



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-SP-007
12325-12329 Braddock Road

Address/Tax Map Parcels: 12325 & 12329 Braddock Road
Tax Map Parcels 67-1 ((1)) 62 and 63
Nominator: CRA MAC Holdings, LLC (Sara V. Mariska, attorney/agent)
Supervisor District: Springfield
Planning Area: Area III
Planning District/Special Area: Pohick Planning District, P1 Twin Lakes Community Planning Sector
Acreage: 5.25

Current Plan Map/Text: Residential use at 0.1 - 0.2 dwelling units per acre (du/ac) and private open space

Nomination: Option for garden center use

Comprehensive Plan Considerations:

The subject site consists of two parcels located on the south side of Braddock Road, approximately one-half-mile west of its intersection with Fairfax County Parkway. Parcel 63 contains one existing 3k square foot office structure dating to the 1980s; Parcel 62 remains wooded and vacant. A perennial stream traverses Parcel 62, resulting in associated Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) impacting the majority of the site. The properties are also located within the County's Water Supply Protection Overlay District (WSPOD) area and are zoned to the Residential Conservation (R-C) District.

The Plan's Concept for Future Development notes this area as a Low-Density Residential Area, a land use classification that also includes environmentally-sensitive parts of the County that require special measures to ensure their protection, including from more intensive development. Accordingly, the subject parcels and surrounding area are planned primarily for low-density residential use at 0.1 - 0.2 du/ac, in support of the Plan's primary planning objective for the area of protecting the Occoquan Watershed. Private Open Space, which would remain undeveloped, is planned along the perennial stream that traverses Parcel 62. While the subject property and surrounding area are planned and zoned primarily for low-density residential use, Parcel 63 contains an existing office structure/use that predates the County's downzoning of the area to the R-C and WSPOD Zoning Districts and was permitted to continue as an existing non-conforming office use.

The nomination proposes a garden center use on the site, which is considered a commercial use per the Zoning Ordinance and is not a permissible use in the current R-C Zoning District. Rezoning to another zoning district would be required to implement the proposed use. Rezoning out of the R-C District to permit a commercial use would conflict with longstanding County policies, including the primary objective of the P1 Twin Lakes Planning Sector, which is to protect water quality of the Occoquan Reservoir, while potentially setting a precedent that would enable further commercial development pressure within the WSPOD area. The subject property currently has multiple use options without the proposed Plan amendment: the previously permitted non-conforming office use may continue on the site, and low-density residential use remains an alternative option for the site under its current planning and zoning designations.



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-SP-007
12325-12329 Braddock Road

