



FAIRFAX COUNTY
 SITE-SPECIFIC PLAN AMENDMENT PROCESS
 COUNTYWIDE

SCREENING
 CPN22-DR-006
 DRANESVILLE UNITED
 METHODIST CHURCH

Address/Tax Map Parcels: 1089 Liberty Meeting Court, Herndon, VA 20170
 Tax Map Parcels 6-4 ((1)) 66B, 70A, and 6-4 ((14)) A
 Nominator: Trustees of Dranesville United Methodist Church
 Supervisor District: Dranesville
 Planning Area: Area III
 Planning District: Upper Potomac Planning District, UP-4 Greater Herndon Community Planning Sector
 Acreage: 7.98 acres
 Current Plan Map/Text: Residential use at 0.5 - 1 dwelling units per acre (du/ac)

Nomination: Affordable independent living facility with up to 90 units in a 5-story building. Retain church building and approved (yet to be built) nursery school and childcare.

Comprehensive Plan Considerations:

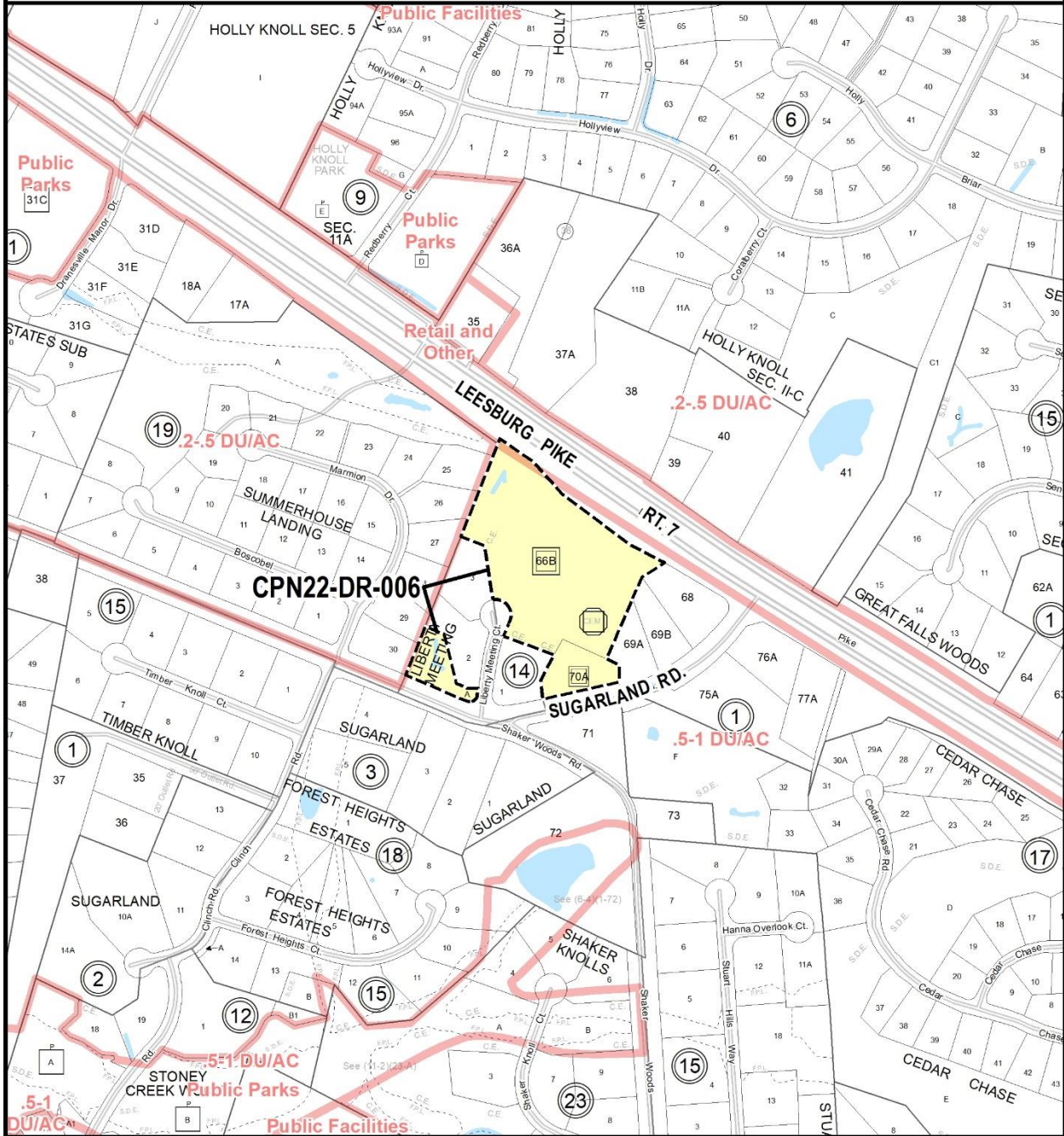
The subject site consists of three parcels located south of Leesburg Pike and west of its intersection with Sugarland Road. Parcel 6-4 ((1)) 66B is developed with the Dranesville United Method Church and a cemetery and is approved for an expansion of the existing church, a columbarium, telecommunications facility, and nursery school and childcare use for up to 99 children. Parcel 70A is developed with a single-family detached residence, and planned for residential use at 0.5 - 1 du/ac. Parcel 6-4 ((14)) A is non-contiguous to parcels 66B and 70A, contains a stormwater facility, and is planned for residential use at 0.5 - 1 du/ac. The areas to the south and east of the site are planned and developed for residential development at 0.5 - 1 du/ac, and the areas west and north of the site are planned and developed for residential use at 0.2 – 0.5 du/ac. The Dranesville Methodist Church is listed on the Inventory of Historic Sites, and the Comprehensive Plan recommends that the church be protected and that development in this area should be sensitive to this resource.

The Concept for Future Development notes that the area is located in a Suburban Neighborhood. Suburban Neighborhoods contain a broad mix of allowable residential densities, styles, parks and open space and contain the county’s established residential neighborhoods. Suburban neighborhoods are considered to be stable areas of little or no change. Where appropriate, supporting neighborhood- serving commercial services, public facilities, and institutional uses are encouraged provided that the proposed intensities and character are compatible with the surrounding area.

The nomination aligns with county goals in the Housing element of the Comprehensive Plan and Community-wide Housing Strategic Plan by expanding housing opportunities through the development of affordable senior living options from a faith-community partnership. In line with the Suburban Neighborhood designation and the Land Use element’s Objectives 8 and 14, infill development should be of a compatible use, type, and intensity, and should ensure adverse impacts to the surrounding neighborhood should not occur. Given the proposed location of the independent living facility on a hill, compatibility and buffering of the use from surrounding residents should be considered. Appendix 1 of the Land Use element contain guidelines for multifamily residential development for the elderly, and note that in areas where neither public transportation nor community services are located within a short walking distance, shuttle service for residents can offer comparable access to services. The site is located approximately ½ mile from services at the intersection of Leesburg Pike and Georgetown Pike and can be accessed by a multi-use path along Leesburg Pike, however, the walking distance may be challenging for some residents, and alternative means of accessing services should be considered. Additionally, potential impacts to the historic resource should be considered.

CPN22-DR-006

Dranesville United Methodist Church



 **CPN22-DR-006**  **Land Unit**  **Baseline Plan Recommendation**