APR
Area Plans Review

2008-2009 NORTH COUNTY AREA PLAN

APR# 08-III-12UP

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY
Date Received: Postmark 6/27/08
Date Accepted: 7-22-08 CBR
Planning District: UPPER POTOMAC
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Richard D. Stout Daytime Phone: 703.245.9950 ext 304

Address: 6862 Elm St Suite 650
McLean VA 22101

Nominator E-mail Address: rstout@stoutandteague.com

Signature of Nominator (NOTE: There can be only one nominator per nomination): Richard D Stout

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
I am the managing member of Dulles Metro LLC

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☒ Dranesville ☐ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: 9

Total aggregate size of all nominated parcels (in acres and square feet): 22 +/- acres 958,320 square feet corrected via email CBR 7-22-08

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION

– Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation.
It is the most current version: Fairfax County Comprehensive Plan 2003 Addition Upper Potomac UP4
Planned office and research and development. Option for higher intesity mixed use (see page 102)
Land Units A&B

b. CURRENT PLAN MAP DESIGNATION: 15-2 ((1)) 1,2,3,4,5,16,16-1 ((1))4,4A

c. CURRENT ZONING DESIGNATION: R-1 and C-3

Continued

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Transit oriented development at an FAR of 2.0. High intesity mixed use

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Mid-rse and low-rise multifamily, and mid-rise office with ancillary retail, civic, and recreational space

f. NON-RESIDENTIAL: Check the appropriate use

- ☐ Office
- ☐ Retail
- ☐ Government/Institutional
- ☐ Industrial
- ☐ Open Space
- ☒ Mixed Use (specify uses in table) corrected via email 7-22-08 CBR

g. TOTAL Floor Area Ratio (FAR) Proposed: 2.0 TOTAL Gross Square Feet: 1,916,640

Categories	Percent of Total FAR	Square feet
Office	40%	766,656
Retail	7%	134,164.8
Public Facility, Govt & Institutional	2%	38,332.8
Private Recreation/Open Space	1%	19,166.4
Industrial	0%	
Residential*	50%	958,320
TOTAL	100%	1,916,640

If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

- .1 - .2 du/ac (5-10 acre lots)
- .2 - .5 du/ac (2-5 acre lots)
- .5 - 1 du/ac (1 – 2 acre lots)
- 1 - 2 du/ac
- 2 - 3 du/ac
- 3 - 4 du/ac
- 4 - 5 du/ac
- 5 - 8 du/ac
- 8 - 12 du/ac
- 12 - 16 du/ac
- 16 - 20 du/ac
- x 20+ (specify 10 unit density range) 50-60

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)	800	1200	958,320
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:	800	1200	958,320

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☒ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

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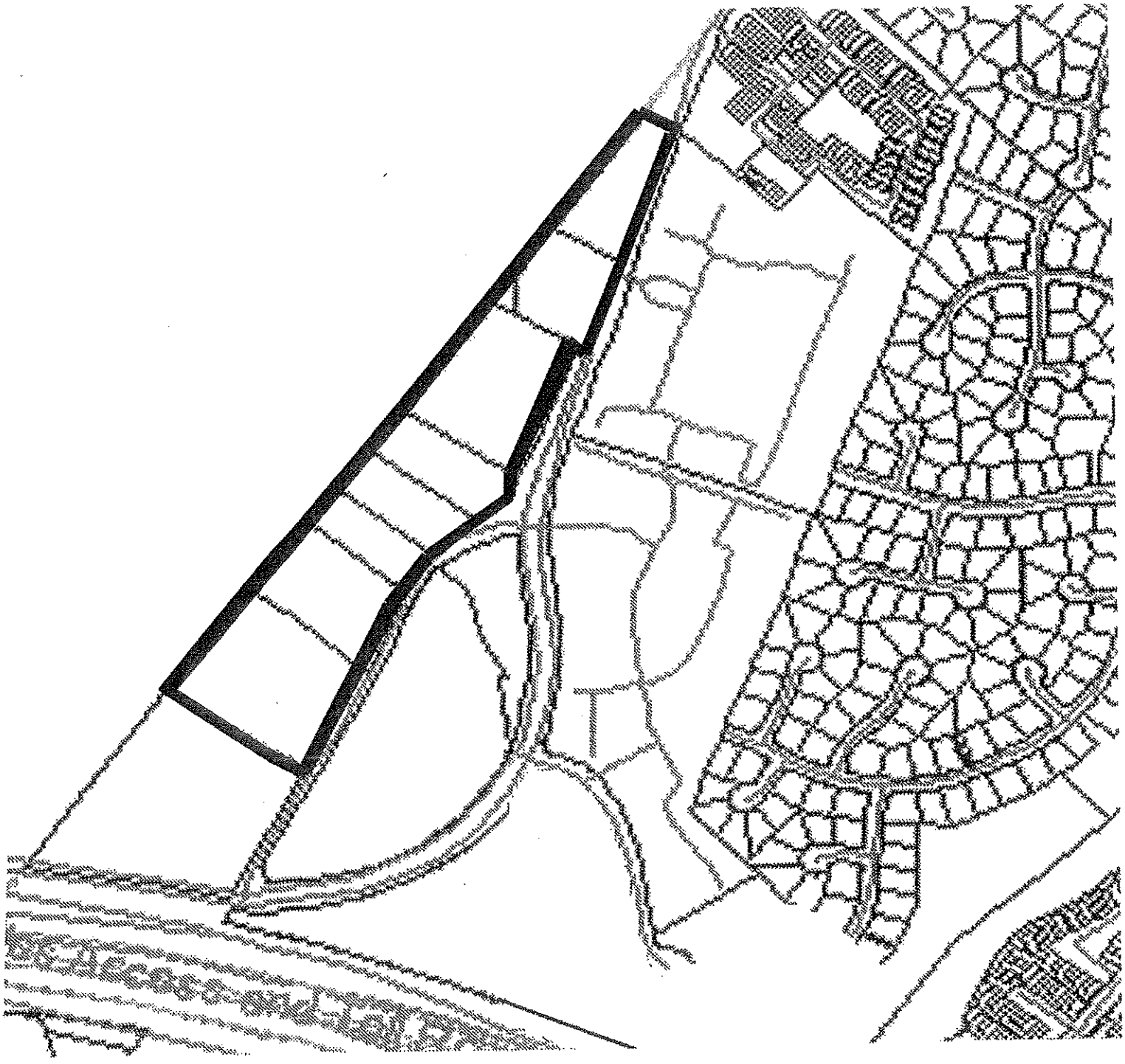
MAP OF SUBJECT PROPERTY



