



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-PR-001
Supervisor District	Providence
Parcel ID Number(s)	0482 07330004, 0482 07330005, 0482 07330006, 0482 07330011, 0482 07330012, 0482 07330013, 0482 07330014
Parcel Address(es)	2910 Swanee Lane, 2906 Swanee Lane, 2904 Swanee Lane, 2903 Swanee Lane, 2905 Swanee Lane, 2907 Swanee Lane, and 2911 Swanee Lane, Fairfax, VA 22031
Nominator	James D. Clark
Plan Map Designation	1-2 DU/AC
Comprehensive Plan Recommendation for Nominated Property	Current Comprehensive Plan Text Fairfax County Comprehensive Plan, 2017 Edition Vienna Planning District, Amended through 2-3-2021 VI-Lee Community Planning Sector 48 The current Comprehensive Plan does not contain specific recommendations for the nominated seven parcels (other than a generally density specification of 1-2 DU/acre). See page 44 of the Comprehensive Plan at paragraph 6.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Summary of Proposed Comprehensive Plan Change In order to facilitate and encourage the logical completion of Phase I of the Briarwood Trace Subdivision in the south-east quadrant of the Nutley/Route 66 Interchange, the seven properties on Swanee Lane [48-2-7-33-4, 5 6, 11, 12, 13 & 14] at the entrance to that subdivision should planned for residential development at 4-5 dwelling units per acre. Plan language should permit the redevelopment of these lots as a group, or individually, if redevelopment of a single lot provides a logical extension of the existing PDH-5 area. Building setback requirements, minimum parcel assemblage size requirements, payment of proffers, and the like, should be reduced or waived to the extent practicable in order to expedite this redevelopment and in recognition of the extensive proffers already granted during the development of the Briarwood Trace Subdivision (e.g., extensive tree save areas and the construction and dedication of Briarwood Park).

Justification for the Nomination and Suggested Plan Language

The land area in the-southeast quadrant of the Nutley/Route-66 interchange was placed under contract by the builder, Christopher Companies, during the fall of 2000. Christopher Companies obtained a change in the Comprehensive Plan and Zoning and began construction of the new subdivision of Briarwood Trace (Phase I) in 2002. The result of the changes obtained by Christopher Companies is that the land area accessed by Swanee Lane (with the exception of the first seven lots on Swanee Lane) is currently zoned at PDH-5 (single family dwelling units at 4 to 5 dwelling units per acre).

During the comprehensive plan and rezoning process in 2001 and 2002, County Planning Staff pressured Christopher Companies to include the first seven lots on Swanee Lane in its new subdivision at a density of 4-5 dwelling units per acre. At the time, Christopher Companies believed this was not economically viable. Once the company started selling lots in 2003, however, it realized including these seven lots would have been economically viable but the rezoning was finished and it was impracticable to include the additional lots at that later time.

The access to this new PDH-zoned area is Swanee Lane which passes-through an area planned at 1-2 dwelling units per acre (the nominated land area). This is an unfortunate violation of a basic planning principal – a high-density area should not be accessed through a low-density area. [Note: Although good planning generally requires access to a neighborhood from more than one point, an express decision was made during the Christopher rezoning to prohibit Swanee Lane from connecting with Hideaway Road in order to prevent cut-through traffic in the Briarwood neighborhood to-the east.]

In order to rectify this unfortunate oversight, the seven lots at the entrance of Swanee Lane-should be planned at 4-5 detached single family dwelling units per acre. To encourage the expeditious redevelopment of these seven lots, plan language should permit the redevelopment of these lots as a group, or individually, if redevelopment of a single lot or subgrouping provides a logical extension of the existing PDH-5 area.

To further encourage the redevelopment of these seven lots consistent with the adjoining PDH-5 area, the Comprehensive Plan should specify that building setback requirements, minimum parcel assemblage size requirements, payment of proffers, and the like, should be reduced or waived to the extent practicable in order to expedite redevelopment consistent with the adjoining PDH-5 development. This is particularly important given the extensive proffers already granted during the development of the Briarwood Trace Subdivision in the early 2000s including extensive tree save areas and an entire Fairfax County Park (the Briarwood Park).

Because the road improvements are already fully in place prior to the redevelopment of the seven nominated lots, density calculations for redevelopment should include the land area in the adjoining streets (which is generally consistent with what was done in the-adjoining PDH-5 development).

