



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-LE-007
<b>Supervisor District</b>	Lee
<b>Parcel ID Number(s)</b>	092-1 ((1)) 8, 9, 10, 11, 12, 13, 092-3 ((1)) 1, 2 and 5
<b>Parcel Address(es)</b>	6981, and 6988 Telegraph Road, 7015, 7018, 7019, and 7101 Sheridonna Lane, Alexandria, VA 22310
<b>Nominator</b>	The Carr Companies (Agent: DLA Piper LLP (US))
<b>Plan Map Designation</b>	1-2 DU/AC
<b>Comprehensive Plan Recommendation for Nominated Property</b>	The privately-owned parcels along Sheridonna Lane, between Dogue Creek and the LakeDevereaux subdivision, should be considered for purchase by the county to buffer Huntley Meadows Park. This area contains floodplains associated with Dogue Creek. If appropriate, non-floodplain areas should be made available for wetland mitigation purposes. If public acquisition is not achieved, the area is planned for residential use at 1-2 dwelling units per acre. As the area is almost entirely within a Resource Protection Area, development is planned for the low end of the Plan's density range.
<b>Proposed Land Use</b>	Residential
<b>Summary of Proposed Comprehensive Plan Change</b>	The Nominator proposes a 9-parcel consolidation for an age-targeted (55 and older) attractive, integrated and well-planned independent living facility up to 8 units/acre to be located on the Property

**Sheridonna Lane  
Site Specific Plan Amendment Nomination  
Statement of Justification**

**October 28, 2022**

**I. Introduction**

The Carr Companies (the “Nominator”) propose a refinement to the current Rose Hill Planning District Comprehensive Plan land use recommendations as the contract purchaser for approximately 20 acres of land on behalf of seven property owners in the Huntley Meadows Community Sector for an independent living facility. The properties subject to this nomination are identified on the Fairfax County Tax Map as parcels 092-1 ((01)) 8, 9, 10, 11, 12, 13 and 092-3 ((01)) 1, 2, and 5 (collectively the “Property”).

The Property is located on the south side of Telegraph Road, north of Huntley Meadows Park on the west side of Dogue Creek. The Property is currently developed with older single-family housing and zoned to the Residential District, One Dwelling Unit/Acre (“R-1”) zoning district.

**II. Current and Proposed Comprehensive Plan Recommendation**

The Property is located within the Huntley Meadows Community Planning Sector of the Rose Hill Planning District Comprehensive Plan. The Huntley Meadows Community is largely developed as stable residential neighborhoods with infill development planned for compatible uses, types and intensity. The Property currently has a land use recommendation for 1-2 dwelling units per acre.

The Nominator proposes a 9-parcel consolidation for an age-targeted (55 and older) attractive, integrated and well-planned independent living facility up to 8 units/acre to be located on the Property. The Nominator proposes to pursue a Special Exception under Fairfax County Zoning Ordinance (the "Zoning Ordinance") Section 4102.4.Q. As described in 4102.4.Q(10)(a), Independent Living Facilities are eligible for a four times multiplier of the Comprehensive Plan density recommendations while providing a minimum 60% open space.

Although, the Nominator believes the proposed development is consistent with the Fairfax County Zoning Ordinance (4 times multiplier) and the current recommendation for the Huntley Meadows Community Planning District (1-2 units/acre), they are filing this SSPA nomination as a "placeholder" to affirm their exciting development proposal and provide an open opportunity for community dialogue.

The Nominator is aware of and has carefully studied the environmental issues located on the site and can intends to address them by creative and publicly beneficial ways to enhance this area in their development plan. The Nominator has planned a bank restoration of along the top of west/south side of Dogue Creek, adding a berm and replanting locally supported species within the Resource Protection Area ("RPA") which will address many of the environmental issues on the site. This bank restoration will reduce future downstream erosion as well as reconnect the floodplain to the RPA, thus creating approximately 5 acres of newly restored and properly functioning RPA, which can be conveyed to the County.

In addition to the bank restoration, the Nominator intends to help address the Fairfax's housing challenges with a unique and affordable option. Adding age-targeted housing with no school aged children is a unique and beneficial option. This unique and attractive site also provides the creation of more fiscally positive development with an affordable housing component - a minimum of 15% of the units qualifying as "Affordable Dwelling" homes for a fast-growing segment of the County's population.

This development will also seek maximum tree preservation and provide 12 acres of permanent and protected open space, with a well-placed, publicly accessible park and onsite residential amenities.

### **III. Consistency with Countywide Policies**

This nomination provides a prime opportunity to implement a number of critical Countywide policies.

#### Fairfax County Strategic Plan

*Housing and Neighborhood Livability #1: Produce, preserve and improve affordable housing units through partnerships with traditional and innovative housing developers consistent with the recommendations in county policies and plans.*

This nomination provides a perfect opportunity for age-targeted affordable housing in suburban Fairfax County. Replacing older single-family homes with a higher density independent living facility produced by an innovative local developer is consistent with many of the County policies while also remaining consistent with the comprehensive plan recommendations and Zoning Ordinance.

*Economic Opportunity #4: Implement transparent and flexible land development policies, regulations, and processes that keep pace with market conditions and technological innovations.*

Allowing up to 8 units/acre on the site for an independent living facility will allow the county to provide higher density development in an attractive area for age-targeted housing addressing the critical need for new additional affordable and market rate housing.

*Environment #4: Improve the health of county waterways through maintaining effective stormwater controls and regulating development to protect environmentally sensitive areas to lessen adverse community impacts*

The Property would go through a major bank restoration project which would aid in the protection of sensitive areas by reducing downstream erosion and reconnecting the flood plain to the RPA.

#### Communitywide Housing Strategic Plan

This nomination supports the County's efforts to fulfill the Community-Wide Housing Strategic Plan (the "Housing Strategic Plan") goals by providing the potential for additional affordable and workforce dwelling units in an ideal location with access to transit and amenities. In order for the County to meet the housing gap projected in the Housing Strategic Plan by 2032, 4,146 new units each year will need to be produced. Published in two phases between 2018 and 2019, the Housing

Strategic Plan notes that the most permits issued for residential units was only 3,720 back in 2004. Without changes that would facilitate the construction of additional residential units, this shortfall will continue to exacerbate, putting Fairfax County farther behind its goal of adding 62,000 homes by 2032. As stated above, providing age-targeted housing with no school age children will allow for the County to address this housing gap without burdening the public school system.

#### **IV. Conclusion**

The Nominator to prepared to pursue a Special Exception on the Property and replace older single-family housing with a new independent living community, 12 acres of publicly accessible park, Dogue Creek bank enhancements, a much more fiscally positive development and critical affordable homes for one of the fastest growing segments of Fairfax's population, with no impact on the County's School system. This new development will contribute meaningfully to the County's economic development and land use planning priorities over the coming decades. We respectfully submit that the Plan (as it exists) already accommodates this request; the Nominator wants to take advantage of this important window and affirm that the Huntley Meadows Community Planning Sector already accommodates an independent living community of 8 units per acre. We thank you for your time and consideration of this request.

## **Exhibit Index**

1. The Carr Companies Overview
2. Vicinity Map
3. Vicinity Map
4. Sheridonna Lane Summary
5. Independent Living Opportunity
6. Clubhouse Rendering
7. Sample Architecture
8. Dogue Creek Management
9. Dogue Creek Bank Restoration
10. Flood Plain – Current Conditions
11. Flood Plain – Proposed Conditions
12. Concept Plan
13. Entrance Rendering
14. Public Parks Imagery
15. Courtyard Imagery
16. Sheridonna Lane Benefits

