



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SP-007
Supervisor District	Springfield
Parcel ID Number(s)	67-1 ((1)) 62 and 63
Parcel Address(es)	12325 and 12329 Braddock Road, Fairfax, VA 22030
Nominator	CRA MAC Holdings, LLC by Sara V. Mariska, Attorney/Agent
Plan Map Designation	.1-.2 dwelling units per acre
Comprehensive Plan Recommendation for Nominated Property	.1-.2 dwelling units per acre
Proposed Land Use	Other
Summary of Proposed Comprehensive Plan Change	Nominator proposes to preserve RPA and allow a garden center outside the limits of the RPA.

2022-2023 Site Specific Plan Amendment Process

Statement of Justification 12325 and 12329 Braddock Road

Nominator: CRA MAC Holdings, LLC

The property identified as Fairfax County Tax Map Reference 67-1 ((1)) 62 and 63 (the “Subject Property”) is on the south side of Braddock Road, west of its intersection with the Fairfax County Parkway. Comprised of approximately 5.25 acres, the Subject Property is in the Twin Lakes Community Planning Sector (P1) of the Pohick Planning District in Area III of the Fairfax County Comprehensive Plan (the “Plan”) and within the Lincoln-Lewis-Vannoy Conservation Area and planned for residential uses within a density range of .1-.2 dwelling units per acre as well as private open space.

Parcel 63 is developed with an approximately 3,400 square foot office building that supports a local landscaping company operated by the Nominator. The Nominator has long sought to establish a location for plant cultivation to serve the community and decrease trips and costs associated with providing landscaping in Fairfax County. To that end, the Nominator previously filed a special exception application on Parcel 63 to allow a plant nursery. Since the filing of the special exception, the Nominator has acquired Parcel 62. The acquisition of Parcel 62 allows for more efficient and logical layout and will ensure that the environmentally sensitive Resource Protection Areas (RPAs) on the Subject Property are preserved and maintained. Because the Zoning Ordinance was amended, the contemplated use is now classified as a garden center. The Nominator proposes an option to the current Plan text to allow for a garden center on the Subject Property.

The proposal will address the Plan amendment criteria as follows:

Address emerging community interests or changes in circumstances.

An amendment will allow for adaptive reuse of a commercial property in an environmentally sustainable manner.

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

Although a garden center is classified as a commercial use, the operation contemplated by the landowner is similar to an agricultural use which is named as a potential alternative to residential uses in this part of the County. The nomination also aligns with Objectives 1, 2, 9, 10, and 11 in the Environmental Policy Plan. Specifically, the proposal will improve air quality, preserve an environmentally sensitive area, and the Nominator looks forward to the possibility of recording a conservation easement over a portion of the Subject Property, consistent with County goals for environmentally sensitive areas.

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.

