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: 6/20/08
Date Accepted: 7/17/08 LRH
Planning District:
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Lisa M. Chiblow, Land Use Planner Daytime Phone: 703-712-5364
Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800
McLean, VA 22102
Nominator E-mail Address: lchiblow@mcguirewoods.com
Signature of Nominator (NOTE: There can be only one nominator per nomination):

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.
Agent for Christopher Land, LLC

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: 73

Total aggregate size of all nominated parcels (in acres and square feet): 37.25 acres 1,622,528 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: See attached Property Information Table

b. CURRENT PLAN MAP DESIGNATION: See attached Property Information Table

c. CURRENT ZONING DESIGNATION: See attached Property Information Table

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). Low to mid-rise residential development at an average density of 20-22 du/ac with limited secondary retail

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?) See attached statement of justification narrative.

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: .92 TOTAL Gross Square Feet: 1,496,000

Categories	Percent of Total FAR	Square feet
Office		
Retail	1%	20,000 or less
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	99%	Remainder of FAR residential per below
TOTAL	100%	1,496,000

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	21	2,500-3,000	63,000
Townhouse	156	2,000-3,000	468,000
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)	630	1,000-1,500	945,000
High-Rise Multifamily (9 + stories)			
TOTAL	807		1,476,000

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

Continued

PART 6: JUSTIFICATION
POPLAR TERRACE REPLANNING

Executive Summary:

This nomination responds positively to dramatically changing land use circumstances surrounding the nomination property, serves to bring the recommendations of the Comprehensive Plan into compliance with a number of new and emerging amendments to the County's Policy Plan, and provides reasonable incentives to encourage the proper redevelopment of a declining aged neighborhood experiencing increasing disinvestment.

Background:

The nomination property has a strategic location that is within comfortable walking distance of the Vienna metro station. The property also benefits of multiple access points and enjoys excellent visibility from Interstate 66.

This is a property that has been the subject of prior replanning efforts in comparison to such previous planning proposals which feature densities in excess of forty (40) dwelling units per acre. This nomination proposes a much more modest density that simply mirrors planned and approved densities on immediately adjacent properties. The changing context surrounding the nomination property creates both a practical and an equitable basis for this reasonable replanning.

Established Context:

Abutting lands to the east in the general direction of the metro rail station are planned for and developed with effective densities of more than thirty (30) units per acre or, more than ten (10) times that currently recommended for the nomination property. Similarly to the south, the abutting lands are developed for town homes at densities approaching twelve (12) units per acre, or as much as six (6) times that currently planned for the nomination property. To the west and across Blake Lane, more modest densities of two (2) to three (3) units per acre are reflected in both the Comprehensive Plan and the established Development Plan pattern.

Proposed Replanning:

The nomination property is both planned for and developed at densities well below that generally associated with the surrounding lands. This nomination simply serves to bring the planned density into conformance with the established pattern. The Nominator envisions an overall density of approximately 21 units per acre with limited accessory or service retail in an amount not to exceed 20,000 square feet.

As described below, that density will be strategically varied to reflect the established land use pattern. In the area closest to I-66 and closest to those areas to the east that are planned for and developed at densities above thirty (30) units per acre, the nominator proposes multi family units at a comparable density with highest density closest to the metro rail station. As articulated below, in addition to reflecting the established land use pattern, this brings the property into compliance with a number of new County policies aimed at encouraging walkable access to transportation infrastructure.

For the acres located in the southeastern areas of the property and as needed for transition in other areas at the site, the nominator proposes planned densities of twelve (12) units per acre to again reflect the established development pattern to the south. In the areas along Blake Lane and as a transition to lower planned properties to the west, the nominator proposes a density of five (5) units per acre. The nominator also proposes to retain approximately 6 acres of the area along I-66 for potential future dedication for a community serving public facility (i.e. school, park, community center).

Consistent with good planning that provides convenient services and minimize local automobile trips the nominator further envisions a possible limited retail component that could provide certain services and amenities to residents of this community and those in adjacent communities. Any such retail would be of a walkable scale and be designed as a gathering place or focal point within the community.

PART 6: JUSTIFICATION
POPLAR TERRACE REPLANNING

Compliance with Adopted County Policies:

Transit Oriented Development

Fundamentally, the nomination proposes a strategic expansion of the Vienna transit station area to include the nomination property as a so-called "Land Unit J". Consideration of the property as a transit oriented site is supported by recently adopted "Guidelines for Transit Oriented Development" that recognize the need to "focus and concentrate the highest density or land use and density close to rail transit stations". The Plan further recognizes that such proximity is generally in the one half (1/2) mile of five (5) to ten (10) minute walk from the station platform. Of lands within this generally one half (1/2) mile radius of the station platform, the nomination property is the only site not included in the transit station area that enjoys reasonable and convenient pedestrian access to the station without having to cross major divided roadways.

