



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-SU-008
<b>Supervisor District</b>	Sully
<b>Parcel ID Number(s)</b>	35-4 ((1)) 11A, 12A, and 13, 35-4 ((2)) 24A, 29A, and 30A1
<b>Parcel Address(es)</b>	3143, 3155, 3205 West Ox Road, and 3152 Southfield Drive, Herndon, VA 20171
<b>Nominator</b>	3155 W Ox, LLC by Sara V. Mariska, Attorney/Agent
<b>Plan Map Designation</b>	1. 35-4 ((1)) 11A - Retail and Other 2. 35-4 ((1)) 12A - 0.5 - 1 dwelling unit/acre 3. 35-4 ((1)) 13 - 0.5 - 1 dwelling unit/acre 4. 35-4 ((2)) 24A - 0.5 - 1 dwelling unit/acre 5. 35-4 ((2)) 29A - 0.5 - 1 dwelling unit/acre 6. 35-4 ((2)) 30A1 - 0.5 - 1 dwelling unit/acre
<b>Comprehensive Plan Recommendation for Nominated Property</b>	Area III, Upper Potomac Planning District, West Ox Community Planning Sector (UP7), no site specific plan text.
<b>Proposed Land Use</b>	Residential
<b>Summary of Proposed Comprehensive Plan Change</b>	Nominator proposes an option for up to 2 dwelling units/acre.

## 2022-2023 Site Specific Plan Amendment Process

### Statement of Justification 3155 West Ox Road

Nominator: 3155 W Ox, LLC

The property identified as Fairfax County Tax Map Reference 35-4 ((1)) 11A, 12A, 13, and 35-4 ((2)) 24A, 29A, 30A1 (the “Subject Property”) is on the east side of West Ox Road, southeast of its intersection with Southfield Drive and comprised of approximately 4.35 acres. The Subject Property is in Upper Potomac Planning district, West Ox Planning Sector of the Comprehensive Plan (the “Plan”). Five (5) of the parcels are planned for residential use at 0.5 – 1 dwelling unit per acre. Parcel 11A is planned for “retail and other use.” The Nominator proposes to amend the Plan to allow for residential development in keeping with the surrounding development pattern.

Parcel 11A was previously developed as a garden center which has closed. Given that no retail exists in the immediate vicinity of the Subject Property combined with the surrounding development of single-family homes, the Nominator proposes residential use up to 2 dwelling units per acre which is consistent with development near the Subject Property.

The proposal will address the Plan amendment criteria as follows:

#### **Address emerging community interests or changes in circumstances.**

As has been well-documented by Fairfax County, economists, advocacy groups, and the media, Fairfax County does not have sufficient housing to meet demand. This proposal will provide additional, market-appropriate housing.

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

Additional housing 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. The nomination meets Objective 8 of the Land Use Policy Plan because it will remove a commercial designation, will enhance stability in an established residential area, and ensure that infill development is of a compatible use and density. The proposal advances the goals of Land Use Policy Objective 14 by allowing infill that is compatible with the surrounding area and removing a commercial designation that is incompatible.

