



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

|   |  |
|---|--|
| <b>Nomination Number</b>  | CPN22-MA-001   |
| <b>Supervisor District</b>                                      | Mason  |
| <b>Parcel ID Number(s)</b>                                      | 71-2 ((10)) 1, 2, 11 and 12  |
| <b>Parcel Address(es)</b>                                       | 6675 Little River Turnpike, 4605 Columbia Road, 4600 and 4604 Randolph Drive, Annandale, VA 22003  |
| <b>Nominator</b>  | 6675 Little River Turnpike LLC.  |
| <b>Plan Map Designation</b>                                     | Retail and Other   |
| <b>Comprehensive Plan Recommendation for Nominated Property</b> | A3-Indian Run Community Planning Sector The commercial area south of Little River Turnpike, between Randolph Drive and Columbia Road is planned for retail use. As an option, parcels 71-2((10))1,2,11, and 12 may be appropriate for office use up to .40 FAR, with full consolidation, a maximum height of 35 feet, a minimum 25 foot landscaped buffer, and effective visual screening including provision of a 6 foot high brick wall next to the residential neighborhood to the south. Any redevelopment of the site should improve the area's storm water drainage and minimize impacts to traffic on Randolph Drive. |
| <b>Proposed Land Use</b>  | MixedUse   |
| <b>Summary of Proposed Comprehensive Plan Change</b>            | Mixed use consisting of 3 floors of multi-family residential over ground floor retail. Proposed FAR 1.69 Underground structured parking Max building height 65 feet 105 multi-family units and 18,000 SF of ground floor 98-retail   |

**THE LAW OFFICE OF KEITH C. MARTIN PLLC**

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Email: kcmartinlaw@gmail.com  
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1077 SPRING HILL ROAD  
MCLEAN, Virginia 22102

October 3, 2022

**To: FAIRFAX COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT**

Planning Division  
12055 Government Center Pkwy, 7th Floor  
Fairfax County, VA 22035

**Re: Site Specific Plan Amendment Nomination For &1-2 ((10)) 1,2,11 and 12 6675 Little River Turnpike, 4605 Columbia Rd, 4600 Randolph Dr, 4604 Randolph Dr**

**To Whom It May Concern:**

**On behalf of the property owner and nominator, 6675 Little River Turnpike LLC, I am submitting the following Statement of Justification for the SSPA for the above reference parcels. The parcels are recommended for retail with an option for office with full consolidation under the A3-Indian Run Planning Sector in Area 1 of the Comprehensive Plan. The nominator desires to change the Plan recommendation to Mixed Use with 3 levels of multifamily residential over ground floor retail and structured parking.**

**Proposed new Plan Land Use Recommendation:**

**The commercial area south of Little River Turnpike, between Randolph Drive and Columbia Road is planned for retail use. As an option, parcels 71-2 ((10)) 1, 2, 11 and 12 may be appropriate for mixed use (multifamily residential over ground floor retail) up to a 1.69 FAR, with full consolidation, a maximum height of 65 feet, a minimum 25 foot landscaped buffer, and effective visual screening including provision of a 6 foot high brick wall next to the residential neighborhood to the south. Any redevelopment of the site should improve the area's storm water drainage and minimize impacts to traffic on Randolph Drive.**

**It is submitted that this proposal meets the objectives of the Policy Plan and Countywide Housing Strategic Plan which state under Housing Needs: "More price-appropriate housing is needed in**

the county at a range of income levels, in both the rental and homeownership markets, as it has become increasingly difficult for many households to find price-appropriate housing in the county. Individuals and families with the lowest income levels face the greatest challenges in finding affordable housing. The Communitywide Housing Strategic Plan identified a specific need for an additional 15,000 net new homes, affordable to households at 60 percent of the AMI and below, over the 15 years between 2019 and 2034. These households are critical members of the workforce and an essential component of the local economy. As such, it is essential to ensure availability of sufficient housing options that are price appropriate so these essential employees have an opportunity to live in the same county in which they work.”

