



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-SU-006
Wharton Lane

Address/Tax Map Parcels: Tax Map Parcel 54-4 ((4)) 4 -Vacant, No address
 Nominator: Lynne Strobel of Walsh, Colucci, Lubeley, & Walsh, P.C.
 Supervisor District: Sully
 Planning Area: Area III
 Planning District/Special Area: Bull Run Planning District, Centreville Planning Sector; Centreville Area – Subunit B-4, Centreville Historic Overlay District (HOD)
 Acreage: 5 acres
 Current Plan Map/Text: 1-3 dwelling units per acre (du/ac); density above 1 du/ac is contingent upon consolidation with properties under the redevelopment option for Centreville Farms Land Unit F.

Nomination: Option for a planned density of 2-3 dwelling units per acre on the subject property without the requirement of consolidating or meeting the goals of consolidation within the redevelopment option for Land Unit F.

Comprehensive Plan Considerations:
 The subject site is located along the east side of Wharton Lane, north of Shelburne Street and south of Wharton Park Court, and contains undeveloped, largely wooded land. The site is located in Subunit B-4 within the Centreville Area section of the Comprehensive Plan. The site and surrounding area is generally planned for lower density residential uses ranging from 5-8 du/ac to the northwest across Wharton Lane, 2-3 du/ac to the northeast along Wharton Park Place and southwest along Shelburne Street, and 1-2 du/ac to the southeast along Summit Street. Publicly-owned park land abuts the site to the southwest and is known to contain a number of archeological resources. The subject site, along with others in the immediate vicinity, are included within the Centreville Historic Overlay District (HOD), which protects Centreville’s historic structures and grounds and to provides for additional regulatory review by the ARB for development and uses that would impact the Centreville Historic District.. A public easement provides access to the area from Shelburne Street.

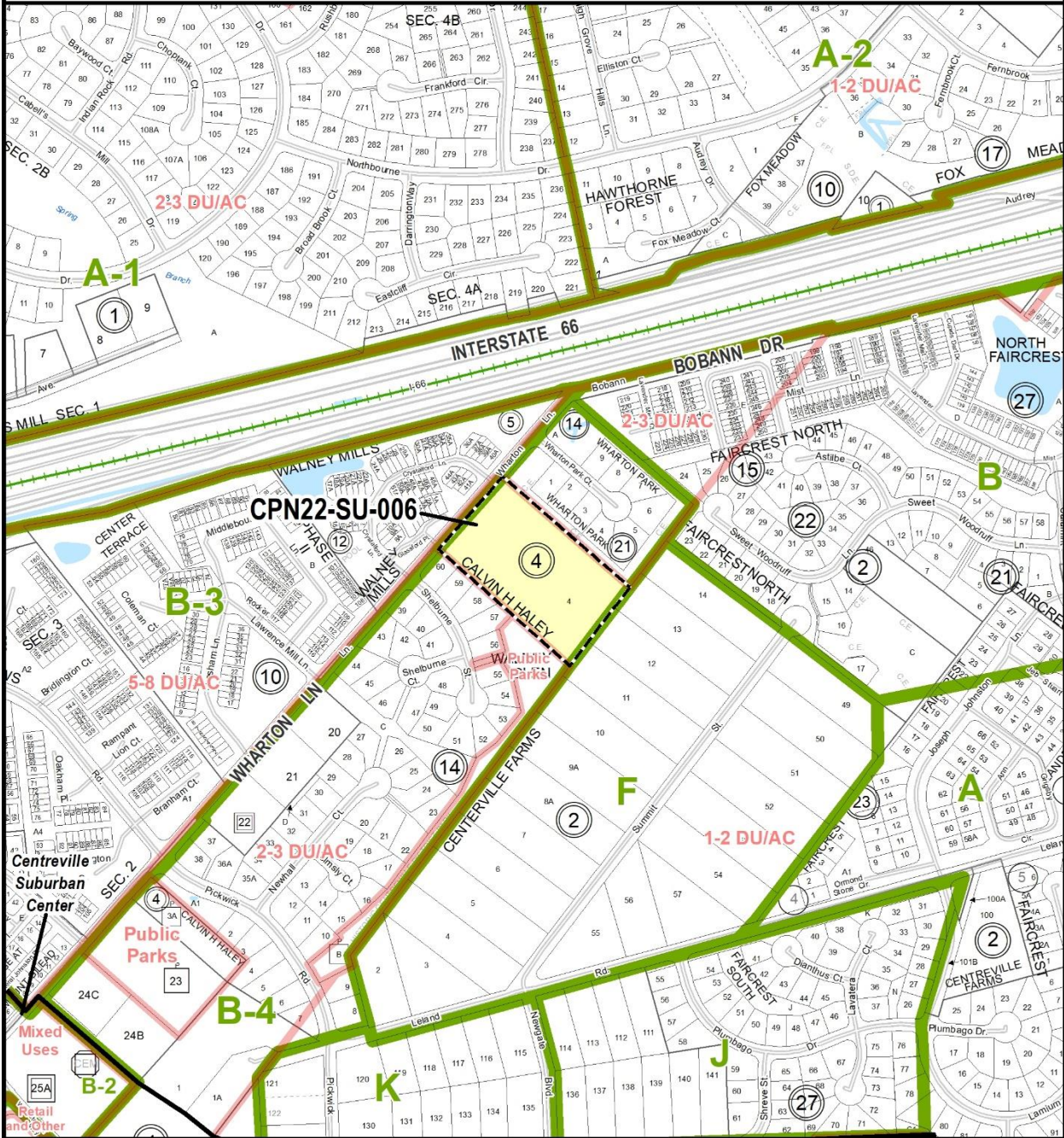
The Plan’s Concept for Future Development designates this area as the Suburban Neighborhood section of the Centreville Area, reflecting its residential character. Within this designation, densities vary but collectively act as a transition between the higher densities in the Centreville Suburban Center and the Fairfax Center Area. Within Sub-Unit B-4, site-specific guidance notes that density above 1 du/ac is contingent upon consolidation with properties within Centreville Farms Land Unit F, which is adjacent to the southeast.

The nomination seeks to remove the plan recommendation for consolidation with adjacent parcels included in the Centreville HOD, which would open the opportunity for 12 single-family homes on the site at a density of 3 du/ac. In addition to formal review by the ARB, should the nomination be added to the Work Program for formal review, a concurrent rezoning application should be submitted in order to determine whether the proposal adheres to the criteria for development at the Redevelopment Option Level for the adjacent Centreville Farms to ensure the benefits of the consolidation recommendation, including the continued protection of historic resources in the area and transportation connectivity, and contiguous open spaces, can be accommodated. Moreover, any proposal would need to demonstrate how future development on these adjacent areas can develop in a manner that conforms with the Plan.

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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 CPN22-SU-006  Land Unit  Baseline Plan Recommendation

500 FEET

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

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