



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SU-009
Supervisor District	Sully
Parcel ID Number(s)	46-3 ((1)) 14A and 46-3 ((1)) 14B2
Parcel Address(es)	12306 and 12310 Lee Jackson Memorial Hwy, Fairfax, VA 22033
Nominator	David S. Houston
Plan Map Designation	2-3 DU/AC
Comprehensive Plan Recommendation for Nominated Property	Low intensity office, service station, community-oriented retail. Tax Map Parcel 46-3((1))14A contains an existing service station, a community-oriented retail use. Modernization and/or reconstruction of this service station may occur on Parcel 14A and Tax Map Parcel 46-3((1))14B2 between Parcel 14A and Fair Ridge Drive provided that the existing amount of gross floor area is not increased and at least four service bays are retained. A mini-mart and/or car wash could also be included, as long as the entire complex does not exceed the existing gross floor area.
Proposed Land Use	MixedUse
Summary of Proposed Comprehensive Plan Change	The current land use recommendations have proven to be too restrictive and borderline prohibitive of any other uses beyond the existing service station, which may not have been the original intention. The restrictive veil the language places on the Property will likely impede redevelopment for years to come if the current recommendation remains in place. The SSPA update could allow for a mixed-use development given the Property's proximity to other mixed-use development and community-serving retail. The Property borders Lee Jackson Memorial Highway and is positioned well for greater intensity of development. With more flexible recommendations in place, the Property could develop under a range of scenarios and uses. Assuming changes to the land use recommendations are made, the Applicant proposes a multi-story multifamily building with 100 dwelling units, and 14,500 SF of ancillary retail serving the residents and nearby workforce.

12306 and 12310 Lee Jackson Highway SSPA
Statement of Justification
Site Specific Plan Amendment Application of the Burke Petroleum Realty LLC
Tax Maps: #046-3 ((01)) 0014A and 0014B2 (the “Property”)

1. Introduction

Burke Petroleum Realty LLC (the “Applicant”), as property owner, and the Nominator, as the Applicant’s agent, seek to update the recommendations for Tax Map Parcels 46-3((1))14A and 14B2 (“14A” and “14B2”) within Land Sub-Unit C2 of the Fairfax Center Suburban Center Non-Core Areas guidance of the Comprehensive Plan. The proposed changes will better accommodate viable land uses, building types, greater density responding to planned development of adjacent sites, and better fulfill the vision of the Fairfax Center Area which is characterized by a mixture of uses including office space, housing of various types, public facilities, and regional community and neighborhood-serving retail.

2. The Subject Property

The Property consists of 77,101 SF or 1.77 acres of land currently improved with a service station built in 1961. The Property is zoned PDC (Planned Development Commercial).

3. Proposed Use and Development

This SSPA proposes that the current language that applies to the Property located in Sub-Unit C2 (14A and 14B2) be updated to add an option to reflect current market conditions and address the current housing crisis by providing a residential option beyond the two dwelling units per acre baseline recommendation. The current land use recommendations have proven to be too restrictive and borderline prohibitive of any other uses beyond the existing service station, which may not have been the original intention. The restrictive veil the language places on the Property will likely impede redevelopment for years to come if the current recommendation remains in place. The SSPA update could allow for a mixed-use development given the Property’s proximity to other mixed-use development and community-serving retail. The Property borders Lee Jackson Memorial Highway and is positioned well for greater intensity of development.

With more flexible recommendations in place, the Property could develop under a range of scenarios and uses. Assuming changes to the land use recommendations are made, the Applicant proposes a multi-story multifamily building with 100 dwelling units, and 14,500 SF of ancillary retail serving the residents and nearby workforce.

4. Proposed Comprehensive Plan Amendments

The SSPA requests that the Comprehensive Plan provide for residential use at ___ dwelling units per acre and include a mix of uses including existing office either through adjustment of the baseline or overlay. The current language pertaining to the Property allows only for the “modernization or reconstruction of this service station” provided at “least four service bays are retained.” Considering construction costs and demand for service stations, the language effectively

creates a “quasi-restrictive covenant.” This all but assures that the property will remain a service station in its current state even as other adjacent properties around it redevelop under a logical development pattern.