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

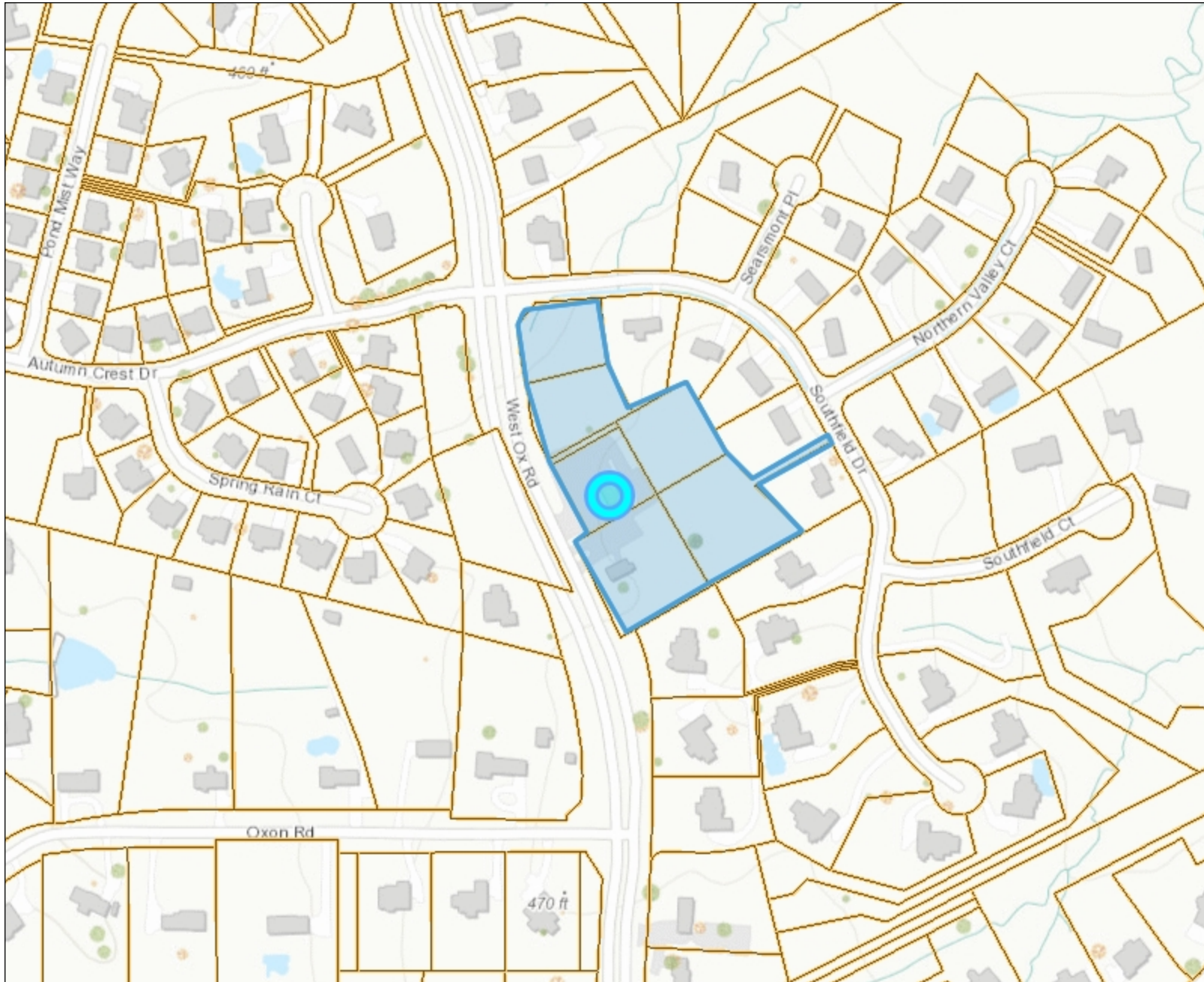
- 2.2 – The nomination will allow for a livable community that is compatible with the existing development pattern in the area.
- 5.6 – The nomination will allow for infill housing that is consistent with development in the surrounding area.

The nomination also aligns with the One Fairfax Policy by ensuring that a full spectrum of housing opportunities are provided in the County.

The Nominator is prepared to submit a zoning application concurrently with this nomination and seeks to proceed with development as soon as possible. In sum, the Nominator proposes this Plan amendment to modify a commercial Plan designation that is not longer appropriate for this area and facilitate development of additional housing that is compatible with the surrounding area.