Sustainability

The proposed replanning also emphasizes existing Comprehensive Plan policies related to sustainability (Comprehensive Plan Policy, Environmental Objective 13). In furtherance of the County's objectives, the nominator is prepared to commit to a variety of sustainable practices and techniques to minimize the environmental footprint of the redevelopment, including compliance with the U.S. Green Building Council of Leadership and Engineering and Environmental Design (LEE Standard) for sustainable neighborhood design. The commitment to sustainability will also be reflected in a pedestrian-bicycle friendly design that will provide a direct linkage to metro rail and enhancing transit uses.

Dedication of Public Facility

As noted in the Policy Plan, as the County continues to grow, the need for public facilities will increase proportionately. Public Facility needs exist irrespective of this nomination based on the built or committed nature of most nearby land. The nomination reflects perhaps the remaining opportunity to secure a meaningful public facility site in this area of Vienna/Oakton.

Conclusion:

This nomination makes both logical and equitable sense. As noted, the proposed density mirrors prior land use decisions that have occurred since this property was last replanned. To that end, the nomination is simply a logical extension of such decision making that offers the added benefit of incorporating current planning policies.

On a more equitable level, by any objective standard, the nomination property is an area both needing and deserving of redevelopment. The owners within the nomination area have seen wholesale changes on surrounding land. Giving these owners the same opportunities afforded to other nearby landowners in a manner that merely reflects surrounding land use circumstances is both fair and appropriate.

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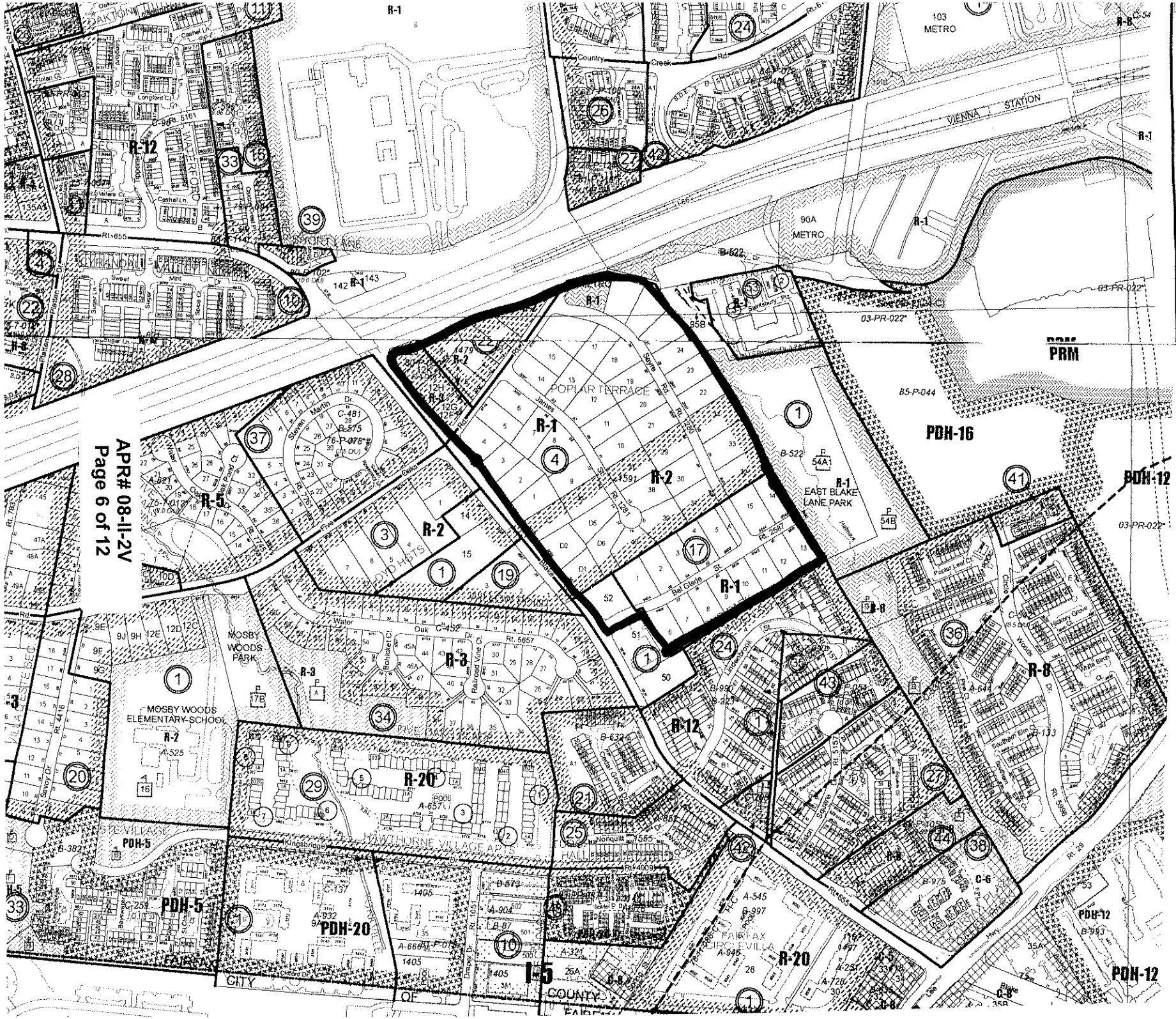