5. Address Emerging Community Interests of Changes in Circumstance

The updates will help address Fairfax County’s housing crisis. There continues to be an insufficient supply of price-appropriate rental and for-sale housing stock in Fairfax County for all income levels. According to the Housing Strategic Plan, “Fairfax County is not producing enough housing to close the existing housing gap and will not be able to meet future housing needs.” The Fairfax County Housing Policy Plan elevates the need for the county to have “a range of income levels, in both rental and homeownership markets, as it has become increasingly difficult for many households to find price-appropriate housing.” Providing flexible land use options in proximity to the Fairfax Center Core Area and its mixture of uses could provide additional stable, affordable, high-quality housing and furthering access to opportunities to ensure all residents can prosper and employers can have an array of workforce options.

6. Advance Objectives of County’s Policy, Plans, and Concepts for Future Development

The proposed land use recommendation changes to the Comprehensive Plan will further several county objectives, plans, and policies. Objective 14 of the Land Use Policy seeks to achieve a “harmonious and attractive development pattern” which limits undesirable impacts created by incompatible uses. The recommended updates will encourage development in an established area that is compatible with existing and planned land use with the surrounding area. The updates seek to increase the intensity of development on the Property as well as allow uses beyond a service station which is commensurate with the land use recommendations made for properties located directly across Lee Jackson Highway from the subject property in Sub-Unit A6 of the Fairfax Suburban Center Core Area Plan.

For purposes of comparison of a similar nearby situation, Sub-Unit A6 of the Suburban Center Core Area Plan provides an option at the overlay level for residential, office, hotel, and/or retail/commercial mixed-use with increased density of 0.8 FAR. Sub-Unit A6 contains conditions to be met to implement the mixed-use option. Similar language could be implemented to ensure the same high quality and type of design of any potential mixed-use development constructed on 14A and 14B2.

Objective 2 of the Countywide Objectives and Policies Plan, encourages the provision of price appropriate housing affordable for all income levels in all parts of the county. In furtherance of this objective, policies suggest methods to “expand for-sale and rental housing opportunities in or near mixed-use centers as a way of providing the opportunity for persons to live and work within the county.” The proposed land use recommendations update could promote the development of multifamily in both mixed-use centers and existing residential areas in furtherance of Countywide

Objectives, is appropriate to the location, would help diversify the housing stock and expand lower cost housing options.

7. Align with County Goals

The Countywide Strategic Plan emphasizes the importance of functional communities identifying “reasonably priced housing and healthy, livable communities” as key to a higher quality of life for the residents of Fairfax County. The Plan identifies several strategies to implement its goals, including HNL 3, “encourage mixed-income and diverse types of housing developments near transit hubs, transit routes and revitalization areas that meet affordability requirements for a range of income levels, especially units large enough to accommodate families.”

Fairfax County’s Strategic Plan to Facilitate Economic Success provides guidance to “continue focus planning and development activities around the creation of mixed-use communities.” These mixed-use communities are identified as areas served by multi-modal transportation options, contain a mix of housing types and price points, and are in proximity to vibrant retail and entertainment options. Supporting mixed-use development, such as the proposed land use recommendation changes, in mixed-use areas will revitalize those areas and attract new businesses and create residential growth.

8. Conclusion

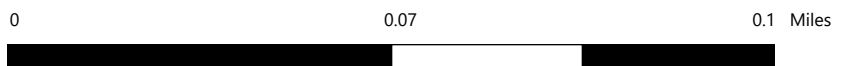
Given the Property’s proximity to Fairfax Center Core Area, an increase in density for mixed-use development in the Comprehensive Plan recommendations would create greater potential for successful redevelopment of the Property and adjacent areas. Allowing an option for residential density positively affects the County’s housing stock, provides greater access to more affordable housing types, and harmonizes with approved and future land uses in the area.



