



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-DR-005
Supervisor District	Dranesville
Parcel ID Number(s)	29-1 ((1)) 45, 29-1 ((4)) 1, 2, and 3
Parcel Address(es)	1336, 1340, 1344, and 1348 Spring Hill Road, McLean, VA 22101
Nominator	Matthew G. Roberts, Esq.
Plan Map Designation	2-3 DU/AC
Comprehensive Plan Recommendation for Nominated Property	McLean Planning District, M6 - Spring Hill Road Community Planning Sector: "Vacant land south of Lewinsville Road and east of Gordon Lane is planned for residential use at 2-3 dwelling units per acre. Cluster development is encouraged so that land immediately adjacent to the Dulles Airport Access Road would remain as open space and provide a buffer to the residential area."
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Single family attached or detached residential development at 3-4 du/ac



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October 28, 2022

VIA ELECTRONIC SUBMISSION

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

Re: Site-Specific Plan Amendment Nomination
Tax Map Reference Nos.: 29-1 ((1)) 45, 29-1 ((4)) 1, 29-1 ((4)) 2, & 29-1 ((4)) 3
Nominator: Spring Hill Road Investments, L.L.C.

Dear Director O'Donnell,

Please accept this letter as a statement of justification in support of a Site-Specific Plan Amendment Nomination (the "Application") for the above-stated properties (collectively, the "Property"). Through this Application, the Nominator desires to amend the planning guidance for the Property to permit residential development at 3-4 dwelling units per acre. Such an amendment would better align the Property's future redevelopment with the County's policy goals while delivering significant community benefits and ensuring greater access to housing in the Fairfax County, while making site redevelopment more economically viable.

Background

The Property is located on the west side of Spring Hill Road near its intersection with the Dulles Airport Access Road ("DAAR"). The Property is currently zoned to the R-1 Residential District, One Dwelling Unit/Acre ("R-1 District") and contains approximately 4.97 acres in total. Consistent with the existing zoning, it is developed with single-family detached dwellings and multiple curb-cuts for access to and from Spring Hill Road.

The Property is located in the Spring Hill Community Planning Sector within the McLean Planning District. Specifically, the Property is located on the western side of Area 2, as shown on Figure 54. Currently, the Comprehensive Plan recommends residential development of the Property at 2-3 dwelling units per acre and encourages clustering. The Comprehensive Plan further states that "[i]nfill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14." The Concept for Future Development Maps designates the Property for Suburban Neighborhood development.

Proposed Amendment

The Nominator proposes to amend the Property's Comprehensive Plan guidance to permit residential development at 3-4 dwelling units per acre. The Nominator does not propose to amend the Concept for Future

Development Map, and the Property would retain its Suburban Neighborhood designation with this proposal. The additional density would make redevelopment more consistent with the type of housing one might expect near the Dulles Toll Road as a gateway to the Neighborhoods that adjoin and the assisted living facility across the street of the Property.

The proposed amendment would allow for an increased density yield at the Property. Such a change is primarily warranted by, and helps to address, the critical need for additional new housing stock in Fairfax County. To that end, the amendment furthers multiple County policy priorities and strategies. First, as noted in the Communitywide Housing Strategic Plan, “[w]ithout a sufficient supply of housing - affordable to individuals and families all along the income spectrum - Fairfax County will not be able to reach its full economic development potential and remain a first-class community.” By increasing the site density, the amendment also addresses direction in Section IV of the One Fairfax Policy to provide “a full spectrum of housing opportunities across the county” and a “quality built and natural environment that accommodates 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.” Similarly, the amendment would further Goal 2.2 of the Economic Success Plan, which guides the County to “[s]upport a mix of housing types to accommodate a range of ages, household sizes, incomes, and uses for long term appeal, integration, and sustainability.”

