



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:	<u>6-26-08</u>
Date Accepted:	<u>7/15/08 ARH</u>
Planning District:	_____
Special Area:	_____

PART 1. NOMINATOR/AGENT INFORMATION

Name: David S. Houston, Agent Daytime Phone: (703) 770-7544
 Address: Pillsbury Winthrop Shaw Pittman LLP
1650 Tysons Boulevard, McLean, VA 22102
 Nominator E-mail Address: david.houston@pillsburylaw.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
[Signature], AGENT

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.)
[Signature]

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
PRASCOPT

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Dranesville Hunter Mill Providence Sully

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 9.86 acres 429,529 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.

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: Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.

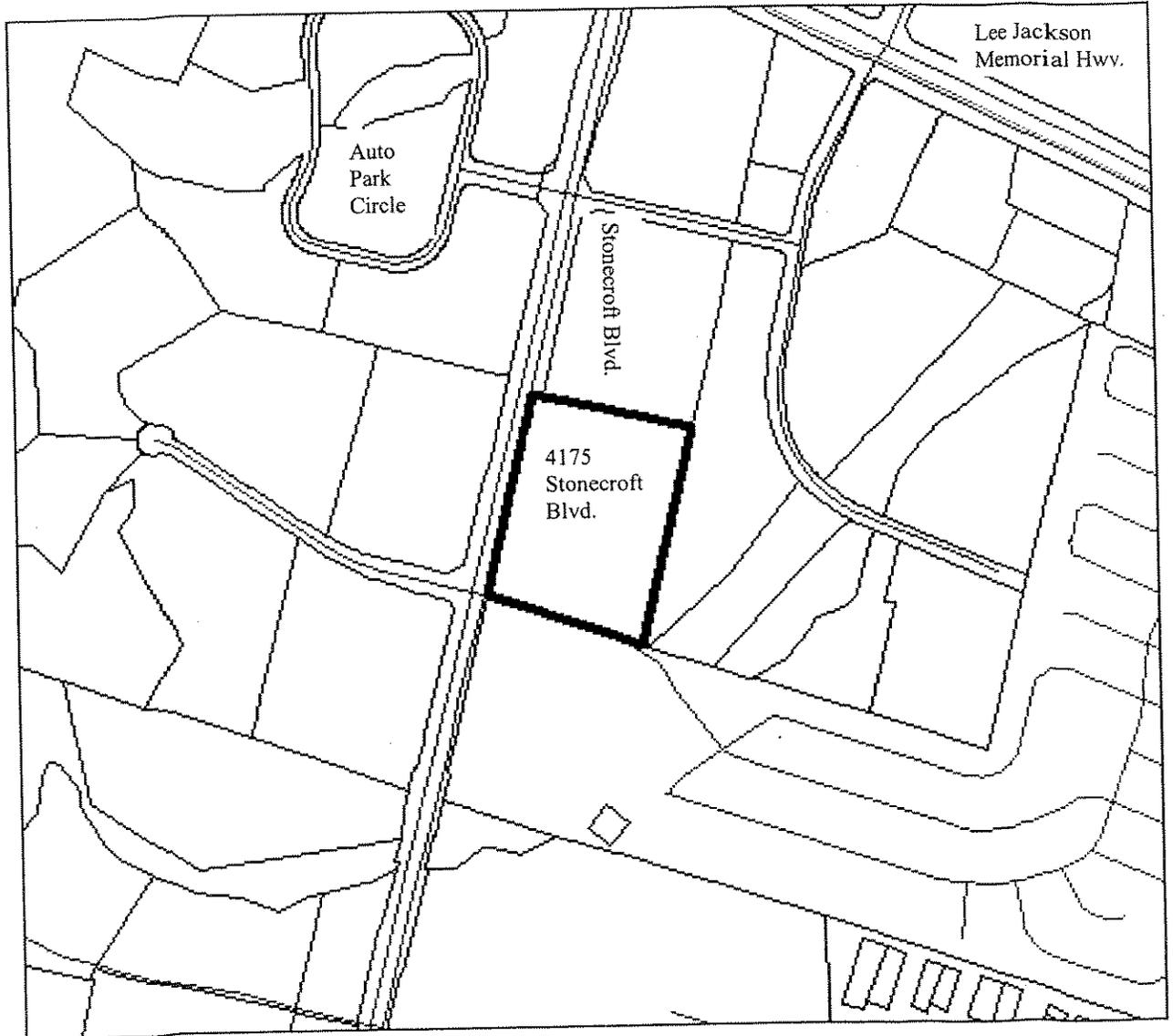
b. CURRENT PLAN MAP DESIGNATION: Industrial

