



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-MA-006
Gallows Road
Assemblage

Address/Tax Map Parcels: 3402, 3404, 3406, and 3408 Gallows Road; 7816, 7818, 7820 Libeau Lane; Tax Map Parcels 59-2 ((11)) 29A, 30, 31, 32, 33, 34, and 35
Nominator: Russell and Andrew Rosenberger; Madison Acquisitions, LLC
Supervisor District: Mason
Planning Area: Area I
Planning District/Special Area: Annandale Planning District, A-9 Holmes Run Planning Sector
Acreage: 5 acres

Current Plan Map/Text: Base: Residential use at 1-2 dwelling units per acre (du/ac); Text: Infill development in these neighborhoods should be of compatible use, type, and intensity, and in accordance with the guidance by the Policy Plan under Land Use Objectives 8 and 14.

Nomination: Option for a planned density of 3-4 dwelling units per acre.

Comprehensive Plan Considerations

The subject site consists of seven parcels currently planned and developed with single family detached homes, located on Gallows Road east of the interchange with Interstate 495, and on Libeau Lane with access to several homes. The subject area is surrounded predominantly by residential uses ranging from single family attached homes planned for and developed at 5-8 du/ac to the west, single family detached homes planned for and developed at 2-3 du/ac to the north across Gallows Road, and single family detached homes planned for and developed at 1-2 du/ac to the south across Libeau Lane and to the east along Gallows Road. Woodburn Elementary School, planned for public facilities, is located across Gallows Road to the northeast.

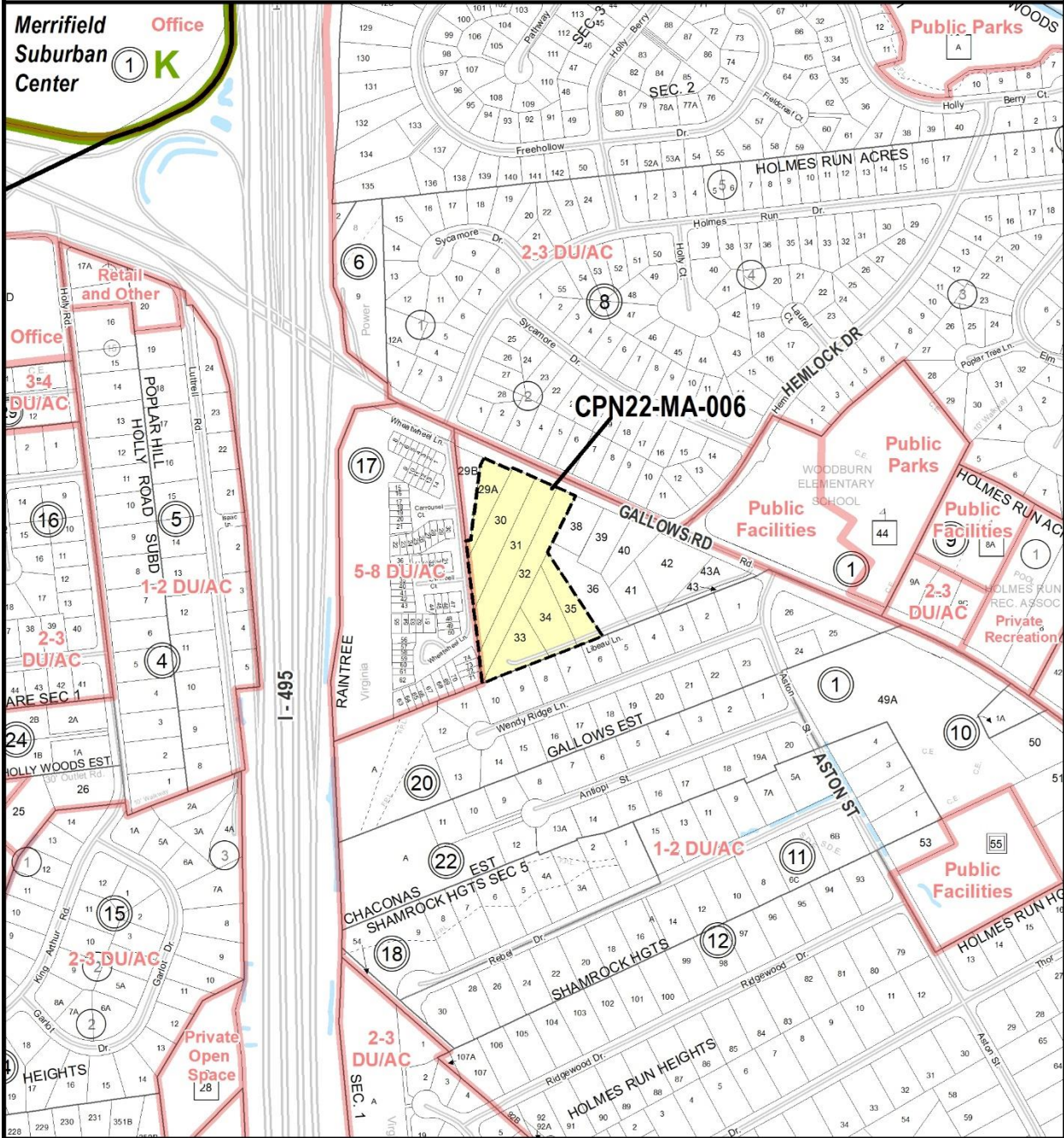
The Concept for Future Development designates this area as a Suburban Neighborhood. These areas contain a broad mix of allowable residential densities, styles, parks and open space. Where appropriate, supporting neighborhoods serving commercial services, public facilities and institutional use are encouraged provided that the proposed intensities and character are compatible with the surrounding area.

The nomination seeks to add up to 20 single family detached homes across the subject area at a density of 3-4 du/ac. The proposed density of residential use is consistent with the character of the area and generally conforms with Comprehensive Plan guidance. However additional considerations are needed if the proposal advances for further review. Access to and from the site would need additional consideration given the current roadway design and planned improvements to Gallows Road, including the potential for Bus Rapid Transit. The illustrative concept plan shows residential lots in areas of the site currently occupied by Libeau Lane, and the use of this lane and any potential access easements encumbering the property along the lane for the benefits of others that are not subject to the nomination should be evaluated. The potential for interparcel access, including through a pedestrian connection, to Wheatwheel Lane to the west should be considered. Additionally, the presence of environmental features onsite, such as the stream, will likely require further consideration of the site layout, particularly as it relates to stormwater management (SWM). Additional SWM quantity and quality control measures beyond current county codes may be requested.

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-MA-006  Land Unit  Baseline Plan Recommendation