However, the amendment would also be consistent with the Land Use Section of the Policy Plan. Specifically, Objective 8 provides that the County “should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.” Similarly, Objective 14 provides that there should be “a harmonious and attractive development pattern” that minimizes undesirable environmental and other impacts from incompatible uses. To those ends, the amendment continues to propose residential uses while consolidating the individual components of the Property and the existing curb cuts. This benefit would result in a much more favorable traffic pattern along Spring Hill road. Further, the proposed density is compatible with adjacent neighborhoods and can be implemented in a comparable development pattern that transitions to the adjacent neighborhoods, as further described below and in the attached plans. In this manner, the amendment would be similar to comparable developments in the area, such as Evans Mill Pond in West McLean. Lastly, a future rezoning to implement the amendment would specifically address issues in Appendix 9 related to, among others, site design, neighborhood context, the environment, and public facilities. Anticipated community benefits would likely include: (i) substantial conformity with a proposed development plan and architectural renderings; (ii) onsite amenity and recreational areas; (iii) new trail connections; and (iv) building sustainability and stormwater management techniques. These matters could be reviewed and refined as part of the rezoning effort, while also achieving effective height and architectural transitions.

If approved, the Nominator would seek to rezone the Property consistent with the revised planning guidance. As further shown and described on the attached plan entitled “Spring Hill Road Assemblage - Illustrative Conceptual Plan,” one possible approach would be to implement a townhouse development under the PDH-4, Planned Development Housing District. Ultimately, the redevelopment would consolidate the Property’s nearly five acres and remove multiple existing curb cuts in favor of a single point of access. This would yield up to 19 dwelling units and approximately 114,741 square feet of onsite open space, including multiple amenity areas. Homes and open space could be oriented to create a welcoming “entrance” to the neighborhood along Spring Hill Road. In addition, visitor parking and modern stormwater management systems could be installed to service the site. With the rezoning, the Nominator would work with staff and its team to implement noise mitigation

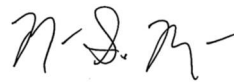
techniques in the area closest to the DAAR. As part of any rezoning effort, the Nominator would engage with community stakeholders, including the McLean Citizens Association, the Lewinsville Coalition, and owners in the McLean Hamlet, to seek input on site design, architectural compatibility, and methods to mitigate project impacts.

This proposal contrasts with the existing by-right development option under the R-1 District standards using the existing lot and curb cut configurations. As shown on the attached plan entitled “Spring Hill Road Assemblage - By-Right Concept,” such redevelopment would not align with the existing Comprehensive Plan guidance or other County policy. It would also offer minimal opportunities to address transitions to adjacent properties, architectural compatibility, or environmental development techniques for sensitive areas, home construction, or stormwater management. Given the by-right nature of this development, proffered community benefits would also not be realized.

Conclusion

In all, the amendment provides an opportunity for additional density that would make redevelopment of the Property more economically viable in the immediate future while also supporting various County policy goals. Through a Comprehensive Plan amendment and additional density, as outlined above, the Property can better serve the County’s vision for the future. It is, therefore, important that this amendment is advanced for further consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "M.G. Roberts".

Matthew G. Roberts, Esq.
Counsel for Nominator



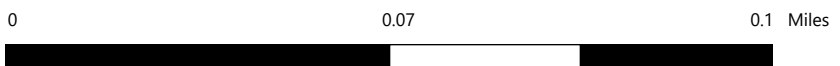
Spring Hill Road Assemblage - SSPA (2022)



Legend

- Parcels

Notes:



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



45' EASEMENT

PROPERTY BOUNDARY

DULLES AIRPORT ACCESS ROAD
WESTBOUND LANES

PROPOSED AMENITY AREA

PROPOSED SWM/BMP

EXISTING SOUNDWALL

EXISTING POWERLINE

PROPOSED PARK

PROPOSED ENTRY SIGN

Spring Hill Road Route 684

PROPERTY AREA: ± 4.97 AC
 EXISTING ZONING: R-1
 PROPOSED ZONING: PDH-4
 PROPOSED DENSITY: 3.8 DU/AC
 PROPOSED PROGRAM
 -19 TOWNHOMES (24' X 50') - 10 REAR LOADED
 TOWNHOMES AND 9 FRONT LOADED
 TOWNHOMES
 -76 PARKING SPACES PROVIDED ON LOTS
 -18 ON STREET VISITOR SPACES
 PROPOSED OPEN SPACE ± 114,741 SF (53%)