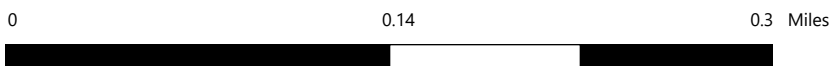
# SSPA Nomination - 3155 W Ox, LLC



**Legend**

- Parcels

**Notes:**  
Property Map



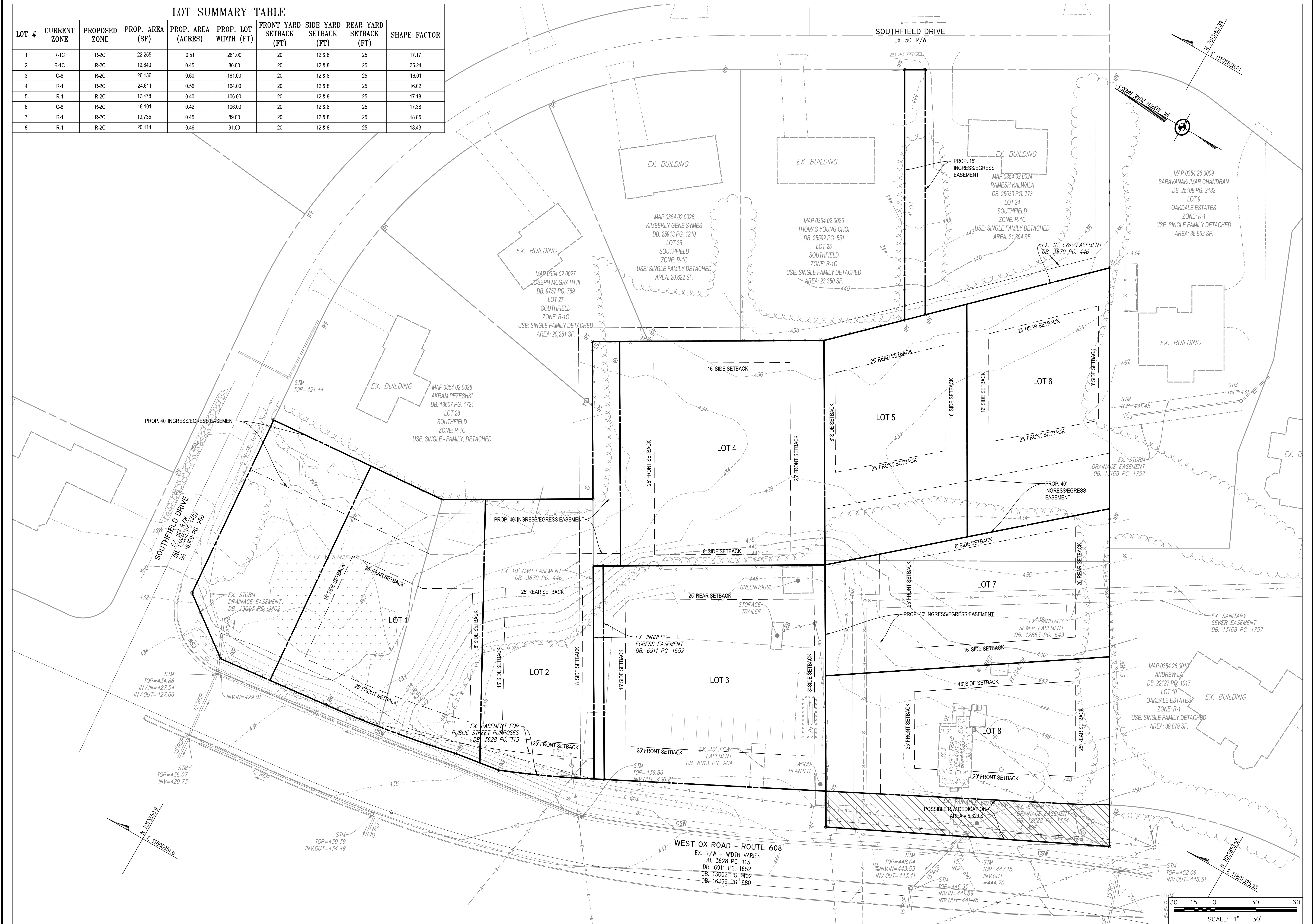
This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

Map produced: 10/26/2022



LOT SUMMARY TABLE

LOT #	CURRENT ZONE	PROPOSED ZONE	PROP. AREA (SF)	PROP. AREA (ACRES)	PROP. LOT WIDTH (FT)	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	SHAPE FACTOR
1	R-1C	R-2C	22,255	0.51	281.00	20	12 & 8	25	17.17
2	R-1C	R-2C	19,643	0.45	80.00	20	12 & 8	25	35.24
3	C-8	R-2C	26,136	0.60	161.00	20	12 & 8	25	16.01
4	R-1	R-2C	24,611	0.56	164.00	20	12 & 8	25	16.02
5	R-1	R-2C	17,478	0.40	106.00	20	12 & 8	25	17.18
6	C-8	R-2C	18,101	0.42	106.00	20	12 & 8	25	17.38
7	R-1	R-2C	19,735	0.45	89.00	20	12 & 8	25	18.85
8	R-1	R-2C	20,114	0.46	91.00	20	12 & 8	25	18.43



GREENWAY ENG. - Z:\N662 - 3155 West Ox Road\Engineering\Drawings\Exhibits\N662-10-House Siting - Master V-3.5.dwg Oct 11, 2022 - 10:46am dbristen

PRELIMINARY HOUSE SITING VERSION 3.4

3155 WEST OX ROAD  
FAIRFAX COUNTY, VIRGINIA

DATE: 2022-10-11  
C.L.= 2'  
SCALE: 1" = 30'  
SHEET  
01  
OF  
01



4516 RESEARCH PLACE  
ASHBURN, VA 20148  
TELEPHONE: (703) 526-0788  
FAX: (640) 722-9528  
WWW.GREENWAYENG.COM

PROUDLY SERVING VIRGINIA & WEST VIRGINIA  
OFFICES IN: ASHBURN, VA, WINCHESTER, VA & MARTINSBURG, WV



October 26, 2022

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

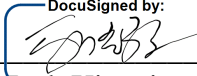
Re: Consent and Authorization to File SSPA Nomination  
Subject Property: Fairfax County Tax Map Reference 35-4 ((1)) 11A, 12A, 13,  
and 35-4 ((2)) 24A, 29A, 30A1  
Nominator: 3155 W Ox, LLC

Dear Ms. O'Donnell:

As an authorized representative of 3155 W Ox, LLC, owner of property identified as Fairfax County Tax Map Reference 35-4 ((1)) 11A, 12A, 13, and 35-4 ((2)) 24A, 29A, 30A1 (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,

3155 W OX, LLC

DocuSigned by:  
By:   
Name: Jack Xiaoqiang Ma

Its: \_\_\_\_\_ Member and Manager \_\_\_\_\_