



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

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**STAFF REPORT  
2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Braddock

**APR ITEM(S):**05-II-2F

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**NOMINATOR(S):** Terry Wanbaugh, Co-Chair Areas I and II, Braddock APR Task Force

**ACREAGE:** 37.4 Acres

**TAX MAP I.D. NUMBERS:**69-2((2))L,M,N1,P1,Q,R,S,3,3A,5,7,7B,8A,8B1,8B2,9A,9C,9D,  
10B,11A,11B1,11B2

**GENERAL LOCATION:** Land generally along Olley Lane and fronting on Athens Rd.

**PLANNING AREA(S):** II

**District(s):** Fairfax  
**Sector:** Braddock (F1)  
**Special Area(s):** N/A

**ADOPTED PLAN MAP:** 1-2 du/ac, Public Parks

**ADOPTED PLAN TEXT:** Residential 1-2 du/ac. Maximum density not to exceed 1 du/ac.  
Option for 2-3 du/ac for parcels 69-4((1))1,2 and 3 with  
conditions.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/fairfax.pdf>  
Pg 28. Land Use Recommendation 5

**PROPOSED PLAN AMENDMENT:** Add Plan text emphasizing 1 du/ac density limit in the  
Olley Lane corridor.

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**SUMMARY OF STAFF RECOMMENDATION:**

Approve Nomination as submitted  
 Approve Staff Alternative  
 Retain Adopted Plan

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## **CONTEXT**

**General Location:** The subject area is located north of Braddock Road along of Olley Lane and includes property fronting on Athens Road.

### ***Planned and Existing Land Use and Zoning:***

**Subject Property:** The subject area is part of the Olley Lane corridor which is planned for 1-2 du/ac with new and infill development limited to 1 du/ac. The subject area is zoned R-1 and developed with single family residential uses.

### ***Adjacent Area:***

**South:** The area to the south along Olley Lane is also addressed by the Olley Lane corridor Plan guidance, which indicates that the land in this corridor is planned for 1-2 du/ac with new and infill development limited to 1 du/ac. The land in the corridor is generally developed with single family residential uses, except at the southern end which is developed with a church. The Olley Lane corridor is predominantly zoned R-1. The exceptions are parcels 69-2((1)) 5A, 5B, 5C which are zoned R-2 and the Olley Lane subdivision which is zoned PDH-3 and is developed at 2.01 du/ac.

**North/West:** The area to the north and west of the Olley Lane corridor is predominantly planned for 2-3 du/ac, zoned R-2 and developed with single family residential uses.

**East:** The area to the east of the Olley Lane corridor is predominantly planned for 2-3 du/ac, zoned R-2 and R-3 and developed with single family residential uses with exception of parcel 69-2((1))10A which is developed with Little Run Elementary School.

## **PLANNING HISTORY**

No Comprehensive Plan changes were proposed for this area since 1997.

## **ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, 2003 Edition, Area II, Fairfax Planning District as amended through 7-11-2005, Braddock Community Planning Sector(F1), Land Use Recommendation 5, Pg 28:

“5. Land in the Olley Lane corridor located between Braddock Road and the lots fronting on Athens Road is planned for residential use at 1-2 dwelling units per acre. Due to the large lot, single-family detached residential use that predominates in this corridor, new and infill development generally should not exceed one dwelling unit per acre to help preserve the existing character of the area. Parcels 69-4((1))1, 2, and 3 located at the southern

portion of the corridor may be appropriate for consideration at 2-3 dwelling units per acre if the following conditions are met:

- All three parcels are consolidated;
- Overall density does not exceed 2.2 dwelling units per acre. Under any development proposal, lot sizes should be compatible with the adjacent Surrey Square subdivision;
- Development should be sensitive to the existing environmental features found on the land and provide for a high quality site design; and
- Access is limited to Olley Lane and is provided in a manner that best addresses safety and operational issues.”

The adopted Comprehensive Plan Map indicates that the subject area is planned for residential use at 1 – 2 du/ac and Public Parks.

