



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MV-008
Supervisor District	Mount Vernon
Parcel ID Number(s)	106-4((1))17, 18, 19, 27 and 27A
Parcel Address(es)	9300, 9304, and 9224 Ox Road, Lorton, VA 22079
Nominator	L&F Laurel Hill Highlands, LLC
Plan Map Designation	Residential .2 to .5 dwelling units per acre
Comprehensive Plan Recommendation for Nominated Property	There is no site specific Comprehensive Plan recommendation for the nominated property.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Retain residential use recommendation but revise density recommendation to residential at 5 to 8 dwelling units per acre

NARRATIVE STATEMENT OF JUSTIFICATION
for
Laurel Hills Highlands
SSPA Nomination
Tax Maps 106-4((1))17, 18, 19, 27, 27A (the “Property”)
October 28, 2022

EXECUTIVE SUMMARY

The Nominator, L & F Laurel Hill Highlands, LLC, proposes replanning of a 5-lot consolidation of properties on the east side of Ox Road (Rt. 123), between Hooes Road and Workhouse Road. The location of the properties, in a narrow strip of land between a major aerial (Rt. 123) and former Ox Road, presents challenges to development of the Property in accordance with its current 2 acre to 5 acre lot planning designation.

Given the road improvements, realignments and widenings which have occurred in the area, the new planned development under construction on Workhouse Road, the approval of the new public facility (police station and animal shelter) at the corner of Workhouse Road and Lorton Road and the significant immediate and future replanning efforts occurring at the Workhouse Arts Center, a consideration of replanning the 8.7 acre consolidated Property is warranted given the significant change in circumstances in the area.

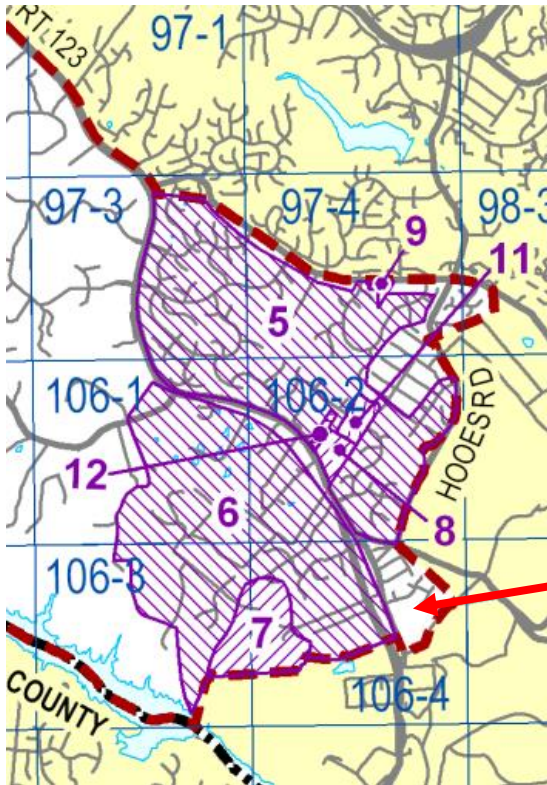
Replanning the Property for residential use at a townhouse density of 5 to 8 dwelling units per acre in this Suburban Neighborhood area of the Pohick Planning District will contribute to the range of housing types, a goal stated for this area in the Comprehensive Plan, as well as contribute to the solution of the growing housing need in the County. Redevelopment of the Property will also enable high level stormwater controls to be implemented to protect water quality, another goal stated in the Comprehensive Plan for the Pohick Planning District and with an accompanying rezoning application, will provide for public input and certainty in design and layout.

DESCRIPTION OF PROPOSED SSPA REQUEST/RELEVANT PLAN POLICIES

The proposed SSPA nomination seeks to revise the Comprehensive Plan land use designation for the Property to a townhouse residential density of 5 to 8 dwelling units per acre to facilitate the development of single family attached units on the Property.