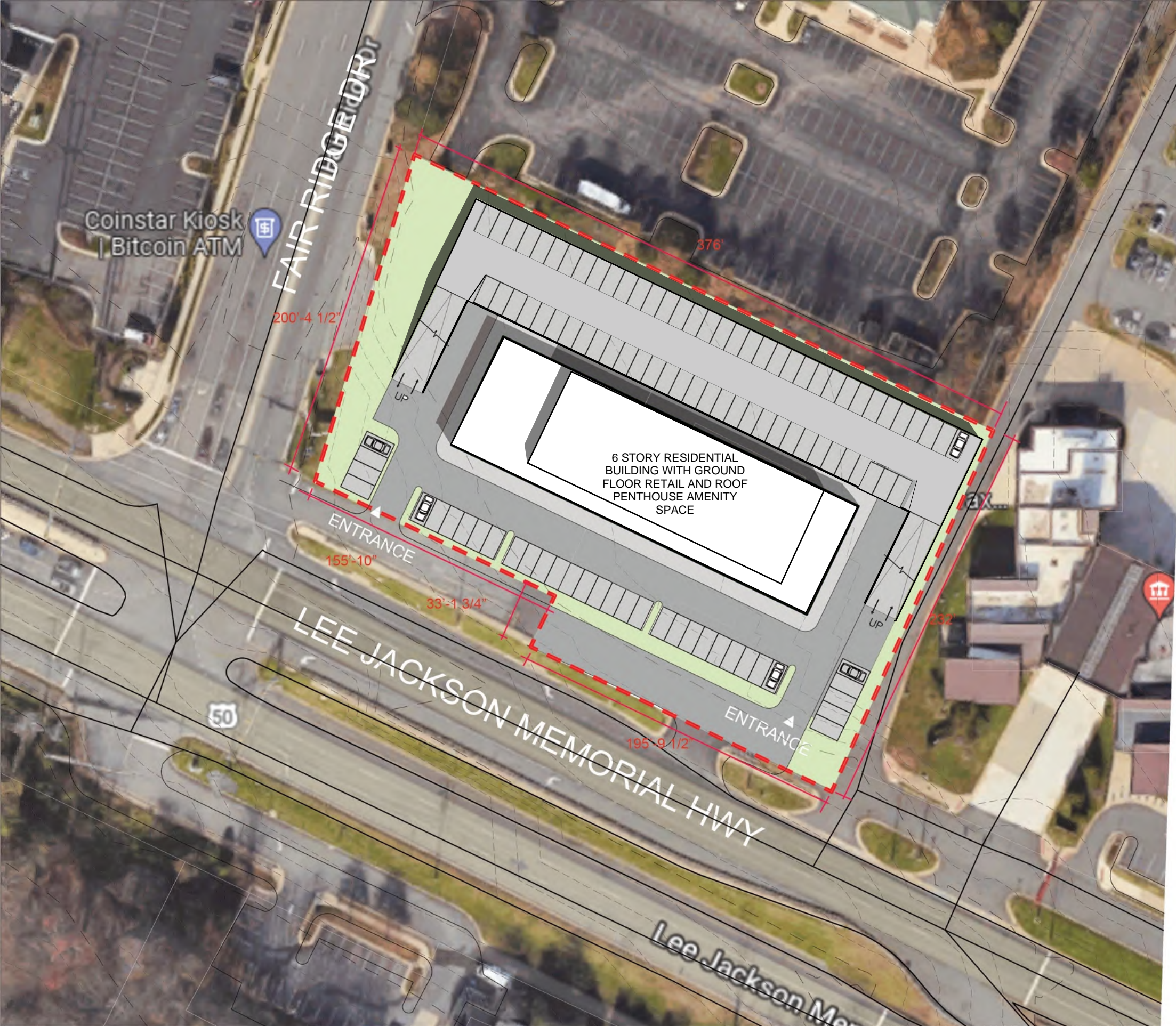
Legend

- Parcels

Notes:



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



GENERAL INFORMATION

SITE AREA	98000 SF	
BUILDING HTS.	6 FLOORS	
PARKING REQUIREMENTS	RETAIL @ 4/1000: 58	171
	RESIDENTIAL 1.125/UNIT:113	
PARKING SPACES	100 (GROUND)	172
	73 (DECK)	
UNITS	100	
RETAIL	14500 SF	

October 28, 2022

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

Re: SSPA Nomination for 12310 and 12306 Lee Jackson Memorial Highway

To Whom it May Concern,

Burke Petroleum Realty LLC (the "Owner") is the sole owner of the properties located at 12310 and 12306 Lee Jackson Memorial Highway (Tax Map 46-3((1))14A and 14B2), Fairfax VA 22033 ("Property"). The undersigned, as the authorized representative of the Owner, hereby authorizes David S. Houston of Bean Kinney & Korman, PC ("Nominator") to nominate the Property for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. The Owner further designates Bean Kinney & Korman, PC to be the Owners' designated agent/attorney and point of contact for this nomination. I have reviewed the subject nomination and, on behalf of the Owner, consent to the Property being submitted for consideration. Furthermore, the Owner understands the expectations for the process and are willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

Burke Petroleum Realty LLC,
a Virginia limited liability company

By: _____

Name: Eyob Mamo

Authorized Signatory

- Principal access should be from Fair Ridge Drive with secondary right-turn in/out access to Lee-Jackson Memorial Highway considered only with VDOT approval. There should be no vehicular connection to Alder Woods Drive; and,
- Development should be set back at least 40 feet and an attractive streetscape, including substantial landscaping, should be provided along Lee-Jackson Memorial Highway.