Venue – Old Town  
Alexandria



MUSE



Muse – Old Town  
Alexandria

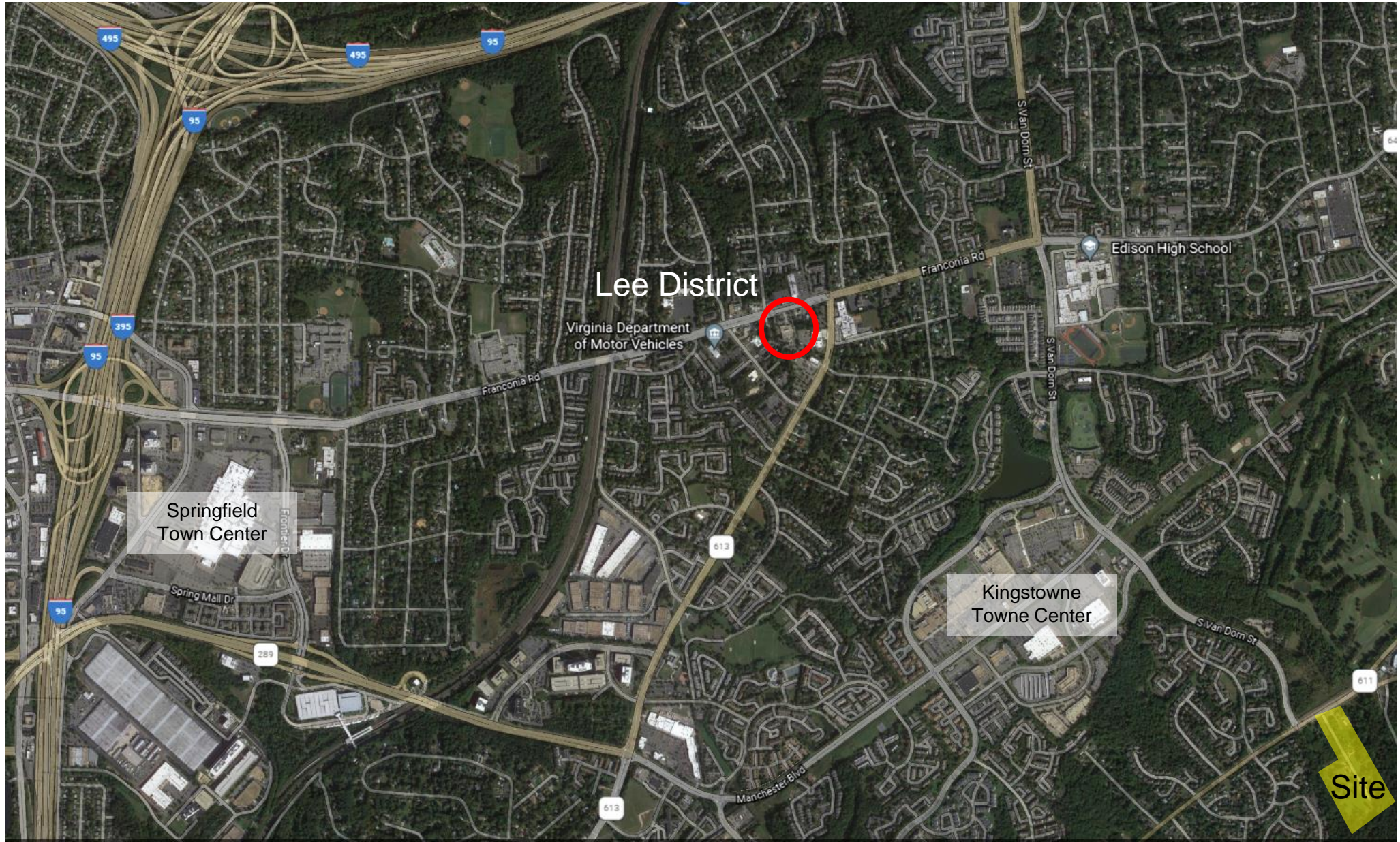
INN AT DARDEN – UVA



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*Building Communities  
Where People  
Thrive*

# Sheridonna Lane - Vicinity Map



# Sheridonna Lane - Vicinity Map





## Current Conditions

# Sheridonna Lane Summary

- Site: +/- 20 acres – eclectic area of older homes, “storage”, no public access or use
- Located just west of Telegraph Road and S. Kings Hwy
- Dogue Creek – challenged, destabilized, incised stream
- Current Zoning: R-1
- Excellent location to Kingstowne, amenities, Park

## Proposed

- Special Exception for Independent Living
- +/- 160 Independent Living/Age Restricted Townhomes and Flats including **+/- 24 Affordable Housing Units** (15% of units)
- +/- 12 acres of open space
- Community amenities including a +/- 5,000 SF clubhouse
- Dogue Creek Resource Protection Area and flood plain restoration
- 9 Parcel Consolidation



# Sheridonna Lane Independent Living Opportunity

- “A residential development occupied by persons who qualify for the age-related exemptions of the Federal Fair Housing Amendments Act of 1988 (FFHA) or persons with disabilities” (Fairfax County Zoning Ordinance)

- Comprehensive Plan Density – up to 2 Units/Acre

## Age Targeted Homes Include:

- Complete kitchens
- Universal design features in common areas
- Community amenities
- First Floor Bedroom, Elevator options



Comprehensive Plan Residential Density	Maximum Number of Units Per Acre [1]	Required Open Space
0.2 unit per acre	5 times units per acre	75%
0.5 unit per acre	4 times units per acre	70%
1 unit per acre	4 times units per acre	65%
2 units per acre	4 times units per acre	60%
3 units per acre	4 times units per acre	55%
4 units per acre	4 times units per acre	50%
5 units per acre	4 times units per acre	35%
8 units per acre	4 times units per acre	25%
12+ units per acre	4 times units per acre	35%
PRC District	In accordance with an approved Development Plan	





NOTE  
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 PURPOSES ONLY AND ARE SUBJECT TO CHANGE  
 PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

# Dogue Creek Management – DPWE&S

## DC9801 Buffer Restoration

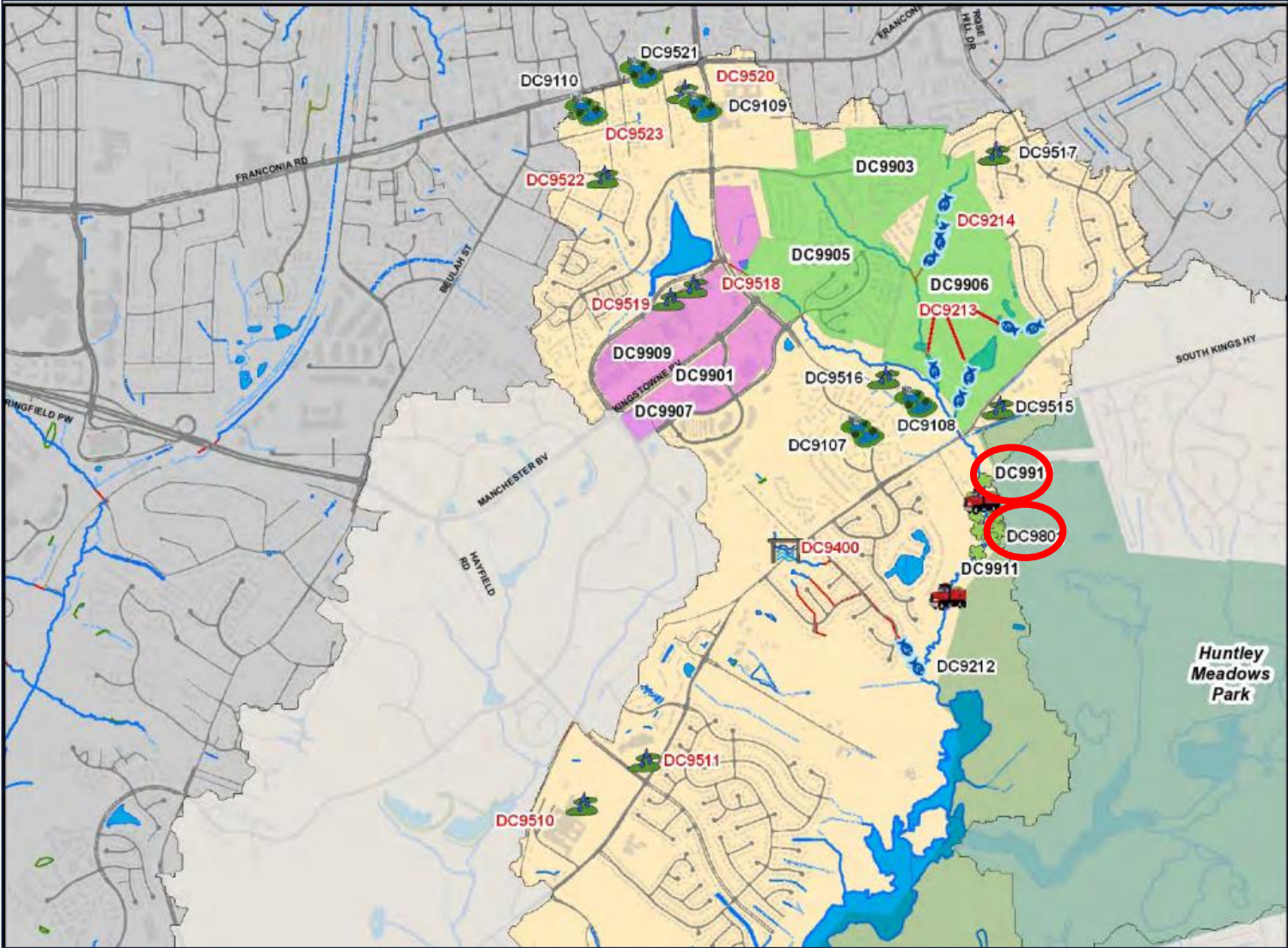
“This site is near Sheridonna Lane adjacent to Huntley Meadows Park. Stream assessment information was used to identify areas of deficient buffer with the potential for restoration. **The project would consist of revegetating or reforesting the riparian buffer to enhance streambank stability and provide habitat.**”

Watershed Benefit – Water Quality and Quantity

## DC9911 Dumpsite/Obstruction Removal

“This project is intended as a watershed-wide program to remove obstructions in the stream network. **Two sites were identified during field assessment where trees, sediment, and debris had created a blockage.**”

