



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-LE-007
Sheridonna Lane

Address/Tax Map Parcels: 6981 and 6988 Telegraph Road, 7015, 7018, 7019, and 7101 Sheridonna Lane
Tax Map Parcels 92-1 ((1)) 8, 9, 10, 11, 12, 13 and 92-3 ((1)) 1, 2 and 5

Nominator: Nick Torrance, The Carr Companies

Supervisor District: Franconia
Planning Area: Area IV
Planning District: Rose Hill Planning District, RH-7 Huntley Meadows Community Planning Sector
Acreage: 20 acres

Current Plan Map/Text: Residential use at 1-2 dwelling units per acre (du/ac), with plan guidance noting that the area is almost entirely within a Resource Protection Area (RPA) and that development is planned for the low end of the Plan's density range.

Nomination: Independent living facility up to 8 du/ac.

Comprehensive Plan Considerations:

The subject site includes nine parcels along Sheridonna Lane and is located south of Telegraph Road, north of Huntley Meadows Park, and west of Dogue Creek Stream Valley Park. The site is almost entirely located within a RPA and floodplain associated with Dogue Creek. The area to the south, east, and west of the nomination site is planned for public parks and includes Huntley Meadows Park and Dogue Creek Stream Valley Park. The area to the north, across Telegraph Road, is also planned for public parks and includes the Greendale Golf Course. The area west of Dogue Creek Stream Valley Park is planned for residential use up to 3-4 du/ac. The parcels to the northeast, at the intersection of South Kings Highway and Telegraph Road, are planned for and developed with retail uses.

RPAs are comprised of lands at or near the shoreline or water's edge that in their natural condition, provide for the removal, reduction, or assimilation of sediments, nutrients, and potentially harmful or toxic substances from runoff entering the Chesapeake Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. Floodplains are lands in and adjacent to streams and watercourses subject to periodic inundation from flood events.

