



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

**SCREENING**  
**CPN22-MA-003**  
**Baileys - Church Street**

Address/Tax Map Parcels: Southeast of intersection of Church Street and Payne Street, Baileys Crossroads (no address assigned)  
Tax Map Parcels 61-2 ((17A)) 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40

Nominator: David S. Houston, Bean, Kinney, & Korman, P.C.

Supervisor District: Mason

Planning Area: Area I

Planning District/Special Area: Baileys Planning District / Baileys Crossroads Community Business Center (CBC), Sub-Units D-3 and D-4 (Community Revitalization District)

Acreege: 2.1 acres

Current Plan Map/Text: Base: Parcels 30-37, office use; Parcels 38-40, community serving retail uses up to 0.35 Floor Area Ratio (FAR). Option A: Parcels 35-40, community serving retail use up to 0.5 FAR with consolidation of subunit D-3. Option B: Parcels 35-36, residential townhomes at 8-12 dwelling units per acres (du/ac) if consolidated with adjacent parcels in Subunits D-3 and D-4 planned for similar use.

Nomination: Mixed-use up to 1.0 Floor Area Ratio (FAR) [approximately 82,000 square feet (sf)], including 60 multifamily dwelling units and approximately 18,000 sf of ground floor, community-serving retail.

Comprehensive Plan Considerations:  
The subject property is located in the Baileys Crossroads CBC southeast of the intersection of Church Street and Payne Street and is currently undeveloped. The site is 1/4 mile west of the intersection of Columbia Pike and Leesburg Pike.

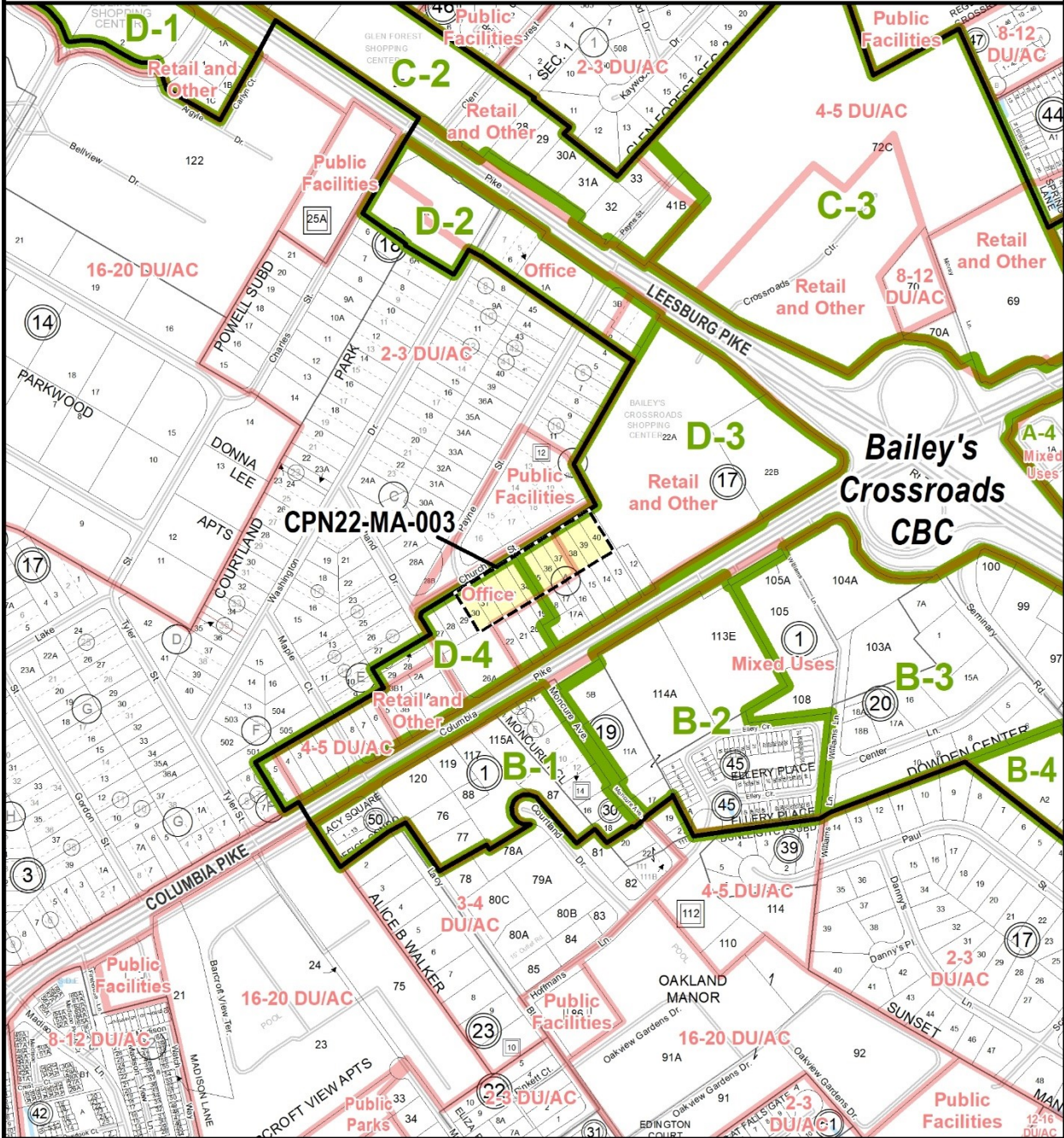
The subject parcels are located in the Baileys West District of the Baileys Crossroads CBC across subunits D-3 and D-4. Several recommendations encourage commercial and residential townhouse development with consolidation of similarly planned parcels. The properties surrounding the subject area are currently planned and developed with commercial uses to the south and east including the Baileys Shopping Center, and lower density residential uses to the north. St. Paul’s Episcopal Church, planned as an institutional use, is located directly to the north across Church Street.

The Concept for Future Development designates this area as a Community Business Center (CBC), a land use classification typically located in older community-serving commercial areas and where redevelopment should encourage a mix of uses focused around a core area of higher intensity, such as a town center or main street in a pedestrian-oriented setting. In Baileys Crossroads, the higher intensity core area is planned for areas east of the Columbia Pike and Leesburg Pike intersection in the Town Center District. This nominated portion of the Baileys West District is planned as a potential mixed-use area with buildings fronting on Columbia Pike. Meeting this aspect of the plan will pose a challenge as the nominated property does not include Columbia Pike frontage. Provision of safe and well-designed pedestrian access to services and transit options are an important consideration for development of this area. Ensuring appropriate transitions to the lower density residential community and the existing place of worship on Church Street are integral to achieving the Plan’s recommended village scale. Multifamily housing may offer an appropriate transition at the edge of the CBC, and would support revitalization goals of increasing the variety of housing types in the area.

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.

# CPN22-MA-003

## Baileys – Church St.



CPN22-MA-003
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\S22\_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

