



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SU-006
Supervisor District	Sully
Parcel ID Number(s)	54-4 ((4)) 4
Parcel Address(es)	N/A - Vacant
Nominator	Eastwood Properties, Inc. (Lynne Strobel, Agent/Attorney)
Plan Map Designation	Residential
Comprehensive Plan Recommendation for Nominated Property	1-3 dwelling units per acre. Density above one dwelling unit per acre is contingent upon consolidation with properties under the redevelopment option for Centreville Farms Land Unit F. The property is part of the Centreville Historic Overlay District and is subject to its requirements.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	The Nominator proposes an option to permit a planned density of 2-3 dwelling units per acre on the Property without the requirement of consolidation.



Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

**WALSH COLUCCI
LUBELEY & WALSH PC**

October 27, 2022

Via Electronic Submission

Ms. Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Site-Specific Plan Amendment Nomination Justification
Nominator: Eastwood Properties, Inc.
Property: Wharton Lane, Centreville; Tax Map #54-4 ((4)) 4

Dear Ms. O'Donnell:

On behalf of the Nominator, **Eastwood Properties, Inc. (the "Eastwood")**, please accept the following as a statement of justification for a Site-Specific Plan Amendment ("SSPA") nomination for the referenced Property.

Location & Background

The Property is approximately five acres located in the Centreville area of Fairfax County. The Property is bordered to the north, east, and south by single-family detached residential communities, and to the west by Wharton Lane. Interstate 66 is located approximately 500 feet north of the Property. The Property is zoned to the R-1 Residential District and included in the Centreville Historic Overlay District and Water Supply Overlay District. There are no known zoning approvals associated with the Property.

Existing Comprehensive Plan Text

The Property is located within Land Unit B-4 of the Centreville Area in the Bull Run Planning District of the Area III Plan. The Property is specifically referenced in the Land Use Recommendations, and is planned for residential use at 1-3 dwelling units per acre. Density above one dwelling unit per acre is contingent upon consolidation with properties described under the redevelopment option for Centreville Farms Land Unit F, which is located adjacent to the Property to the east. Additionally, the Property is part of the Centreville Historic Overlay District and is subject to its requirements. In Land Unit F, the Comprehensive Plan assumes that there are significant Civil War earthworks and fortifications on portions of some of the parcels within this

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

land unit as well as on the Property. Thus, the Comprehensive Plan recommends that in order to foster preservation of these Civil War sites, Land Unit F may be considered for residential use at a density up to three dwelling units per acre provided the conditions of the Centreville Historic Overlay District are met, as well as full consolidation of the whole land unit and the Property.

Proposed Nomination

Eastwood recognizes the importance of lot consolidation and developing this portion of the Centreville Area and adjacent Centreville Farms in a unified fashion. The existing Comprehensive Plan language works against this goal as it is no longer possible to assemble the entirety of the Comprehensive Plan's listed parcels into a single zoning application. Over the years, all of the adjacent parcels have redeveloped. The Property's redevelopment potential should mirror the immediate and adjacent Wharton Park development.

Eastwood is requesting the County's consideration to modify the Comprehensive Plan text to allow for the redevelopment of the Property in a manner consistent with the redevelopment options of the neighboring land areas. This nomination proposes text to permit a planned density of 2-3 dwelling units per acre on the Property without the requirement of full consolidation with the Comprehensive Plan's listed parcels. The remaining language addressing usable open space, architectural design, provision of affordable housing, site access, and the preservation of Civil War earthworks and fortifications is proposed to remain.

I respectfully submit for your consideration the following suggested amendments to the Comprehensive Plan. Revisions to the Comprehensive Plan are identified with underlines and strikethroughs for your review:

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, as amended through February 23, 2021, Centreville Area and Suburban Center, Page 26:

"B-4 (45 Acres)

Access limitations and the relationship of Land Unit B-4 to the Centreville Historic Overlay District are conditions similar to those described for Land Unit B-3. Major remnants of Civil War fortifications lie in this district and must be preserved. This land unit is contiguous with the Centreville Farms subdivision to the east which has scattered, older single-family detached residential development at .5 dwelling unit per acre. For this reason, development should be at a transition density between the density ranges planned for Land Unit B-3 and the edge of the Centreville Farms Area. This land unit is planned for single-family detached residential use at 2-3 dwelling units per acre, ~~except for parcel 54-4 ((4))~~ 4. The northeast portion is near to I-66 and may require some noise abatement measures.

Parcels 54-4 ((1)) 23, 24B, 24C; 54-4 ((2)) A1; 54-4 ((4)) 1, 1A, 3A, 4; and 54-4 ((14)) B, 9, and a portion of 8 are located within the Centreville Historic Overlay District and are subject to its requirements.