c. CURRENT ZONING DESIGNATION: I-5 (Industrial General)

2008-2009 North County Area Plan Review

4175 Stonecroft Blvd., Chantilly VA

Tax Map Number 34-3-((01))-1D



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). The area is planned for a mixture of industrial, research and development, industrial/flex, and retail uses up to a maximum FAR of .35. A logical and appropriate expansion of the existing adjacent auto park is appropriate as an optional use on Parcel 34-3-((1))-1D.

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?) Retail uses would primarily focus on vehicle sale, rental, and ancillary service, featuring surface parking and low-rise building of, in general, one or two stories.

f. NON-RESIDENTIAL: Check the appropriate use Office Retail Government/Institutional
 Industrial Open Space
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 0.35 TOTAL Gross Square Feet: ~~450,335~~ 150,325

Categories	Percent of Total FAR	Square feet
Office		
Retail	100%	450,335 <u>150,325</u>
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	450,335 <u>150,325</u>

*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 (Select 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) _____

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:			

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

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
0343010001D	4175 Stonecroft Blvd.	Pohanka of Chantilly, Inc.	13901 Lee Jackson Highway Chantilly, VA 20151	9.86	

Part 6 to Nomination Form: Justification

I. Introduction

The nominated property, located at 4175 Stonecroft Boulevard, Tax Map 34-3 ((1)) 1D, (hereinafter the "Subject Property"), is currently zoned I-5 (General Industrial District) and lies within Land Unit H (the "Area") of the planning sector referred to as "Dulles Suburban Center in the Fairfax County Comprehensive Plan (the "Comprehensive Plan"). The Area, including the Subject Property, is an amenable location for the use known as "vehicle sale, rental and ancillary service establishment" in the Fairfax County Zoning Ordinance. An existing auto park is located immediately adjacent to the Subject Property and the language allowing this use on the adjacent property, had previously been included in the Comprehensive Plan as an optional use. The Comprehensive Plan for the Area, and more specifically, the Subject Property should be amended to allow the use of vehicle sale, rental and ancillary service establishment, as an optional use. Such an amendment to land use recommendations for the Subject Property in the Comprehensive Plan would assist in the achievement of the Comprehensive Plan's objectives, and help to resolve oversights in the adopted Comprehensive Plan, without causing negative impacts for the Area or for Fairfax County as a whole.

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

The Policy Plan for the Comprehensive Plan describes the primary goal of Fairfax County's policies and priorities as achieving "outstanding quality of life through," among other techniques, "[e]conomic prosperity and expanding opportunity" and "[a] balance between access to convenient multi-modal transportation and residential, commercial and industrial growth" (Preface, page 1). It notes that "Fairfax County should continue to encourage the development of appropriately scaled and clustered commercial and industrial facilities to meet the need for convenient access to needed goods and services and to employment opportunities" (Preface, page 3). These objectives can be best achieved by modifying the Comprehensive Plan for the Area, and specifically for the Subject Property, to facilitate the clustering of vehicle sale, rental and ancillary service establishment uses.

The first objective of the Economic Development section of the Policy Plan is to "[p]rovide an environment in which businesses flourish and jobs are created." Allowing a wider range of activities and compatible uses on the Subject Property would help local businesses to flourish and allow the creation of more employment opportunities.