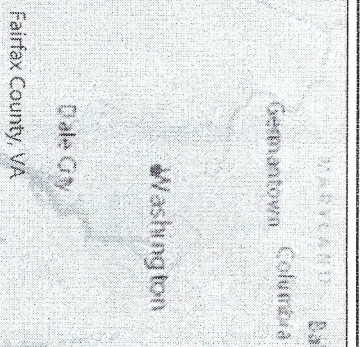
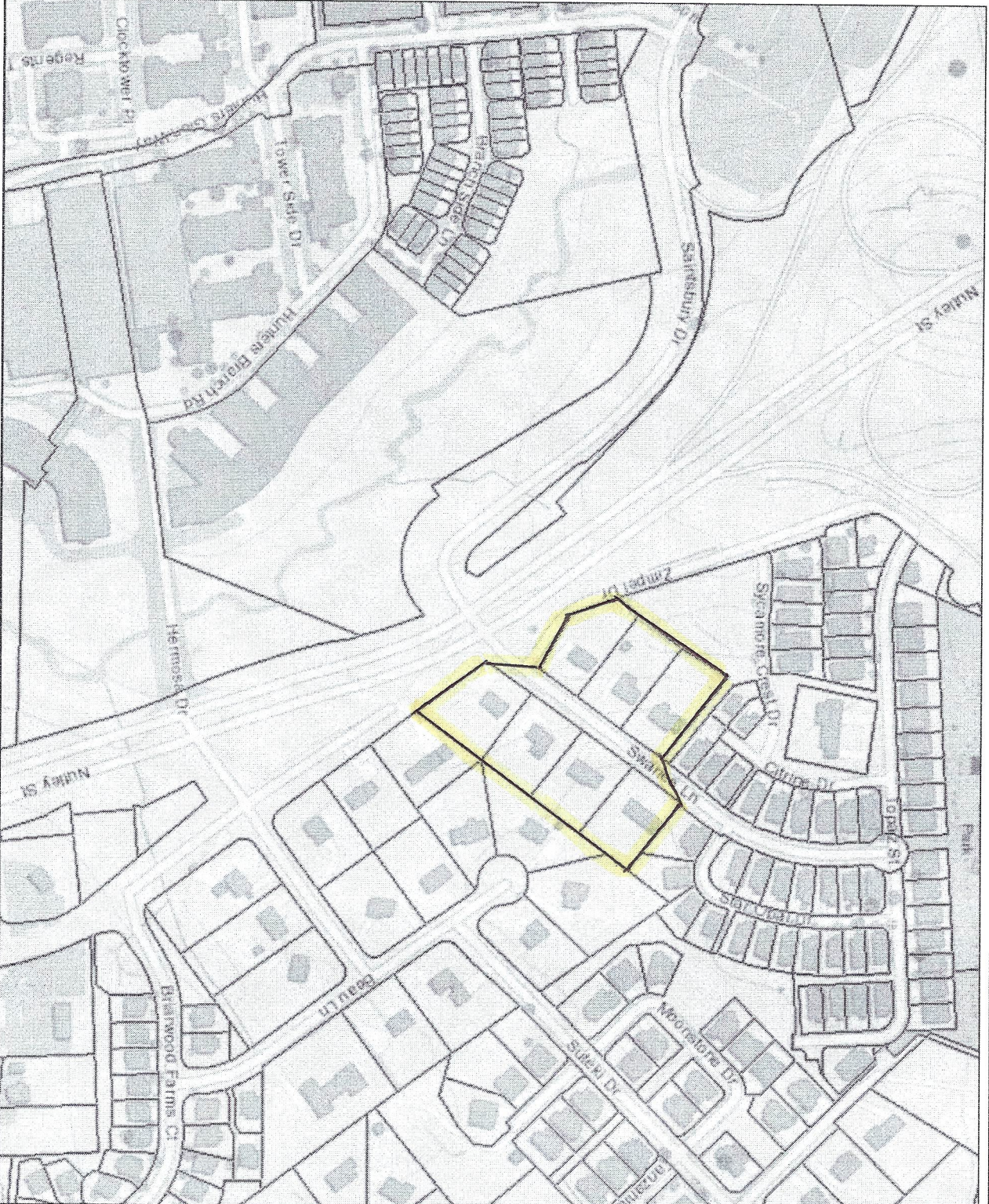
In considering this nomination, it is also important to consider the stability of the nominated area as a stable residential neighborhood. Of the seven houses in the

nominated area, two of the homes are operating week-long day care businesses. An additional house is used as the base for a service business. An additional two houses are currently rental properties with no expectation that that rental status will change in the coming decade. Only two of the seven houses are owner-occupied free of a significant business being operated out of the house.

Lastly, it is important to consider the long-term objectives for development around Metro Stations that were adopted by D.C. area governments, including Fairfax County, at the time the Metro System was first being developed. Originally, the area within three-quarters of a mile of a station platform was to be slated for high-density commercial and residential development. Despite this directive, the Fairfax County Planning Staff insisted on single family residential development for the new Briarwood Trace neighborhood in 2001 despite the fact the entirety of Phase I of Briarwood Trace is within the specified three-quarters of a mile radius of the Vienna Metro Platform. Too much water has passed under the bridge to rectify these past errors. It is not too late, however, to permit the development of the entrance to Briarwood Trace at the same density as Phase I of the Briarwood Trace neighborhood (4-5 residential dwelling units per acre).



Map Title



- Legend
- ☐ Parcels

Notes:

Map produced: 9/27/2022

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

Route 66

No results found.

I want to...

(<https://www.fairfaxcounty.gov/>)

Proposed lots the same size as existing lots to the north of nominated area.

Tools

Search Address, Parcel, or Place...

