

COUNTYWIDE

Nomination Number	CPN22-SU-004
Supervisor District	Sully
Parcel ID Number(s)	44-1 ((1)) 2C
Parcel Address(es)	14600 Willard Road, Chantilly, VA 20151
Nominator	Thos. Somerville Co. (Authorized Agent: DLA Piper LLP)
Plan Map Designation	Comprehensive Plan Base: Industrial, Private Open Space
Comprehensive Plan Recommendation for Nominated Property	1. Land Unit H is planned for industrial, research and development, and industrial/flex uses at an intensity up to a maximum of .35 FAR. (Additional text in supplemental documents section)
Proposed Land Use	Office,Retail OtherCommercial,Other
Summary of Proposed Comprehensive Plan Change	The Nominator seeks to allow the development of this vacant Property with a high-quality, coordinated corner of service uses. More specifically, the Nominator seeks to establish uses that may include, but are not limited to, office, medical office, gas station and associated commercial uses, and drive-through restaurant. Importantly, the Nominator does not seek to amend the recommended .35 FAR on the site.

WILLARD ROAD SITE-SPECIFIC PLAN AMENDMENT STATEMENT OF JUSTIFICATION October 21, 2022

I. Introduction

Thos. Somerville Co. (the "Nominator" and the "Owner") is the owner of approximately 6.95 acres of land located at 14600 Willard Road and identified on the Fairfax County Tax Map as parcel 44-1 ((1)) 2C (the "Property"). The Property is currently vacant land surrounded by office and commercial uses to the north, south, and west, and future residential uses to the east. Importantly, the Property is located south of Route 50, in a mixed- use corridor, with a shortage of services for employees at local enterprises and current or future residents in the surrounding neighborhoods.

The Nominator, Thos. Somerville Co., is an established, family-led local company with a deep commitment to serving the Northern Virginia area. Acquired in the 1976, the family plans to develop the Property with service uses to support the burgeoning development in the areas within and surrounding the Dulles Suburban Center.

The Dulles Suburban Center, specifically in the areas adjacent to Land Unit H, such as Land Unit I, has been developed with a significant amount of residential and commercial uses. The Property is surrounded by office buildings, commercial spaces, national association headquarters, a proposed hotel, and soon the "Ellipse at Albemarle" which will add some 600 families directly across Lee Road from the Property (please see the attached vicinity and context map). These future residents will need proximate amenities and services that don't exist today.

II. Comprehensive Plan Recommendations

The Property is located within Land Unit H of the Sully District's Dulles Suburban Center Area ("DSC"). The Fairfax County Comprehensive Plan (the "Comprehensive Plan") currently designates Land Unit H for industrial, research and industrial/flex uses at an intensity up to a maximum of .35 FAR. Increasingly, though, Land Unit H in the DSC has trended towards commercial and office uses.

III. Proposed Comprehensive Plan Amendment

The Nominator seeks to allow the development of this vacant Property with a high-quality, coordinated corner of service uses. More specifically, the Nominator seeks to establish uses that may include, but are not limited to, office, medical office, gas station and associated commercial uses, and drive-through restaurant. Importantly, the Nominator does not seek to amend the recommended .35 FAR on the site.

IV. Site-Specific Plan Amendment Justification

The mix of uses within the Dulles Suburban Center ("DSC"), specifically in the areas surrounding Land Unit H, differs significantly from the original plans for the area. Whereas the area was once planned for mostly industrial uses, the area of the DSC, in which the Property is situated, consists of a diverse mix of residential, hotel, office, and commercial. Further, this area is planned for more office and residential development with construction

projects currently underway. Therefore, the original intent for Land Unit H has taken a different path then the Comprehensive Plan envisioned.

Though there has been a shift in development patterns within Land Unit H and the surrounds, there is and continues to be, a lack of services available to this changing community. The corridor between Route 50 and Westfields Boulevard has a dearth of gas stations, casual and drive- through restaurants, and convenience services for nearby residents and the many employees of the immediately surrounding area. The robust, adjoining "Ellipse at Albemarle" complex on Lee Road will place a larger strain on local roads as residents travel to convenience stores, drive- through restaurants, and services.

