

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.

PART 1. NOMINATOR/AGENT INFORMATION

Name: MARTA ROY Daytime Phone 703-928-6163
 Address: 837 WALKER RD.
GREAT FALLS, VA 22066
 Nominator E-mail Address: marta.royelohgandfoster.com
 Signature of Nominator (NOTE: There can be only one nominator per nomination):
Marta Roy

THIS BOX FOR STAFF USE ONLY
 Date Received: 6/24/08
 Date Accepted: 7-16-08 CBR
 Planning District: UPPER POT.
 Special Area: _____

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.) SENT CERTIFIED LETTER

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

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): _____ acres _____ 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/dpzi/) for your citation.

It is the most current version: CURRENT PLAN HAS NO SPECIFIC LANGUAGE FOR THIS PROPERTY

b. CURRENT PLAN MAP DESIGNATION: RURAL AGRICULTURAL — 5 ACRE LOTS

c. CURRENT ZONING DESIGNATION: RA APR# 08-III-1UP

1. 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). ADDING LANGUAGE TO INDICATE THAT INDEPENDENT LIVING FACILITIES WOULD BE APPROPRIATE USE FOR THIS PROPERTY

2. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) INDEPENDENT LIVING FACILITY CONFORMANCE WITH CURRENT ZONING ORDINANCE — NO SPECIFIC PLANS AVAILABLE

NON-RESIDENTIAL: Check the appropriate use

Office Retail Government/Institutional

Industrial Open Space

Mixed Use (specify uses in table)

3. 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*	100	125,000
TOTAL	100%	125,000

Per 9/14
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*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.

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

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

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached	50	2,500	125,000
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)			

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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

PROPOSED NEW PLAN TEXT TO BE ADDED ON PAGE 90

13. Parcel 12-4((1))46Z, which is located at 10500 Leesburg Pike (Route 7) east of the intersection of Leesburg Pike and Downey Drive, is currently zoned for rural agricultural use at .2 dwelling units per acre. As an option independent living facilities ~~and/or assisted living facilities~~ based on a density of 1 dwelling unit per acre may be appropriate.

✓
Per ~~9/14~~ email

Justification:

This 36 acre site, which fronts on Leesburg Pike (Rt. 7) approximately halfway between its intersections with Colvin Run Road and Springvale Road/Baron Cameron Avenue, is currently operated as a plant nursery. Because Piney Run and a wide floodplain adjacent to Piney Run bisects the property from east to west, it is unlikely that the property can be successfully developed for single lot residential use consistent with the R-1 use planned or developed on the adjacent properties. The property is large enough, however, to accommodate independent and/or assisted living facilities without seriously impacting the adjacent residential neighborhoods. Primary access to the property would be from Leesburg Pike, while a small portion of the property has access available from Challedon Road.

At present there are no alternative housing options for older Great Falls residents who would prefer to continue to live in Great Falls, but who wish to move to smaller, more manageable living facilities or for residents who are unable to live independently and need daily assistance. Well designed and properly sited independent living and assisted living facilities are needed to meet this growing need.

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
12-4(1)46Z	10500 LEEBURG PIKE	HELEN HILL, TR	1722 N. GLEBE RD. ARLINGTON, VA 22207	36.08	

Klibaner, Aaron K.

From: MARTA ROY [MARTA.ROY@Longandfoster.com]
Sent: Thursday, September 04, 2008 11:24 AM
To: Klibaner, Aaron K.
Subject: RE: Fairfax Plan Amendment nomination 10500 Leesburg Pike

Thank you Aaron, and please take out the assisted living reference.

Marta

Marta Roy
Cell: 703-928-6163

From: Klibaner, Aaron K. [mailto:Aaron.Klibaner@fairfaxcounty.gov]
Sent: Thu 9/4/2008 11:17 AM
To: MARTA ROY
Subject: RE: Fairfax Plan Amendment nomination 10500 Leesburg Pike

Thank you Marta that's great. How about we go with the 2,500 s.f. figure for unit size just to be on the safe side? One other thing, in your proposed plan language included with your nomination form, I will cross out the assisted living reference. Please email me back letting me know whether you agree with these changes or not, and then we should be good to go.

Thank you,

Aaron

*Aaron Klibaner, AICP
Planner II
Fairfax County Department of Planning & Zoning
703-324-1497 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov*

From: MARTA ROY [mailto:MARTA.ROY@Longandfoster.com]
Sent: Thursday, September 04, 2008 11:08 AM
To: Klibaner, Aaron K.
Subject: RE: Fairfax Plan Amendment nomination 10500 Leesburg Pike

Aaron,

Thank you for your email and phone discussion this morning.

