings that were originally built between 1956 and 1957 with frontage on both sides of Swanee Lane.

The Concept for Future Development notes that the area is located in a Suburban Neighborhood. Suburban Neighborhoods contain a broad mix of allowable residential densities, styles, parks, and open space and contain the county’s established residential neighborhoods. Suburban neighborhoods are considered to be stable areas of little or no change. Where appropriate, supporting neighborhood- serving commercial services, public facilities, and institutional uses are encouraged provided that the proposed intensities and character are compatible with the surrounding area. Guidance in the V1 Lee Community Planning Sector notes that infill development should be limited to 1-2 du/ac, with options for certain properties at 4-5 du/ac subject to recommended conditions. The immediately adjacent Briarwood Trace development, which consists of newer single-family residences that share access with the subject site on Swanee Lane, was developed under this higher density option. The nomination proposes to align the site’s density level with the adjacent Briarwood Trace development. The statement of justification states that this proposed change should not require full consolidation of the subject parcels. Additionally, the statement indicates that the proposed increase in density is justified due to the proximity of the subject site to the Transit Station Area for the Vienna Metro Station which is one-half mile to the northwest.

The subject site’s baseline plan and development pattern were established more than 20 years before the Vienna Metro Station was constructed. However, the adjacent Briarwood Trace subdivision site to the north was entitled in 2003 according to an adopted Plan option allowing for single-family detached residential uses at a density of up to 4-5 du/ac with “substantial and logical consolidation”. The nominated parcels were not part of the approval. Therefore, if the nomination is added to the Work Program for formal study, to ensure that future redevelopment is not proposed in a piecemeal manner, it may also be advantageous to consider an expansion of the study area’s geography to allow similarly-planned neighboring parcels to be considered. This would also help to ensure that adequate land is available to achieve the proper lot sizes, site layout as well as dedication and the inclusion of any amenities and facilities necessary to support the increased density.

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