



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-SU-004  
14600 Willard Road

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Address/Tax Map Parcels: 14600 Willard Road  
Tax Map Parcels 44-1 ((1)) 0002C

Nominator: Veronica Merrill, DLA Piper, P.C.

Supervisor District: Sully

Planning Area: Area III

Planning District/Special Area: Bull Run Planning District, Upper Cub Run Planning Sector, Dulles Suburban Center, Land Unit H

Acreage: 7 acres

Current Plan Map/Text: Industrial, research and development and industrial/flex uses up to 0.35 Floor Area Ratio (FAR), and private open space associated with on-site Resource Protection Area (RPA).

Nomination: Mix of uses that may include office, medical office, gas station and associated commercial uses, and drive through restaurant up to 0.35 FAR. No proposed increase in planned intensity.

Comprehensive Plan Considerations:

The subject property is located northwest of the intersection of Willard Road and Lee Road and is undeveloped. The property includes wooded areas containing Cub Run and associated floodplain and RPA in the northern and eastern portion of the site. The site is located in Land Unit H of the Dulles Suburban Center and is planned for industrial and industrial flex uses. Properties adjacent the subject site to the north, south, and west are similarly planned and are currently developed with lighter industrial uses. Office uses are located to the east across Lee Road, including the Fairfax County Criminal Justice Academy across Lee Road.

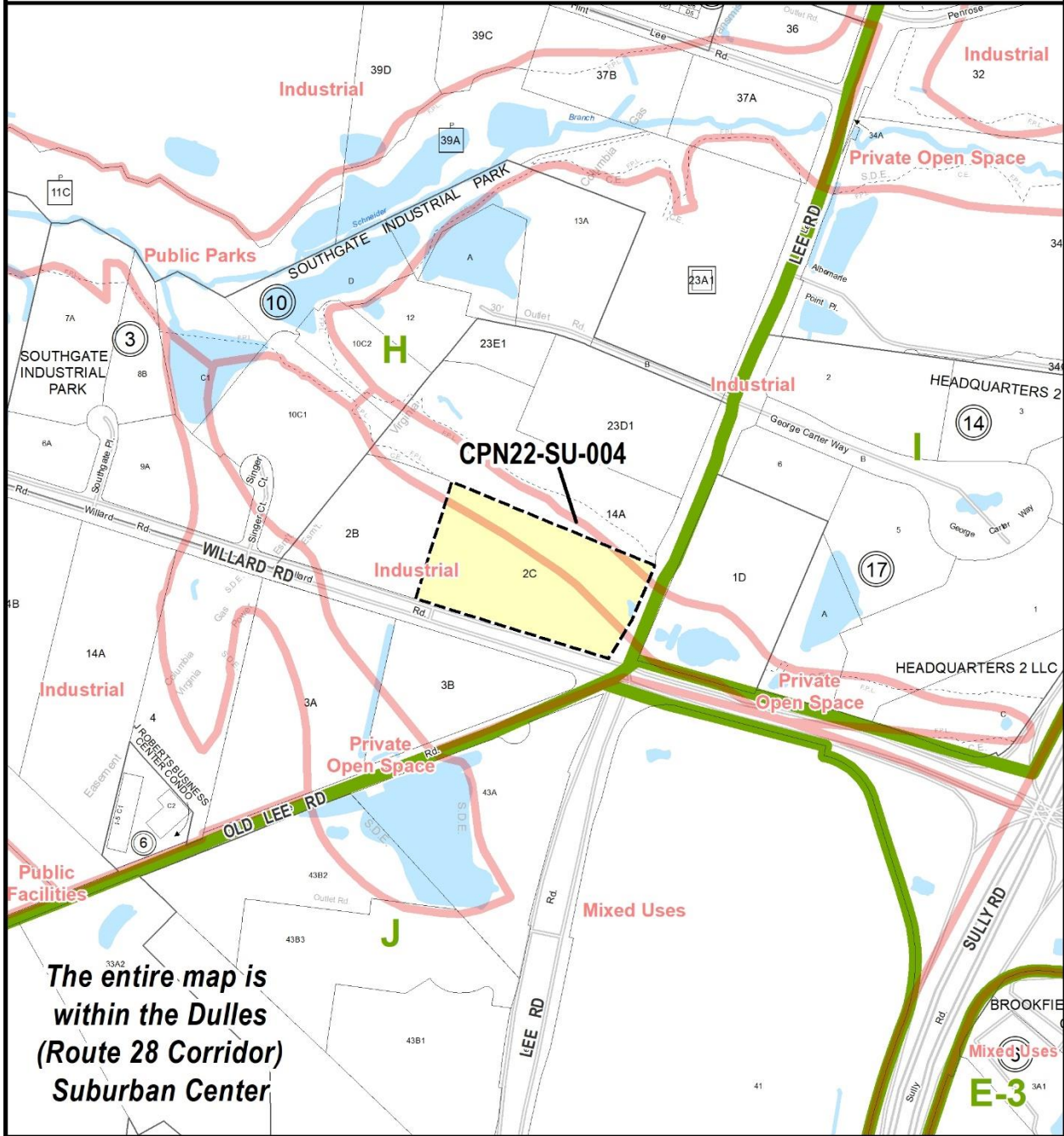
The Plan's Concept for Future Development designates this area as part of the Dulles Suburban Center, one of several employment centers located along arterials (such as Route 28) that are evolving to include mixed-use cores such as transit station areas and town centers that are more urban in character. Within the Dulles Suburban Center, the core areas are located at the Innovation Center Metrorail Station, as well as in Land Unit E-2 on Route 50 and in the Westfields area. The majority of the Dulles Suburban Center is planned to remain suburban in character, with the edges providing transitions in intensity and scale to surrounding lower-density residential areas.

The nomination proposes to include a range of non-residential uses including; (1) office uses, which may include medical office use, (2) a gas station with associated commercial uses, (3) and a drive-through restaurant. While the land uses proposed are generally consistent with the character of the area, the amount of development proposed introduces additional considerations. Given the auto-oriented nature of the proposed uses, several transportation related concerns are raised and would need to be addressed including access and the impact to the existing intersection. The nomination concept includes a new signal. Proximity to the existing signaled intersection at Willard Road and Lee Road is below distance thresholds and will require a Signal Justification Report. The environmental features onsite are considerable and will require significant review if the nomination is added to the Work Program. Further study is needed to determine if an Environmental Quality Corridor should be delineated with new development.

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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The entire map is within the Dulles (Route 28 Corridor) Suburban Center

CPN22-SU-004      Land Unit      Baseline Plan Recommendation