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ADMINISTRATIVE INDE

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SHEET INDEX

PROPERTY MAP
ZONING
48-1

Revised to : 01 - 01 - 20

Prepared by
DEPARTMENT OF INFORMATION TECHNO
Enterprise Services Divisions
Geographic Information Services
12000 Government Center Parkway, Suite 1
Fairfax, Virginia 22035-0010
(703) 324-3712

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A Fairfax County, Virginia Publi

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Map file is 30" X 75" based on USGS 1:24,000 7 1/2 minute Quad. Virginia Coordinate Sys values are of 1983 North Zone in U.S. Feet bas NAD 83/93 High Precision GPS Network, adjus

National Geodetic Vertical Datum 1929

GENERAL NOTES

ZONING

Proffers and Conversions

The use or development of the property or proposed subject of the zoning application annotated is restricted beyond the designated zoning district regulations by proffered conditions (*) or covenants (*). A complete explanation is provided on page 1 of the official zoning map.

Zoning revised to 02 - 28 - 2008

Subsequent changes not reflected

The information contained on this page is NOT to be construed or used as a "legal description." It is not a survey product and not to be used for the design, modification or construction of improvements to real property or for flood plain determination. Fairfax County does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains

Poplar Terrace Property Information Table

	Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Parcel Size in Sq. Ft.	Current Zoning	Existing Comprehensive Plan Recommendation (du/ac.)	Signature of Owner or Certified Receipt Number
1	0483 17 0001	David A. Welsh Susan L. Welsh	9608 Bel Glade Street	9608 Bel Glade Street Fairfax, VA 22031	0.63	27,538	R-1	1-2	Attached A
2	0483 01 0052	Mohamad J. Al-Khalaf Manal M. Fahmy	9644 Blake Lane	9644 Blake Lane Fairfax, VA 22031	0.62	27,029	R-1	1-2	Attached B
3	0483 17 0002	Brenda G. Townsend	9606 Bel Glade Street	9606 Bel Glade Street Fairfax, VA 22031	0.50	21,783	R-1	1-2	Attached C
4	0483 17 0003	Kenneth Rollings Wilson, TR	9604 Bel Glade Street	9604 Bel Glade Street Fairfax, VA 22031	0.50	21,783	R-1	1-2	70051160000084400000
5	0483 17 0004	Howard Maxwell Hayes, Jr.	9602 Bel Glade Street	9602 Bel Glade Street Fairfax, VA 22031	0.50	21,783	R-1	1-2	70051160000084497026
6	0483 17 0005	Heirs of Reba F. Cupp	9600 Bel Glade Street	6516 Joyce Road Alexandria, VA 22310	0.50	21,783	R-1	1-2	Attached D
7	0483 17 0015	William P. Chamberlin Nancy L. Chamberlin	9544 Bel Glade Street	9544 Bel Glade Street Fairfax, VA 22031	0.60	25,995	R-1	1-2	70051160000084497071
8	0483 17 0014	Thuc D. Nguyen Trinh D. Dao	9542 Bel Glade Street	9542 Bel Glade Street Fairfax, VA 22031	0.50	21,782	R-1	1-2	Attached E
9	0483 17 0013	Scott S. Nichols Flores D. Nichols	9541 Bel Glade Street	9541 Bel Glade Street Fairfax, VA 22031	0.50	21,782	R-1	1-2	Attached F