The Applicant respectfully submits that as more residential, office, and commercial uses are established, the emerging community's need for service uses is increased. The proposed SSPA will allow the service, restaurant, and retail uses that will serve the existing and under-construction industrial, office, and residential uses in the vicinity. The Property is well connected by existing sidewalks and multi-use trails and, given the floodplain that partially impacts the northern portion of the site, this 6+ acres is neither sized nor configured to realize an industrial use or tenant. The relatively small area of this corner parcel is not conducive to typical warehouse and/ or industrial development. Therefore, given the increasing need for services, the Property's convenient location, and the site's inability to host the designated industrial uses, the Property is an ideal site on which to develop service uses for the surrounding residential and employee-rich community.

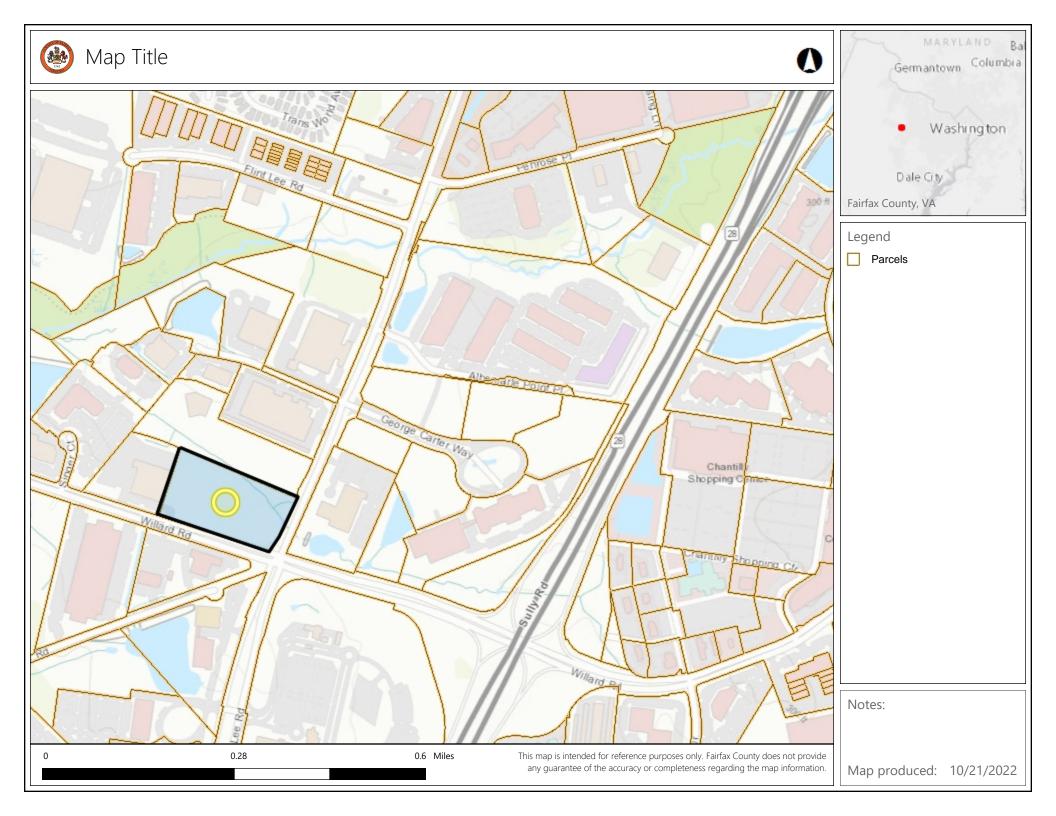
Given that there are emerging service needs in and adjacent to Land Unit H, the Nominator believes that developing the proposed uses on the Property will benefit the community, assist in daily trip reduction, and support broader County goals. More specifically, the County's goal of increasing amenity and ancillary service uses, reflected in the DSC policies within the Comprehensive Plan:

"Infill development at major employment sites that incorporates a mix of land uses and recreational uses to create a multi-modal environment that provides services and amenities to support both employees and residential communities."

