



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-BR-003
Supervisor District	Braddock
Parcel ID Number(s)	69-4 ((1)) 6A
Parcel Address(es)	9350 Braddock Road, Burke, VA 22015
Nominator	Trustees of the Church of the Good Shepherd, Episcopal, Burke (Lynne Strobel, Agent/Attorney)
Plan Map Designation	Residential: 1-2 du/ac
Comprehensive Plan Recommendation for Nominated Property	Land in the Olley Lane corridor located between Braddock Road and the lots fronting on Athens Road is planned for residential use at 1-2 dwelling units per acre. In view of the large lot, low density, single-family detached residential use that predominates in this corridor, new and infill development in the corridor, that includes Parcels 69-2 ((2))L, M, N1, P1, Q, R, S, 3, 3A, 5, 7, 7B, 8A, 8B1, 8B2, 9A, 9C, 9D, 10B, 11A, 11B1, 11B2, as well as parcels 69-2((1))5A, 5B, 5C, 6; parcel 69-2((13))44; Parcels 69-4((24))A, 1-21 and Parcel 69-4((1)) 6A, generally should not exceed one dwelling unit per acre, to retain the contour of land to preserve existing mature trees. Accordingly, land North and South of the Resource Protection Area should retain its current low density residential and rural character to be in consonance with the surrounding communities.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	The Nominator proposes an option to the current Plan text to allow for residential use up to a density of 2-3 du/ac.



**WALSH COLUCCI
LUBELEY & WALSH PC**

Lynne J. Strobel
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October 28, 2022

Via Electronic Submission

Ms. Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Site-Specific Plan Amendment Nomination
Fairfax County Tax Map Reference: 69-4 ((1)) 6A (the "Property")
Nominator: Trustees of the Church of the Good Shepherd, Episcopal, Burke

Dear Ms. O'Donnell:

Please accept this letter as statement of justification for a Site-Specific Plan Amendment ("SSPA") Nomination on the Property. Located in the northeast quadrant of Braddock Road and Olley Lane, the Property is zoned to the R-1 District. According to the tax assessment records, a Church has been located on the Property since 1969. The Property consists of approximately 10 acres.

The Property is located within the F-1 Braddock Community Planning Sector of the Fairfax Planning District in the Area III Comprehensive Plan (the "Plan"). The Plan describes the majority of the sector as containing stable residential development at a density of approximately 2 to 3 dwelling units per acre. The planning sector includes religious institutions and a cemetery, but no community-serving or neighborhood-serving retail, or office facilities. The Property is specifically identified in Land Use Recommendation 5, which states that land in the Olley Lane corridor located between Braddock Road and the lots fronting on Athens Road is planned for residential use at 1 to 2 dwelling units per acre. The recommendation further states that in view of the larger lot, low density, single-family detached residential use that predominates in this corridor, new and infill development in the corridor, including the Property, generally should not exceed one dwelling unit per acre.

The Nominator proposes an amendment to the Plan to permit residential development consistent with the zoning of surrounding properties. The properties adjacent on the north and east are zoned R-3 and developed with single-family detached homes. The community located to the west is zoned to the PDH-3 District and developed with single-family detached homes on lots that

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are smaller than the requirements of the R-3 District. The property to the south on the opposite side of Braddock Road is zoned PDH-3, but developed with single-family attached dwelling units as part of a larger planned community. The Nominator proposes to subdivide and convey a portion of the Property and proposes Plan text to allow for residential use at 2 to 3 dwelling units per acre, consistent with surrounding development.

The Property is located in the Braddock Community Planning Sector, which is recommended to develop as a Suburban Neighborhood under the Concept for Future Development. The Plan suggests that the area is largely developed with stable residential neighborhoods and infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity, in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. The Nominator's proposal is compatible with surrounding land uses in terms of use, type and intensity. Existing infrastructure will support the proposed residential use. The proposed development will integrate with the existing character of the surrounding area, which is almost exclusively residential development. While commercial uses are not located in this planning sector, there is adequate retail, eating establishments and services provided in adjacent locations to serve the existing residential communities and the proposed development.