STATEMENT OF CONSENT AND DESIGNATION OF AUTHORIZED AGENTS

The undersigned, as the title owner (“Owner”) of those certain properties identified as Parcel ID Nos. 29-1 ((4)) 3 and 29-1 ((1)) 45, hereby consents to the submission of a land use application for a site specific plan amendment nomination affecting the subject properties by Spring Hill Road Investments, L.L.C., a Virginia limited liability company, including filing, signing, and delivering such application, and any and all other documents necessary for or related thereto. Matthew G. Roberts, Esq. and Hirschler Fleischer, a Professional Corporation are hereby designated by Owner as its attorneys and authorized agents to execute those certain documents, including but not limited to applications, affidavits, and statements of justification, that are required to be filed and deemed necessary or reasonable to pursue the foregoing land use application on Owner’s behalf.

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Shanker K. Patel
Shanker K. Patel

STATE/Commonwealth of Virginia,

CITY/COUNTY OF Prince William, TO WIT:

The forgoing Statement of Consent and Designation of Authorized Agents was acknowledged before me this 21 day of October, 2022 by Shanker K. Patel.

Nina Mehl Shah
Notary Public

My commission expires: 09/30/2023

NINA MEHUL SHAH
Notary Public
Commonwealth of Virginia
Registration No. 7624382
My Commission Expires Sep 30, 2023

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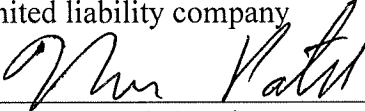
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STATEMENT OF CONSENT AND DESIGNATION OF AUTHORIZED AGENTS

The undersigned, as the title owner (“Owner”) of that certain property identified as Parcel ID No. 29-1 ((4)) 1 and as the applicant for the enclosed site specific plan amendment nomination application affecting the properties identified as Parcel ID Nos. 29-1 ((4)) 1, 29-1 ((4)) 2, 29-1 ((4)) 3, and 29-1 ((1)) 45, hereby consents to the submission of a land use application for a site specific plan amendment nomination affecting the subject properties, including filing, signing, and delivering such application, and any and all other documents necessary for or related thereto. Matthew G. Roberts, Esq. and Hirschler Fleischer, a Professional Corporation are hereby designated by Owner as its attorneys and authorized agents to execute those certain documents, including but not limited to applications, affidavits, and statements of justification, that are required to be filed and deemed necessary or reasonable to pursue the foregoing land use application on Owner’s behalf.

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SPRING HILL ROAD INVESTMENTS, L.L.C., a
Virginia limited liability company

By: 
Name: Nayan S. Patel
Title: Manager

STATE/Commonwealth of Ohio,

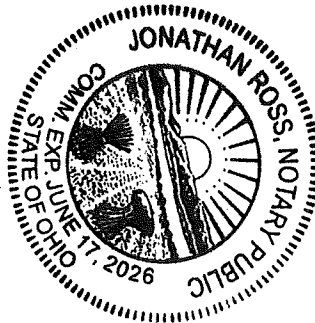
CITY/COUNTY OF Cuyahoga, TO WIT:

The forgoing Statement of Consent and Designation of Authorized Agents was acknowledged before me this 27 day of October, 2022 by Nayan S. Patel as Manager of Spring Hill Road Investments, L.L.C., a Virginia limited liability company.