By designating the Property, which is connected to existing pedestrian pathways and vehicular routes, for service retail, drive-through restaurant, and other ancillary uses, the proposed Comprehensive Plan amendment will advance Fairfax County's policy objective within the DSC of increasing available services in multimodal developments.

V. Conclusion

The Nominator respectfully requests Fairfax County's favorable consideration of the proposed amendment to the Comprehensive Plan, which will allow the development of an under-utilized lot with service uses at a location with convenient pedestrian and vehicular access. We hope for and respectfully request the support of the Sully District leadership and the County Planning Staff. The Nominator would be enthused to commence the necessary Special Exception application for the contemplated development in order to accelerate the delivery of these necessary area services.



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AERIAL EXHIBIT 14600 WILLARD ROAD FAIRFAX COUNTY, VIRGINIA

ELIPSEAND ALBEMARLE DEVELOPMENT



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P-BASE **14600 WILLARD RD** FAIRFAX COUNTY, VIRGINIA



Current Comprehensive Plan Language:

1. Land Unit H is planned for industrial, research and development, and industrial/flex uses at an intensity up to a maximum of .35 FAR.

2. An auto park may be appropriate as an optional use on Parcels 33-2((1))6, 33-2((5)) B, C, D, E, F, J and 33-4((5))A.G,H if the conditions listed below are met. An auto park is defined as a large tract of land that accommodates two or more dealers engaged in automobile sales and service, as well as related ancillary services.

Conditions:

The primary uses in the auto sales park are all related to vehicle sales and service. Ancillary uses to serve customers may also be considered;

Substantial setbacks and a landscaped berm should be provided along Route 50 to screen view of the use from the road. A single freestanding sign to identify the auto park may be visible from Route 50; and

Development should be oriented to Stonecroft Boulevard, preferably with building placement designed to screen outside display and storage facilities from Route 50. Substantial setbacks, screening and landscaping should be provided along Stonecroft Boulevard to establish a campus-style setting. Signage at the auto park entrance(s) may be appropriate.

3. Public and/or private recreational uses to serve the local community and employees may be appropriate optional uses in this land unit.

4. The Meadows of Chantilly Mobile Home Park is a viable residential area. This residential neighborhood should be protected; transitional screening requirements on adjacent industrially planned parcels should neither be waived nor modified. If the Mobile Home Park is redeveloped to other uses, then relocation assistance to the tenants of the park should be provided in accord with the guidelines of the Policy Plan.

5. Strip or freestanding commercial development is not planned for and is not appropriate along Route 50. Landscaping and facade improvements, including consistent signage, should be encouraged to enhance the appearance of existing retail uses.

6. As an option for Parcel 34-3((1))1D, auto dealership use (vehicle sales, rental and ancillary use) at an intensity up to .35 FAR may be appropriate, if access is limited to the two existing points of ingress/egress; and streetscaping, signage and site design are similar to the auto park uses west of Stonecroft Boulevard.

7. As an option for Parcel 34-1((1))2A, auto dealership use (vehicle sales, rental and ancillary use) up to an intensity of .35 FAR may be appropriate on the western portion of the property with the following conditions:

Vehicular access to the site is limited to ingress/egress along Pepsi Place.

Substantial setbacks and a landscaped berm should be provided along Route 50; and.

Streetscaping, signage and site design should be consistent with the auto park uses west of Stonecroft Boulevard.

Proposed Addition to Comprehensive Plan Language:

8. Due to its high- visibility at the corner of Willard and Lee Roads, Parcel 44-1 ((1)) 2C may be developed with non- residential, regionally- serving amenities such as office, medical office, drive- through restaurant, and gas station and associated retail and service uses.

Agent Authorization Letter

October 21, 2022

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

RE: SSPA Nomination for: Tax Map Parcel 44-1 ((1)) 2C

To Whom it May Concern,

Thos. Somerville Co. is the owner of real property known as Tax Map Parcel 44-1 ((1)) 2C (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 Thos. Somerville Co., 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,

Douglas R. Riley

CEO/President 16155 Trade Zone Avenue, Upper Marlboro, MD 20774 DRiley@TSomerville.com 301-430-2940

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