Watershed Benefit – Water Quality



Map 5.3 Belle Haven, Dogue Creek and Four Mile Run Watershed Management Plan

# Dogue Creek Bank Restoration

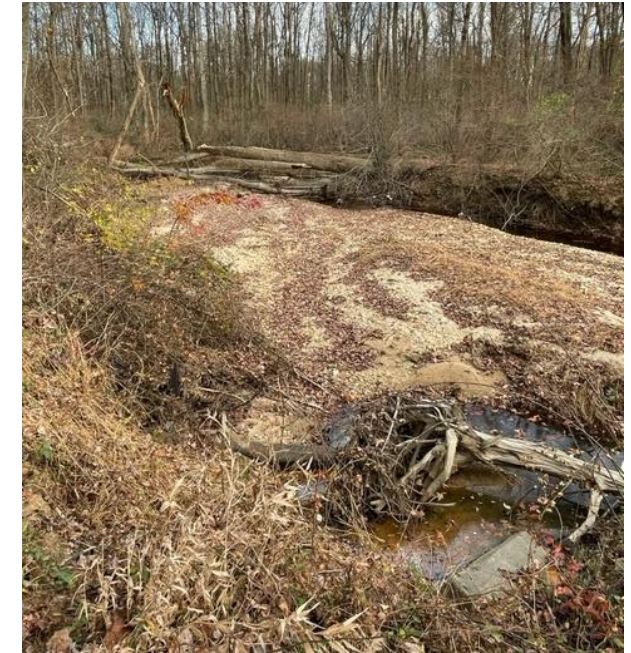
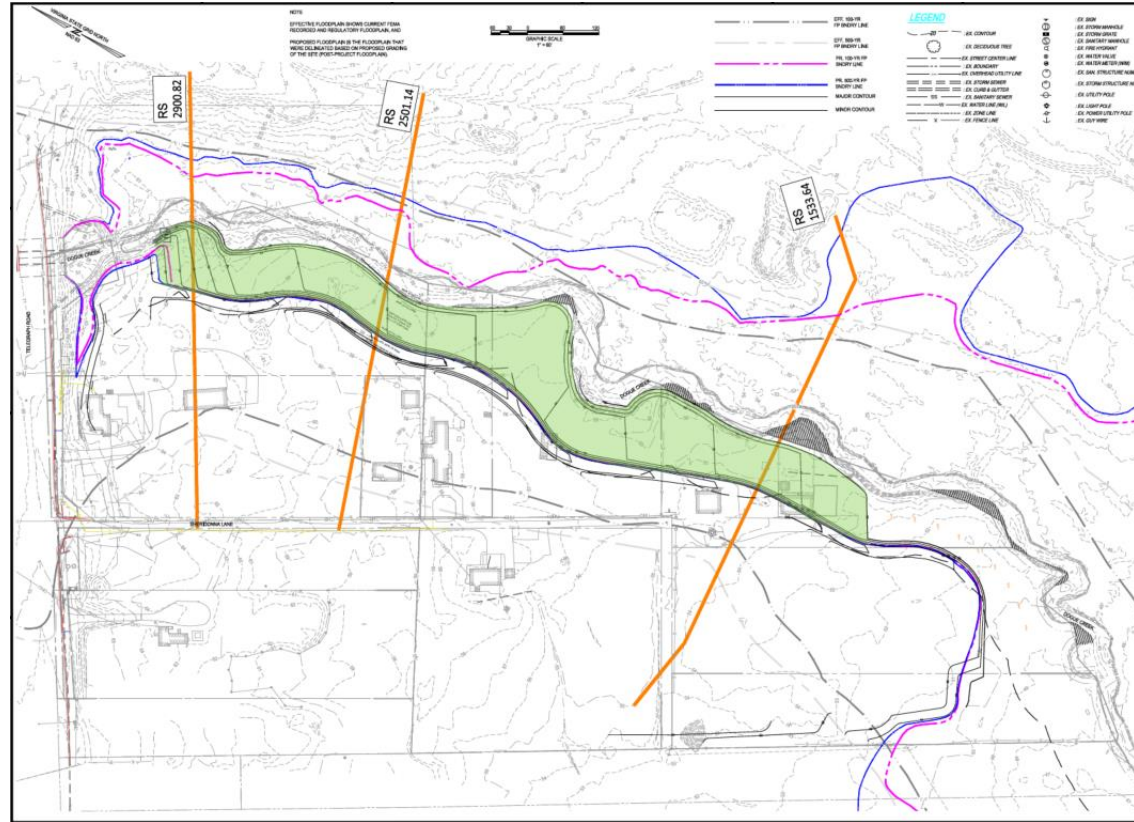
- Restore top of bank to decrease water velocity
- Addition of berm to control 100-year flood plain
- Replanting of locally supported species within Resource Protection Area (RPA) to enhance water retention



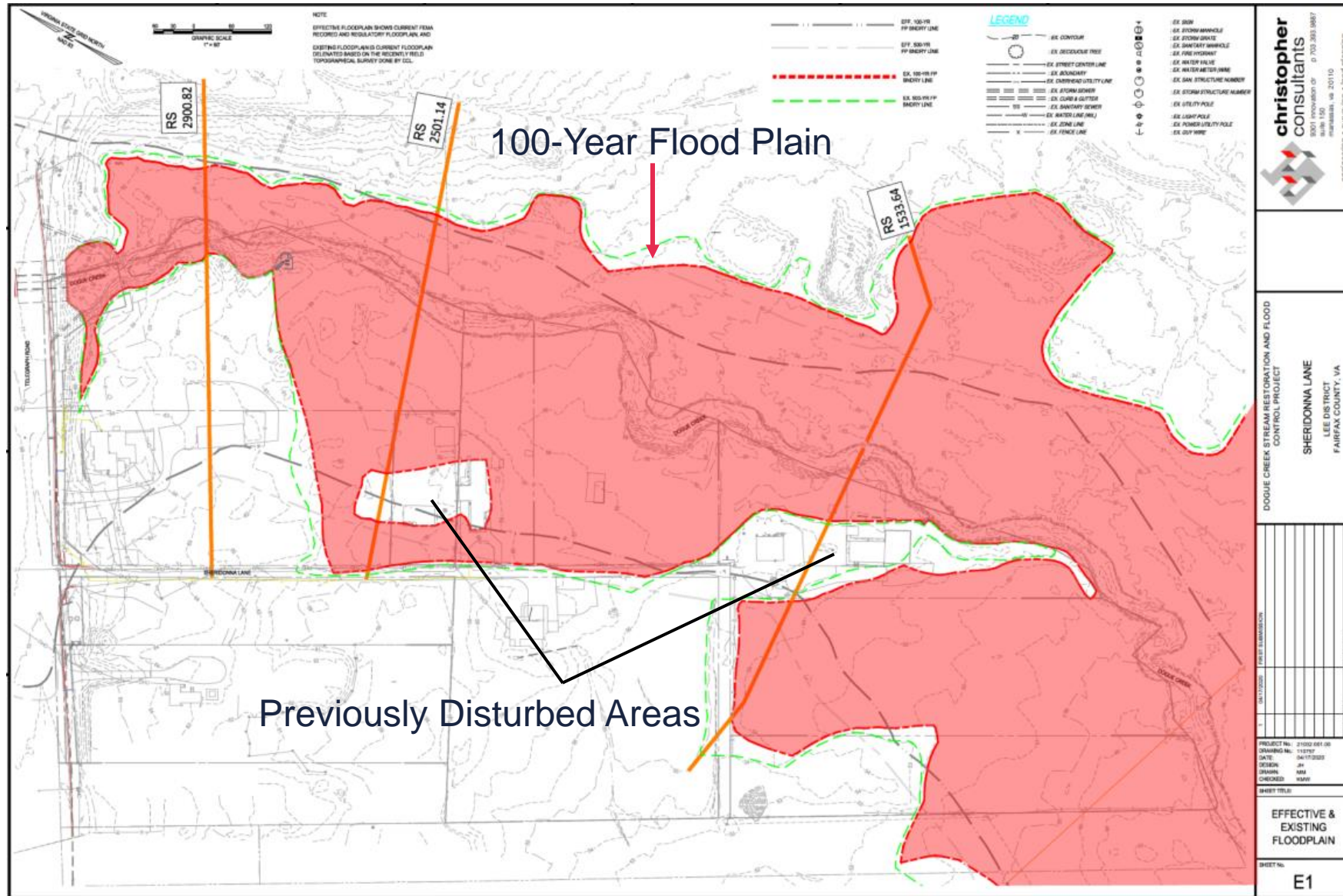
- Reduce future downstream erosion
- Reconnect flood plain to RPA