Notary Public

My commission expires: 6/17/2026

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STATEMENT OF CONSENT AND DESIGNATION OF AUTHORIZED AGENTS

The undersigned, as the title owner (“Owner”) of that certain property identified as Parcel ID No. 29-1 ((4)) 2, hereby consents to the submission of a land use application for a site specific plan amendment nomination affecting the subject property by Spring Hill Road Investments, L.L.C., a Virginia limited liability company, including filing, signing, and delivering such application, and any and all other documents necessary for or related thereto. Matthew G. Roberts, Esq. and Hirschler Fleischer, a Professional Corporation are hereby designated by Owner as its attorneys and authorized agents to execute those certain documents, including but not limited to applications, affidavits, and statements of justification, that are required to be filed and deemed necessary or reasonable to pursue the foregoing land use application on Owner’s behalf.

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Nayan Patel

Nayan S. Patel

STATE/Commonwealth of Ohio,

CITY/COUNTY OF Cuyahoga, TO WIT:

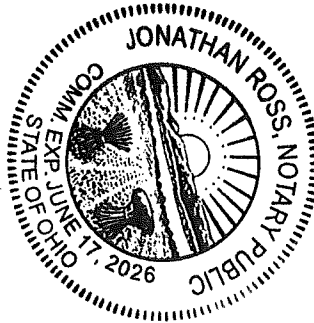
The forgoing Statement of Consent and Designation of Authorized Agents was acknowledged before me this 27 day of October, 2022 by Nayan S. Patel.