This proposal also addresses change in circumstance. All previous plans for office on this site have failed. Multifamily residential would provide a better transition from Little River Turnpike to the residential neighborhood to the south. Furthermore, Multifamily residential would be compatible with the Pinecrest residential development along Little River Turnpike to the north.

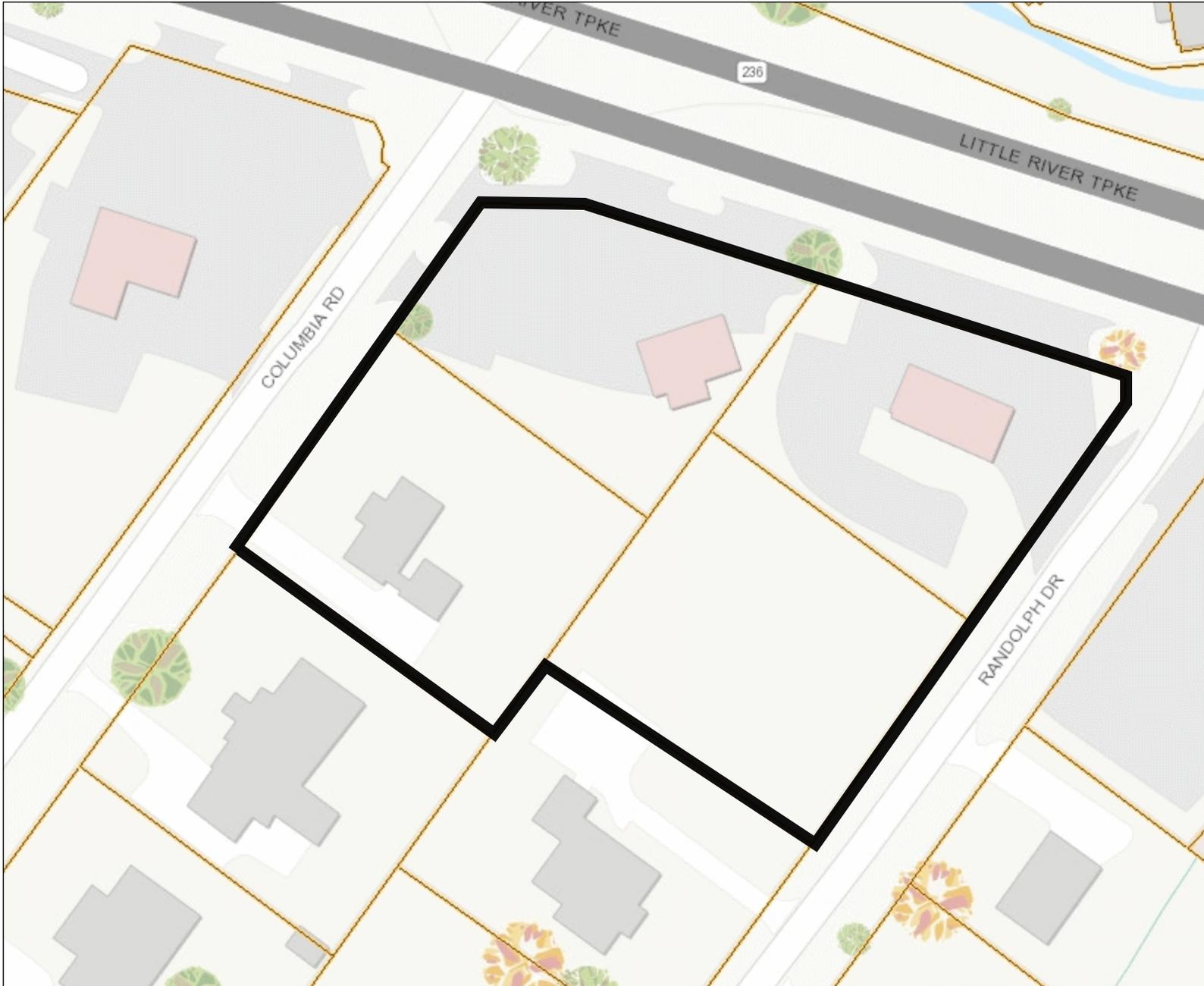
The nominator is willing to submit a concurrent rezoning application as this SSPA process moves forward.

