APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

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: 7-23-08 [illegible]
Planning District: Dranesville
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Eleanor Weck Daytime Phone: 703-759-2059
Address: 660 Mine Ridge Rd.
Great Falls, VA 22066
Nominator E-mail Address: e.weck@verizon.net
Signature of Nominator (NOTE: There can be only one nominator per nomination):
Eleanor Weck

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.
President, Great Falls Trailblazers

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: N/A

Total aggregate size of all nominated parcels (in acres and square feet): N/A acres N/A square feet

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. N/A

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: See Attachment A

b. CURRENT PLAN MAP DESIGNATION: N/A

c. CURRENT ZONING DESIGNATION: N/A

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). See Attachment B.

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?) N/A

f. NON-RESIDENTIAL: Check the appropriate use

N/A

☐ Office ☐ Retail ☐ Government/Institutional
☐ Industrial ☐ Open Space
☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: N/A TOTAL Gross Square Feet: N/A

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**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
20+ (specify 10 unit density range) _____

N/A

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)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL			

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. N/A

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.

See Attachment C.

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

Continued

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

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.

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
N/A	—	—	—	—	—

APR
Area Plans Review
2008 NORTH COUNTY AREA PLANS REVIEW GUIDE
NOMINATION FORM

Attachment A

Current Comprehensive Plan Text
Fairfax County Comprehensive Plan, AREA III
Upper Potomac Planning District
UP-3 Hickory Community Planning Sector
Page 93

Trails

Trails planned for this sector are delineated on Figure 16 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

Attachment B

Proposed Comprehensive Plan Text
Fairfax County Comprehensive Plan, AREA III
Upper Potomac Planning District
UP-3 Hickory Community Planning Sector
Page 93

Replace the current Plan text with the following new text:

Trails

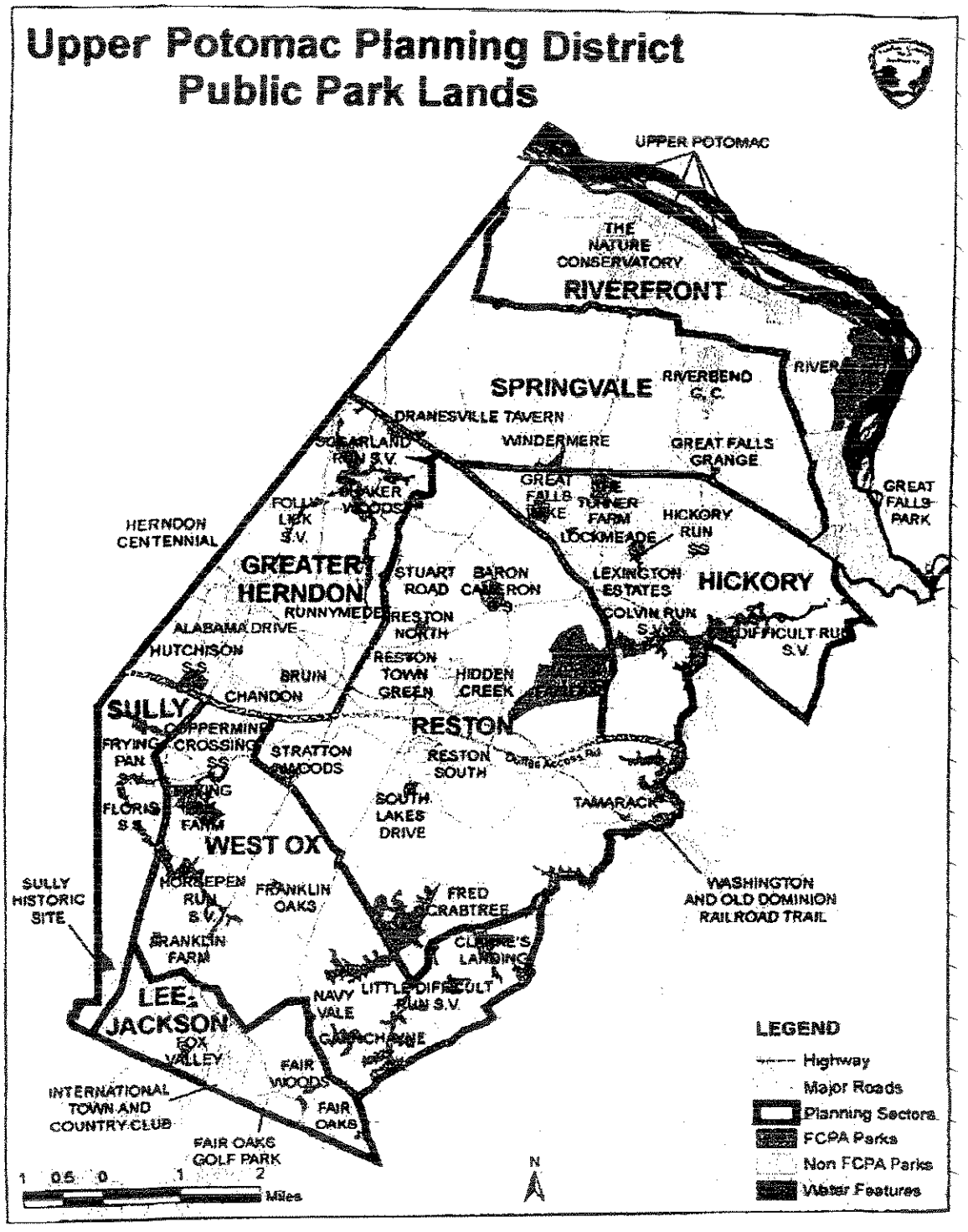
Trails planned for this sector are delineated on Figure 16 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system **as well as an important local transportation option**. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. **In the area north and east of Leesburg Pike (Route 7) permeable surface trails (e.g. natural surface or stonedust) are preferred including in new subdivisions in this part of the sector (except for within 1 mile of an elementary school and in commercial areas).**

Attachment C

Justification

The proposed new text would underscore the fact that the system of trails planned for the Great Falls area are viewed by local residents not just as an integral part of the overall County system, but an important local alternative for walkers, bikers, equestrians etc. The Great Falls 2020 Vision Survey found that residents rank a trail system as an important feature in their ideal picture of what Great Falls should look like in 2020.

For many years the Great Falls community has sought to develop an integrated trail system based on the installation of permeable surface trails. Permeable surface trails help reduce run-off by allowing for absorption of rain and snow and thus help protect the quality of local streams as well as the Potomac River and the Chesapeake Bay.

Since the Hickory Community Planning Sector includes areas south of Leesburg Pike (Rt. 7) that are outside of the Great Falls area, we have included language in the proposed text that would restrict the application of the permeable surface text to the part of that Sector that is within Great Falls.

Map 1: Park and Recreation Lands in the Upper Potomac Planning District