Residential development in Suburban Neighborhoods is consistent with Fairfax County's goals for providing housing. Specifically, the proposal aligns with the Housing and Neighborhood Livability section of the Countywide Strategic Plan, which recognizes that "reasonably priced housing and healthy, livable communities are critical to ensure a sustained high quality of life for the residents of Fairfax County." Neighborhood Livability Strategy 3 encourages mixed-incomes and diverse types of housing developments on transit routes that meet affordability requirements for a range of income levels. The proposal also supports the Communitywide Housing Strategic Plan, which seeks to expand housing options in Fairfax County in order to ensure the community remains vibrant and diverse with a strong and resilient economy. Lastly, the proposal will promote the County's One Fairfax Policy, which encourages quality developments that accommodate "anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people." The proposed development of a portion of the Property will add a housing type that will contribute to the existing housing stock and expand housing options. The proposal will also generate additional residents to support the retail and other services that are located adjacent to the planning sector. The Property is proximate to Braddock Road, which has transit facilities that provide accessibility to employment opportunities, retail, and services.

The Nominator's proposal will increase housing options in Fairfax County that will support growth in the County's workforce and the broader community. The development of a portion of the Property with residential use will create housing opportunities that will be complementary to

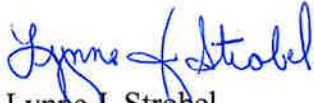
the mix of existing and planned uses in the area. The Nominator plans to retain a Church on the Property that will continue to be a community-serving use.

The Nominator's proposal will address Fairfax County's need for housing and diversify the type of housing at a density that is compatible with the area. Further, residential use will complement an existing place of worship on the Property that will continue to serve the community. I would appreciate the consideration of this SSPA Nomination and its inclusion in the Comprehensive Plan Amendment Work Program for 2023. The proposed development could occur in the near term. The Nominator intends to put the Property on the market and anticipates that a contract purchaser will file a rezoning application on a portion of the Property that will be reviewed concurrently with the Plan amendment should the Board authorize consideration of the requested nomination.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