*Keith Martin*

Keith C. Martin



# Annandale Site Map



**Legend**

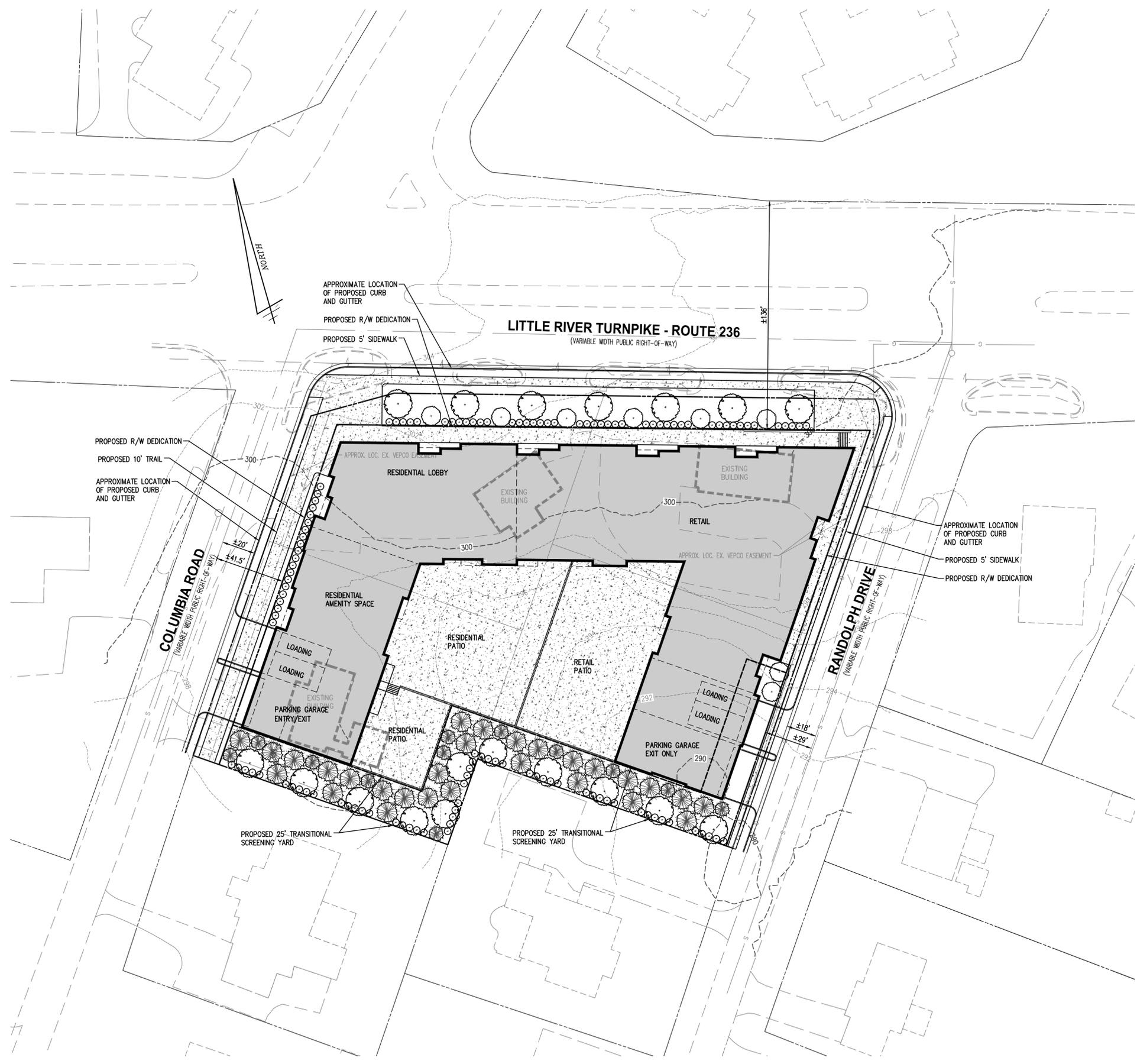
- Parcels

**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: 10/4/2022



**NOTES**

1. THE PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP NUMBERS 71-2-10, PARCELS 1, 2, 11 AND 12.
2. EXISTING CONDITIONS SHOWN PER AVAILABLE RECORD INFORMATION AND DOES NOT REPRESENT A SURVEY BY THIS FIRM. EXISTING CONDITIONS MAY VARY FROM THOSE SHOWN.
3. EXHIBIT IS FOR PLANNING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
4. APPROVAL OF COMPREHENSIVE PLAN AMENDMENT AND AMENDMENT OF RZ 2005-MA-002 REQUIRED.
5. MAJOR PAVED TRAIL SHOWN PER COMPREHENSIVE PLAN REQUIREMENTS. CONSTRUCTION REQUIRED UNLESS WAIVED DURING REZONING PLAN APPROVAL PROCESS. UTILITY RELOCATION MAY BE REQUIRED TO ACCOMMODATE FRONTAGE IMPROVEMENTS.

**ZONING TABULATION**

|                           |                          |                 |
|---------------------------|--------------------------|-----------------|
| EXISTING ZONE:            | C-2                      |                 |
| PROPOSED ZONE:            | PRM                      |                 |
| SITE AREA:                | ±82,329 SF OR 1.89 ACRES |                 |
|                           | <b>REQUIRED</b>          | <b>PROPOSED</b> |
| MINIMUM DISTRICT SIZE     | 2 ACRES                  | 1.89 ACRES *    |
| MINIMUM LOT AREA          | NONE                     | NONE            |
| MINIMUM LOT WIDTH         | NONE                     | ±214 FT         |
| MAXIMUM BUILDING HEIGHT   | NONE                     | MAX 65 FT       |
| MINIMUM YARD REQUIREMENTS |                          |                 |