#### **NOMINATED PLAN AMENDMENT**

The nomination proposes adding Plan text emphasizing the current Plan’s 1 du/ac density limit for the new and infill development. The proposed Plan text further recommends that any new development should be sensitive to the environment including the preservation of mature trees and the contour of the land. The Plan text, as submitted in the nomination proposed deleting the current Plan text referring to the current Plan option for the portion of the Olley Lane corridor located in the northwestern quadrant of Braddock Road and Olley Lane. In a clarification letter dated December 8, 2006, it was clarified that the intent of the nomination is not deleting the Plan option but recognize the fact that it has already been implemented. Accordingly, revised text was provided by the nominator which reads as follows:

“5. Land in the Olley Lane corridor located between Braddock Road and the lots fronting on Athens Road is planned for residential use at 1-2 dwelling units per acre. In view ~~Due to~~ the large lot, single-family detached residential use that predominates in this corridor, new and infill development generally should not exceed one dwelling unit per acre to help preserve the existing character of the area. Accordingly, Tax Map 69-2((2)), land North and South of the Resource Protection Area should retain its current low density residential and rural character. Any further development should not exceed one dwelling unit per acre, be sensitive to the environment to include existing mature trees and contour of the land. ~~Parcels 69-4((1))1, 2, and 3 located at the southern portion of the corridor have been developed and; may be appropriate for consideration at 2-3 dwelling units per acre if the following conditions are met:~~

- ~~• All three parcels are consolidated;~~
- ~~• Overall density does not exceed 2.2 dwelling units per acre. Under any development proposal, lot sizes should be compatible with the adjacent Surrey Square subdivision;~~

- Any potential future development should be sensitive to the existing environmental features found on the land and provide for a high quality site design; and
- Access is limited to Olley Lane and is provided in a manner that best addresses safety and operational issues.”

## **ANALYSIS**

The nomination focuses on the northern two-thirds of the Olley Lane corridor where the area’s remaining large parcels are concentrated and provides additional guidance for preserving the area’s low density character. In addition, the nomination provides an editorial change for the southern portion of the corridor which has been developed under the area’s Plan option.

Since the nominated area does not include all parcels in the Olley Lane corridor, the nomination has the appearance of reducing the area applicable to the Plan recommendation. For example, the Church of Good Shepherd which is part of the Olley Lane corridor is not specifically addressed by the nomination. However, the Plan text that is proposed in the nomination is not intended to reduce the area that is addressed by the current Plan.

## **RECOMMENDATION**

The nature of the proposed amendment is editorial. The proposed Plan text’s intent is to emphasize the importance of future development being designed in a manner that preserves some of the area’s environmental resources, such as preserving mature trees. Staff’s recommendation is supportive of the nomination and provides Plan text that clarifies the intent of the nomination. In addition, since it seemed unclear about what properties were addressed by this Plan recommendation, Staff recommends adding to the Plan text all parcels addressed by the recommendation.

## **PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN**

(Additions are shown underlined; deletions are shown with a ~~strike through~~):

**MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Area II, Fairfax Planning District as amended through 7-11-2005, Braddock Community Planning Sector(F1), Land Use Recommendation 5, Pg 28:

“5. Land in the Olley Lane corridor located between Braddock Road and the lots fronting on Athens Road is planned for residential use at 1-2 dwelling units per acre. Due to the low density character of the area and the presence of environmentally sensitive features ~~large lot, single family detached residential use~~

~~that predominates in this corridor, new and infill development in the corridor, that includes all parcels in 69-2((2)) as well as parcels 69-2((1)) 5A, 5B, 5C, 6; parcel 69-2((13))44; former parcels 69-4((1))1, 2, and 3 (now parcels 69-4((24))A, 1-21) and parcel 69-4((1)) 6A generally should not exceed one dwelling unit per acre and be designed to retain the contour of land to preserve existing mature trees, to help preserve the existing character of the area.~~

~~Except for former p~~Parcels 69-4((1))1, 2, and 3 (now parcels 69-4((24))A, 1-21) located at the southern portion of the corridor, ~~which have been redeveloped under a plan option, which required the consolidation of the three parcels and limited overall density to 2.2 dwelling units per acre. This redevelopment (Olley Lane Subdivision) provided lots sizes compatible with the adjacent Surrey Square subdivision, preserved five acres of environmentally sensitive land to provide for a high quality site design and limited access to Olley Lane to address safety and operational issues.~~ ~~may be appropriate for consideration at 2-3 dwelling units per acre if the following conditions are met:~~

- ~~•All three parcels are consolidated;~~
- ~~•Overall density does not exceed 2.2 dwelling units per acre. Under any development proposal, lot sizes should be compatible with the adjacent Surrey Square subdivision;~~
- ~~•Development should be sensitive to the existing environmental features found on the land and provide for a high quality site design; and~~
- ~~•Access is limited to Olley Lane and is provided in a manner that best addresses safety and operational issues.”~~

## PLAN FIGURES

### MODIFY

**FIGURE:** Fairfax County Comprehensive Plan, 2003 Edition, Area II, Fairfax Planning District as amended through 7-11-2005, Braddock Community Planning Sector(F1), Land Use Recommendations General Location Map, Pg 26: Modify Figure 10 to clarify the extent of the Olley Lane corridor.