Parcel 54-4 ((4)) 4 is planned for residential use at ~~1-32-3 du/ae~~ dwelling units per acre. Density above 1 ~~du/ae~~ dwelling unit per acre is contingent upon ~~consolidation with properties~~ conditions described under the redevelopment option for Centreville Farms Land Unit F."

In addition to the suggested modifications to the recommendations for Land Unit B-4, the Nominator proposes the removal of the Property from the consolidation requirements in Land Unit F.

Justification

The nomination serves to advance a number of the County's goals and objectives in the adopted Policy Plan and Comprehensive Plan. Specifically, the nomination supports Land Use Objective 1 which states that the County's land use plan "...should provide a clear future vision of an attractive, prosperous, harmonious, and efficient community." Redevelopment of the Property provides for an opportunity to increase the affordable housing stock in proximity to a well-developed Suburban Center, and will further improve the economic vitality of Centreville, benefitting its employment base with additional residential options.

The proposed development of the Property is consistent with Fairfax County's goals for providing housing. Specifically, it supports Land Use Objective 3, which states: "Fairfax County should maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities to support the Comprehensive Plan." In addition, the County's One Fairfax Policy encourages housing policies that result in a full spectrum of housing opportunities across the County, most notably those in mixed-used areas that are accessible to multiple modes of transport so that all who want to live in Fairfax County may do so. The proposed development of the Property will add housing types that contribute to the diversity of housing and price points in the area. The Property's proximity to Centreville provides accessibility to employment opportunities, retail, services, and transit routes.

In addition, the proposal aligns with the Fairfax County Strategic Plan's Housing and Neighborhood Livability section, which states that "reasonably priced housing and healthy, livable communities are critical to ensure a sustained high quality of life for the residents of Fairfax County." Specifically, Neighborhood Livability Strategy 3 encourages mixed-income and diverse types of housing developments on transit routes that meet affordability requirements for a range of income levels. The Nominator's proposal expands housing options in Fairfax County that will support growth in the County's workforce and the broader community.

Lastly, the proposal is consistent with the Strategic Plan to Facilitate Economic Success. Goal 2 of the Economic Success Plan centers on creating places where people want to be. The proposal aligns with Goal 2.1, which focuses on planning and development activities around the creation of mixed-use communities that contain employment opportunities, a mix of housing types to accommodate a range of ages and price points, as well as vibrant retail and entertainment options. The proximity of the Centreville Suburban Center, which includes a diverse mix of well-developed uses, creates employment opportunities and provides a wide-range of retail uses, entertainment venues, and services. The proposed residential use will add to the vibrancy of the area and ensure its continued success.

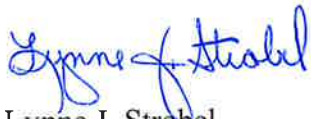
The proposed nomination does not seek any increase in density beyond that which is contemplated by the Comprehensive Plan for the surrounding existing development. The proposed nomination would encourage Eastwood to redevelop the Property in an integrated manner and ensure consistent architecture and massing, open space, density transitions, environmental policies, and archeological studies. The proposed use is complementary to surrounding existing development and completes an existing development pattern on Wharton Lane.

Please include this nomination in the 2023 Comprehensive Plan Amendment Work Program. For your review, I have enclosed a vicinity map of the Property, and the property owner's endorsement of the SSPA nomination. It is the Nominator's intent to file a zoning application to Fairfax County for the Property to be reviewed concurrently with the Plan amendment, should the Board authorize the requested nomination for consideration.

Thank you for your time and consideration in this matter, and please feel free to call me directly at (703) 528-4700 should you have any questions.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LYS/BSS

