



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-MV-002  
Shoppes of Lorton Valley

---

Address/Tax Map Parcels: 8919 and 9009 Ox Road, 8920 and 9000 Windrush Drive  
Tax Map Parcels 106-2 ((7)) 1, 4, 5 and 106-2 ((1)) 9A

Nominator: Lorton Valley Retail, LLC (Bernard S. Suchicital, agent)

Supervisor District: Mount Vernon  
Planning Area: Area III  
Planning District: Pohick Planning District, P5 – Dominion Community Planning Sector  
Acreage: 19.8 acres

Current Plan Map/Text: Map: Residential at 0.5 – 1 dwelling units per acre (du/ac); Option: 125,000 square foot shopping center use with conditions, including recommendation discouraging free-standing retail structures.

Nomination: Remove the recommendation discouraging free-standing retail structures, to allow a drive-thru facility within the existing shopping center parking lot.

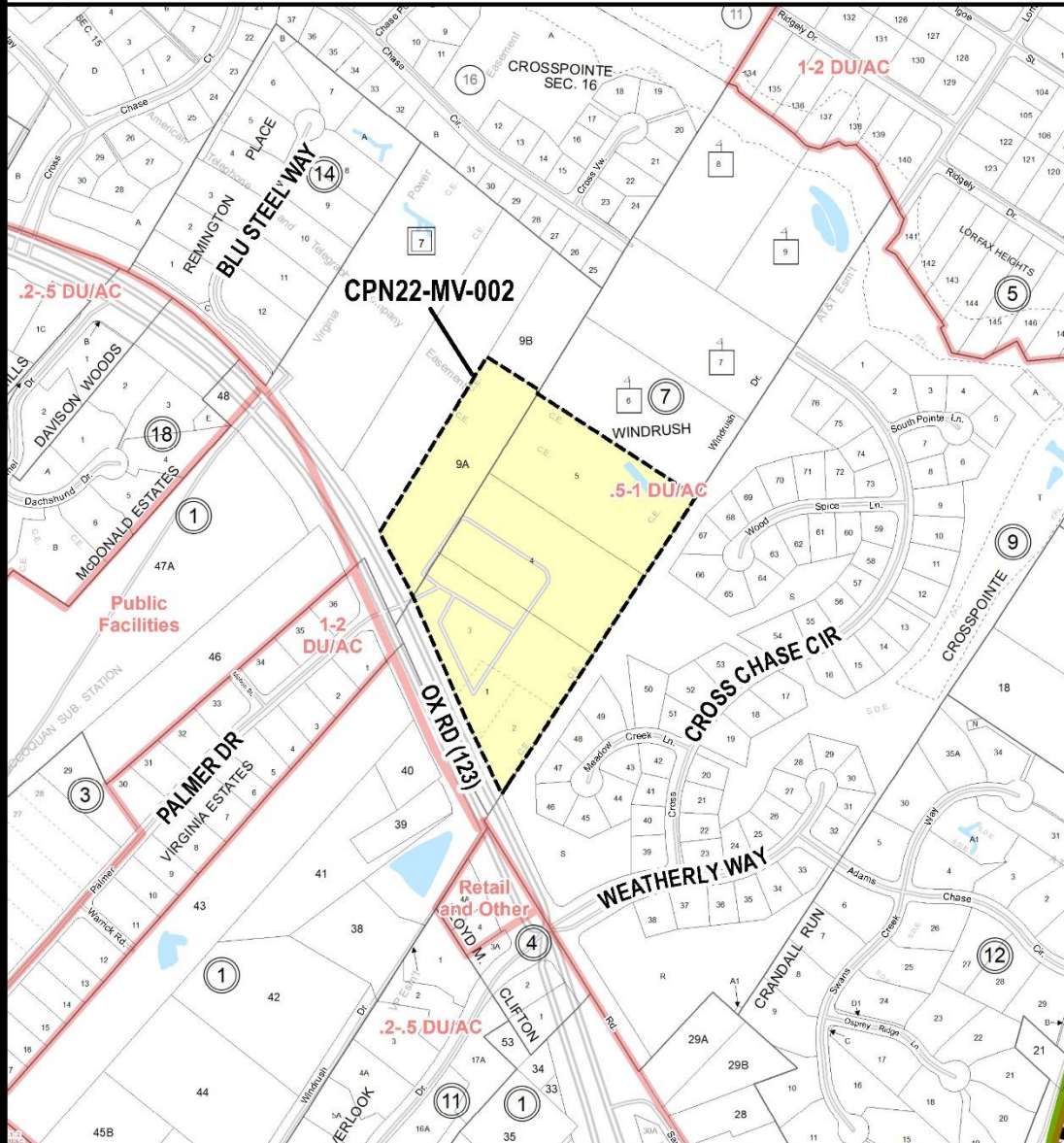
Comprehensive Plan Considerations:

The subject site is located along Ox Road (Route 123) and developed with the Shoppes at Lorton Valley shopping center. The Comprehensive Plan includes a site-specific recommendation for a subject property a shopping center, which includes a condition recommending, due to its residential setting, that the shopping center should not have any free-standing retail structures, and that development should be designed as a single, integrated center and not appear as a strip commercial center. The site is developed with a grocery store, gas station, restaurants, retail businesses, and a drive-thru restaurant, all of which are arranged in a horseshoe pattern centered around a surface parking lot. The gas station and drive-thru restaurant were added as attached structures and architecturally unified with the rest of the shopping center. These uses are also well-landscaped and setback from Ox Road, which helps screen these uses in line with the vision for the shopping center described in the plan. The areas to the south, east, and west of the site are planned and developed with single-family detached homes at various densities ranging from 0.2 - 0.5 du/ac to 1-2 du/ac. The area to the north includes Halley Elementary School, planned for residential use at .5-1 du/ac, along with a trail connecting the rear of the shopping center to the school and surrounding neighborhoods.

Outparcels with free-standing structures are common in shopping centers throughout the County, including in areas that are residential in character. With careful site planning, circulation, and appropriate architectural treatment, such free-standing structures can be successfully integrated into neighborhood-serving shopping centers in a compatible fashion. The Guidelines for Drive-Thru Windows and Other Drive-Thru Facilities in the Policy Plan, Land Use Element, Appendix 5, specifically addresses safety, traffic circulation, pedestrian systems for drive-thru uses, and compatible transitions through the control of appropriate buffering and screening. If the nomination advances to the work program, a development application's adherence to these guidelines should be considered concurrently with the amendment, including an assessment of the shopping center's parking, opportunities to improve pedestrian site circulation and walkways, as well as vehicle queuing and circulation across the shopping center given the recently opened drive-thru restaurant use.

# CPN22-MV-002

## Shoppes of Lorton Valley



CPN22-MV-002



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\GIS22\_Items\2022 Site Specific Plan Amendment Process\NOMINATIONS