The Land Use section of the Policy Plan further supports the proposed amendment. Policy (b) of Objective 1 of this section, asks the County to "[e]ncourage growth and development to occur in locations and in a manner which enhances community identity and can be supported by the availability of transportation and public facilities." The identity of the Area surrounding the Subject Property includes a concentration of auto dealerships (seven on Auto Park Circle, one on Stonecroft Center Court, and several others within a two-mile radius). Providing the option to locate a vehicle sale, rental and ancillary service establishment use in this vicinity would enhance the reputation of this Area as a destination to retail shop for automobiles. Appendix 7 of this section encourages "clustering of automobile-oriented commercial uses" to provide the benefits of "higher quality design; increased landscaping and buffering; increased vehicular safety; and increased energy efficiency." Automobile sales and service centers are mentioned as a specific example of this type of commercial use appropriate for clustering.

Transportation and infrastructure in the Area are already well-suited to serving employees and customers of auto dealerships. Furthermore, as the Tysons Corner Area continues to grow through transit-oriented development, centered around the proposed extension of passenger rail lines, principles of smart growth suggest that higher-density development would be more appropriate in the Tysons Corner Area. Current lower-density uses in the

Tysons Corner Area, including vehicle sale, rental and ancillary service establishments, would be better located in other parts of the County. The Area, including the Subject Property, is an optimal location for the relocation of this use.

Policy (a) of Objective 9 in the Land Use section of the Policy Plan states that the County should “[e]nsure that the general use(s) and density/intensity approved during the zoning process are in accordance with those identified in the Comprehensive Plan.” The general area around the Subject Property has developed to include many vehicle sales facilities, and the Comprehensive Plan language for the Subject Property should be in harmony with these current uses.

The Dulles Suburban Center Plan counts among its objectives encouraging business development (Objective 1) and promoting “economic synergy” through “sites and opportunities for viable enterprises with attractive and diverse employment opportunities to promote economic synergy” (Objective 19). Modifying the Comprehensive Plan would help encourage new enterprises and more jobs at the Subject Property, and provide economic synergy with the related businesses nearby. The Comprehensive Plan language for Land Unit H currently includes a provision for an auto park near the Subject Property. The addition of an option to develop the Subject Property with vehicle sales would allow the clustering of uses with the existing nearby auto park, and provide an option to relocate existing vehicle sales establishments out of areas where such uses are currently located, such as Tysons Corner, to a more appropriate location.