| FRONT                     | NONE                     |                 |
| SIDE                      | NONE                     | N/A             |
| REAR                      | NONE                     |                 |
| MAXIMUM FAR               | 3.0                      | ±1.69           |
| LANDSCAPED OPEN SPACE     | 20%                      | ±20%            |

\* WAIVER FOR MINIMUM DISTRICT SIZE REQUIRED

**PARKING REQUIREMENT**

USE: MULTI-FAMILY RESIDENTIAL  
 RATE: 1.3 SPACES PER UNIT (PROPOSED PARKING REIMAGINED RATE)  
 (105 X 1.3 = 137 SPACES)

USE: SHOPPING CENTER  
 RATE: 4.3 SP/1,000 SF OF GFA  
 (±18,000/1,000 X 4.3 = 78 SPACES)

TOTAL PARKING REQUIRED: 215 SPACES  
 TOTAL PARKING PROVIDED: 215 SPACES

**LOADING REQUIREMENT**

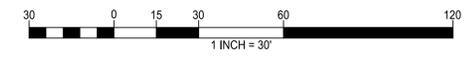
USE: MULTI-FAMILY RESIDENTIAL (STANDARD G)  
 RATE: 1 SPACE FOR THE FIRST 25,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 100,000 SF OR MAJOR FRACTION THEREOF  
 (116,000-25,000 = 91,000/100,000 = 1+1 = 2 SPACES)

USE: RETAIL (STANDARD B)  
 RATE: 1 SPACE FOR THE FIRST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF OR MAJOR FRACTION THEREOF  
 (18,000 SF-10,000 SF = 8,000/15,000 = 2 SPACES)

TOTAL LOADING REQUIRED: 4 SPACES  
 TOTAL LOADING PROVIDED: 4 SPACES

**LEGEND**

- CURB & GUTTER
- EDGE OF PAVEMENT
- SANITARY SEWER
- SANITARY LATERAL
- CLEAN OUT
- STORM SEWER
- WATER MAIN
- FIRE HYDRANT
- OVERHEAD WIRES
- UTILITY POLE
- UNDERGROUND ELECTRIC
- TELEPHONE
- GAS MAIN
- ELECTRICAL
- GUARDRAIL
- FENCE
- LIGHT
- DOOR
- TREES
- CONTOURS



NOTE: PLAN INFORMATION SHOULD BE CONSIDERED AS APPROXIMATE AS IT HAS BEEN TAKEN FROM RECORD INFORMATION AND IS NOT BASED ON A SURVEY.