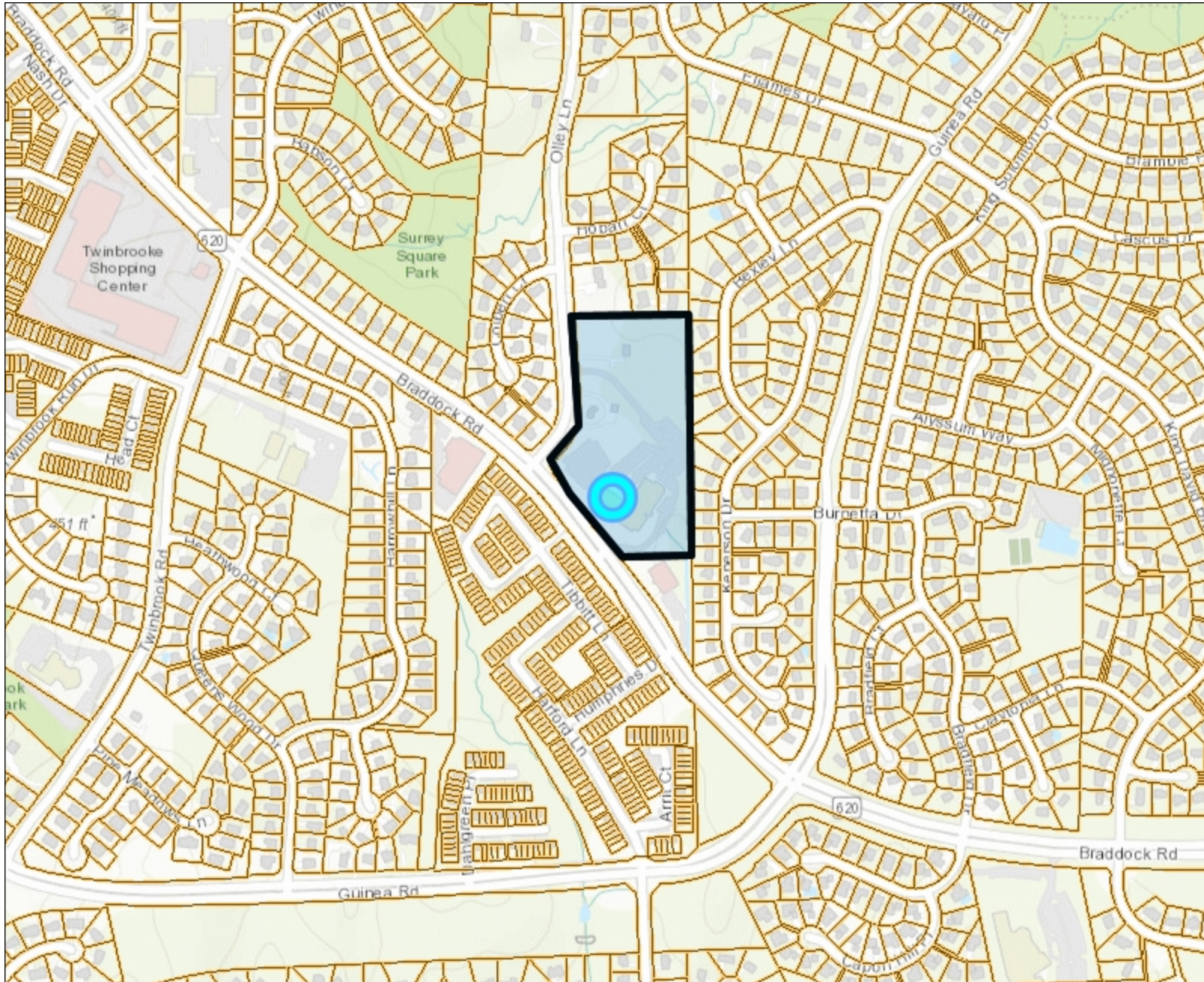


Lynne J. Strobel

LJS:kae
Attachments
cc: John Morris
Ted Britt



SSPA Nomination Map - Church of the Good Shepherd

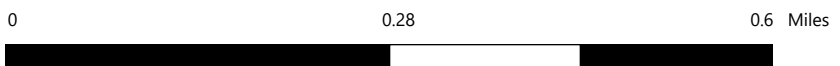


Legend

- Parcels

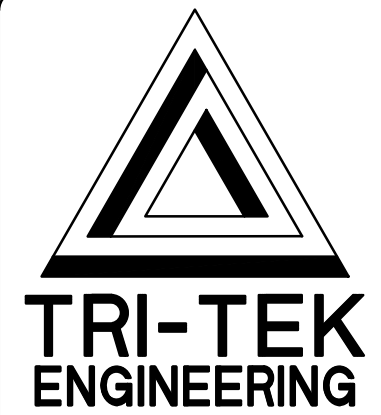
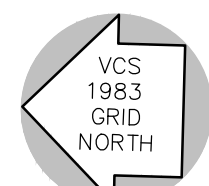
Notes:

Tax Map: 69-4 ((1)) 6A
 Address: 9350 Braddock Road, Burke, VA 22015



This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

Map produced: 10/27/2022



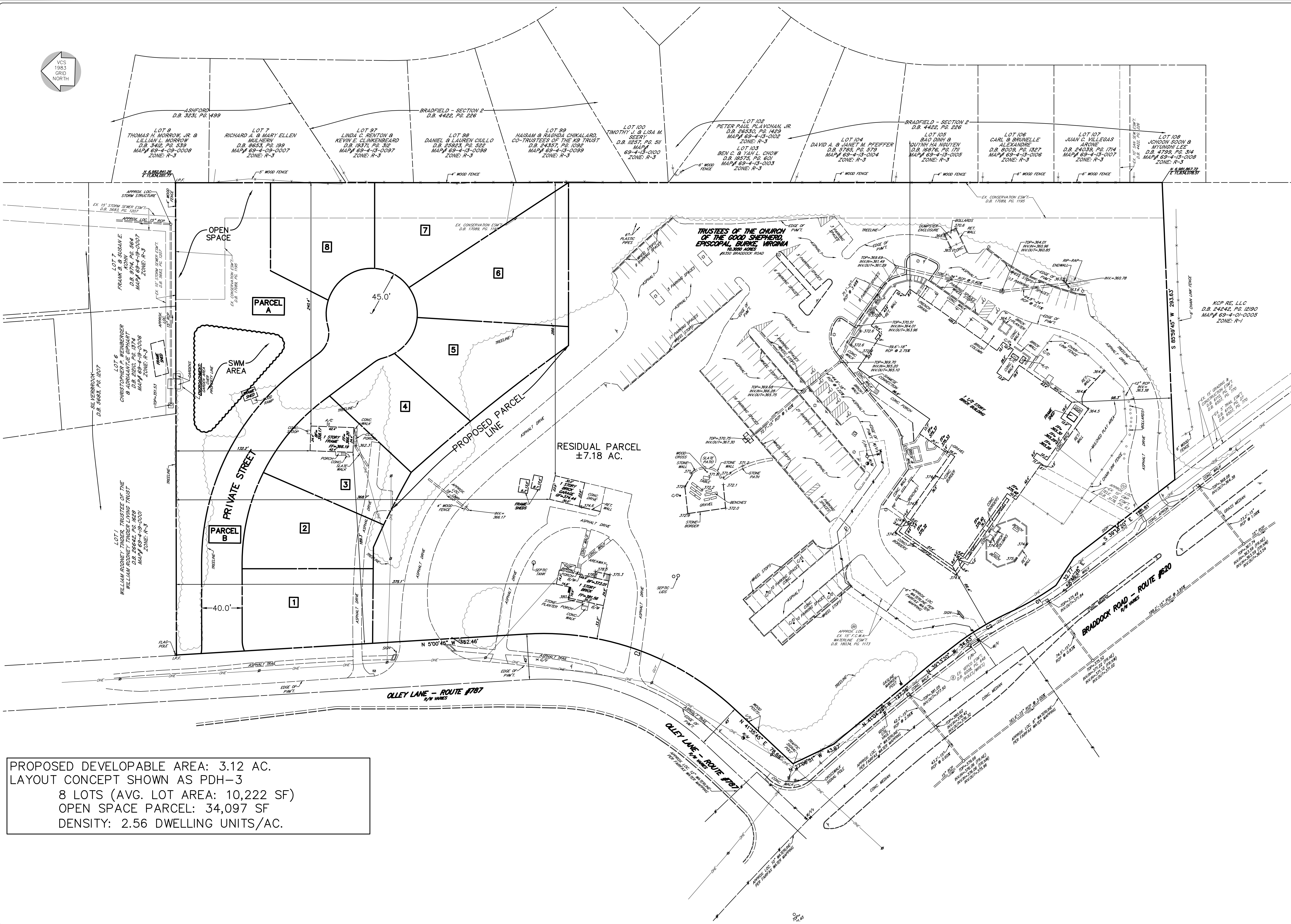
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PROPERTY OF
**TRUSTEES OF THE CHURCH OF
THE GOOD SHEPHERD,
EPISCOPAL, BURKE, VIRGINIA**
D.B. 17089, PG. 1195
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPT PLAN



PROPOSED DEVELOPABLE AREA: 3.12 AC.
LAYOUT CONCEPT SHOWN AS PDH-3
8 LOTS (AVG. LOT AREA: 10,222 SF)
OPEN SPACE PARCEL: 34,097 SF
DENSITY: 2.56 DWELLING UNITS/AC.

REVISION	DATE

PM: JB SCALE: 1"=40'
PE: SJP DATE: 10-28-22
CO: SHEET 1 OF 1

;October 27, 2022

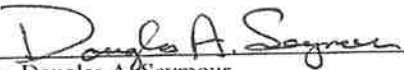
Leanna O'Donnell, Director
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Agent Authorization to File Nomination for Site-Specific Plan Amendment
Subject Property: Tax Map Parcel 69-4 ((1)) 6A
Nominator: Trustees of the Church of the Good Shepherd, Episcopal, Burke

Dear Ms. O'Donnell:

As the Trustees of the Church of the Good Shepherd, Episcopal, Burke and Nominator, we hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to nominate the Subject Property for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. The Nominator further designates Walsh, Colucci, Lubeley & Walsh, P.C. to be the Nominator's designated agent/attorney and point of contact for this nomination. Furthermore, the Nominator understands the expectations for the process and is willing to participate in the review, analysis, and community engagement, as needed.