Residential use at 8-12 dwelling units per acre may be considered as an optional use to the planned office use on Tax Map Parcels 46-3((1))15A1 and 15C under the following conditions:

- The site design should successfully integrate the additional residential component with the non-residential uses, considering such features as physical connections, plaza or park spaces, and building layout.
- The scale and architectural treatment should be compatible with surrounding development in the sub-unit.
- Development should provide substantial year-round vegetated buffers to the north and west, including the preservation of existing trees, in order to protect the existing residential use adjacent to this sub-unit, as well as year-round vegetated buffering and screening to the electrical substation to the east.
- If the development is phased, a master plan for the site should be established with any redevelopment and supporting amenities and infrastructure should be provided at the earliest phase.
- In support of parks and recreation objectives, impacts on park resources and service levels should be offset through monetary and/or land contributions to the Park Authority. Development should further mitigate natural and cultural resource impacts on parks through best practice design, protections, and restoration methods. Pedestrian connectivity across Sub-Unit C1 should be promoted from the existing trail in Sub-unit C2 to the existing trail network in Sub-unit L1.
- Ground floor retail use may be appropriate in the existing office building on Parcel 15C.

Sub-unit C2

Baseline: Residential use at 2 dwelling units per acre

Overlay: Office use up to .25 FAR

This sub-unit is planned for low intensity office use at .25 FAR at the overlay level. Tax Map Parcel 46-3((1))13A, the Fair Oaks Fire and Rescue and Police Station, is planned for public facilities use.

Tax Map Parcel 46-3((1))14A contains an existing service station, a community-oriented retail use. Modernization and/or reconstruction of this service station may occur on Parcel 14A and Tax Map Parcel 46-3((1))14B2 between Parcel 14A and Fair Ridge Drive provided that the existing amount of gross floor area is not increased and at least four service bays are retained. A mini-mart and/or car wash could also be included, as long as the entire complex does not exceed the existing gross floor area.

As an option to the office use, Tax Map Parcel 46-3((1))14C is developed with an independent living facility with 200 units of housing for the elderly, subject to the following guidelines:

- Development should be designed to be compatible with adjacent uses in terms of building height, mass and scale.
- The development should be designed to architecturally complement and functionally relate to existing and planned commercial uses on Fair Ridge Drive.
- A minimum 100 foot vegetated buffer is provided adjacent to the single-family neighborhood to the north to achieve effective visual screening. Clearing and grading should be minimized in this buffer area to preserve mature trees and supplemental plantings should be provided as needed. If the east-west outlet road along the northern property line is not abandoned, the minimum 100 foot buffer should begin at the southern edge of the outlet road boundary.
- An effective vegetated buffer is provided on the western property line to visually screen the power station from the view of the new residents.
- Building height should taper down toward the northern edge of the property if necessary to achieve compatibility with the height of the residential neighborhood to the north.
- Usable open space such as a landscaped plaza or courtyard with seating which is designed as an amenity for the residents is provided. It is desirable that these amenities be coordinated with designs for Park Authority property to the east (Tax Map Parcel 46-3((17))4).
- Lighting is designed and located to minimize visual impacts on the adjacent residential neighborhood to the north.
- Pedestrian connections are provided to the retail center on Tax Map Parcel 46-3((1))15A3.
- Shuttle service is provided to bus and Metrorail facilities and other community services for the residents.

LAND UNIT D

CHARACTER

This land unit is located south of Lee-Jackson Memorial Highway, west of West Ox Road and Fairfax Towne Center, and is bordered on the south and west by the Fair Lakes development. It contains the Fair Ridge, Cedar Lakes, Fairfield House, Fair Lakes Court, and Stone Creek Crossing residential developments, the Manor Care facility for senior citizens, and an office building. Ox Hill Battlefield Park, which commemorates the only major Civil War engagement within Fairfax County, is located in the southwestern quadrant of Monument Drive and West Ox Road.