



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-BR-003
CHURCH OF THE
GOOD SHEPHERD

Address/Tax Map Parcels: 9350 Braddock Road / Tax Map Parcel 69-4 ((1)) 6A

Nominator: Trustees of the Church of the Good Shepherd, Episcopal, Burke, c/o Lynne Strobel of Walsh, Colucci, Lubeley & Walsh, P.C.

Supervisor District: Braddock
Planning Area: Area II
Planning District: Fairfax Planning District, F1 Braddock Community Planning Sector
Acreage: 9.33 acres

Current Plan Map/Text: Residential use generally should not exceed one dwelling unit per acre (du/ac).

Nomination: Residential use at 2-3 du/ac to allow development of approximately 8 detached residences; the church would remain.

Comprehensive Plan Considerations:

The subject site located northeast of the intersection of Braddock Road and Olley Lane and contains the Church of the Good Shepherd and two detached residential structures. The surrounding properties contain predominately residential uses, including the Silverbrook single-family detached subdivision to the north planned for 2-3 du/ac and developed at 2.2 du/ac; the Ashford and Bradfield single-family detached subdivisions, planned for 2-3 du/ac and developed at 2.89 du/ac; the Olley Lane single-family detached subdivision, planned and developed at 2.01 du/ac to the west across Olley Lane, and the Lake Braddock townhome community to the south across Braddock Road, planned for and developed at 2-3 du/ac. The area adjacent to the south is planned for 1-2 du/ac and developed with a daycare facility. Several of the surrounding subdivisions were developed concurrent with the dedication and preservation of significant environmental areas, which resulted in a clustered residential development pattern with residential lot sizes that are typically less than 1/3 of an acre.

The Plan's Concept for Future Development designates this area as a Suburban Neighborhood. Suburban Neighborhoods contain a broad mix of allowable residential densities, styles, park and open space and contain the county's established residential neighborhoods. Suburban neighborhoods are considered to be stable areas of little or no change. Where appropriate, supporting neighborhood- serving commercial services, public facilities, and institutional uses are encouraged provided that the proposed intensities and character are compatible with the surrounding area. Plan guidance for the site and other properties along Olley Lane reflect this designation, indicating that new and infill residential density along this corridor should not exceed one du/ac due to the large lots and low density character of the Olley Lane corridor and indicates that new and infill development should not exceed one dwelling unit per acre, to retain the contour of land to preserve existing mature trees.

This nomination would facilitate detached residential use at approximately 2.56 dwelling units per acre, which would yield approximately eight lots on 3.2 acres in the northern portion of the property along with areas for stormwater facilities, while retaining the church and existing residential structures on the southern end of the site. The illustrative concept plan depicts building lots of comparable size to surrounding subdivisions. Access is shown in the concept plan to be provided separate from the other uses on the site, and it appears four other points of access along the frontage are proposed to be retained. A similar nomination was submitted in the 2005 APR cycle to increase residential density to 2-3 du/ac on a comparatively smaller (2.3 acre) portion of the site but was withdrawn prior to a Planning Commission recommendation. If the nomination is added to the work program for formal review, consideration should be given for developing a subdivision design that can ensure safe and efficient access, retain and enhance existing

vegetated buffers and tree canopy along the Olley Lane frontage and northern and eastern lot lines to maintain the lower density, rural character of the Olley Lane Corridor as described in the Plan.