**CONCEPT EXHIBIT  
 4600 RANDOLPH DRIVE**

PREPARED BY  
**WALTER L. PHILLIPS**  
 INCORPORATED

Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 WLPINC.com

SCALE: 1" = 30'  
 DATE: 10/4/2022

# Bailey's Star, LLC

4600 Randolph Dr.  
Site-Specific Plan Amendment

1 October 2022



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# 01 SITE AND ZONING ANALYSIS

# SITE LOCATION



# SITE CONTEXT



1.



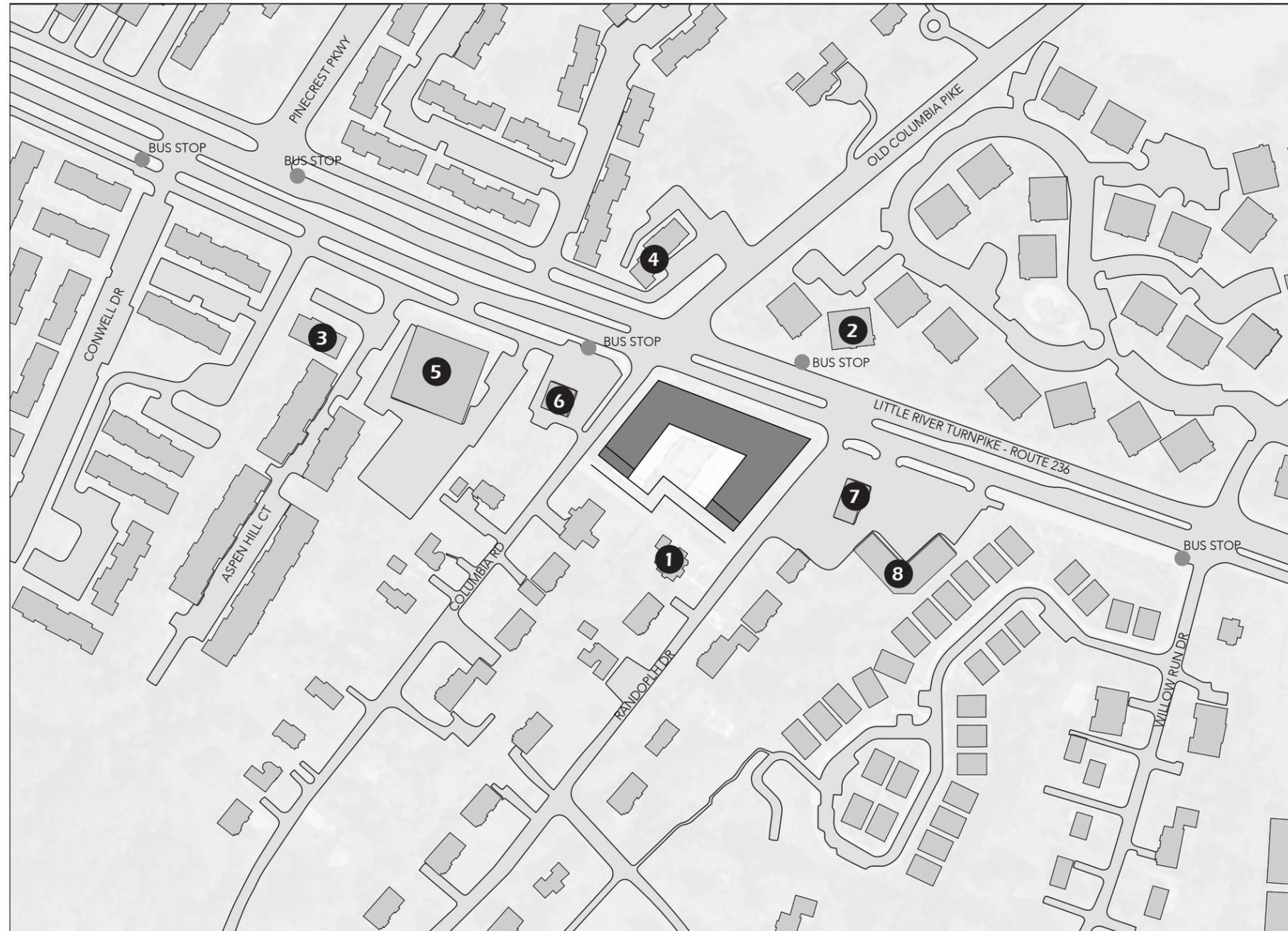
2.