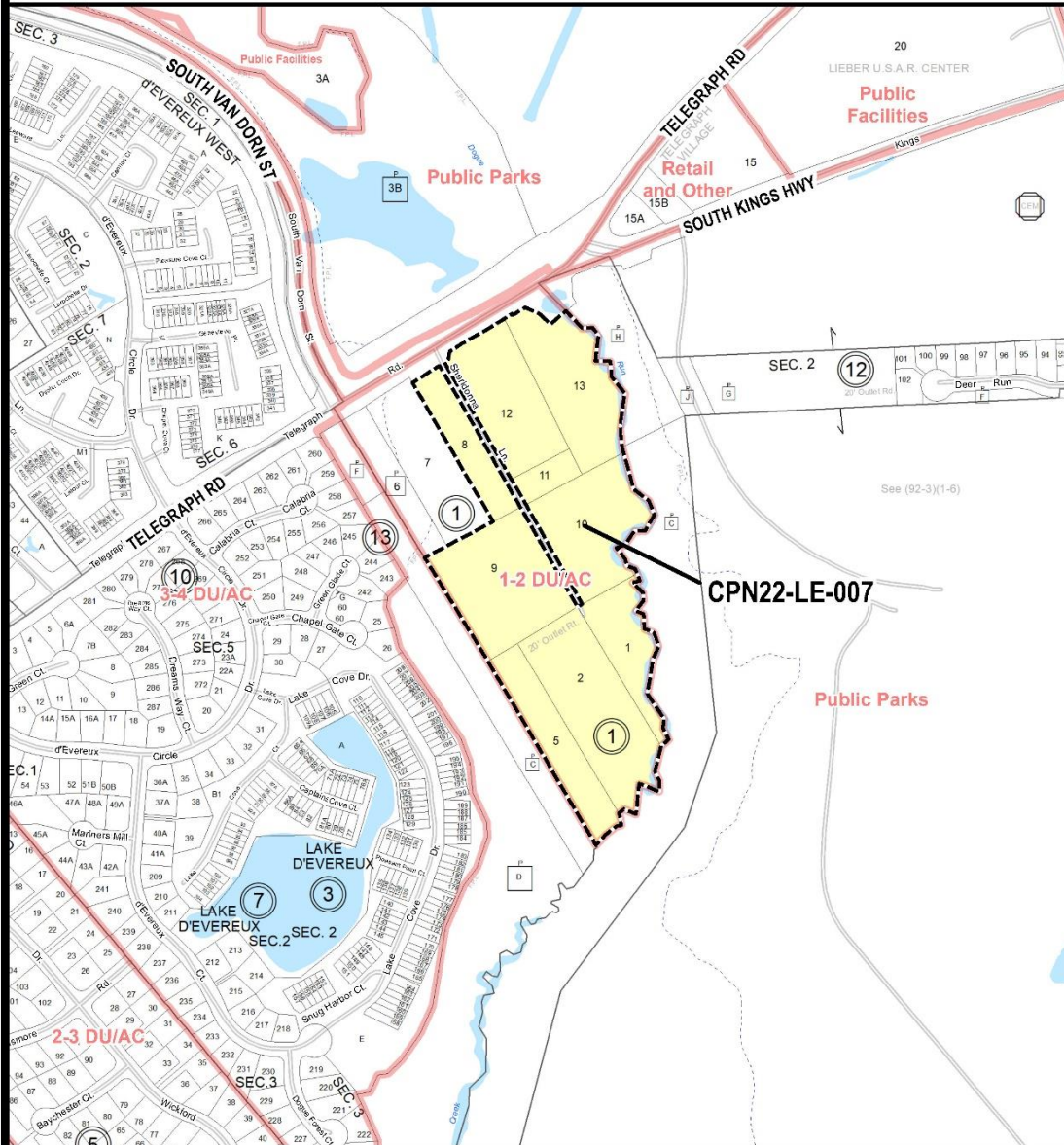
The Comprehensive Plan's Concept for Future Development identifies the Huntley Meadows Community Planning Sector as a Suburban Neighborhood, a land use classification containing a broad mix of residential densities, planned for little to no change in land use. Where appropriate, supporting neighborhood-serving commercial services, public facilities, and institutional uses are encouraged provided that the proposed intensities and character are compatible with the surrounding area. The Land Use element of the Policy Plan's Objectives 8 and 14, infill development should be of a compatible use, type, and intensity, and should ensure adverse impacts to the surrounding neighborhood should not occur. The Environment Element of the Policy Plan includes guidance related to EQCs. The Plan recommends that the nomination site should be considered for purchase by Fairfax County to provide an additional buffer to Huntley Meadows Park, as this area contains floodplain and non-floodplain areas that could be used for wetland mitigation. The Plan notes that if public acquisition is not achieved, the area should be developed at 1-2 du/ac, and due to the RPA on the site, development should be planned for the low end of the density range (i.e. 1 du/ac).

The nomination proposes an independent living facility up to 8 du/ac with a mix of 160 age-restricted townhomes and multifamily residential units, including 24 affordable dwelling units (ADUs). The nomination also proposed 12 acres of open space. The nomination site is located in an environmentally sensitive area that buffers Huntley Meadow Parks, the largest park in Fairfax County. The nomination states the environmental issues have been studied and will address

the issues by reconnecting the floodplain to the RPA along Dogue Creek through stream bank restoration construction of a berm and replanting locally supported plant species. The proposed stream restoration and flood control project proposed by the nomination would also need to meet the requirements of the Chesapeake Bay Preservation Ordinance (Chapter 118 of Fairfax County Code) for the proposed encroachments (grading, fill, and tree removal) within the Resource Protection Area. The nomination plans to pursue a Special Exception under the Fairfax County Zoning Ordinance multiplier that encourages four times the density recommendations. In addition to the environmental issues presented by the nomination, the proposed density raises compatibility issues with the surrounding planned densities.

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 Land Unit

 Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO NOVEMBER 2022

OTPA_GRAPHICS\22_Items\2022 Site Specific Plan Amendment Process\NOMINATIONS