Zimble Drive

Nutley Street



Consent of Property Owner
to the Swanee Lane Amendment
Fairfax County Site-Specific Plan Amendment
October 2022 Submission

The undersigned owner of one of the seven lots included in the Swanee Lane Amendment to the Comprehensive Plan expresses his/her consent and support for the amendment.

Land Parcel 48-2-7-33-4:

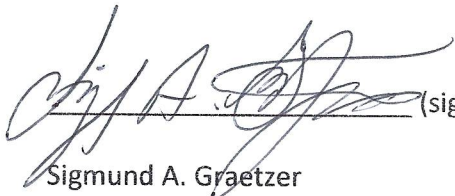
James D. Clark (signature) Date signed: 9-29-22

James D. Clark
(703) 385-385-3850
clarkjamesd@hotmail.com
2910 Swanee Lane
Fairfax, VA 22031

Consent of Property Owner
to the Swanee Lane Amendment
Fairfax County Site-Specific Plan Amendment
October 2022 Submission

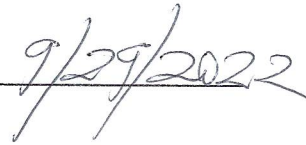
The undersigned owner of one of the seven lots included in the Swanee Lane Amendment to the Comprehensive Plan expresses his/her consent and support for the amendment.

Land Parcel 48-2-7-33-5:



(signature)

Date signed:

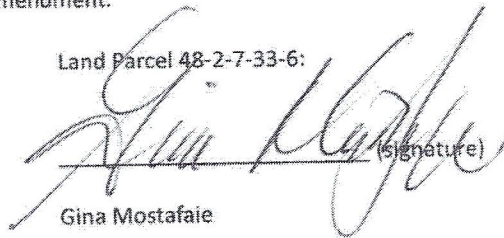


Sigmund A. Graetzer
(571) 275-9289
Ziggyg9864@gmail.com
2906 Swanee Lane
Fairfax, VA 22031

Consent of Property Owner
to the Swanee Lane Amendment
Fairfax County Site-Specific Plan Amendment
October 2022 Submission

The undersigned owner of one of the seven lots included in the Swanee Lane Amendment to the Comprehensive Plan expresses his/her consent and support for the amendment.

Land Parcel 48-2-7-33-6:


(signature)

Date signed: September 28, 2022

Gina Mostafaie

1009 Westbriar Drive, N.E.
Vienna, VA 22180

On Sep 28, 2022, at 7:44 AM, James D. Clark <clarkjamesd@hotmail.com> wrote:

To: Property Owner at the Entrance to Swanee Lane

Consent of Property Owner
to the Swanee Lane Amendment
Fairfax County Site-Specific Plan Amendment
October 2022 Submission

The undersigned owner of one of the seven lots included in the Swanee Lane Amendment to the Comprehensive Plan expresses his/her consent and support for the amendment.

Land Parcel 48-2-7-33-11:

 (signature)

Date signed: Oct 01, 2020

William L. Ricketts, Jr.
(703) 385-9100
Fixitmanno1@outlook.com
2903 Swanee Lane
Fairfax, VA 22031

Consent of Property Owner
to the Swanee Lane Amendment
Fairfax County Site-Specific Plan Amendment
October 2022 Submission

The undersigned owner of one of the seven lots included in the Swanee Lane Amendment to the Comprehensive Plan expresses his/her consent and support for the amendment.

Land Parcel 48-2-7-33-12:

 (signature) Date signed: 10/1/2022

William Weiss, Registered Agent
(703) 282-3328
will@lighthouse-assets.com
Lighthouse Assets LLC
7927 Jones Branch Dr Ste 520
McLean, VA 22102

Consent of Property Owner
to the Swanee Lane Amendment
Fairfax County Site-Specific Plan Amendment
October 2022 Submission

The undersigned owner of one of the seven lots included in the Swanee Lane Amendment to the Comprehensive Plan expresses his/her consent and support for the amendment.

Land Parcel 48-2-7-33-13:



(signature)


Date signed: 09/29/2022

Tharadol Meechinsud
(703) 593-4758
snalut@gmail.com
2907 Swanee Lane
Fairfax, VA 22031

Consent of Property Owner
to the Swanee Lane Amendment
Fairfax County Site-Specific Plan Amendment
October 2022 Submission

The undersigned owner of one of the seven lots included in the Swanee Lane Amendment to the Comprehensive Plan expresses his/her consent and support for the amendment.

Land Parcel 48-2-7-33-14:


_____ (signature)

Date signed: 10/02/22

Lee Sunsook
(703) 881-8349
norischoolkids@gmail.com
2911 Swanee Lane
Fairfax, VA 22031

Neighborhood Consolidation

In light of the development of the Briarwood Trace Subdivision to the north of the nomination, the applicant does not believe the seven nominated parcels constitute a “neighborhood” and, therefore, does not believe this nomination proposes a “neighborhood consolidation.” If Planning Staff determines that this nomination does, in fact, constitute a neighborhood consolidation, then the unanimous consents of the land owners filed with this nomination shall be deemed to constitute the “petition” required for neighborhood consolidation.