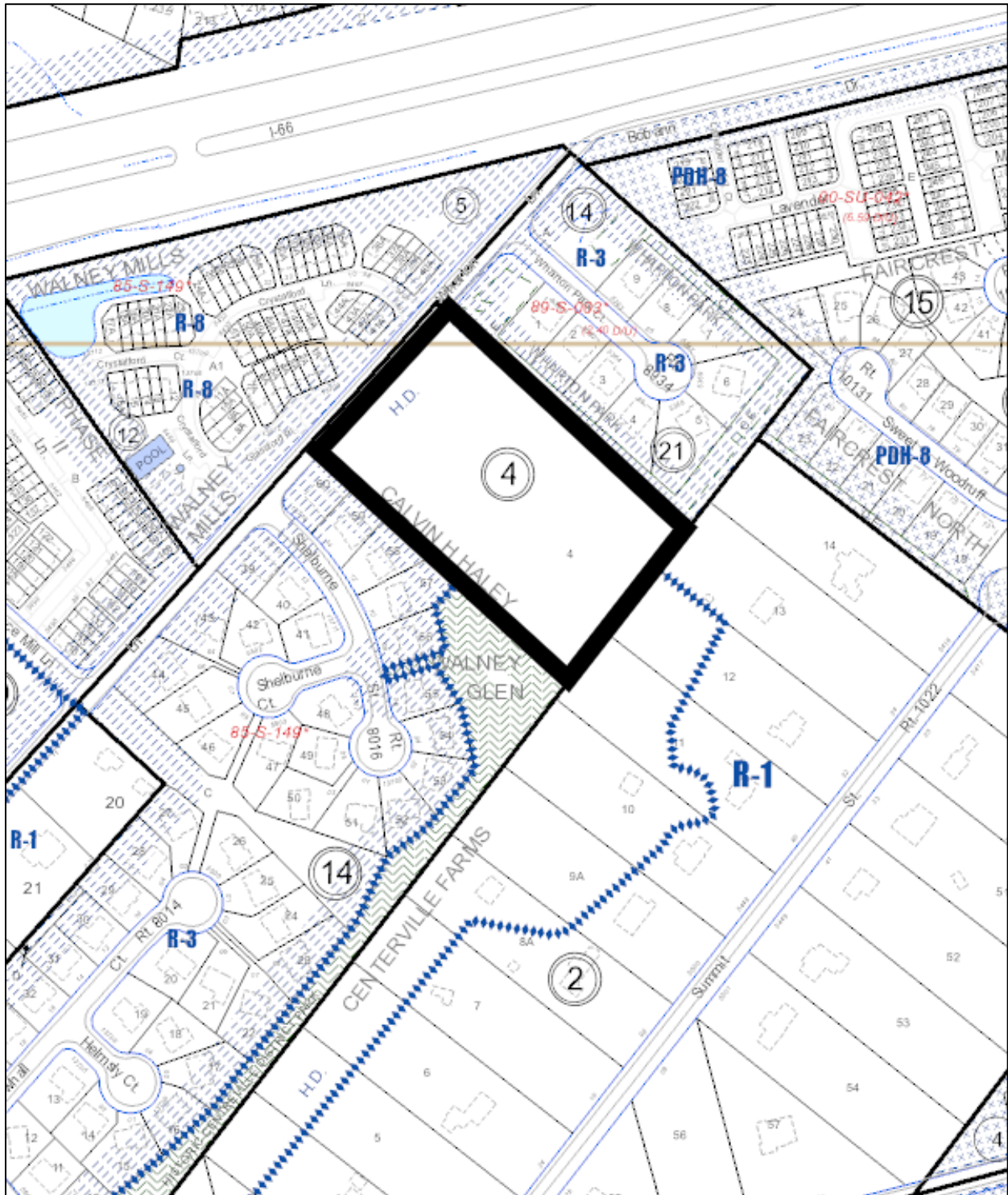
Attachments

cc: Richard L. Labbe, Eastwood Properties, Inc.

Bernard S. Suchicital, Walsh Colucci

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Site-Specific Plan Amendment Nomination
Fairfax County Tax Map Parcel 54-4 ((4)) 4
Nominator: Eastwood Properties, Inc.





Statement of Consent by Property Owner

October 25, 2022

Leanna O'Donnell, Director
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Consent to File Nomination for Site-Specific Plan Amendment
Subject Property: Tax Map Parcel 54-4 ((4)) 4
Nominator: Eastwood Properties, Inc.

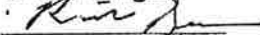
Dear Ms. O'Donnell,

I am an authorized representative of the title owner of the property located on Wharton Lane, south of Interstate 66, Tax Map Parcel 54-4 ((4)) 4 (the "Subject Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the Subject Property being submitted for consideration by Eastwood Properties, Inc. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Very truly yours,

SINGH CAPITAL LLC

By: Richa Singh

Its: 

Singh Capital LLC

530 B Harkle Road, Suite 100

Santa Fe, New Mexico 87505

[E-mail address] singhcapitalgroup935@gmail.com

[Phone number] 916-862-8870

October 25, 2022

Leanna O'Donnell, Director
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
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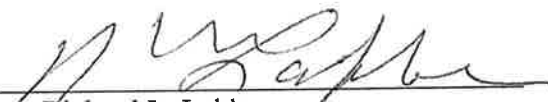
Re: Agent Authorization to File Nomination for Site-Specific Plan Amendment
Subject Property: Tax Map Parcel 54-4 ((4)) 4
Nominator: Eastwood Properties, Inc.

Dear Ms. O'Donnell:

As an authorized representative of the Nominator, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to nominate the Subject Property for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. The Nominator further designates Walsh, Colucci, Lubeley & Walsh, P.C. to be the Nominator's designated agent/attorney and point of contact for this nomination. Furthermore, the Nominator understands the expectations for the process and is willing to participate in the review, analysis, and community engagement, as needed.

Very truly yours,

EASTWOOD PROPERTIES, INC.

By: 
Name: Richard L. Labbe
Title: President

Eastwood Properties, Inc.
3050 Chain Bridge Road, Suite 105
Fairfax, Virginia 22030
eastwoodprops@aol.com
(703) 929-4545