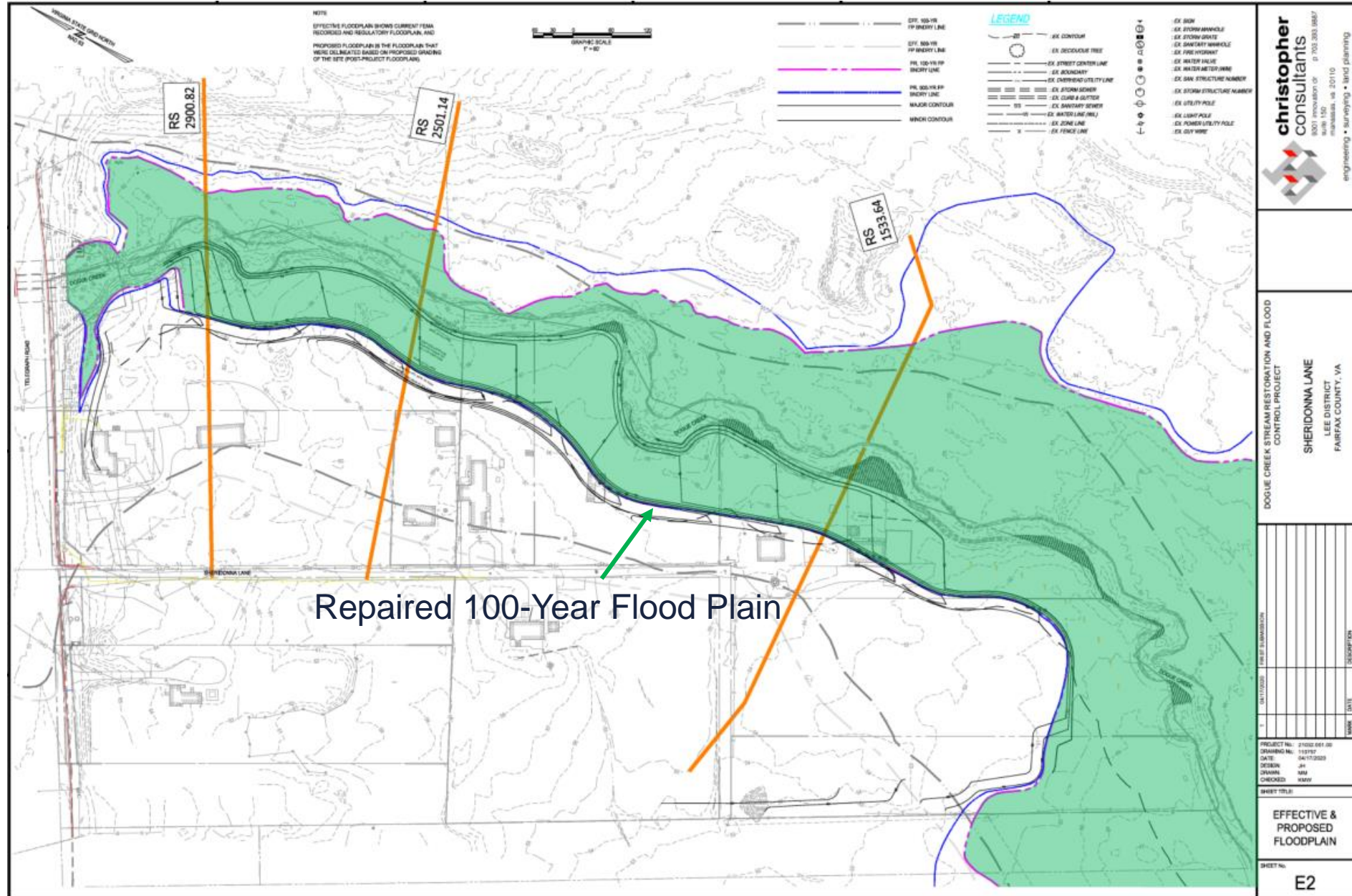
- **217,089 S.F or +/- 5 acres** of newly restored properly planted and functioning RPA (can be conveyed to County)



# Flood Plain Comparison – Current Conditions



# Flood Plain Comparison – Proposed Conditions

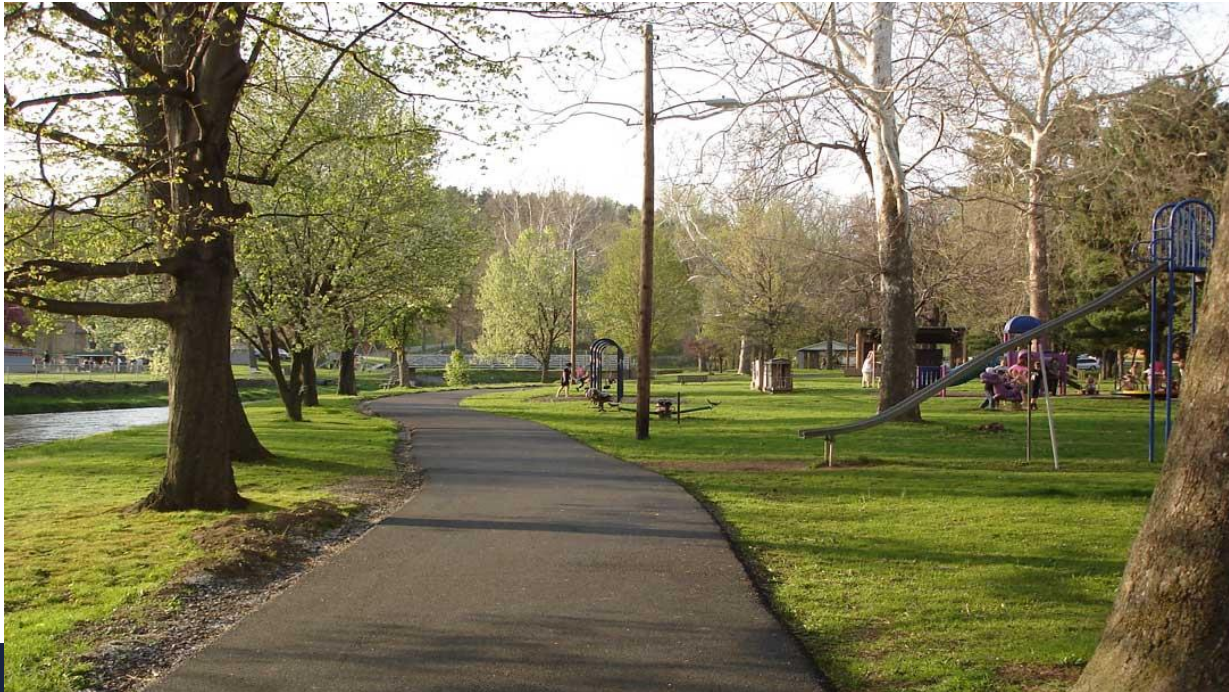




# Sheridonna Lane - Concept Plan









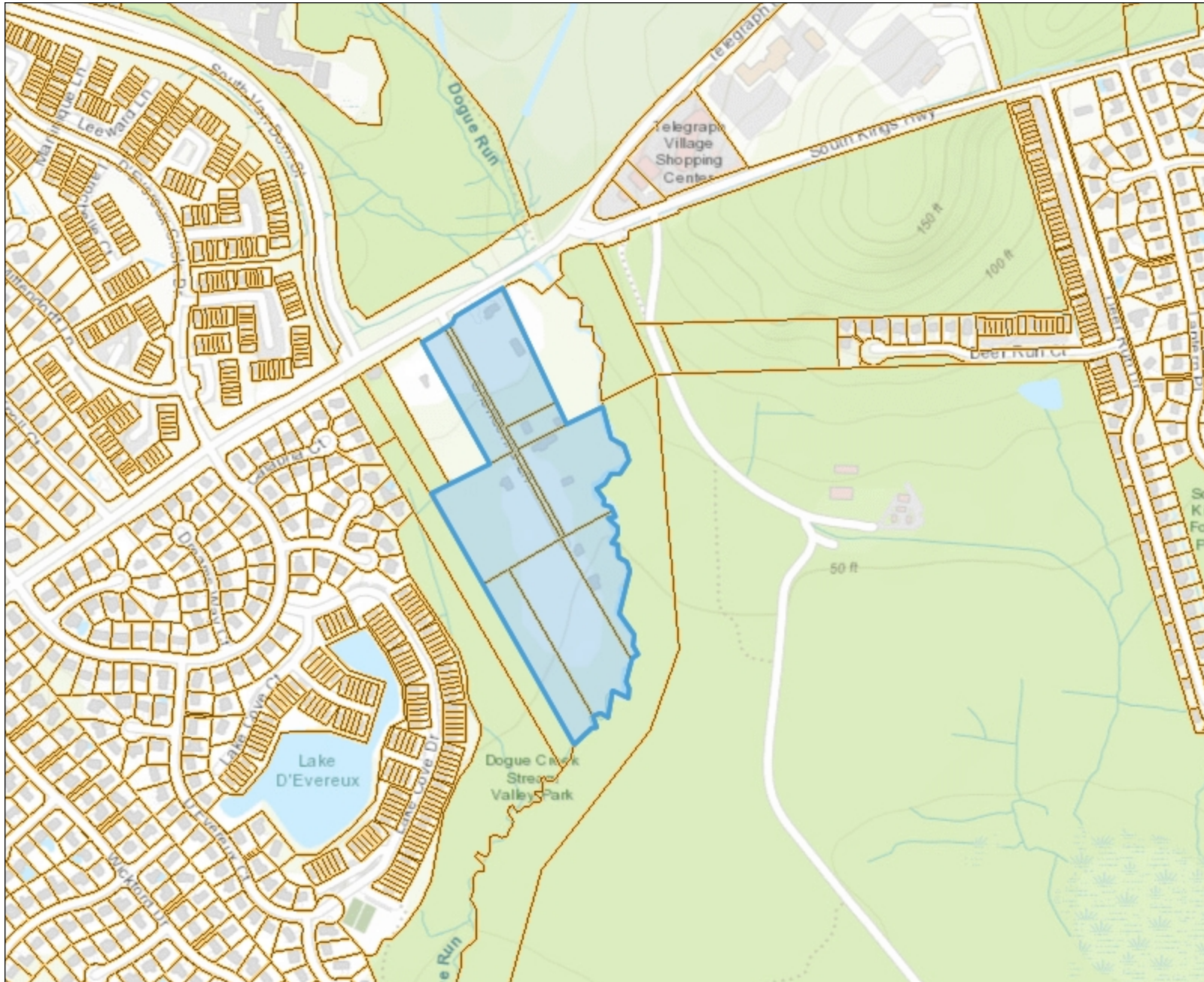
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- 9 Parcel Consolidation
- Proximity to retail, restaurants, entertainment and families
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- Fiscally positive
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- Support surrounding businesses and families (parents, grandparents proximate to younger families)





