

Raising Cane's

Fairfax County Tax Map Parcel 34-4 ((12)) 2
14050 Thunderbolt Place, Chantilly
Sully District

Site-Specific Plan Amendment Nomination

CPN-2025-III-SU-037

April 21, 2025









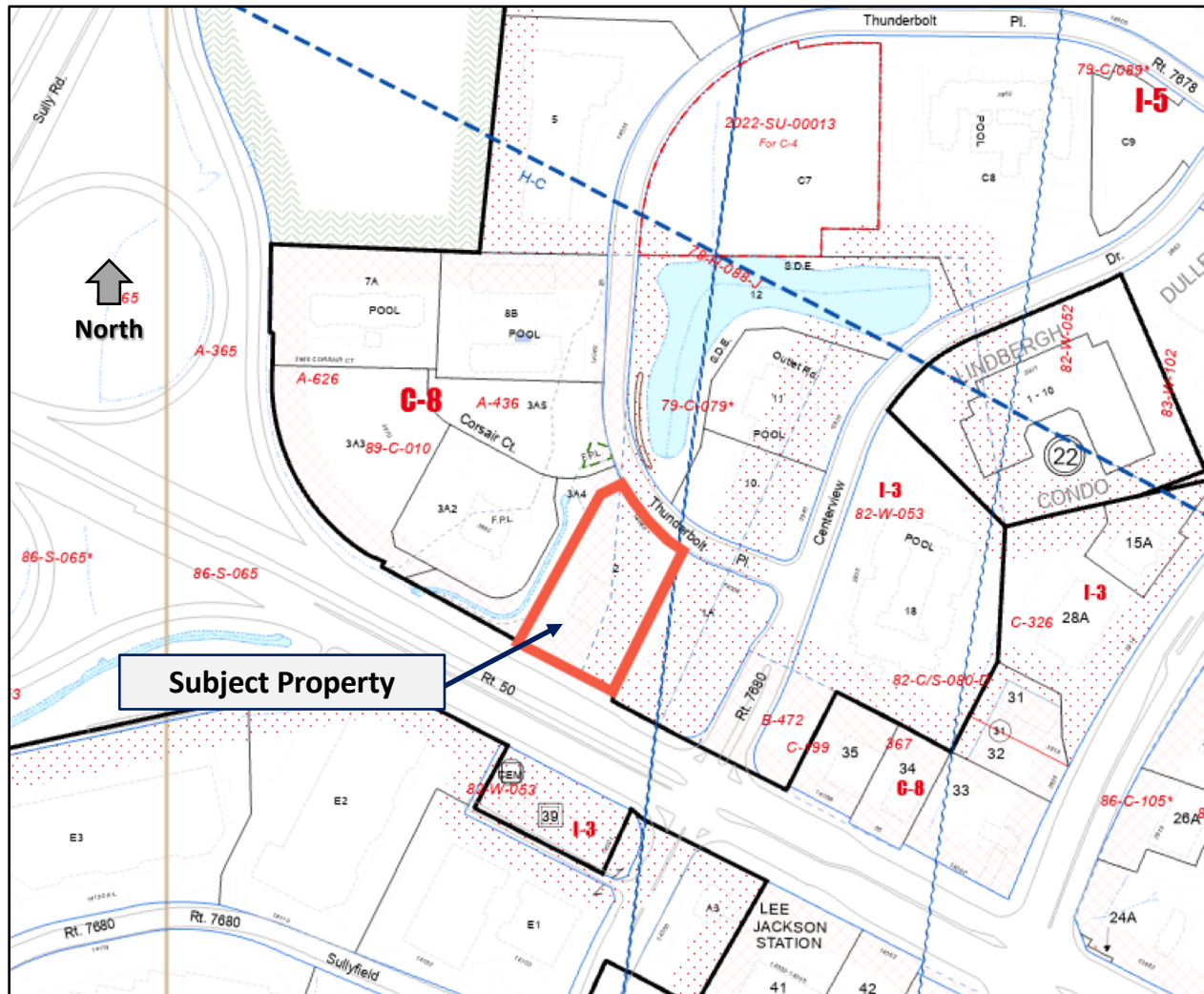
View looking North from US Route 50



View looking West from Thunderbolt Place



View looking Southeast from Thunderbolt Place



Tax Map Parcel

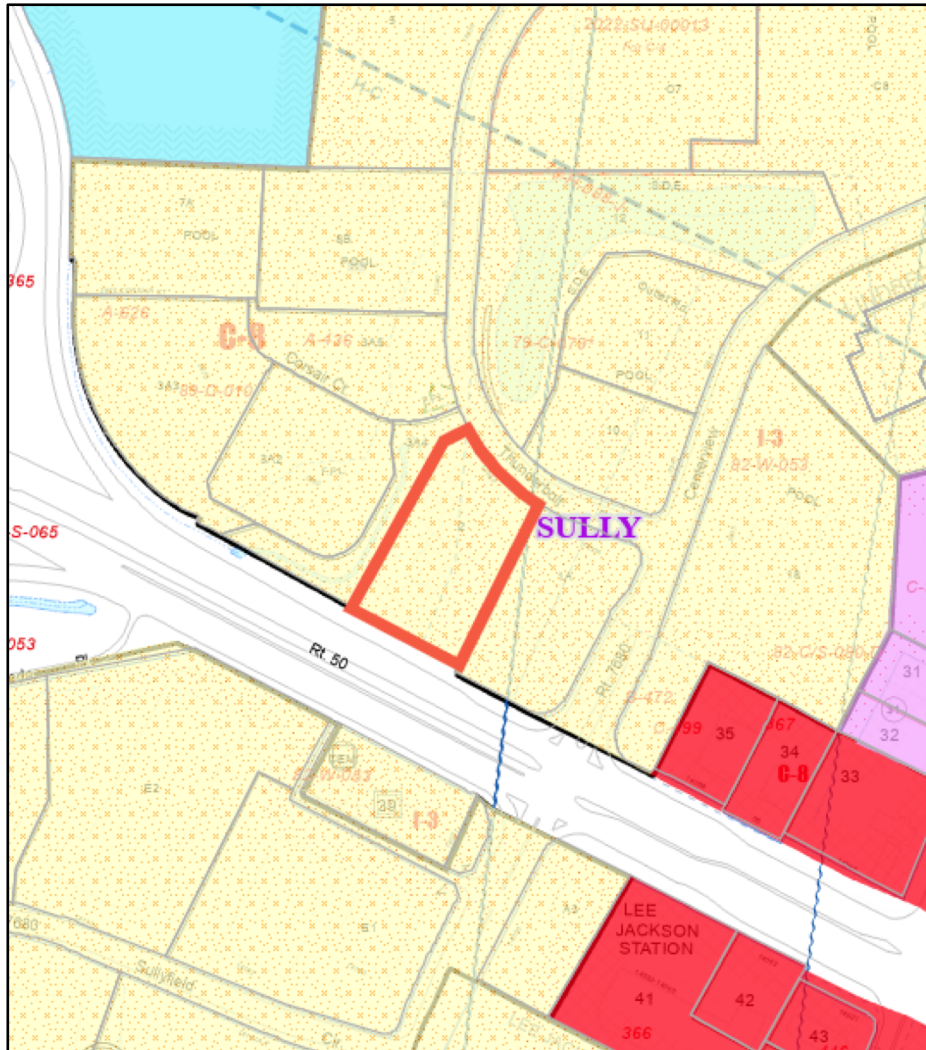
- 34-4 ((12)) 2
- 1.64 acres
- Free-standing restaurant
- Surface parking lot

Current Zoning

- C-8 Highway Commercial
- I-5 General Industrial
- Highway Corridor Overlay
- Water Supply Protection Overlay
- Airport Noise Impact Overlay

Prior Approvals

- RZ 1979-C-079 (I-5 District)
- RZ 1989-C-010 (C-8 District)



Dulles Suburban Center Land Unit E-1

- Planned for campus-style office, and industrial/flex use up to a maximum FAR of 0.35 to be compatible with existing development. Ancillary retail use up to 20 percent of the total development may be appropriate within office or industrial/flex buildings. **In no event, however, should retail uses be developed as free-standing uses or as a shopping center.**

