



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MV-009
Supervisor District	Mount Vernon
Parcel ID Number(s)	83-3 ((9)) (9) D
Parcel Address(es)	6140 Richmond Highway
Nominator	Michaels Development Company, Sara Mariska (agent)
Plan Map Designation	Office use
Comprehensive Plan Recommendation for Nominated Property	Office use up to 150,000 gross square feet and maximum building height of 50 feet.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Multifamily residential use or independent living facility with up to 102 dwelling units and building height up to 70 feet.

2022-2023 Site Specific Plan Amendment Process

Statement of Justification Moon Inn

Nominator: Michaels Development Company I, LP

The property identified as Fairfax County Tax Map Reference 83-3 ((9)) (9) D (the “Subject Property”) is on the west side of Richmond Highway, south of Bell Haven Towers, between Richmond Highway and the Fairhaven neighborhood. The Subject Property is currently developed with the Moon Inn, a 35-unit, 2-story auto-oriented motel that was constructed in 1952.

The Subject Property is in the Penn Daw Community Business Center, Land Unit C of the Comprehensive Plan (the “Plan”) and planned for office use up to 50 feet in height oriented toward Richmond Highway with parking in the rear. The Nominator proposes to retain the existing Base Plan language which recommends office use, allow for the continuation of the existing hotel use, and proposes an option to allow multifamily or independent living facility up to 102 units with building heights up to 70 feet. Specifically, the Nominator will prioritize development of an affordable senior living facility on the Subject Property.

The proposal will address the Plan amendment criteria as follows:

Address emerging community interests or changes in circumstances.

Fairfax County does not have sufficient housing options for its most vulnerable citizens. The Plan does not address this crisis which is particularly acute for older adults who have difficulty finding housing on fixed incomes.

Advance objectives of the County’s Policy Plan, Area Plans, and/or Concept for Future Development, and not contradict adopted Comprehensive Plan policy.

Affordable senior housing meets several objectives of the Housing Policy Plan. Objective 1 recommends increasing the supply of affordable housing each year by an amount that is equal to at least 12 percent of the total housing production in the county for the previous year and such housing should meet the needs of people with disabilities. Objective 2 encourages price-appropriate housing for all income levels in all parts of the County. Objective 5 recommends increasing the supply of housing available to special populations, including seniors with low-and moderate-income. Additional affordable senior housing also meets Land Use Policy Plan Objective 3 which recommends that the County maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities. Land Use Policy Plan Objective 4 encourages a mix of diverse housing options to allow for residents of all ages and abilities to live near desired services.

Align with the goals of the County’s Strategic Plan, One Fairfax Policy, Community-wide Housing Strategic Plan, Economic Success Plan, or other Board adopted Policy.

The nomination aligns with the goals of the County's Strategic Plan as follows:

- Expand Affordable Housing Opportunities (HNL 1-6) – The nomination proposes additional affordable housing in a community business center and a commercial revitalization district which will allow residents to remain in Fairfax County in a location that the County has prioritized for redevelopment.

The nomination further aligns with the Goal 2 of the County's Economic Success Plan as follows:

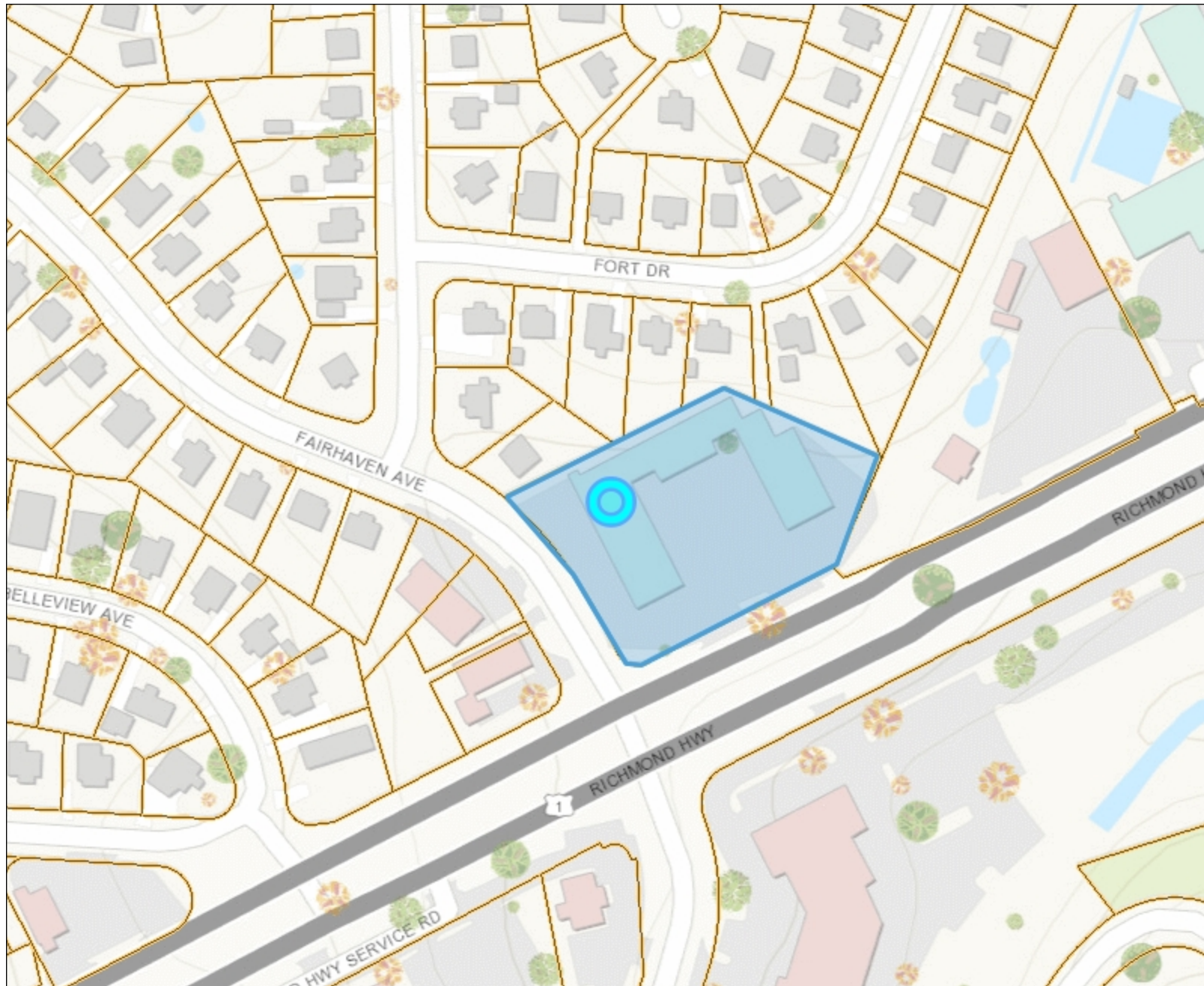
- 2.1 – The nomination will allow for development of affordable senior living to ensure that older adults are not priced out of housing in Fairfax County.
- 2.2 – The nomination will increase housing, specifically affordable senior housing, and provide a new affordable housing option in a part of the County that is a priority for redevelopment efforts given the age of existing development and future transit access along Richmond Highway.

The nomination also aligns with the One Fairfax Policy by ensuring that a full spectrum of housing opportunities are provided in the County, particularly in a community business center and in a commercial revitalization district, in a way that supports a high quality of life with access to transit, services, amenities, and employment opportunities.

The Nominator seeks to submit a zoning application concurrently with this nomination to proceed with construction of affordable housing as soon as possible. In sum, the Nominator proposes this Plan amendment to allow for development of affordable senior housing in a revitalization area with access to transit, on a site where the existing development is inconsistent with the County's vision for transit-oriented, urban, mixed-use with high quality design.



SSPA Property Map - Michaels Development Company I, LP



0 0.07 0.1 Miles

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



Legend

 Parcels

Notes:

Map produced: 11/30/2022

SITE | CONCEPT PLAN



THE MOON INN
ALEXANDRIA, VA

urbanpractice

12/1/22 UP#22066

November 30, 2022

Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, 7th Floor
Fairfax, Virginia 22035

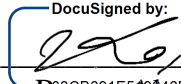
Re: SSPA Nomination Consent
Subject Property: 83-3 ((9)) (9) D
Owner: Zangana Hospitality Inc.; Fraidoon Abdulkhalez Ahmed;
and R-Legend, LLC
Nominator: Michaels Development Company I, LP

Dear Ms. O'Donnell:

As an authorized representative of R-Legend, LLC, owner of a 5% interest in the property identified as Fairfax County Tax Map Reference 83-3 ((9)) (9) D (the "Subject Property"), I hereby consent to the filing of a Comprehensive Plan Amendment Nomination as part of the 2022-2023 Site Specific Plan Amendment (SSPA) process by Michaels Development Company I, LP.

Very truly yours,

R-LEGEND, LLC

DocuSigned by:
By:  12/2/2022
Rawaa Alsoufi, Managing Member