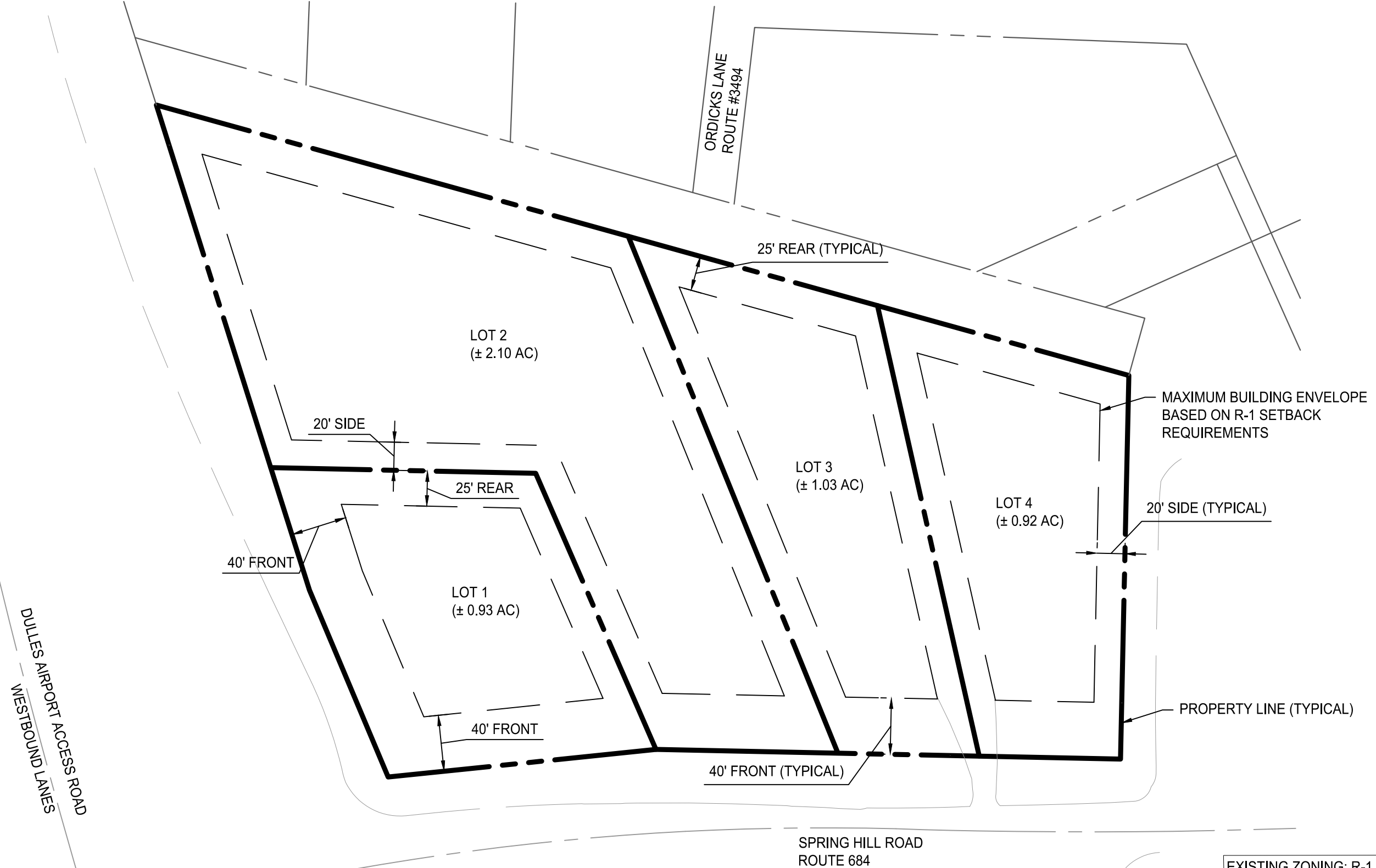
Jonathan Ros

Notary Public

My commission expires: 6/17/2026

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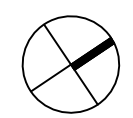
EXISTING ZONING: R-1
 PROPOSED ZONING: R-1
 PROPOSED PROGRAM:
 - SINGLE-FAMILY DETACHED HOME ON EACH LOT



Spring Hill Road Assemblage

By-Right Concept

- Notes:
1. Design concept and yield are subject to change based on site survey, site engineering & Fairfax County entitlement approval process.
 2. Assumes modification of the Zoning Ordinance Residential Setback Requirement of 200' to 70' from the Dulles Airport Access Road



Date: 10-12-2022
 Project #: 22248.001.00
 Drawing #: 112286
 Scale: 1" = 75'

M6 SPRING HILL COMMUNITY PLANNING SECTOR

CHARACTER

The Spring Hill Community Planning Sector is generally bounded by Georgetown Pike (Route 193), the Capital Beltway/Interstate 495 (I-495), the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Leesburg Pike (Route 7), Towlston Road, and Old Dominion Drive.

The planning sector is characterized as a stable low-density residential area consisting of single-family detached residential units. A limited amount of neighborhood-serving commercial uses are located at the intersection of Old Dominion Drive and Spring Hill Road. An industrial use is present in the eastern quadrant of the Leesburg Pike and Towlston Road intersection.

A list and map of heritage resources are included in the McLean Planning District Overview section, Figures 3 and 4. Additional historic sites in this planning sector are also included in the inventory, most notably Pleasant Grove Methodist Church.

CONCEPT FOR FUTURE DEVELOPMENT

This sector consists of Low Density Residential Areas and Suburban Neighborhoods as recommended by the Concept for Future Development.

RECOMMENDATIONS

Land Use

The Spring Hill sector is largely developed as stable residential neighborhoods. Infill development in this sector should be of a compatible 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 54 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Low density residential development should be continued in this sector. Large-lot (2 acres) or estate (5 acres or more) development in the western portions of the sector and extending into the Upper Potomac Planning District is partly in the Difficult Run headwaters and is recommended as a means of achieving the low density development sought in the Difficult Run Environmental Quality Corridor. This area is bordered on the south and east by the Woodside, Woodhaven, Springhaven Estates, and Greenway Heights subdivisions, and the site of the former Hazelton Laboratories, Inc. (Tax Map 19-4((1))16 and 16A).
2. Vacant land south of Lewinsville Road and east of Gordon Lane is planned for residential use at 2-3 dwelling units per acre. Cluster development is encouraged so that land immediately adjacent to the Dulles Airport Access Road would remain as open space and provide a buffer to the residential area.