Let's revise the nomination for 50 units of Independent Living only. Square Feet of these homes could be 2,500 to 3,500 as an estimate. They would be single family homes / patio homes.

Hope this helps. Please call with any comments or suggestion.

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Thanks, Marta

From: Klibaner, Aaron K. [mailto:Aaron.Klibaner@fairfaxcounty.gov]
Sent: Thu 9/4/2008 10:13 AM
To: MARTA ROY
Subject: RE: Fairfax Plan Amendment nomination 10500 Leesburg Pike

Good morning Marta, thank you for your reply. The number you gave below for the independent living use will do just fine. I realize that for the assisted living use you are also giving me a dwelling unit figure, of 50 units. The only problem with this number is that since assisted living facilities contain other areas devoted to uses other than the rooms where residents live, such as dining halls, medical facilities etc. I will also need some way of calculating a square footage for the floor areas of those other uses. How about the following as a suggestion. The total site area is 36 acres. I am assuming that between the independent living use and the assisted living use, that the independent living use would take up more of the site area than the assisted living use. If that is correct, could you give me a rough guess as to how much of the site area the assisted living use would cover? In thinking about this I would also take out space for outdoor recreational facilities like trails and such. All you need to give me is a rough percentage of the site area that the assisted living use would cover...10%, 20% etc. Using that proportion I can calculate a square footage for the assisted living structure, and then a floor area ratio.

I hope we can resolve this today, please call if you wish to discuss this matter.

Thank you,

*Aaron Klibaner, AICP
 Planner II
 Fairfax County Department of Planning & Zoning
 703-324-1497 phone
 703-324-3056 fax
 Aaron.Klibaner@fairfaxcounty.gov*

From: MARTA ROY [mailto:MARTA.ROY@Longandfoster.com]
Sent: Thursday, September 04, 2008 8:32 AM
To: Klibaner, Aaron K.
Subject: RE: Fairfax Plan Amendment nomination 10500 Leesburg Pike

Dear Mr.Klibaner,

For Independent living we should use 100 and Assisted living use 50.

These are the only numbers I am able to provide and hope as you suggested, that these numbers will not restrict the property from any future development.

Please call me with any questions or concerns.

Thanks, Marta Roy
 Cell:703-928-6163

From: Klibaner, Aaron K. [mailto:Aaron.Klibaner@fairfaxcounty.gov]
Sent: Fri 8/29/2008 3:18 PM
To: MARTA ROY
Subject: RE: Fairfax Plan Amendment nomination 10500 Leesburg Pike

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9/4/2008

Dear Ms. Roy:

Thank you for getting back to me on this. In your nomination on the second page you mention independent living facilities, and on page 3 where you inserted a typed paragraph describing the nomination, you mention both independent living and assisted living facilities. In either case, we do need numbers from you for both of these in order to quantify these uses for evaluation purposes, as I mentioned, such as the traffic impact and the impact on park and recreation facilities in the area. For the independent living I will need a total number of units and/or density figure, and again, for the assisted living facility I will need an FAR and/or square footage for that use. To make it easier, you could just give a maximum number for both uses, what is the largest amount of development that might be possible. You will not be tied to these numbers at the rezoning or special exception stage.

Please provide these numbers to me by September 3rd at the latest. Your nomination cannot proceed in the process until we have a basis for evaluating it. Please contact me if you have any questions.

Thank you,

Aaron Klibaner, AICP
Planner II
Fairfax County Department of Planning & Zoning
703-324-1497 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

From: MARTA ROY [<mailto:MARTA.ROY@Longandfoster.com>]
Sent: Friday, August 29, 2008 2:49 PM
To: Klibaner, Aaron K.
Subject: FW: Fairfax Plan Amendment nomination 10500 Leesburg Pike

Mr. Klibaner,

We don't have either a specific FAR or building square footage in mind for the site. We were just trying to identify sites in Great Falls area, that might be appropriate for such facilities so that developers of these types of facilities would have an idea where the community thinks they would be best located. The idea was that the details would all have to come out and be considered as part of the Special Exception process in connection with a potential future application.

Please let me know if this helps, or if you would like me to give you a call.

Thanks, Marta
Co-Chair Land Use & Zoning
GFC
Cell: 703-928-6163
www.martaroy.com

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