The illustrative concept plan shows how the consolidated property could be developed with approximately 70 townhouses located on private streets. This illustrative shows a maximum number of units at 8 dwelling units per acre, but the requested range is from 5 to 8 dwelling units per acre. Parking, open space, transitional screening, and stormwater management controls can all be provided in the layout.

The Property is located in the Dominion Community Planning Sector (P-5) within with the Pohick Planning District in Area III. The majority of the Pohick Planning District is located on the west side of Ox Road, is considered highly environmentally sensitive land in the Occoquan Watershed, and is planned for low density residential for that reason. The subject Property, however, is located on the east side of Ox Road. Another area noted as low density residential in the Plan language due to environmental factors is also located on the east of Ox Road, but it is north of Burke Lake Road, approximately 5 miles north of the subject Property. It is noted that the remainder of the Pohick Planning District, including the area of the subject Property, is designated as Suburban Neighborhoods and is planned to include a wide range of housing types. Plan language within the Concept for Future Development in the Pohick Planning District states, "The land in this sector is classified as either Low Density Residential Areas or Suburban Neighborhoods. Generally, the area west of Ox Road is a Low Density Residential Area and the area east of Ox Road is classified as Suburban Neighborhood". A range of residential densities is located adjacent to the Property on the east side of Ox Road from 1 acre lots to less than ¼ acre lots farther south on Workhouse Road, developed in a planned district. This particular area is the only area east of Rt. 123 and south of Lorton Road in the Pohick Planning District that does not have specific plan language. See map from the Comprehensive Plan below.



The changes in the area described above, not the least of which is the County's considerable efforts to renovate and lease for commercial use (restaurants) the two buildings at the Workhouse which front on Rt. 123, as well as the overall replanning efforts at the Workhouse will significantly change the character of this area, producing change in circumstances for this area of the County.

Revising the Comprehensive Plan language to allow an additional type of residential unit at the density proposed will further the goal within the Pohick Planning District of creating a wider range of housing types and housing price points. Additionally, while the environmental sensitivity goals are not specific to this portion of the Pohick Planning District, the development of the site with green building and site measures, to include significant stormwater management controls where none exist today, will serve to improve the water quality situation in this part of the County.

COMMUNITY OUTREACH

The Nominator intends to involve the surrounding community associations as well as the South County Federation in the review of this proposed plan amendment

TIMING

The Nominator anticipates filing a rezoning application at the appropriate time during the review of the SSPA nomination and run the two processes as concurrently as possible.