APR 2008-2009 North County Plans

Plan Change Justification

Transit Oriented Development (TOD)

A transit station is planned within ½ mile of the subject plan amendment. The primary justifications for the proposed changes to the current plan are contained in the amendment to the policy plan adopted March 12, 2007 as amendment No. 2003 P-09.

Transit Oriented Development as proposed would be consistent the policy plan and better achieve Plan objectives. The existing land use plan for the nominated area is outdated.

Oversights and inequities.

The current plan fails to adequately address the reality that essentially all of the parcels contain far larger land area in Loudoun County and development will occur on both sides of the county line. The more compact development on the sites and large land areas involved makes the consolidation of sites impractical, and unnecessary in many cases. Flexibility to develop without additional consolidation or with various consolidations should be considered to achieve efficient development units.

MAP OF SUBJECT
PROPERTY

PROPERTY INFORMATION TABLE

Tax Map Number	Street Address of Parcel	Name of Property Owner	Mailing Address of Owner	City, St	Zip	Parcel Size Acres	Certified Receipt No
* 0152-01-0001	2140 Rock Hill Rd	Dulles Metro LLC	6862 Elm St c/o Stout and Teague Co	McLean, VA	22101	4.57	Self
0152-01-0002	2144 Rock Hill Rd	2144 Rock Hill LLC	1291 Monroe St	Herndon, VA	20170	2.769	7006-2760-0002-3059-1387
0152-01-0003	2148 Rock Hill Rd	Pinckney A Lynch Trustee	2148 Rock Hill Rd	Herndon, VA	20170	2	7006-2760-0002-3059-1417
0152-01-0004	2152 Rock Hill Rd	Sandra Horowitz	1678 Moorings Dr	Reston, VA	20190	1.851	7006-2760-0002-3059-1424
0152-01-0005	2200 Rock Hill Rd	The Williams Corporation	c/o Bernice P Stewart 736 Rittenhouse St NW	ashington, DC	20011	2.5	7006-2760-0002-3059-1400
0152-01-0016	2210 Rock Hill Rd	Dulles World Center LLC	c/o Greenfield Partners South 50 N Water St	Norwalk, CT	6854	4.159	7006-2760-0002-3059-1394
0161-01-0004	n/a	Arita Marie Peterson	2114 N Dinwiddie St	Arlington, VA	22207	2.169	7006-2760-0002-3065-3900
0161-01-0004A	2124 Rock Hill Rd	Louis A Bush III	c/o June E Holmes 128 Nutley St NW	Vienna, VA	22180	1.85	7006-2760-0002-3059-1363
0161-01-0004B	n/a	Ouida Brown et al	c/o Leland Mahan ATTY 307 E Market St Ste 200	Leesburg, VA	20176	0.12	7006-2760-0002-3059-1370
						21.988	

Corrected via email 7-22-08 CBR
This is the current address