Very truly yours,

By: 
Name: Douglas A. Seymour
Title: Trustee

By: _____
Name: John T. Morris
Title: Trustee

By: _____
Name: Mary B. Helman
Title: Trustee

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October 27, 2022

Leanna O'Donnell, Director
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

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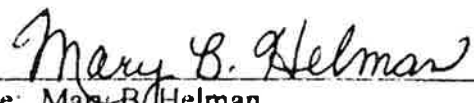
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Very truly yours,

By: _____
Name: Douglas A. Seymour
Title: Trustee

By: 
Name: John T. Morris
Title: Trustee

By: 
Name: Mary B. Helman
Title: Trustee

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CHARACTER

The Braddock Community Planning Sector is located on the southeast boundary of the City of Fairfax, bounded generally by Main Street/ Little River Turnpike (Route 236), Olley Lane, Long Branch Stream Valley Park, Guinea Road, Braddock Road and Roberts Road.

A majority of the sector contains stable residential development at a density of approximately 2-3 dwelling units per acre. Major subdivisions are Hickory Farms, George Mason Forest, Somerset, Starlit Ponds, Chestnut Hills, Old Creek Estates, Somerset South, Olde Forge and Surrey Square. Some small sections scattered throughout the sector have older subdivisions with lots up to five acres in size some of which are vacant, such as Holly Park and Little Run Estates.

No community-serving or neighborhood-serving retail or office facilities are located in this planning sector, but such facilities are adequately provided in locations adjacent to the sector.

The Fairfax Memorial Gardens and Calvary Memorial Gardens are large cemeteries located in the vicinity of the northeast quadrant of the Burke Station Road and Braddock Road intersection. The Long Branch Stream Valley Park extends through much of this sector.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends that the entire sector be identified as a Suburban Neighborhood.

RECOMMENDATIONS

Land Use

The Braddock sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity, in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 10 indicates the geographic locations of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Land in the northeast quadrant of the intersection of Roberts Road and Braddock Road (Tax Map 68-2((1)) 21-25) is planned for single-family detached residential use at 1-2 dwelling units per acre. A redevelopment option for single-family detached residential use at 3-5 dwelling units per acre may be appropriate if the following conditions are met:

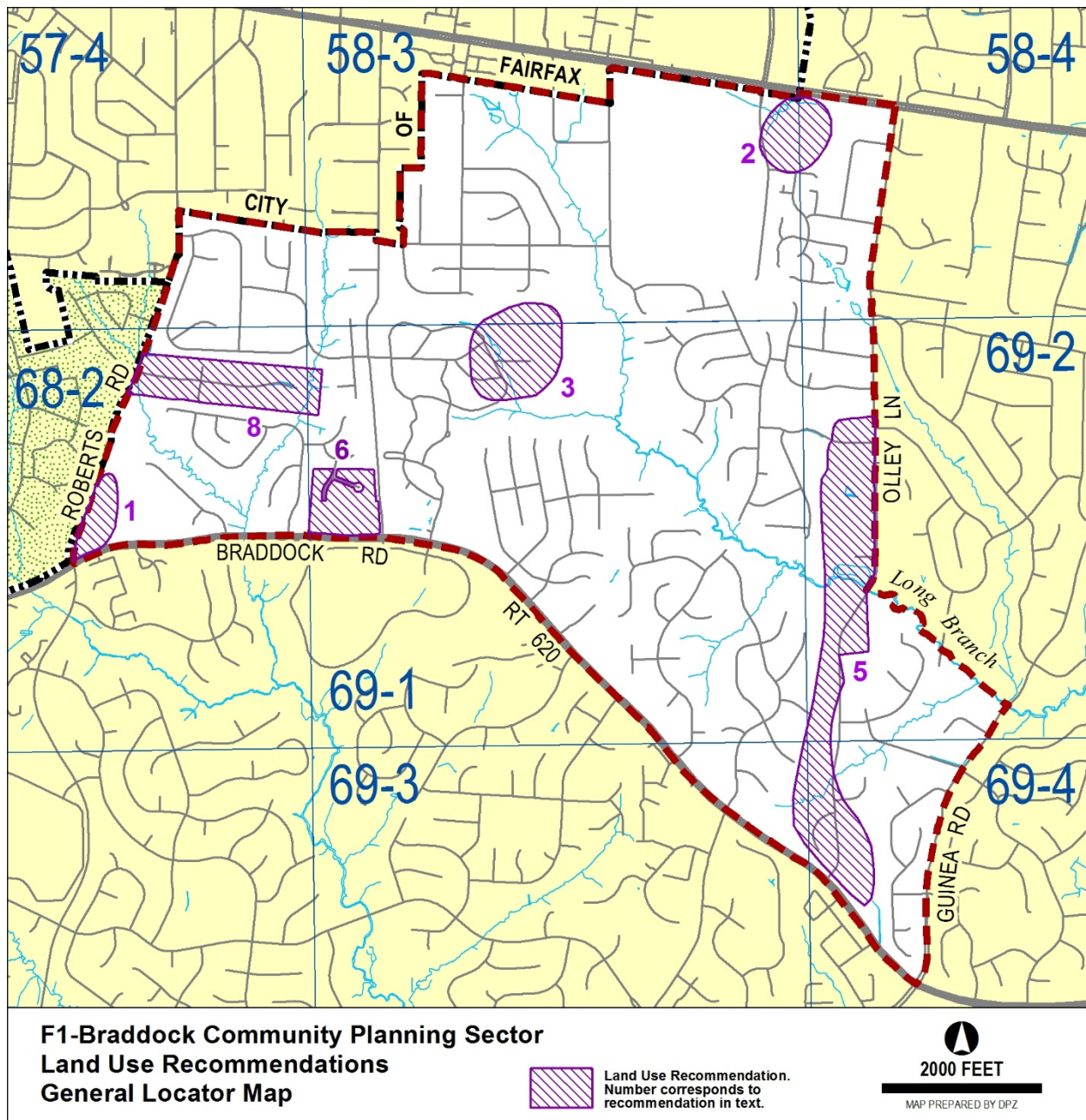


FIGURE 10

- Full parcel consolidation;
 - The consolidation is limited to a single point of access to Roberts Road, as far north as possible;
 - Density proposed should not necessitate the widening of Roberts Road to a four-lane facility or the provision of additional curb and gutter except as required for safety purposes. Improvements should include a sidewalk or pedestrian trail along the east side of Roberts Road to serve the new development; and
 - Redevelopment is sensitive to existing environmental features, particularly major tree stands primarily located at the eastern extent of the property, adjacent to University Park, which should be preserved in consultation with the Fairfax County Urban Forest Management Division. Dedication of land to expand University Park may serve as a means of preservation.
2. The 15-acre parcel (Tax Map 58-3((1))2A) located between Route 236, Pickett Road, Starlit Ponds subdivision, Haywood subdivision and Calvary Hill Baptist Church is planned for residential development at 4-5 dwelling units per acre. Currently it is developed with Barcroft Bible Church. This institutional use provides a transition between single-family detached development, and community-serving retail use. In any development proposal the following conditions should be met:
- A landscaped buffer of at least 25 feet should be provided along the perimeter adjacent to existing single-family detached subdivisions;
 - Primary access should be via Pickett Road;
 - Environmental resources, particularly major tree stands, should be preserved; and
 - Substantial landscaped screening and buffering along Route 236 should be provided.

Institutional development should be designed to ensure compatibility with the residential communities to the south and east in terms of building height, scale and building components.

3. If the vacant portion of the Calvary Memorial Gardens cemetery, which includes about 40 acres west of the stream valley, becomes available for an alternative use, this land should be planned for parkland and incorporated into the Long Branch Stream Valley system.
4. Commercial and industrial uses are not appropriate in this sector because the sector is adequately served by such facilities in Fairfax City and areas along the Route 29 corridor and at the intersection of Ox Road and Braddock Road. [Not shown]
5. Land in the Olley Lane corridor located between Braddock Road and the lots fronting on Athens Road is planned for residential use at 1-2 dwelling units per acre. In view of the large lot, low density, single-family detached residential use that predominates in this corridor, new and infill development in the corridor, that includes Parcels 69-2 ((2))L, M, N1, P1, Q, R, S, 3, 3A, 5, 7, 7B, 8A, 8B1, 8B2, 9A, 9C, 9D, 10B, 11A, 11B1, 11B2, as well as parcels 69-2((1))5A, 5B, 5C, 6; parcel 69-2((13))44; Parcels 69-4((24))A, 1-21 and Parcel 69-4((1))6A, generally should not exceed one dwelling unit per acre, to retain the contour of land to

preserve existing mature trees. Accordingly, land North and South of the Resource Protection Area should retain its current low density residential and rural character to be in consonance with the surrounding communities.

