



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

PART 1. NOMINATOR/AGENT INFORMATION

Name: Carol A. Hawn, WFCCA Secretary Daytime Phone: 703-246-6872
Address: 6500 Harvest Mill Court
Centreville VA 20121-4819
Nominator E-mail Address: cahawn@verizon.net
Signature of Nominator: Carol A. Hawn

THIS BOX FOR STAFF USE ONLY
Date Received: Postmark 6/27/08
Date Accepted: 7-16-08 ARH
Planning District:
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.) N/A

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

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: [ ] Dranesville [ ] Hunter Mill [ ] Providence [x] Sully

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 1.33 acres Less than: 57,764 square feet; one parcel is a portion of entire parcel - tax records do not divide lot
Is the nomination a Neighborhood Consolidation Proposal? [ ] Yes [x] 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.) [x] Yes [ ] No

PART 3: PROPERTY INFORMATION - Attach either the Property Information Table found at the end of this application form or a separate 8 1/2 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: See attached

b. CURRENT PLAN MAP DESIGNATION: office, low-intensity at FAR up to .20

c. CURRENT ZONING DESIGNATION: 0652010017: R-1 0652020002: C-6 (Community Retail)



**NOMINATION FORM**

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 attached

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?) Townhouses; up to 35 feet in height; two-car garages per unit; up to 2,500 SF.

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: \_\_\_\_\_ TOTAL Gross Square Feet: \_\_\_\_\_

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

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

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse	5 units	up to 2,500 SF	up to 12,500 SF
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
	5 units	up to 2,500 SF	up to 12,500 SF

**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
0652010017	N/A	Leo H. and Reuben Bejjani	2316 Providence St. Falls Church VA 22043	32,396 s.f.	7007 0220 0001 7652 1228
0652020002 (portion)	6205 Centreville Rd.	Leo H. and Reuben Bejjani	2316 Providence Street Falls Church VA 22043	25,368 s.f. (portion)	7007 0220 0001 7652 1235





**CURRENT COMPREHENSIVE PLAN TEXT:**

"C-8 (22 Acres)  
Land Unit C-8 is planned for low intensity office use at an FAR up to .20."

**PROPOSED AMENDMENTS TO TEXT AND COMPREHENSIVE PLAN DESIGNATION:**

Delete that portion of Parcel 0652 02 0002 located south of New Braddock Road from Land Bay C-8.

Delete Parcel 0652 01 0017 from Land Bay C-8.

Private open space; option for residential up to 5 – 8 dwelling units per acre. This would be consistent with the townhouse communities already developed adjacent to the nominated parcels.

**JUSTIFICATION:**

New Braddock Road is a more appropriate southern boundary for Land Bay C-8. The nominated parcels are the only parcels in the southeast quadrant of Centreville bordered by Route 28 and New Braddock Road not planned for residential development, or already developed as residential properties. Continuing to include these parcels in Land Bay C-8, low intensity office use, is an oversight in the adopted Plan. Further:

- Because of changes to the transportation network in this area, these parcels are no longer directly accessible from either Route 28 or New Braddock Road. Rather, the only vehicular access is through the residential neighborhoods of Winding Ridge and Heritage Forest Homeowners Associations. Office use is no longer appropriate, because of the generally poor and roundabout access to the parcels.
- The Colonial pipeline easement limits the buildable area of the subject properties to 0.47 acres (57% of the total).
- The Comprehensive Plan calls for widening Route 28 from 4 to 6 lanes, and a full, grade-separated interchange at Route 28 and New Braddock Road. Preliminary conceptual plans for the interchange indicate a severe impact of the site.
- Although the Comprehensive Plan designates 'private open space' as portions of Environmental Quality Corridors which should not be developed and portions of the 100-year floodplain not planned for public use, a definition not necessarily applicable to this nomination, it does encompass the concept of leaving the parcels undeveloped, given the above issues with the pipeline easement and transportation.
- Recently, the parcels have been advertised for sale as commercial retail (the current zoning of the portion of 6205 Centreville Road).

In 2004, staff recommended retaining the adopted plan, prior to the nomination being withdrawn by the nominator. They noted, "A plan amendment for residential use is inappropriate at this location due to these constraints" (the pipeline easement and future interchange). However, these constraints would also impact office or retail development under the current plan. Including residential development up to 5 – 8 dwelling units per acre (townhouses) as an Option, although potentially negatively impacted by future development, would be consistent with the existing communities surrounding the nominated parcels. Therefore, the nomination would better achieve consistent Plan objectives than what is currently in the adopted Plan.