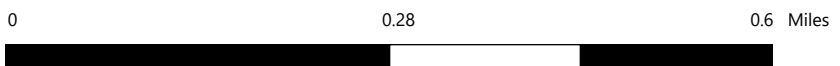
# Sherridonna Lane SSPA Nomination



**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: 10/26/2022

# Sheridonna Lane - Concept Plan





# Sheridonna Lane



Venue – Old Town  
Alexandria



MUSE



Muse – Old Town  
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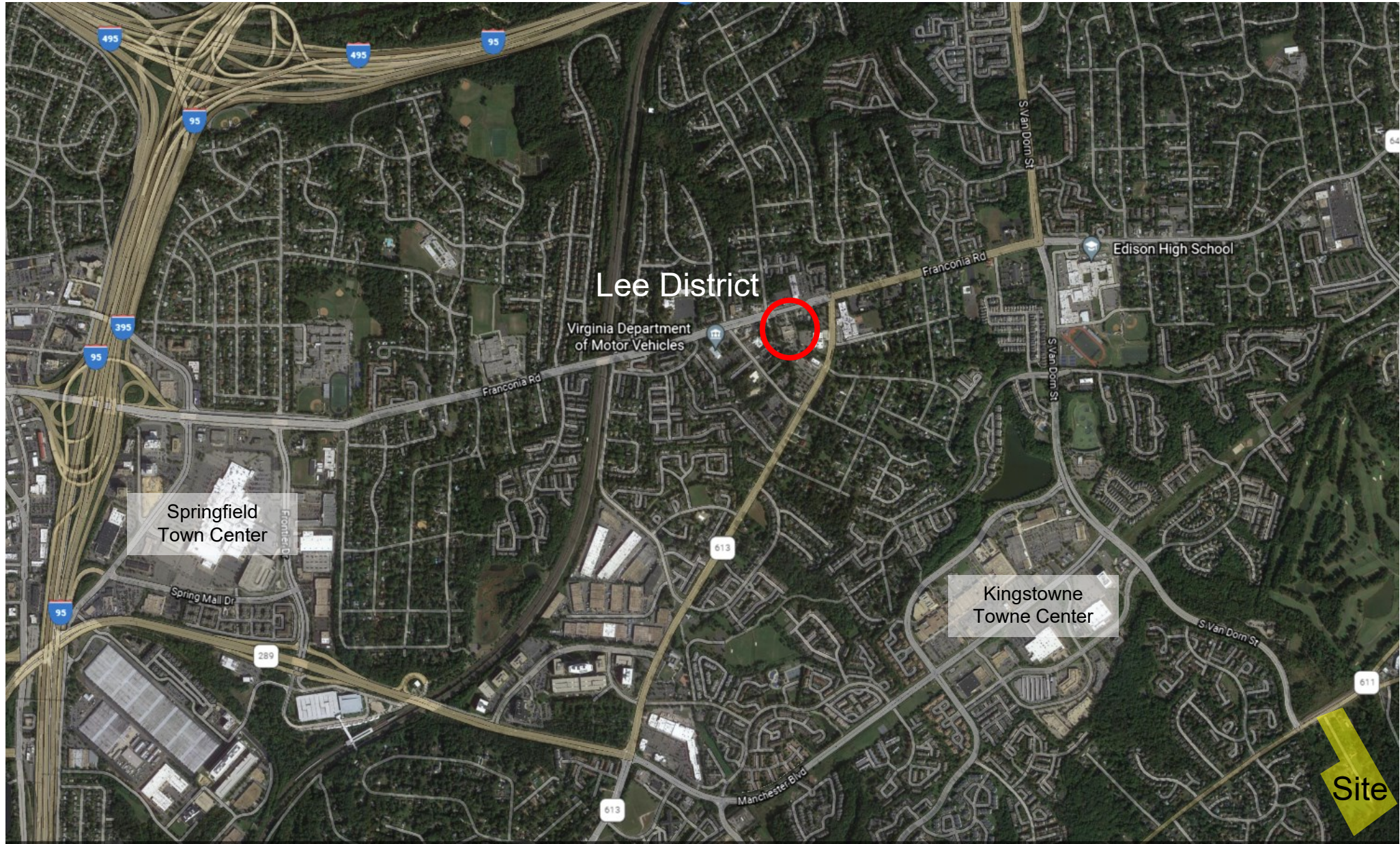
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# Comprehensive Plan Recommendations

## Rose Hill Planning District Major Objectives

- Preserve stable residential neighborhoods with appropriate and compatible infill development
- Achieve development which is sensitive to environmental constraints and opportunities
- Protect Huntley Meadows Park
- Protect wetlands and Environmental Quality Corridors in the District

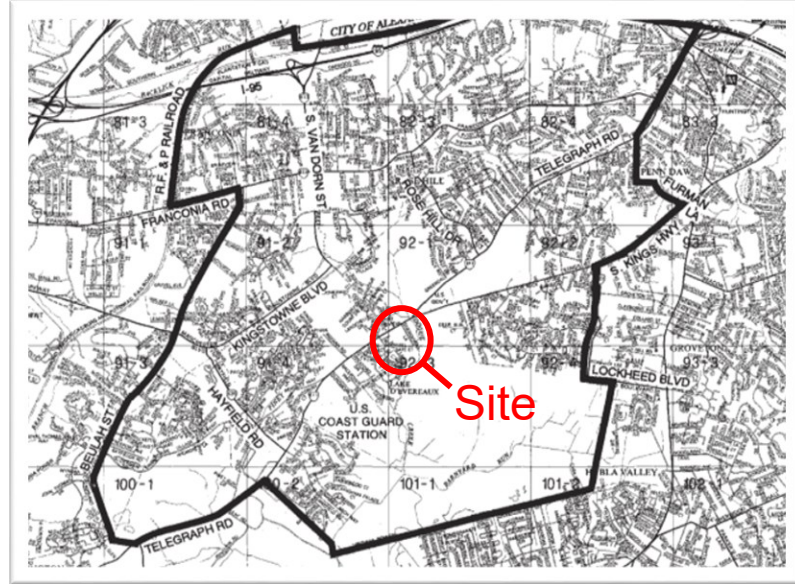


Figure 1 Page 2 Rose Hill Planning District Comprehensive Plan

## Huntley Meadows Community Planning Sector Site Specific Land Use Recommendation

- If appropriate, non-floodplain areas should be made available for wetland mitigation purposes.
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## Fairfax County Policy Plan – Housing

**Objective 5 - The County should increase the supply of housing available to special populations, including seniors with low- and moderate-income.**

- **Promote multifamily housing for seniors and people with disabilities that is conveniently located to public transportation and community services.**
- **Encourage the creation of accessible housing units or units that can be easily modified for use by people with physical disabilities**

