



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-DR-005
Spring Hill Roads
Homes

Address/Tax Map Parcels: 1336, 1340, 1344, 1348 Spring Hill Road, McLean, VA 22101
Tax Map Parcels 29-1 ((1)) 45; 29-1 ((4)) 1, 2, 3
Nominator: Matthew G. Roberts, Esq.
Supervisor District: Dranesville
Planning Area: Area II
Planning District: Mclean Planning District, M-6 Spring Hill Community Planning Sector
Acreage: 4.97 acres

Current Plan Map/Text: Residential use at 2-3 dwelling units per acre (du/ac)

Nomination: Single-family attached or detached residential use at 3-4 du/ac

Comprehensive Plan Considerations:

The subject site is located northwest of the Spring Hill Road and Dulles Airport Access Road intersection, consists of four single-family detached residences on separate lots, and is encumbered by a high-transmission powerline and easement along the southern boundary. The site and surrounding parcels in the immediate vicinity located north of the Dulles Airport Access Road are planned for residential use at 2-3 du/ac. To the north of the property is Charity Baptist Church, to the east is an assisted living facility, to the west are single family homes, developed at 2-3 du/ac. To the south, across the Dulles Airport Access Road, is the Tysons Urban Center, specifically a portion of the Tysons West Transit-Oriented Development District planned for and developed with office use.

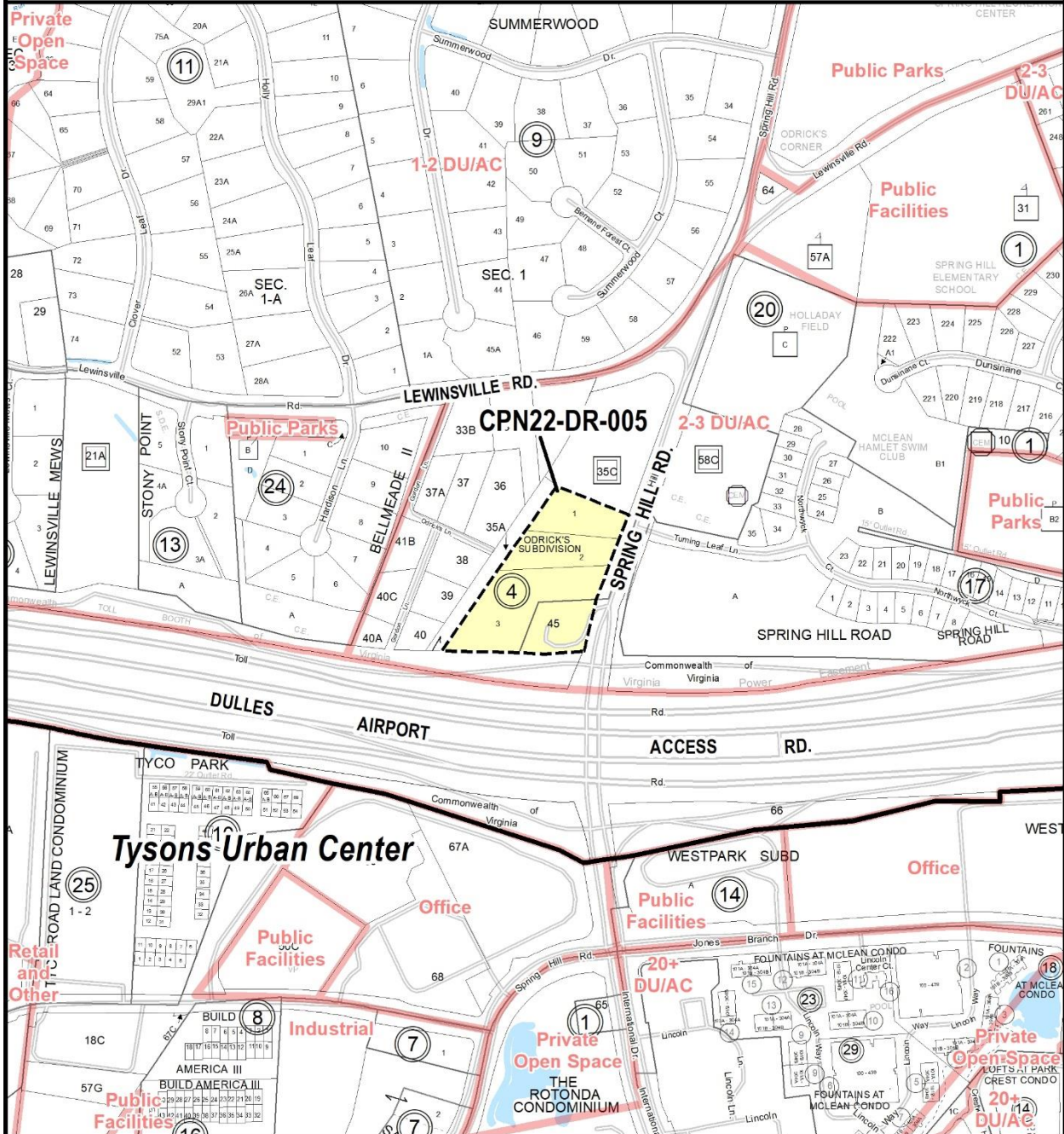
The Plan's Concept for Future Development designates this area as a Suburban Neighborhood. Suburban Neighborhoods contain a broad mix of allowable residential densities, parks and open space and contain the county's established residential neighborhoods. Suburban neighborhoods are considered to be stable 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. Within such areas, the Plan encourages infill development to be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

The nomination proposes to cluster up to 19 townhomes on the southern and eastern portions of the property with 2.63 acres of open space including a proposed amenity area and stormwater management facility. The Comprehensive Plan encourages parcel consolidation and cluster development in this area to encourage good site design, preservation of open space and provision of buffer areas for the residential area. Other considerations for site development include highway-generated noise, the introduction of a unit type and density not otherwise present in the general vicinity, and vehicular access to the site along Spring Hill Road. Should the nomination be advanced for further review, issues of compatibility with the existing neighborhood would need to be carefully evaluated consistent with countywide land use policies for infill 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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Spring Hill Road Homes



 CPN22-DR-005
 Land Unit
 Baseline Plan Recommendation

500 FEET

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

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