10	0483 17 0012	Jeffrey A. MacConnell, TR Elaine C. MacConnell, TR Jeffrey A. MacConnell Trust Elaine C. MacConnell Trust	9543 Bel Glade Street	9543 Bel Glade Street Fairfax, VA 22031	0.50	21,782	R-1	1-2	Attached G
11	0483 17 0011	Subash C. Dalai Evita B. Dalai	9545 Bel Glade Street	9545 Bel Glade Street Fairfax, VA 22031	0.50	21,782	R-1	1-2	70051160000084497088
12	0483 17 0010	John C. Roland Jacqueline M. Roland	9601 Bel Glade Street	9601 Bel Glade Street Fairfax, VA 22031	0.50	21,782	R-1	1-2	Attached H
13	0483 17 0009	Eric T. Sohn	9603 Bel Glade Street	6510 Ryanlynn Drive Fairfax Station, VA 22039	0.50	21,782	R-1	1-2	Attached I
14	0483 17 0008	Robert E. Payne Carolyn W. Payne	9605 Bel Glade Street	9605 Bel Glade Street Fairfax, VA 22031	0.50	21,782	R-1	1-2	70051160000084497095
15	0483 17 0007	Nancy W. Saylor	9607 Bel Glade Street	9607 Bel Glade Street Fairfax, VA 22031	0.50	21,782	R-1	1-2	Attached J
16	0483 17 0006	Northern Virginia Baptist Church	9609 Bel Glade Street	9640 Blake Lane Fairfax, VA 22031	0.52	22,768	R-1	1-2	70051160000084497101
17	0483 04 D1	Saumyendra N. Basu Sharmila B. Basu	9656 Blake Lane	9656 Blake Lane Fairfax, VA 22031	0.49	21,270	R-2	2-3	Attached K
18	0483 04 D2	Thuc D. Nguyen Trinh D. Dao	9658 Blake Lane	9658 Blake Lane Fairfax, VA 22031	0.55	23,761	R-2	2-3	Attached L
19	0483 04 0032	Patrick W. McGibbon, Et Al.	3007 Sayre Road	3007 Sayre Road Fairfax, VA 22031	0.70	30,553	R-2	2-3	Attached M
20	0483 04 0031	Van Metre Poplar Terrace Holdings LLC	3006 Sayre Road	5252 Lyngate Court Burke, VA 22015	0.54	23,325	R-2	2-3	Attached N
21	0483 04 0039	Deborah A. Ward John Wubbonhurst	3017 James Street	3017 James Street Fairfax, VA 22031	0.61	26,436	R-2	2-3	Attached O
22	0483 04 0040	Steven H. Premo, TR Cheryl M. Palesh, TR	3018 James Street	1251 Helu Street Apt. 1002 Honolulu, HI 96822	0.51	22,022	R-2	2-3	Attached P
23	0483 04 D6	Jon W. Sammer Sandra W. Sammer	3016 James Street	3016 James Street Fairfax, VA 22031	0.57	24,862	R-2	2-3	Attached Q
24	0483 04 D5	Alberta Langenberg	3014 James Street	3014 James Street Fairfax, VA 22031	0.52	22,609	R-2	2-3	70051160000084497132
25	0483 04 0038	Dennis R. Miller	3015 James Street	3015 James Street Fairfax, VA 22031	0.58	25,424	R-2	2-3	Attached R
26	0483 04 0030	Ruth A. Ongaro	3004 Sayre Road	3004 Sayre Road Fairfax, VA 22031	0.57	24,721	R-2	2-3	Attached S
27	0483 04 0033	Bradley B. Streeter	3005 Sayre Road	3005 Sayre Road Fairfax, VA 22031	0.66	28,624	R-2	2-3	Attached T
28	0483 04 C	Clayton E. Alderman	9700 Blake Lane	9700 Blake Lane Fairfax, VA 22031	0.46	20,132	R-2	2-3	Attached U
29	0483 04 0036	Si C Noh S. Myung	3012 James Street	3012 James Street Fairfax, VA 22031	0.50	21,845	R-2	2-3	Attached V
30	0483 04 0037	Richad D. Trimble Louise W. Trimble	3013 James Street	1139 Bear Creek Road Leicester, NC 28748	0.54	23,532	R-2	2-3	Attached W