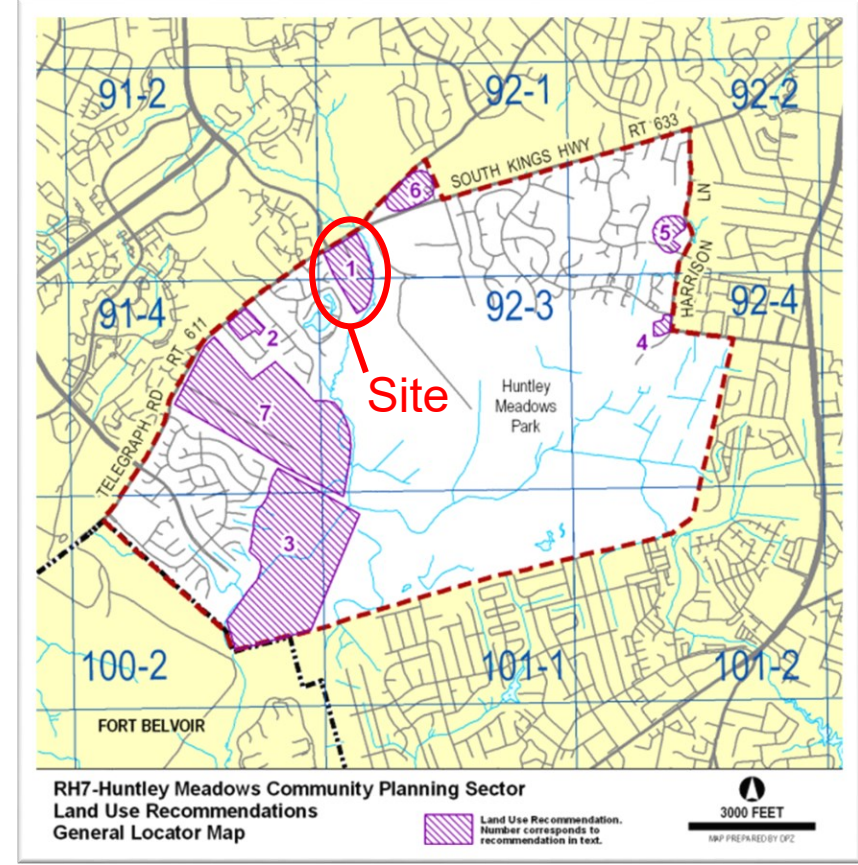


Figure 35 Page 91 Rose Hill Planning District Comprehensive Plan

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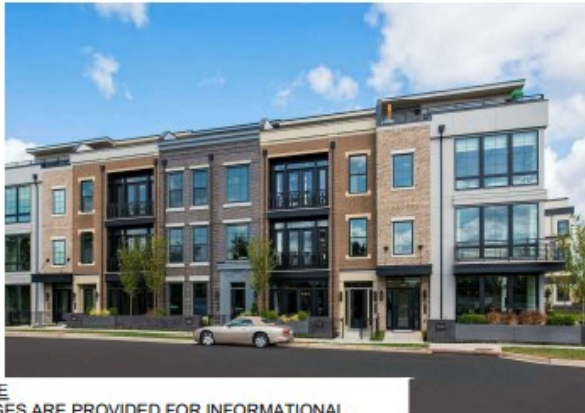