CONCLUSION

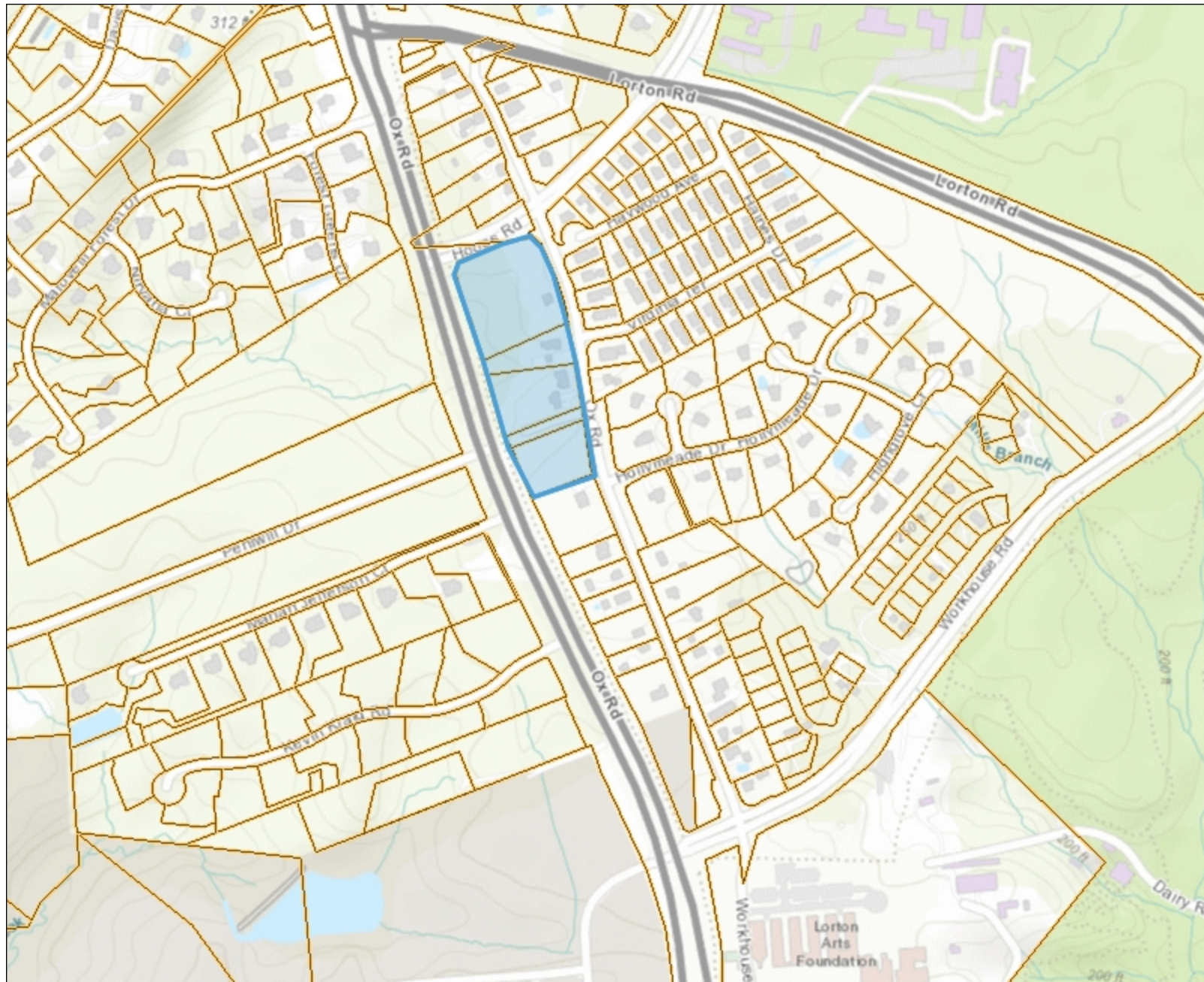
Replanning the Property for residential development within the density range of 5 to 8 dwelling units per acre will further the goal of creating housing unit and price point diversity and contribute to the well-established deficient in housing stock for the area. The significant changes that have occurred and are planned to occur in the immediate vicinity of the subject Property warrant consideration of the proposed plan amendment. The Nominator looks forward to working with County staff, the community, and other stakeholders during the review of this SSPA nomination and rezoning application.

Sincerely,

Lori Greenlief, Senior Land Use Planner
McGuireWoods LLP



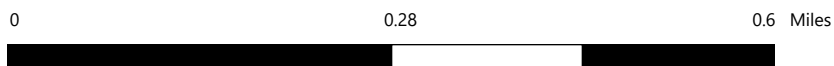
Laurel Hill Highlands



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

SITE TABULATION:

EXISTING PARCELS AREAS
GPIN 1064-01-0027 = ±1.5 AC.
GPIN 1064-01-0027A = ±0.4 AC.
GPIN 1064-01-0018 = ±2.3 AC.
GPIN 1064-01-0017 = ±1.0 AC.
GPIN 1064-01-0019 = ±3.5 AC. (PORTION)

TOTAL SITE AREA = ±8.7 AC.

EXISTING ZONING: R-1
PROPOSED ZONING: PDH-8

PROPOSED 22' FRONT LOADED TOWNS: ±70 UNITS

PROPOSED DENSITY: ±8 D.U. PER AC.