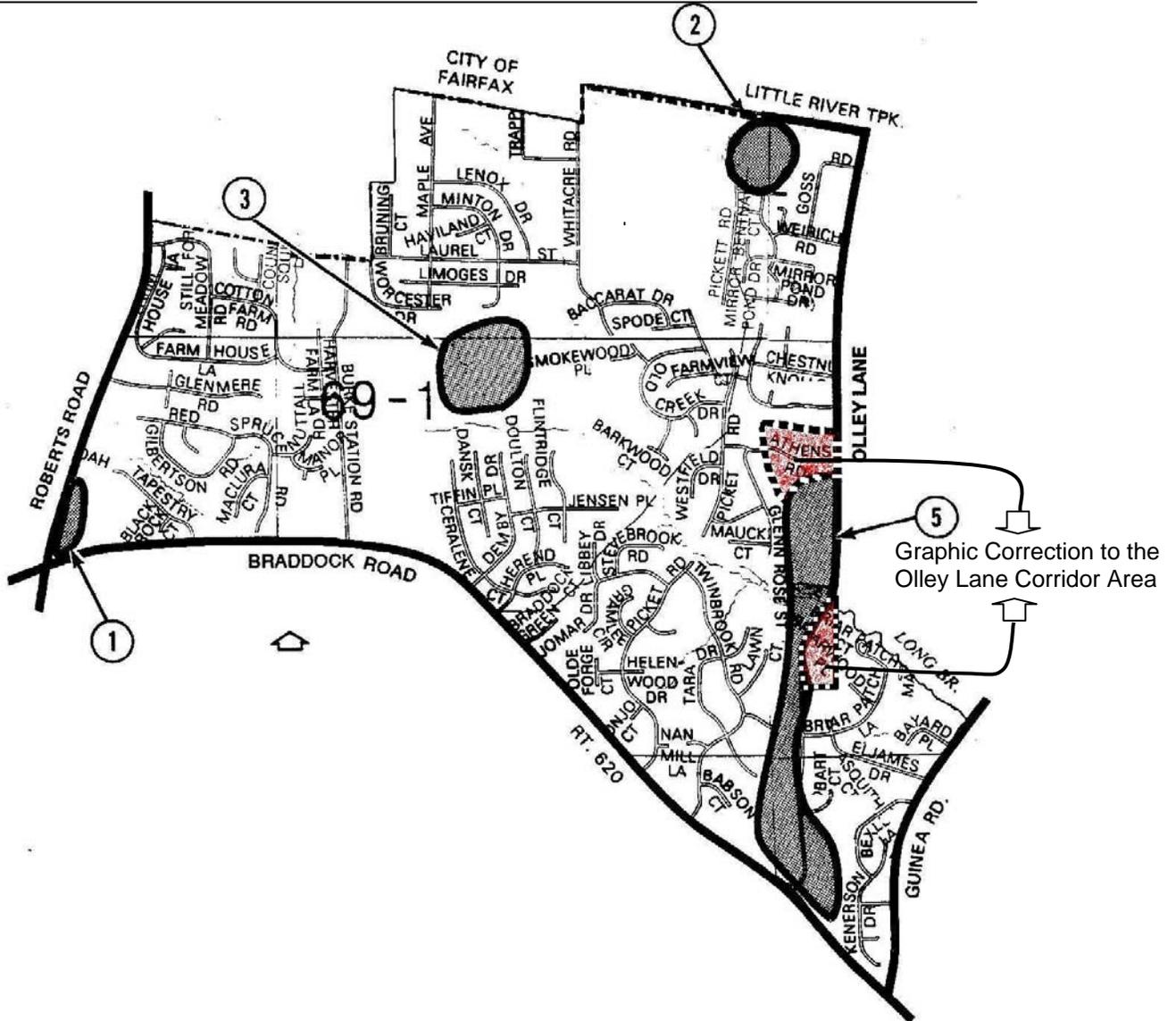
(See Attachment 1)

## THE PLAN MAP

The Comprehensive Plan Map would not change.

Attachment 1

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 Edition AREA II  
Fairfax Planning District, Amended through 7-11-2005  
F1-Braddock Community Planning Sector Page 26



LAND USE RECOMMENDATIONS  
GENERAL LOCATOR MAP FIGURE 10