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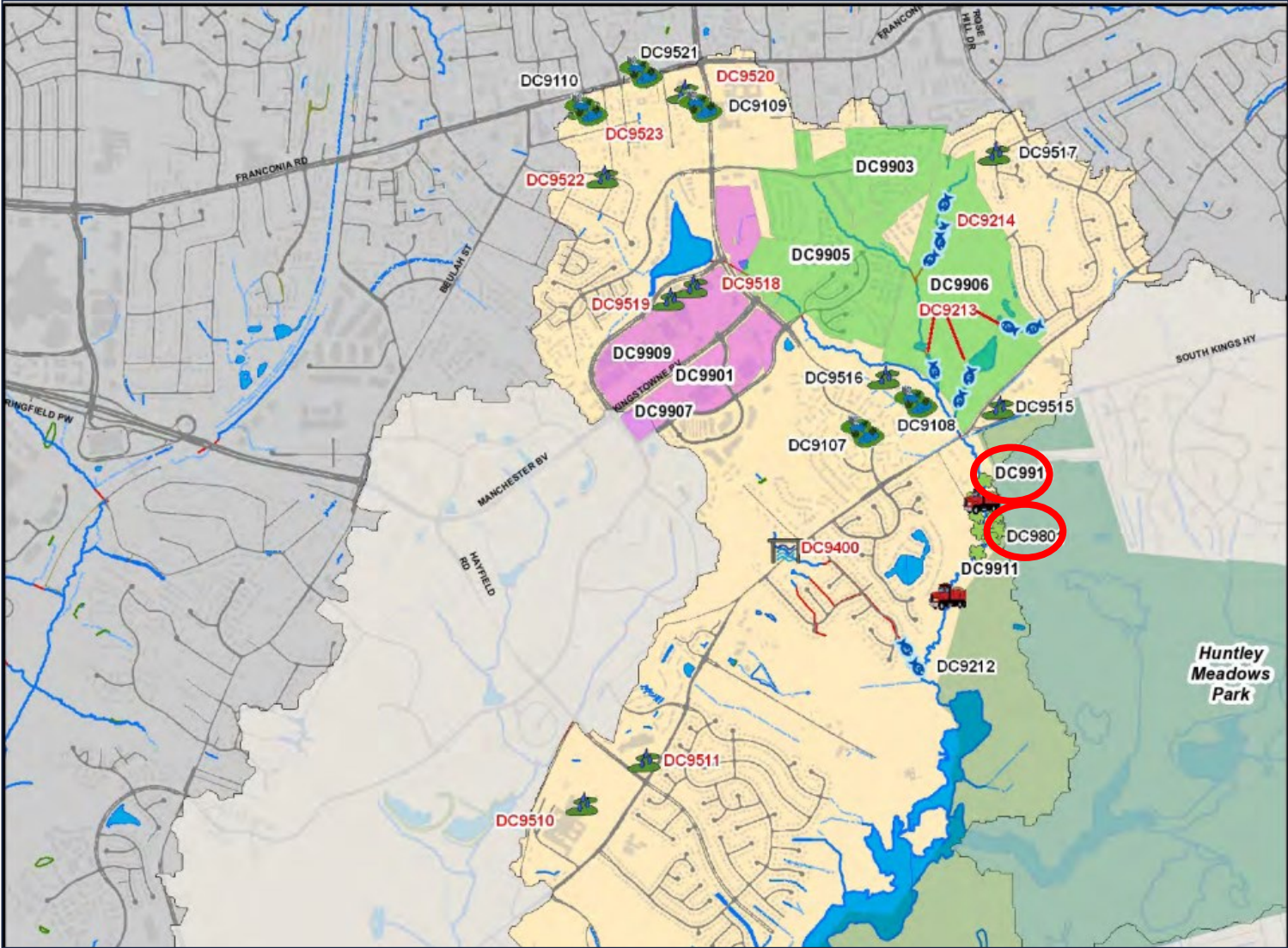
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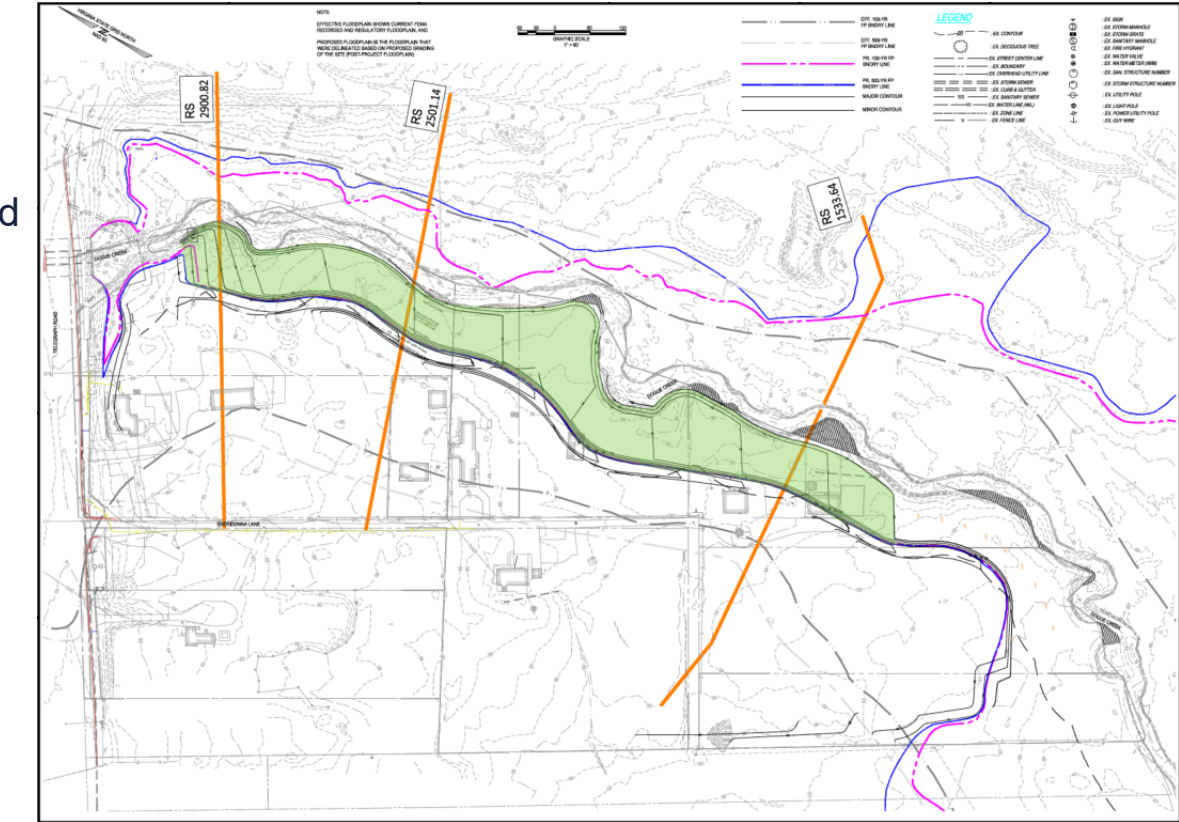
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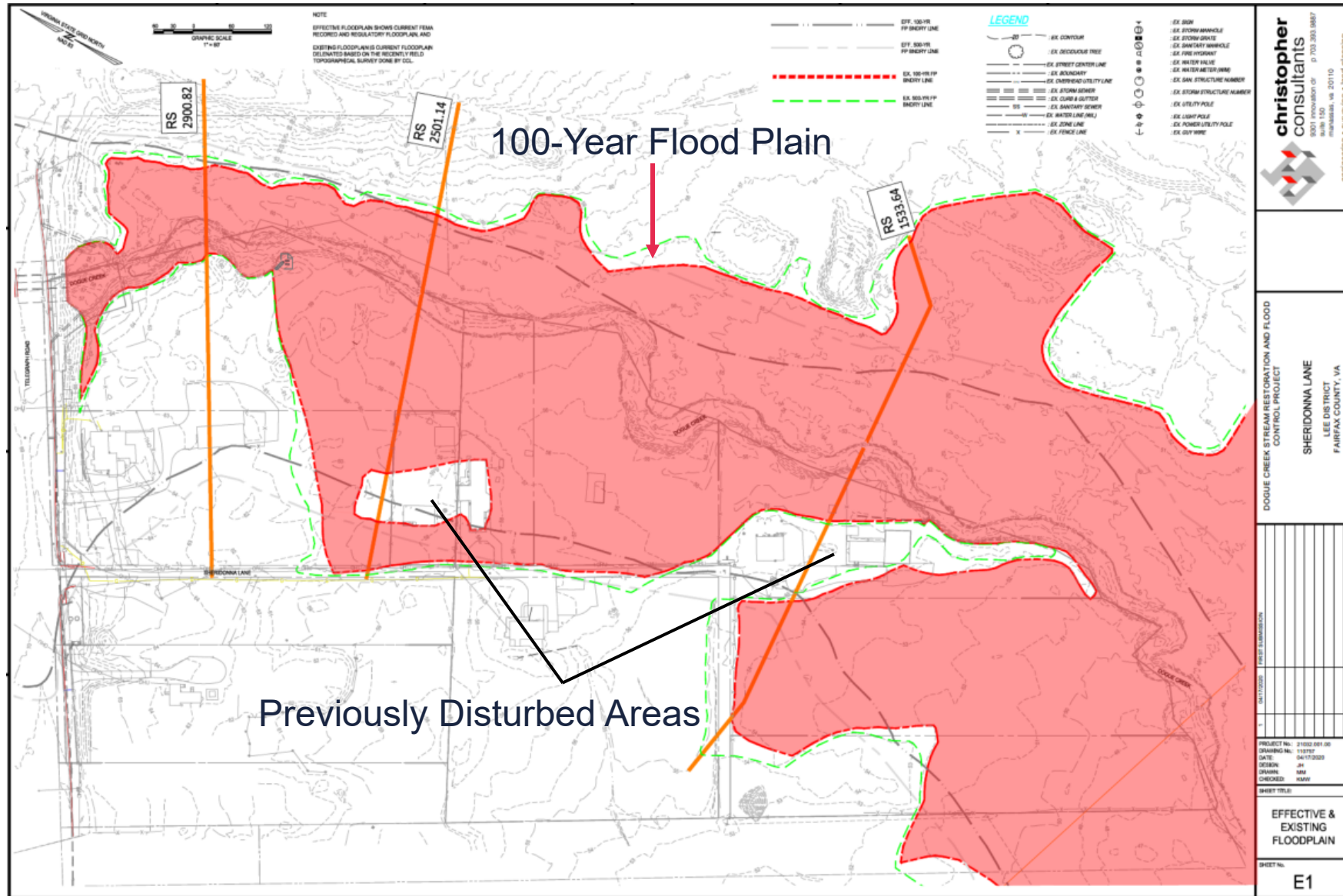
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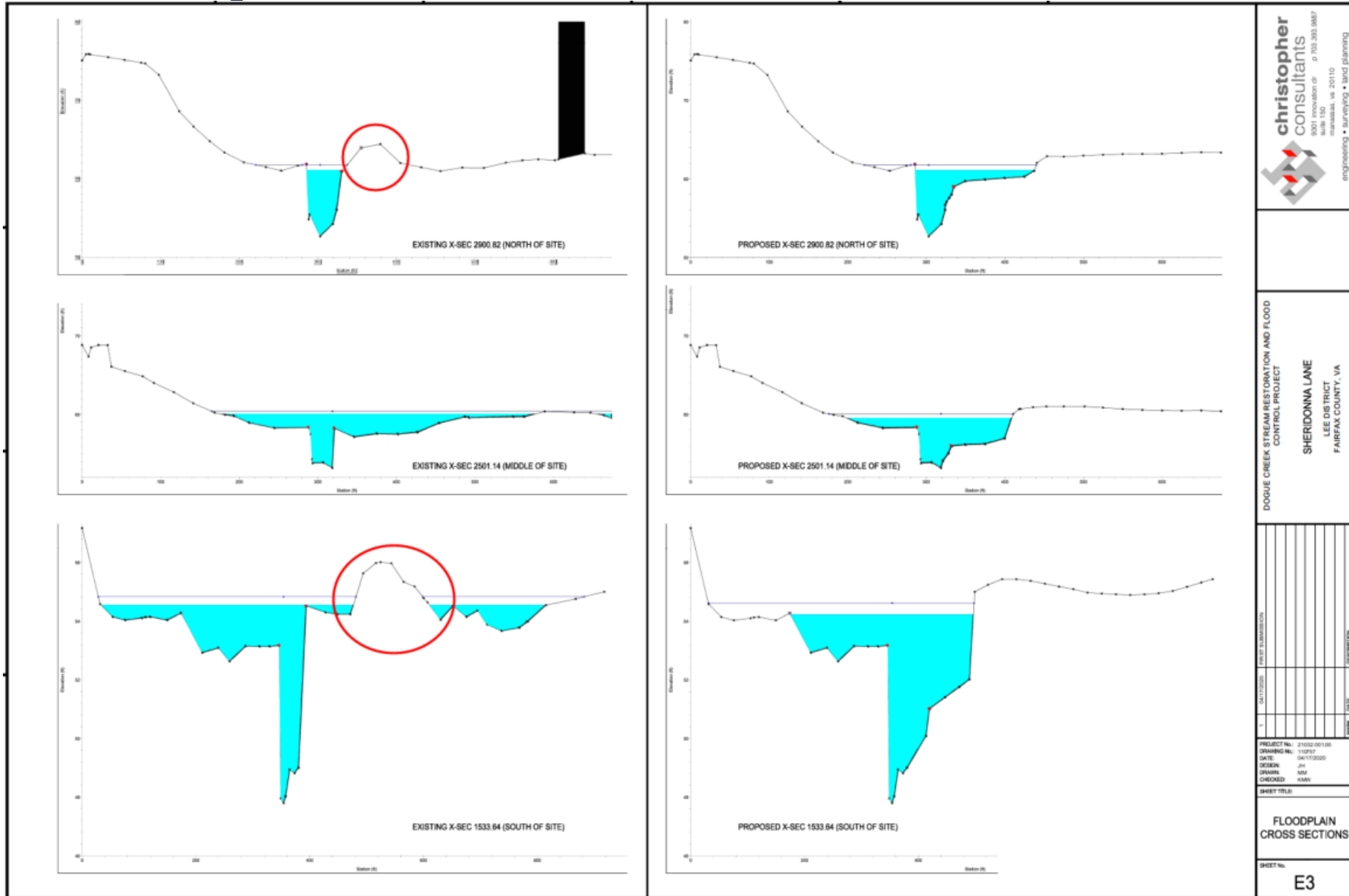
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# Flood Plain Comparison – Current Conditions



# Flood Plain Analysis



**christopher  
consultants**  
 3001 resolution dr. p 703.363.9887  
 suite 130 manassas, va 20110  
 engineering • surveying • land planning

