



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-MV-008
Laurel Hill Highlands

Address/Tax Map Parcels: 9300, 9304, and 9224 Ox Road
Tax Map Parcels 106-4((1))17, 18, 19 (part), 27 and 27A
Nominator: Joe Francone, L&F Laurel Hill Highlands, LLC
Supervisor District: Mount Vernon
Planning Area: Area III
Planning District: Pohick Planning District, P-5 Dominion Community Planning Sector
Acreage: 8.7 acres
Current Plan Map/Text: Residential use at 0.1-0.2 and 0.2 - 0.5 dwelling units per acre (du/ac)
[Nomination:](#) Residential use at 5-8 du/ac, consisting of single-family attached units

Comprehensive Plan Considerations:

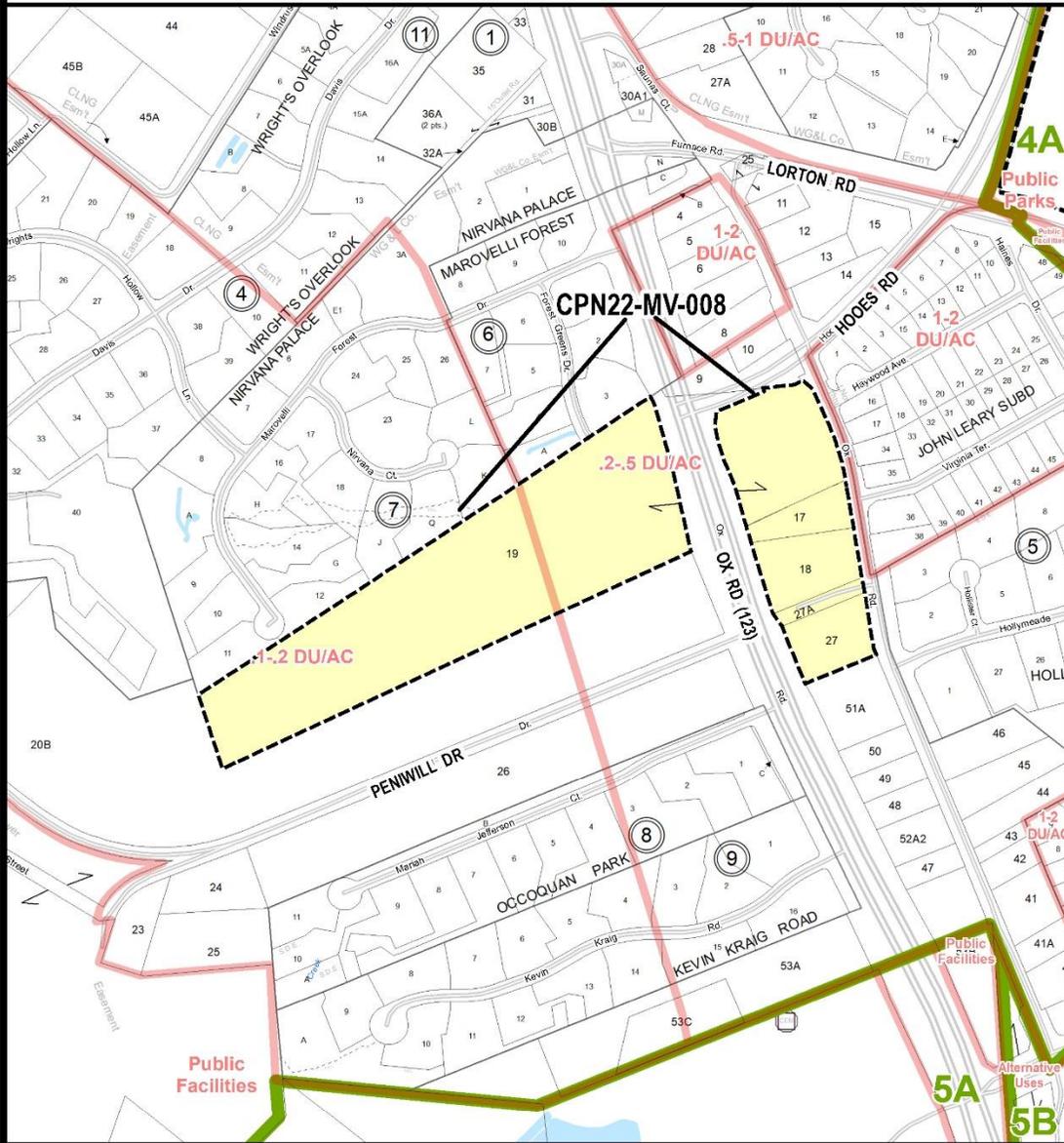
The subject site is located on the east and west side of Ox Road, south of the Hooes Road and Ox Road intersection. The two southern parcels between Hooes Road and Peniwill Drive, on the east side of Ox Road, are developed with single-family detached homes, and the remaining parcels are vacant land. Much of the site is heavily treed and vegetated. The subject area is surrounded by single-family detached homes to the north, south, west, and east. Portions of the nominated area to the west, across Ox Road, contain streams and a small area of Resource Protection Area (RPA).

The statement of justification notes that the request to increase the density would “further the goal of creating housing unit and price point diversity and contribute to the well-established deficient supply in the housing stock for the area. The significant changes that have occurred and are planned to occur in the immediate vicinity of the subject Property warrant consideration of the proposed plan amendment.” These changes include the Workhouse Arts Center, road improvements and widening, and new public facilities, such as the police station and animal shelter, at the corner of Workhouse Road and Lorton Road.

The subject site is located within the P5-Dominion Community Planning Sector, which is comprised of primarily low-density residential development. No future development is proposed on the western portion of parcel 19 on the west side of Ox Road. The Concept for Future Development (CFD) notes that the portion of the site west of Ox Road is a Low-Density Residential Neighborhood, a land use category intended to ensure the preservation of environmental resources by limiting development primarily to low density large lot residential and open space uses. The CFD notes that the portion of the site east of Ox Road is a Suburban Neighborhood, is planned for little to no change in land use, and recommends infill development be compatible use, type, and intensity with the surrounding areas. The broader Pohick Planning District, in general, has a rural character by maintaining a very low density to serve as a land use Best Management Practice (BMP) to protect the Occoquan Reservoir, which is a major source of drinking water for the County. The site and those surrounding the areas are zoned R-1 (1 du/ac) and planned for residential use at 0.2-0.5 du/ac, with the exception to the north and east, which are planned for residential use at 1-2 du/ac and built between 1 du/ac to around 0.3 du/ac, which is the highest residential planned density in the vicinity of the nomination. The nomination would have a substantially higher density than the surrounding area, as well as a use type not found elsewhere in the area, which raises concerns regarding the compatibility of the nominated change with the surrounding areas.

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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 OCTOBER 2022

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