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

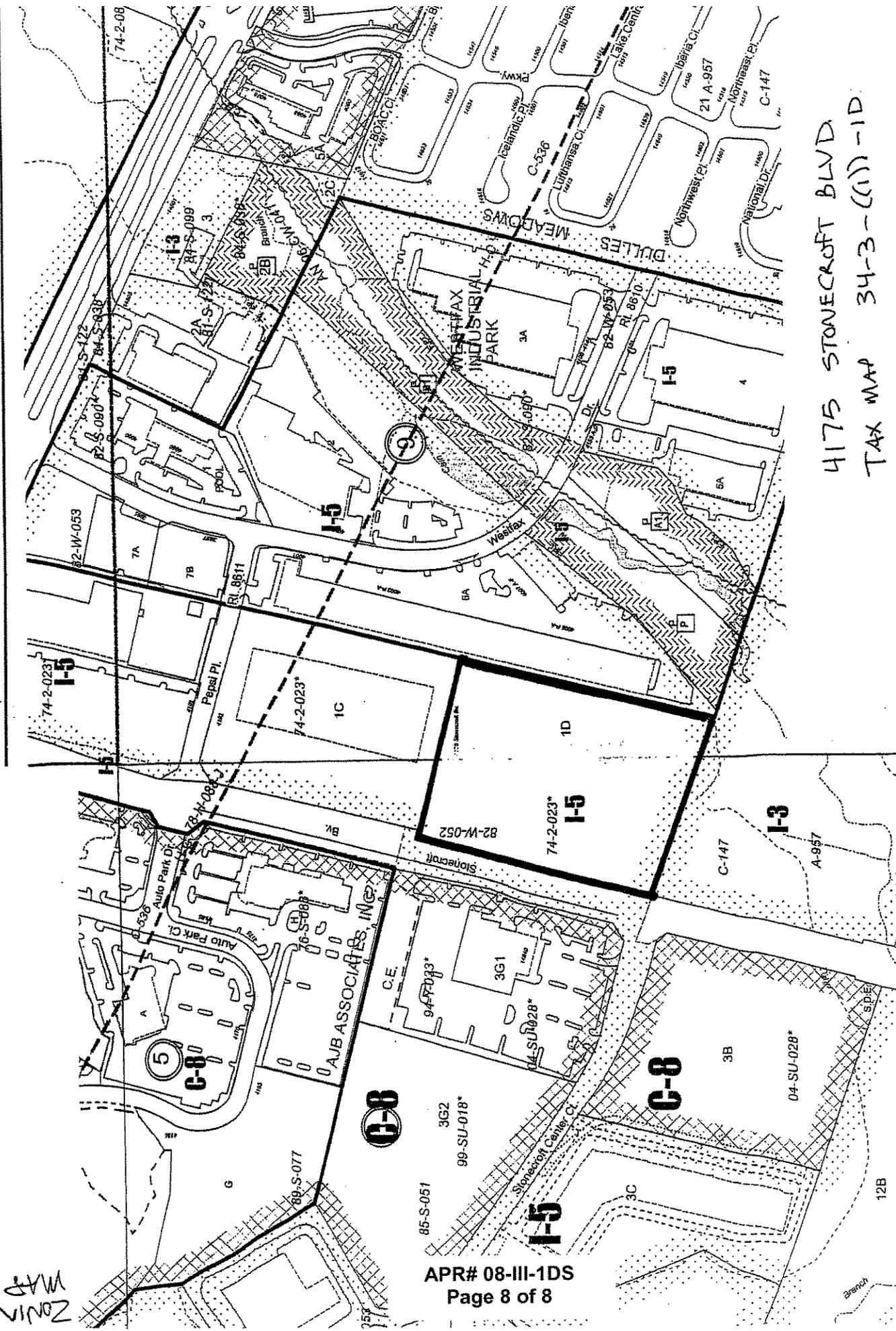
The adopted Comprehensive Plan language for Parcels 33-2((1)) 6 and 6A in Land Unit H, provide for the development of an auto park, however, the current auto park actually is located on tax map 33-4 as well as 33-2 (the Subject Property is partly located on tax map 33-4 and partly on 34-3). Modifying the Comprehensive Plan to allow for the option in developing vehicle sale, rental and ancillary service establishments in area around the Subject Property would remedy this oversight and help achieve the Plan objectives and policies are described above.

Changes to the Comprehensive Plan would also create a more equitable situation for the Subject Property. Many businesses located on the west side of Stonecroft Boulevard already sell and rent automobiles; modifying the Comprehensive Plan would make it easier for those located on the east side of Stonecroft Boulevard to obtain a special exception, as needed, for the use of vehicle sale, rental and ancillary service establishments. Allowing vehicle sales at the Subject Property would have a minimal impact on the surrounding area. Traffic would not be substantially affected, as many people already come to this area to shop for automobiles and would simply expand their search to additional dealerships. The Subject Property can already be used as a vehicle major service establishment by right, and this function could easily be combined with the retail sale of automobiles. Both sides of Stonecroft Boulevard are set off from residential neighborhoods and provide an appropriate location for vehicle sale, rental and ancillary service establishments, and can provide the open space and transportation access required for such a use.

IV. Conclusion

Modifying the Fairfax County Comprehensive Plan to encourage retail uses, such as vehicle sale, rental and ancillary service establishments, in Land Unit H of the Dulles Suburban Center, and extending the option for such use into that portion of the Area that includes the Subject Property will help the County achieve its stated objectives. The changes will promote economic development and support sound land-use practice of clustering auto-dependent commercial uses. Additionally, an amendment to the Comprehensive Plan will ameliorate inequities in the Area Plan and update the Comprehensive Plan to address the actual use of the nearby parcels.

ZONING
MAP



4175 STONECROFT BLVD
 TAX MAP 34-3-(11)-1D
 9.86 ACRES