3.



4.



5.



6.



7.



8.

# SITE PHOTOS



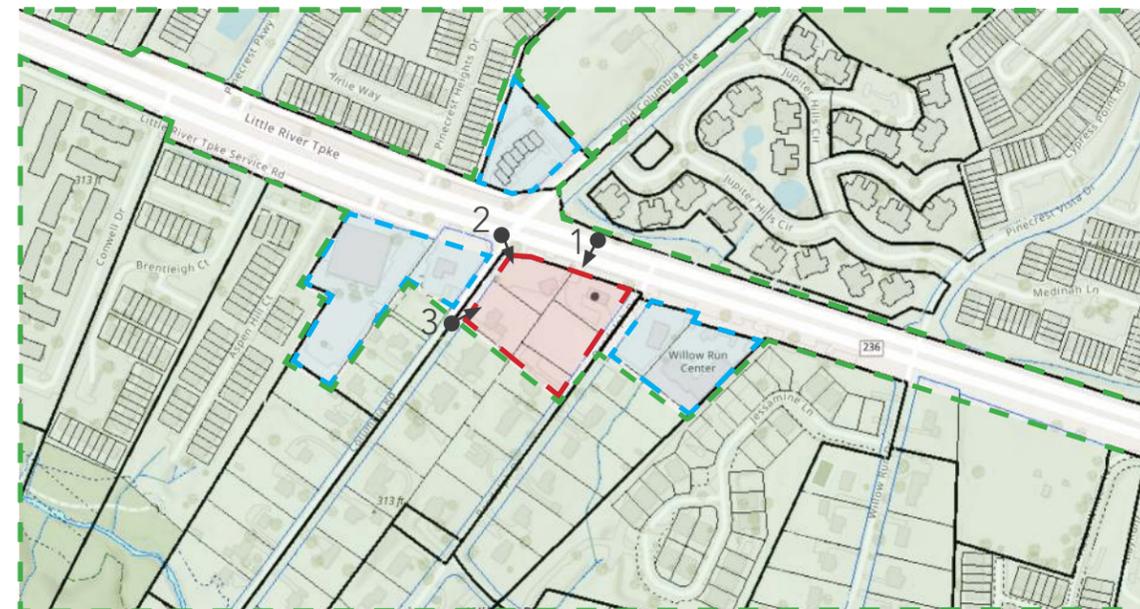
1 - SOUTH STREET VIEW



2 - SOUTH EAST STREET VIEW



3 - NORTH EAST STREET VIEW



■ SITE    ■ COMMERCIAL    ■ RESIDENTIAL

ZONING MAP

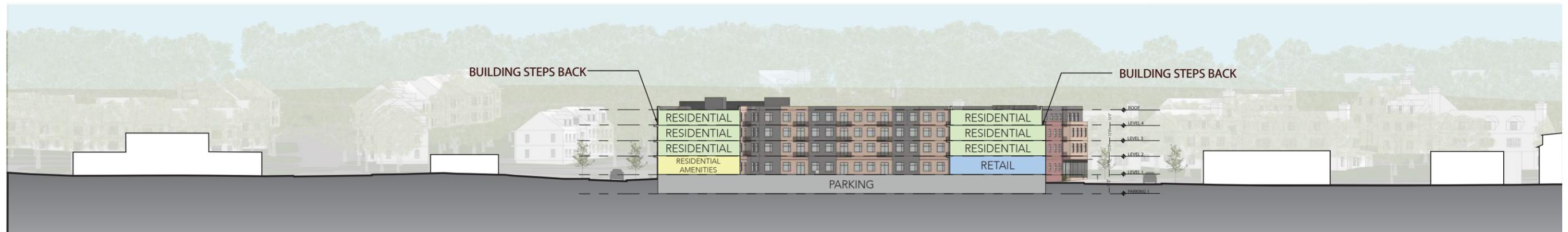
# 02 PROPOSED LAND USE

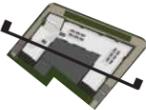
# SITE PLAN

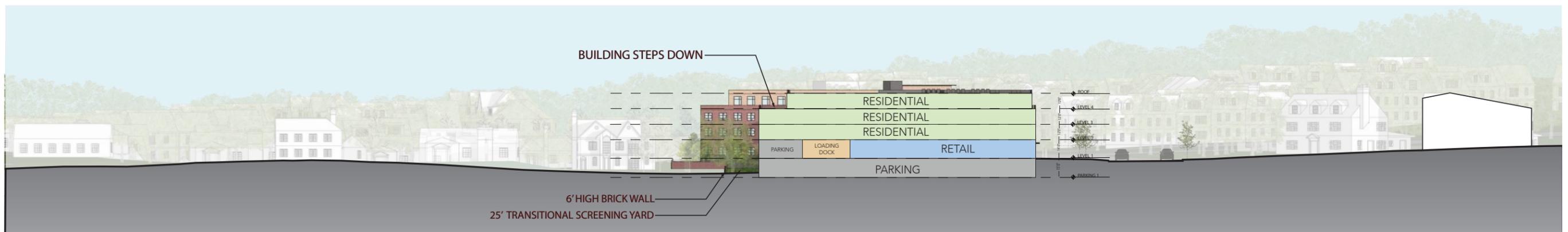


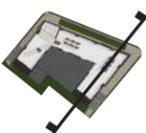
ROOF PLAN/SITE PLAN

# SITE SECTIONS



NORTH-WEST BUILDING SECTION 



WEST BUILDING SECTION 

# 03 DENSITY TABULATION

| <b>DENSITY CALCULATION</b>                             |                                      |
|--|--------------------------------------|
| SITE AREA  | 82,329 SF (1.89 ACRES)               |
| TOTAL GFA  | 138,985 SF                           |
| RESIDENTIAL GFA<br>RESIDENTIAL AMENITIES<br>RETAIL GFA | 104,143 SF<br>11,774 SF<br>18,054 SF |
| BUILDING HEIGHT  | 65' MAXIMUM HEIGHT                   |
| CONSTRUCTION TYPE                                      | IIIA WOOD                            |
| TOTAL UNITS  | 105 UNITS                            |
| TOTAL PARKING  | 215 SPACES                           |

# 04 RENDERS

# CONCEPT RENDERING VIEW 1



## CONCEPT RENDERING VIEW 2



# CONCEPT RENDERING VIEW 3



## CONCEPT RENDERING VIEW 4



# CONCEPT RENDERING AERIAL 1



# CONCEPT RENDERING AERIAL 2



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Fairfax, VA 22035

**Re: SSPA Nomination For 6675 Little River Turnpike, 4605 Columbia Rd, 4600 Randolph Dr.,  
4604 Randolph Dr**

**To Whom It May Concern,**

**6675 Little River Turnpike LLC is the owner of the above referenced parcel which are being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site - Specific Plan Amendment Process. We have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, we understand the expectations for the process and are willing to participate in the review, analysis, and community engagement, as needed.**

**Sincerely,**

**6675 Little River Turnpike LLC**

*George Hong*  
**By: Its Manage**

*Keith Martin*

Keith C. Martin