Parcels 69-4((24))A, 1-21 located at the southern portion of the corridor have been redeveloped under a plan option requiring the consolidation of three parcels and limited overall density to 2.2 dwelling units per acre. This redevelopment (Olley Lane Subdivision) preserved five acres of environmentally sensitive land and limited access to Olley Lane to address safety and operational issues.

6. Land in the northwest quadrant of the intersection of Burke Station and Braddock Roads (Tax Map 69-1((1))4-11) is planned for residential use at 1-2 dwelling units per acre as shown on the Plan map. As an option, residential use at 2-3 dwelling units per acre may be appropriate, if the following conditions are met:
 - A minimum of seven acres of land is consolidated in a manner that provides the opportunity for coordinated development with and interparcel access for the area that is not consolidated;
 - Lot sizes and/or density are compatible with the adjacent George Mason Forest subdivision;
 - No access is provided to Braddock Road; and
 - Access is provided to Manor Place or to Burke Station Road. If access is provided to Burke Station Road, it should be at the northern point of Parcel 4.
7. The cumulative effect of institutional uses in this sector should be considered before additional institutional uses or expansion of existing uses are developed. Nonresidential uses requiring special exceptions or special permits should be rigorously reviewed and permitted only if the following conditions are met:
 - Access is oriented only to arterial roads;
 - The size and scale of the use should be compatible with, that is, similar to, the character of existing development in the immediate vicinity; and
 - Buffering and screening should be provided in excess of that required by the Zoning Ordinance. [Not shown]
8. The Ridge Manor Subdivision, Tax Map 68-2((1))12, 12A and 68-2((2))1-29, is an established, stable and low density residential neighborhood with environmentally sensitive features that include stands of mature trees, flood plain and portions of two stream valleys. To retain this area's existing low density residential character and preserve its environmental features, the neighborhood should remain planned as shown on the Comprehensive Land Use Plan map and should be protected from consolidation and higher density development. Moreover, public, institutional or university-related uses are inappropriate for this area.

