



FAIRFAX COUNTY  
 SITE-SPECIFIC PLAN AMENDMENT PROCESS  
 COUNTYWIDE

SCREENING  
 CPN22-SU-009  
 Briar Oaks Service Ctr.  
 12306 Lee Jackson  
 Hwy (Route 50)

Address/Tax Map Parcels: 12306 and 12310 Route 50, Fairfax, VA 22033

Tax Map Parcels 46-3 ((1)) 14A and 14B2

Nominator: David Houston

Supervisor District: Sully

Planning Area: Area III

Planning District/Special Area: Upper Potomac District; Lee Jackson Planning Sector; Fairfax Center Suburban Center, Subunit C2

Acreage: 1.7 acres

Current Plan Map/Text: Fairfax Center Area Base: 2 dwelling units per acre (du/ac). Overlay: Office use up to 0.25 Floor Area Ratio (FAR). Site-specific text: Modernization/reconstruction of the existing service station use with fuel pumps, mini-mart and/or car wash, with no increase in gross floor area is encouraged.

Nomination: Residential mixed use including up to 100 multifamily dwelling units and 14,600 square feet of ancillary retail use.

Comprehensive Plan Considerations

The subject site is located northeast of the intersection of Route 50 and Fair Ridge Drive and is developed with the Briar Oaks Automotive Service Center and Exxon Station and vacant land. The site is surrounded by a variety of uses, including the Fair Oaks Fire and Police Stations to the east, which are planned for public facilities; to the west by the Pender Shopping Center, planned for office, retail, and institutional uses; to the north by the four-story Hilton Garden Inn, planned for office use; and to the south, across Route 50, by a daycare facility, planned for residential use, and by Fair Ridge Park, planned for public park use.

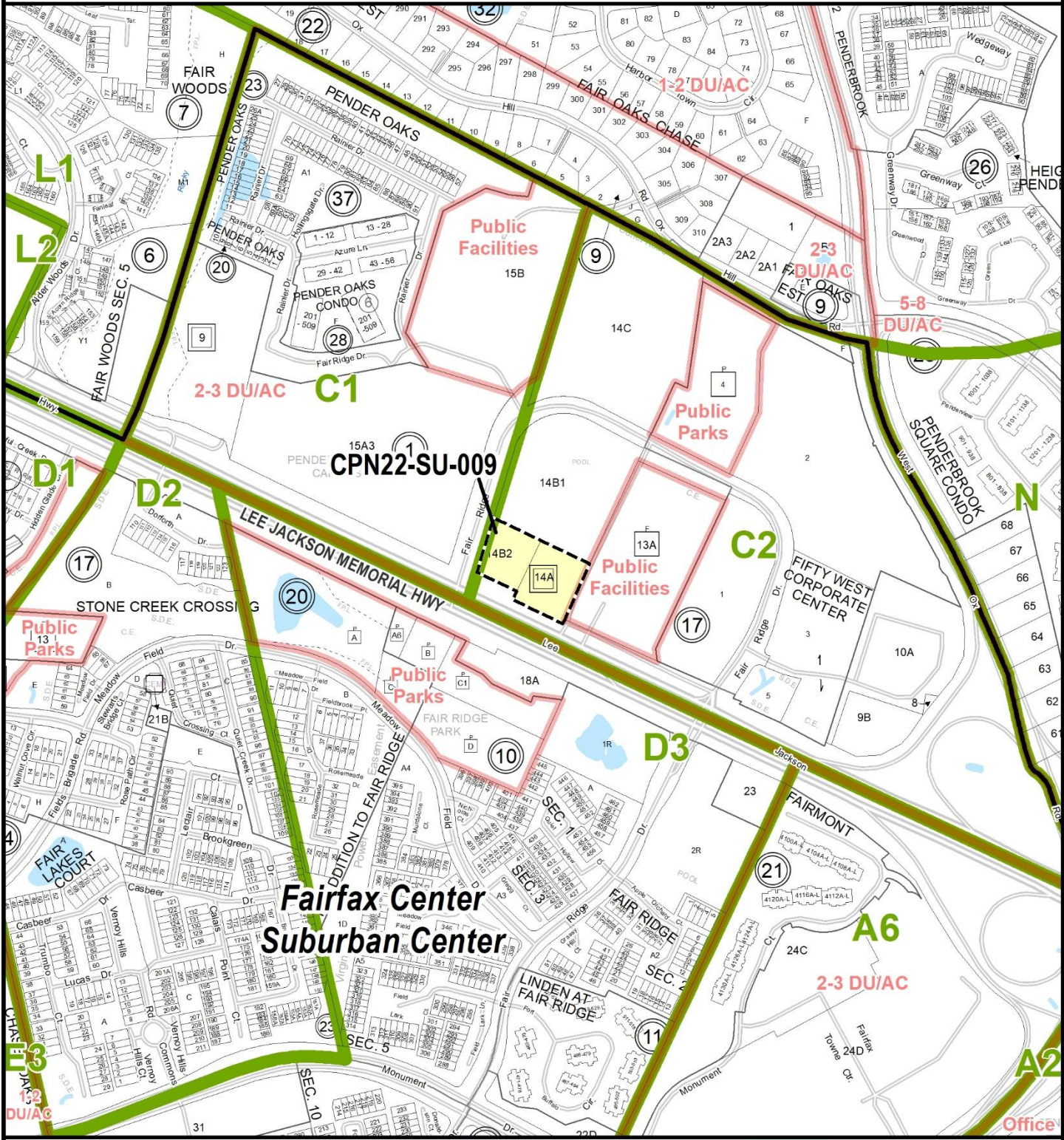
The Plan’s Concept for Future Development classifies the Fairfax Center Area as a mixed-use Suburban Center, a land use category envisioned as a place to live, work, and play, with the greatest development intensity focused around a planned transit station in the median of I-66 near the Fair Oaks Mall, Fairfax Corner, and the County’s Government Center Complex. Suburban Neighborhoods and Low-Density Residential Areas are located at the periphery of the Suburban Center. Non-core areas of the Suburban Center, such as the subject area and surrounding Subunit C2, are planned for a variety of uses but generally at lower intensities than the core area. While not immediately adjacent to the subject site, residential uses, including independent living and townhouse forms, are planned and developed elsewhere within Subunits C1 and C2 in near proximity to the site.

The nomination seeks to consolidate two subject parcels to develop a mixed use, multifamily residential building with up to 100 residential units and approximately 14,500 square feet of ground floor retail use. While the mix of uses proposed are consistent with surrounding uses, the site’s location and size creates additional considerations. If the nomination is evaluated on the Work Program, the proposed density/intensity for the site will need to be evaluated further given the limited size of the property, along with ability of the proposal to meet future parking and open space requirements. Additionally, the proximity of the site to the intersection of Route 50 and Fair Ridge Drive raises roadway noise considerations. The generation of new trips could impact existing vehicular movements around the intersection. Access points to the subject area are limited and may also contribute to impacts.

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.

# CPN22-SU-009

## 12306 Lee Jackson Highway



**Fairfax Center  
Suburban Center**



**CPN22-SU-009**



**Land Unit**



**Baseline Plan  
Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO OCTOBER 2022

OTPA\_GRAPHICS\S22\_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