OPEN SPACE REQUIRED: 25% = ±2.18 AC. (±94,961 SF)
TOTAL OPEN SPACE PROVIDED: ±37% = ±3.18 AC. (±138,426 SF)

PARKLAND REQUIRED: 5 AC. / 1,000 RESIDENTS X 3.10
RESIDENTS/DU X 70DU = ±1.09 AC. (47,480 SF)
TOTAL PARKLAND PROVIDED: ±1.10 AC. (48,075 SF)

PARKING REQUIREMENTS:
2.7 SPACES PER RESIDENTIAL UNIT

REQUIRED PARKING = 189 SPACES

PROVIDED GARAGE PARKING = 70 SPACES
PROVIDED DRIVEWAY PARKING = 70 SPACES
PROVIDED STREET PARKING = 53 SPACES
TOTAL PROVIDED PARKING = 193 SPACES



CONCEPTUAL LAYOUT #2



OX ROAD
Fairfax County, Virginia

SCALE 1" = 50'
SEPTEMBER 26, 2022

Property Owner Consent Letter

October 13, 2022

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

Re: SSPA Nomination for 9300 Ox Rd Lorton VA 22079

To Whom it May Concern,

I am the owner of the property located at 9300 Ox Rd (Tax Map 1064-0017), Lorton, VA 22079, which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Farid Ahmed', is written over the printed name.

Farid Ahmed Owner
9300 Ox Rd Lorton VA 22079
Fahmed10@gmail.com
703-624-9530



A SUBSIDIARY OF
VULCAN MATERIALS COMPANY

Property Owner Consent Letter

October 13, 2022

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

Re: SSPA Nomination for 9224 Ox Rd Lorton VA 22033

To Whom it May Concern,

We are the owners of the property located at 9224 Ox Rd (Tax Map 1064-0019), Alexandria, VA 22035, which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

DocuSigned by:

760E11FB329A48D...

Vulcan Lands, Inc. Owner
1200 Urban Center Dr
Vestavia AL 35242-2545
EMAIL- sinorl@vmcmail.com
Phone number (205) 298-3205

Certificate Of Completion

Envelope Id: 1CBFD00190C241FBA89F3C149095A6CB

Status: Completed

Subject: Complete with DocuSign: Property Owner Consent Letter.pdf

Source Envelope:

Document Pages: 1

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Melanie Nieves

AutoNav: Enabled

1200 Urban Center Dr

Envelopeld Stamping: Enabled

Vestavia, AL 35242-2545

Time Zone: (UTC-06:00) Central Time (US & Canada)

nievesm@vmcmail.com

IP Address: 205.235.112.33

Record Tracking

Status: Original

Holder: Melanie Nieves

Location: DocuSign

10/20/2022 12:35:48 PM

nievesm@vmcmail.com

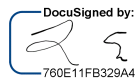
Signer Events

Lindsay Sinor

sinorl@vmcmail.com

Attorney

Vulcan Materials Company

Security Level: Email, Account Authentication
(None)**Signature**DocuSigned by:

760E11FB329A48D...

Signature Adoption: Drawn on Device

Using IP Address: 71.91.27.238

Signed using mobile

Timestamp

Sent: 10/20/2022 12:57:37 PM

Viewed: 10/20/2022 1:05:41 PM

Signed: 10/20/2022 1:07:07 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

10/20/2022 12:57:37 PM

Certified Delivered

Security Checked

10/20/2022 1:05:41 PM

Signing Complete

Security Checked

10/20/2022 1:07:07 PM

Completed

Security Checked

10/20/2022 1:07:07 PM

Payment Events**Status****Timestamps**

Property Owner Consent Letter

October 20, 2022

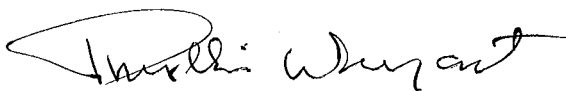
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

Re: SSPA Nomination for 9304 Ox Rd Lorton VA 22079

To Whom it May Concern,

I am the owner of the properties located at 9304 Ox Rd (Tax Map 1064-0018, 1064-01-0027 and 1064-01-0027A), Lorton, VA 22079, which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Phyllis Weyant", with a large, stylized initial "P" and a long, sweeping underline.

Phyllis Weyant, Owner
9304 Ox Rd Lorton VA 22079
paweyant@gmail.com
703-819-0915