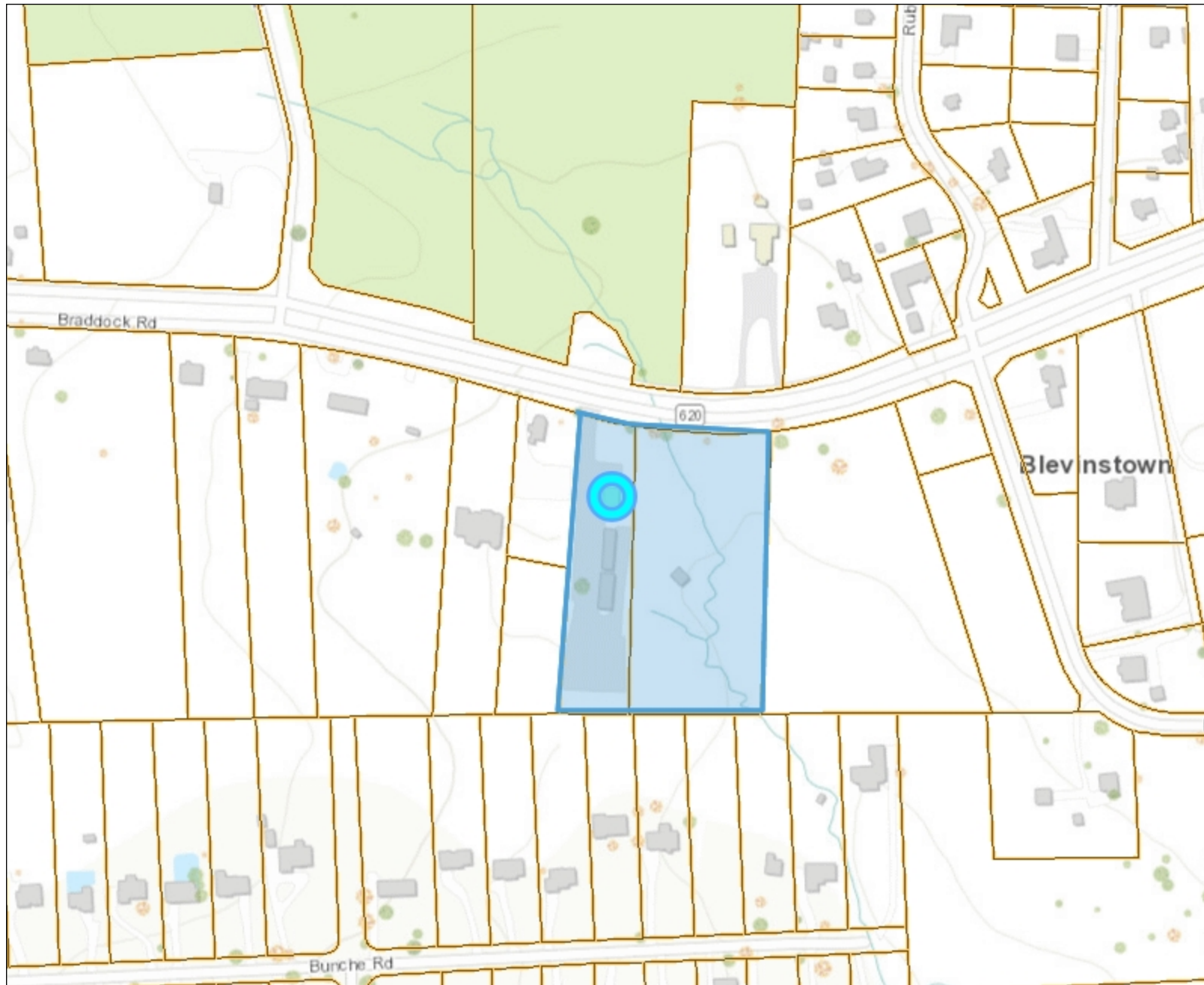
The nomination aligns with the goals of the County's Strategic Plan as follows:

- Attract and Support Businesses (EO 7) – The nomination will support a small business that seeks to better serve Fairfax County residents.
- Promote and Ensure Environmental Sustainability (E1, 4, 7) – The nomination will protect RPAs, limit development in the Occoquan watershed, and reduce vehicular trips by centrally locating plant stock to Fairfax County residents.


The Nominator's pending special exception application has been indefinitely deferred but the Nominator is prepared to reactivate its application concurrently with a Plan amendment. In sum, the Nominator proposes this Plan amendment to allow for consideration of an option to support a small business, allow for adaptive re-use of a site developed with a commercial use, and ensure preservation of valuable environmental resources.



SSPA Nomination - CRA MAC Holdings, LLC



Legend

 Parcels

Notes:

Property Map

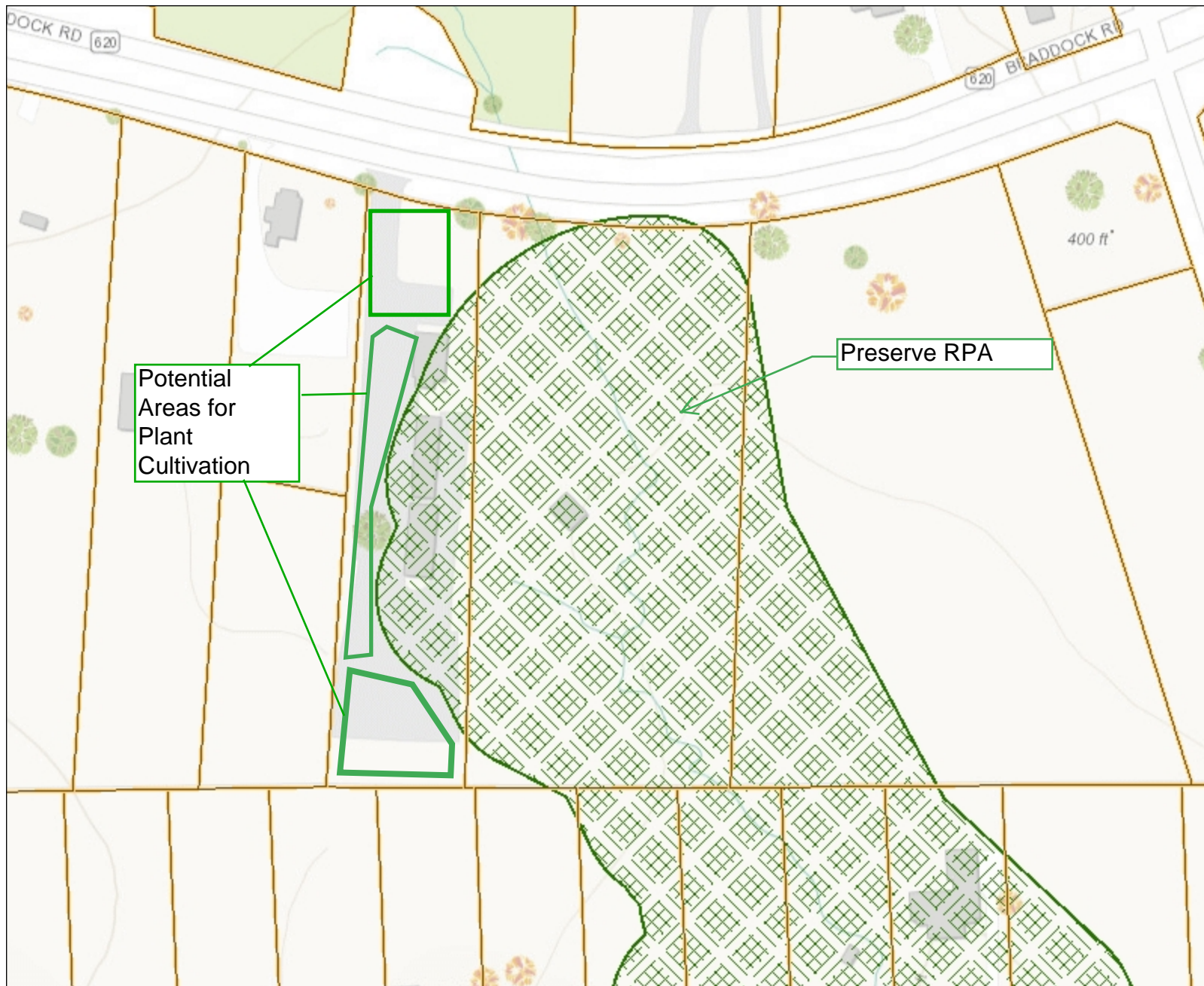
Map produced: 10/26/2022

0 0.14 0.3 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.



CRA MAC Holdings, LLC - SSPA Concept Plan



Legend

- Parcels
- Resource Protection Areas
 - 1993 RPAs
 - 2003 RPAs
 - 2003 (Rev) RPAs

Notes:

Map produced: 10/28/2022

0 0.07 0.1 Miles

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October 21, 2022

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

Re: Consent and Authorization to File SSPA Nomination
Subject Property: 67-1 ((1)) 62 and 63
Nominator: CRA MAC Holdings, LLC

Dear Ms. O'Donnell:

As an authorized representative of CRA MAC Holdings, LLC, owner of property identified as Fairfax County Tax Map Reference 67-1 ((1)) 62 and 63 (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. Further, I hereby authorize Odin, Feldman & Pittleman, P.C., including Douglas R. Forno, Sara V. Mariska, and John L. McBride, to act as agents on our behalf for the filing of a nomination on the Subject Property.

Very truly yours,

CRA MAC HOLDINGS, LLC

By: __Mark Aitken-Cade__ President__

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RECOMMENDATIONS

Land Use

Figure 8 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. The entire P1 Planning Sector is located within the watershed of the Occoquan Reservoir. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Almost all of the land in the sector is planned for residential uses within a density range of .1-.2 dwelling unit per acre. This conforms with findings in the Occoquan Basin Study and is commensurate with predominant densities and the well-established character of existing development in this sector. [Not shown]
2. Nonresidential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:
 - Access for the use is oriented to an arterial;
 - The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
 - The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir. [Not shown]
3. Agricultural and forestal uses are alternatives to residential uses in Low Density Residential Areas. Such uses, depending upon the techniques used, can have positive impacts on water quality. Careful attention should be paid to insure that agricultural and forestal techniques are supportive of water quality goals for the Occoquan Reservoir watershed. [Not shown]
4. The Conservation Plan for Lincoln-Lewis-Vannoy is included in the Plan by reference. The community is planned for .1-.2 dwelling unit per acre as shown on the Plan Map.

Transportation

Transportation recommendations for this sector are shown on Figures 9 and 10. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

“Part of the St. Mary’s Church Historic Overlay District lies within this sector. The provisions of St. Mary’s Church Historic Overlay District (Appendix 1, A1 400 of the Zoning Ordinance) have been adopted to control development and uses that would have visual and operational impact on the church and environs. All improvements should be designed to be compatible with the scale and appearance of historic resources of the St. Mary’s Church Historic Overlay District. All development proposals must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the St. Mary’s Church Historic Overlay District, the