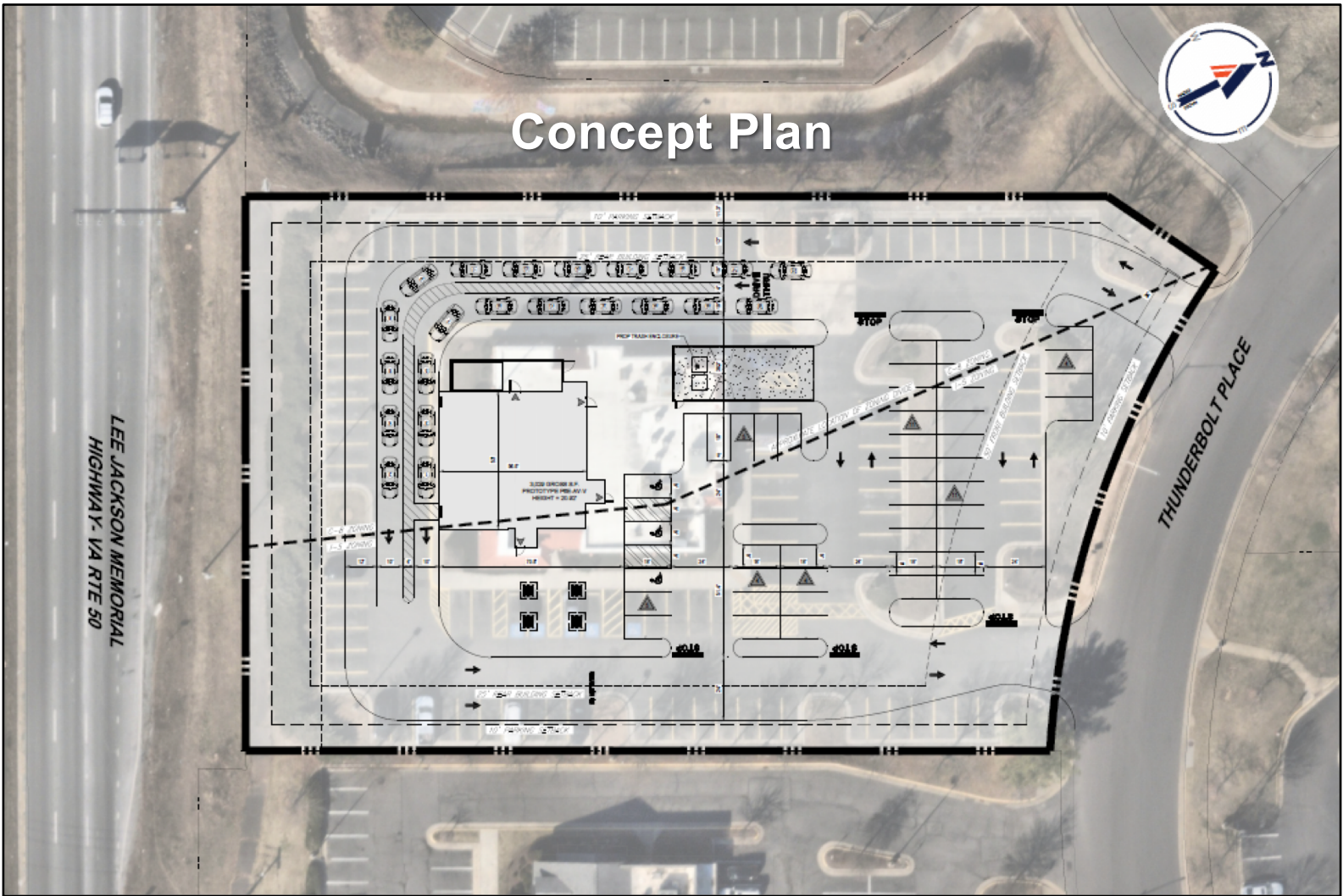
Comprehensive Plan Land Use Map

- Mixed Use

RECOMMENDATIONS

Land Use

- This land unit, except for parcels 34-4((1))15A, 28A, 29, 31, 32, 33, 34 and 35 is planned for campus-style office, and industrial/flex use up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail use up to 20 percent of the total development may be appropriate within office or industrial/flex buildings. In no event, however, should retail uses be developed as free-standing uses or as a shopping center.



Proposed SSPA and Required Land Use Applications

- **SSPA to allow freestanding retail/restaurant uses on the Property**
 - **Current Plan text is incongruous with existing and surrounding uses**
 - **Current Plan recommendation for campus-style office or industrial/flex is applicable to uses to the north and east, but not viable for this site**

Anticipated Next Steps:

- **PCAs to remove land area from RZ 1979-C-07 (I-5 for general industrial and offices) and RZ 1989-C-010 (C-8 for hotel and commercial uses)**
- **Rezone Subject Property to C-8, HC, WS, and AN**
- **Special Exception for a restaurant use with drive-through**