DOGUE CREEK STREAM RESTORATION AND FLOOD CONTROL PROJECT

SHERIDONNA LANE  
 LEE DISTRICT  
 FAIRFAX COUNTY, VA

NO.	DATE	BY	CHKD.
1	04/17/2020	JEFFREY S. BURMAN	CHRISTOPHER DUNN

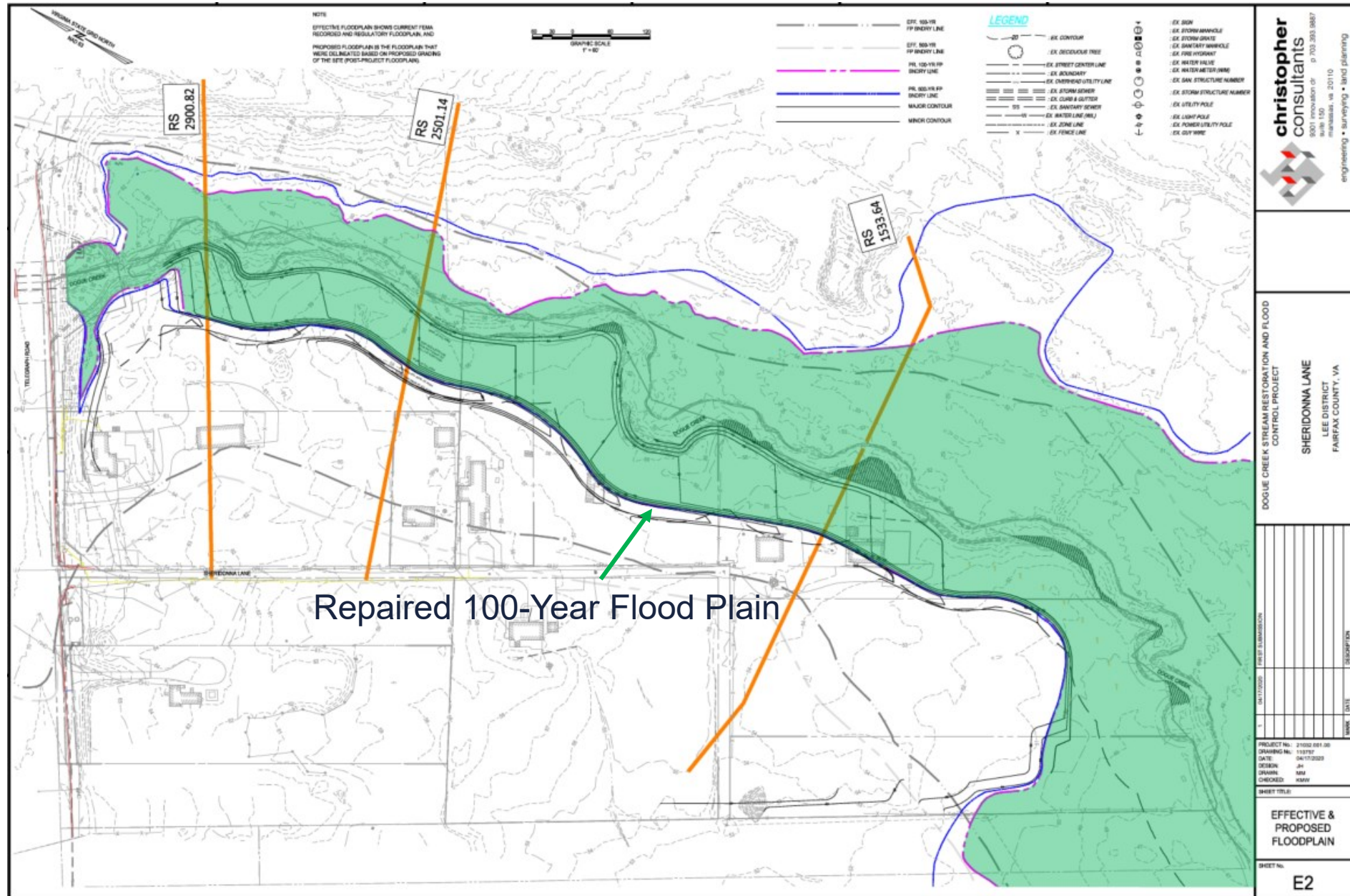
PROJECT No: 21032 051 00  
 DRAWING No: 110212  
 DATE: 04/17/2020  
 DESIGN: JLD  
 DRAWING: MSB  
 CHECKED: KMBV

SHEET TITLE:

FLOODPLAIN CROSS SECTIONS

SHEET No.  
**E3**

# Flood Plain Comparison – Proposed Conditions



Commonwealth of Virginia  
December 13, 2021

Report to the Governor and the General Assembly of Virginia

## Affordable Housing in Virginia

2021



**COMMISSION DRAFT**

**JLARC**  
JOINT LEGISLATIVE AUDIT  
AND REVIEW COMMISSION

[Affordable-Housing-in-Virginia-1.pdf \(virginiamercury.com\)](#)

Politics & Government

# Not-So-Affordable Housing In Virginia

Report Reveals Dire Situation



**Kenneth R. "Ken" Plum**, Community Contributor

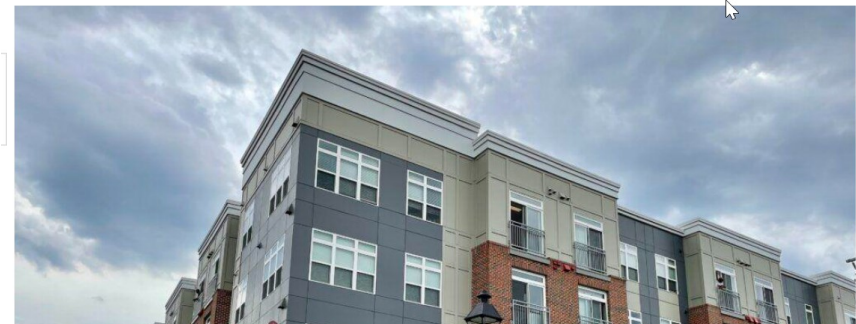
Posted Wed, Dec 15, 2021 at 1:34 pm ET

[Reply](#)



## Virginia needs at least 200,000 more affordable rental units, report finds

By Kate Masters/Virginia Mercury 18 hrs ago 2



[SKIP A](#)

[AdSense Hide A](#)

# Sheridonna Lane - Concept Plan







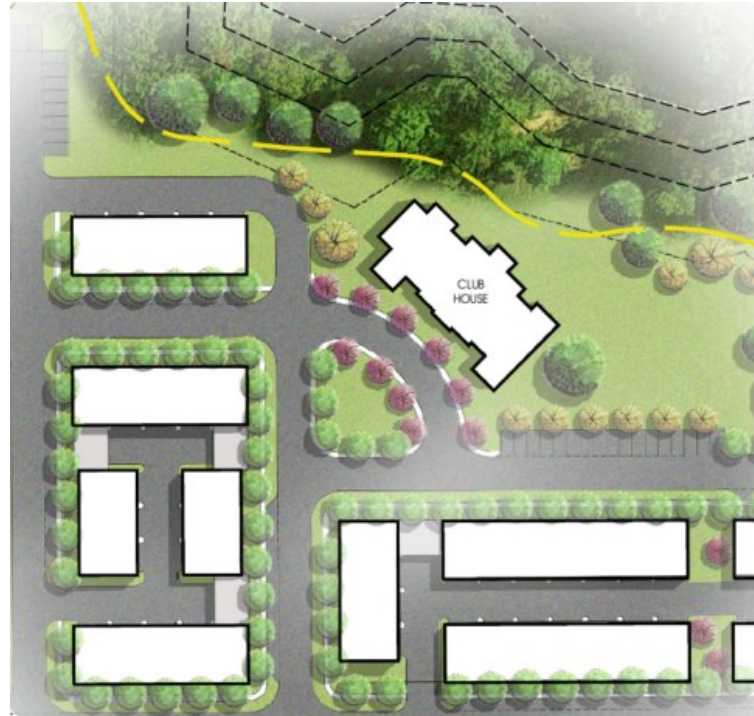






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- Fiscally positive
- 5 Acres of significantly improved RPA, water quality
- Support surrounding businesses and families (parents, grandparents proximate to younger families)





# Sheridonna Lane

**Agent Authorization Letter**

October 25, 2022

Fairfax County Department of Planning and Development  
Planning Division  
12055 Government Center Parkway, 7<sup>th</sup> Floor  
Fairfax, VA 22035

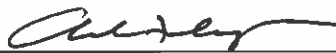
RE: SSPA Nomination for: 6981, 6988 Telegraph Road and 7015, 7018, 7019, and 7101  
Sheridonna Lane

To Whom it May Concern,

The Carr Companies is the Nominator for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process for Tax Map Parcels 092-1 ((01)) 0008, 0009, 0010, 0011, 0012, 0013 and 092-3 ((01)) 0001, 0002, and 0005 (the "Properties"). On behalf of The Carr Companies, I have reviewed the subject nomination, consent to the Properties being submitted for consideration, and understand the expectations for the process. I authorize DLA Piper LLP (US) and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Sincerely,

The Carr Companies

By: 

Name: Austin Flajser

Title: President

Mailing: 1455 Pennsylvania Ave, NW suite 200 Washington DC 20004

Email Address: aflajser@carrcc.com

Phone Number: 202-349-1441

**Owner Authorization Letter**

October 25, 2022

Fairfax County Department of Planning and Development  
Planning Division  
12055 Government Center Parkway, 7<sup>th</sup> Floor  
Fairfax, VA 22035

RE: SSPA Nomination for: 7019 Sheridonna Lane Alexandria, VA 22310

To Whom it May Concern,

Sheridonna Lane, LLC is the owner of real property known as Tax Map Parcel 092-1 ((01)) 0010 (the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of Sheridonna Lane, LLC, I have reviewed the subject nomination, consent to the Property being submitted for consideration, and understand the expectations for the process. I authorize The Carr Companies and its employees to file the nomination, and participate in the review, analysis, and community engagement, as needed.

Sincerely,

Sheridonna Lane, LLC

By: 

Name: Austin Flajser

Title: President & CEO

Mailing: 1455 Pennsylvania Ave NW suite 200 Washington, DC 20004

Email Address: aflajser@carrcc.com

Phone Number: 202-349-1441