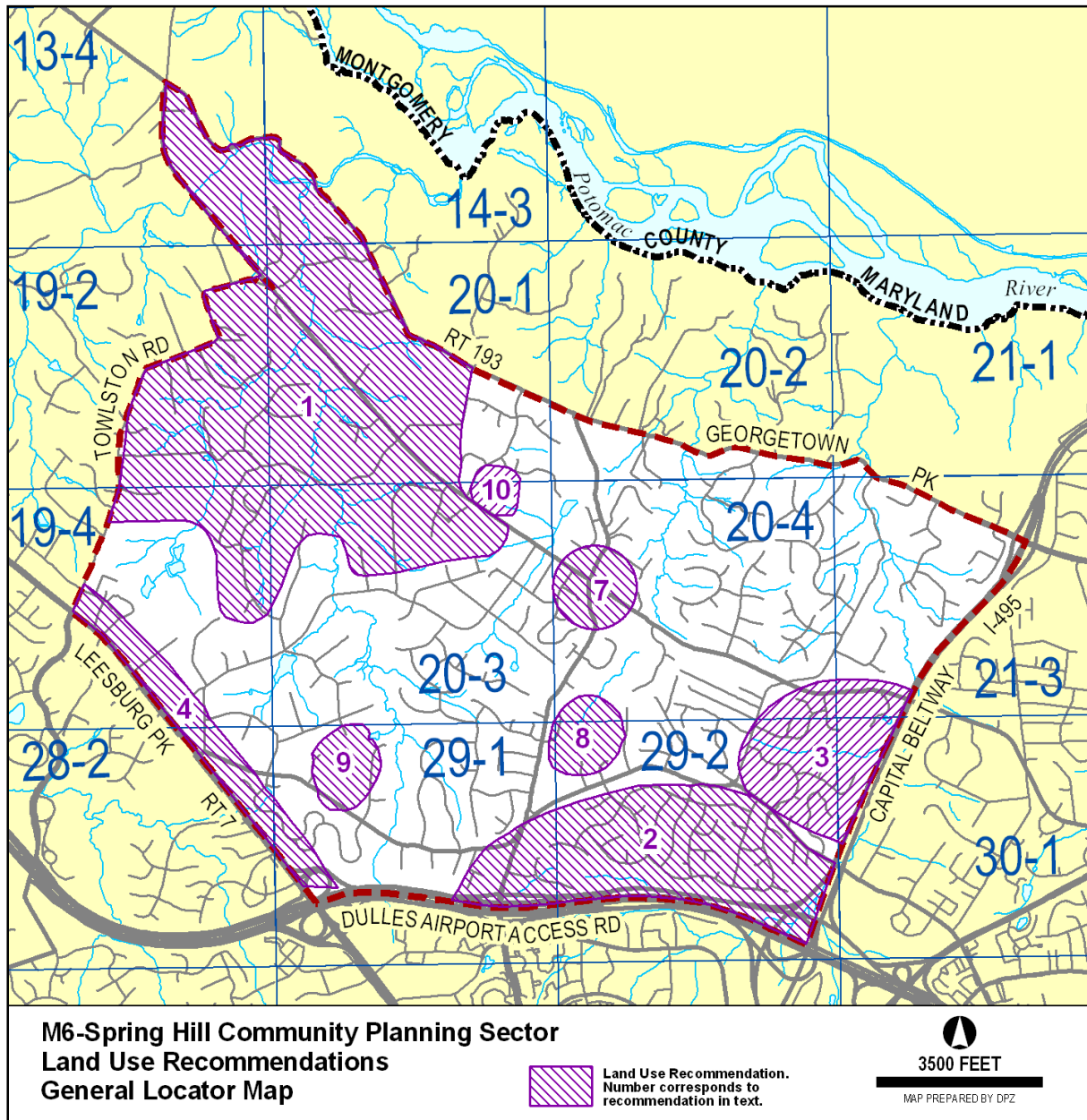


FIGURE 54