Transportation

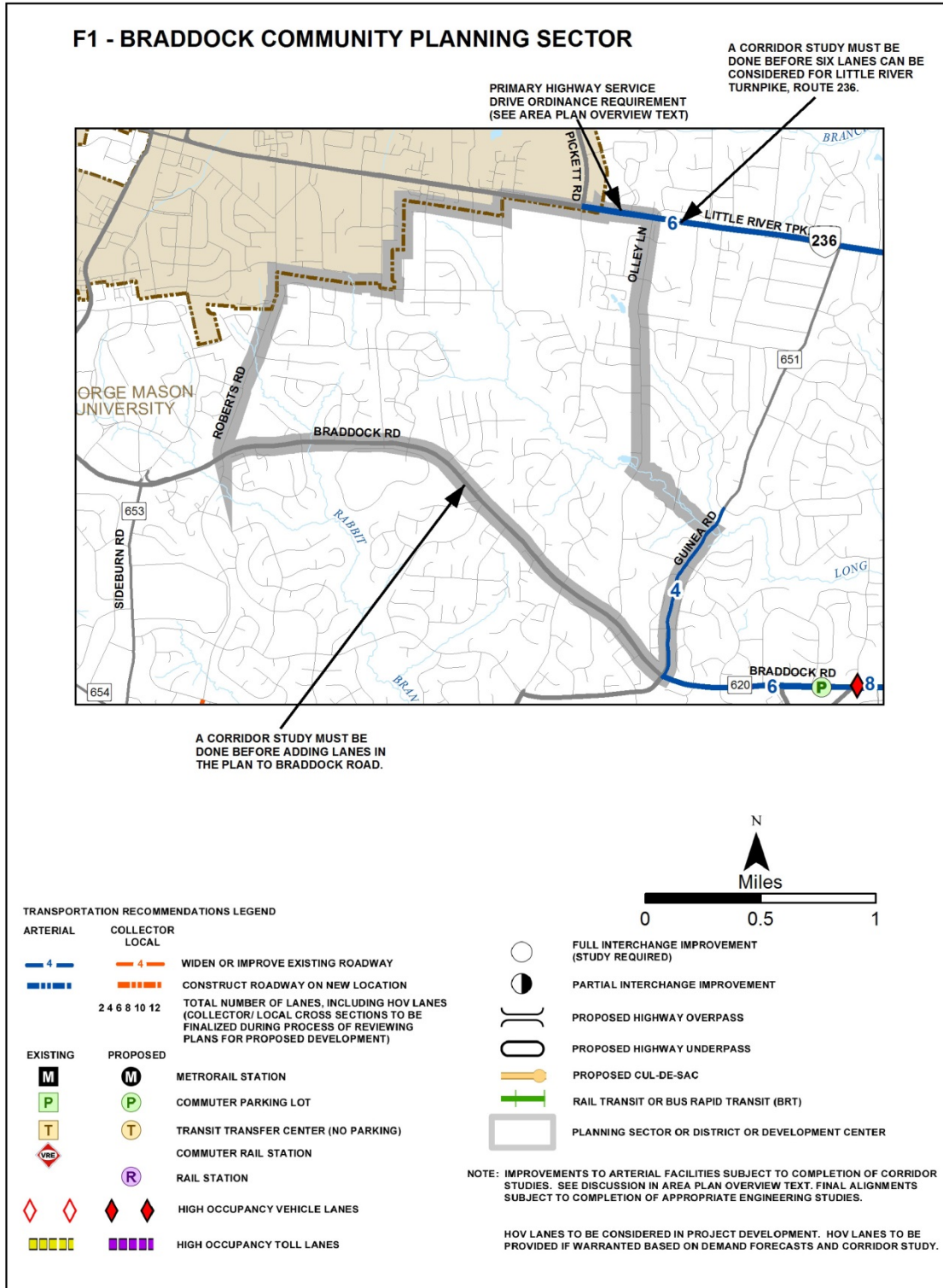
Transportation recommendations for this sector are shown on Figure 11. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

Significant heritage resources may be located in open space, in low density residential areas and in mid 20th century neighborhoods and should be identified and preserved where possible. Because land in these areas may be relatively undisturbed, the resources that may exist could also be undisturbed and therefore more easily identified and preserved. Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 12. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an



TRANSPORTATION RECOMMENDATIONS

FIGURE 12

FIGURE 12
PARKS AND RECREATION RECOMMENDATIONS
SECTOR F1

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
George Mason Olde Forge	Initiate a master planning process and develop in accordance with approved plan.
Surrey Square	Develop in accordance with approved master plan.
COMMUNITY PARKS:	
University	If consolidation of adjacent parcels is achieved, land should be dedicated to expand this park. Initiate a master planning process and develop accordingly. This site currently serves as a recreation planning laboratory under an agreement with the George Mason University Department of Leisure Services (also noted under land use recommendations). If vacant portion of Calvary Memorial Gardens cemetery becomes available, consider acquisition of land adjacent to Long Branch Stream Valley.
DISTRICT PARKS:	
This sector is located between but outside the service areas of four District Parks. All are within a five mile radius.	
COUNTYWIDE PARKS:	
Long Branch Stream Valley	Acquire privately-owned portions of the stream valley through dedication of land and/or donation of easements to provide continuity of public access. Complete development of countywide stream valley trail south to Accotink Creek.

existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails and Bicycle Facilities

Trails planned for this sector are delineated on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available from the Department of Transportation. Trails in this sector are an integral part of the overall county system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the county at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

Bicycle Facilities for this sector are delineated on the 1":4000' Countywide Bicycle Network Map which is referenced as Figure 3 in the Transportation element of the Policy Plan and is available from the Department of Transportation.