Poplar Terrace Property Information Table

	Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Parcel Size in Sq. Ft.	Current Zoning	Existing Comprehensive Plan Recommendation (du/ac.)	Signature of Owner or Certified Receipt Number
31	0483 04 0029	Bettie M. Pell, TR Diane L. Pell, TR James S. Pell, TR	3002 Sayre Road	3002 Sayre Road Fairfax, VA 22031	0.61	26,616	R-2	2-3	Attached X
32	0483 04 0034	Brian S. Hayes Lori A. Hayes	3003 Sayre Road	3003 Sayre Road Fairfax, VA 22031	0.63	27,262	R-2	2-3	70051160000084497064
33	0483 04 0022	Elissa D. Gill, TR Rice Family Revocable Living Trust	3001 Sayre Road	3001 Sayre Road Fairfax, VA 22031	0.50	21,780	R-1	1-2	Attached Y
34	0483 04 0021	Robert Bergin Monique Bergin	3000 Sayre Road	9251 Bailey Lane Fairfax, VA 22031	0.50	21,780	R-1	1-2	Attached Z
35	0483 04 0010	William W. Wood Janet R. Wood	3011 James Street	3011 James Street Fairfax, VA 22031	0.50	21,780	R-1	1-2	Attached AA
36	0483 04 0009	Daviette E. Anson	3010 James Street	3010 James Street Fairfax, VA 22031	0.50	21,780	R-1	1-2	Attached BB
37	0483 04 0001	Timothy T. Bradshaw Patricia J. Seddon	9704 Blake Lane	9704 Blake Lane Fairfax, VA 22031	0.57	24,829	R-1	1-2	Attached CC
38	0483 04 0002	Ford D. Finley, Sr. Florence E. Finley Jeffrey G. Bell Donna L. Bell	9708 Blake Lane	4334 Mt. Carriage Lane Fairfax, VA 22033	0.53	23,279	R-1	1-2	Attached DD
39	0483 04 0003	James E. Bunting	9712 Blake Lane	9712 Blake Lane Fairfax, VA 22031	0.47	20,437	R-1	1-2	70051160000084497125
40	0483 04 0004	Gul M. Khattak	9716 Blake Lane	9716 Blake Lane Fairfax, VA 22031	0.58	25,079	R-1	1-2	70051160000084497118
41	0483 04 0005	Sean Hanover Ingrid Hanover	9719 Five Oaks Drive	9719 Five Oaks Road Fairfax, VA 22031	0.50	21,780	R-1	1-2	Attached EE
42	0483 04 0006	Joan S. Rich	3000 James Street	3000 James Street Fairfax, VA 22031	0.50	21,866	R-1	1-2	Attached FF
43	0483 04 0014	Warren E. Kirby Alice F. Kirby	3001 James Street	3001 James Street Fairfax, VA 22031	0.50	21,866	R-1	1-2	Attached GG
44	0483 04 0015	Wallace D. Felts Virtud E. Felts	9705 Five Oaks Road	9705 Five Oaks Road Fairfax, VA 22031	0.50	21,780	R-1	1-2	Attached HH
45	0483 04 0016	Charles R. Ashmore Glenda F. Ashmore	2920 Sayre Road	2920 Sayre Road Fairfax, VA 22031	0.73	31,763	R-1	1-2	Attached II
46	0483 04 0011	Van Metre Poplar Terrace Holdings	3009 James Street	5252 Lyngate Court Burke, VA 22015	0.50	21,931	R-1	1-2	Attached JJ
47	0483 04 0020	Joyce R. Parker	2932 Sayre Road	2932 Sayre Road Fairfax, VA 22031	0.50	21,780	R-1	1-2	Attached KK
48	0483 04 0023	B.G. Stahle, TR Clara Stahle, TR	2931 Sayre Road	5830 N. Comino Dela So Tucson, AZ 85718	0.50	21,780	R-1	1-2	Attached LL
49	0483 04 0024	Tammamoon Tanthongkul Napatsawan Tanathongkul	2929 Sayre Road	2929 Sayre Road Faifax, VA 22031	0.50	21,780	R-1	1-2	Attached MM
50	0483 04 0025	Fay Kallos Fahs, TR Fahs Family Trust A Fahs Family Trust B	2927 Sayre Road	2927 Sayre Road Fairfax, VA 22031	0.54	23,515	R-1	1-2	Attached NN
51	0483 04 0026	Julia L. Kallam	2925 Sayre Road	265 Shamrock Way Ridgeway, VA 24148	0.65	28,456	R-1	1-2	Attached OO
52	0483 04 0027	Jane V. Lawrence	2923 Sayre Road	2923 Sayre Road Fairfax, VA 22031	0.53	22,883	R-1	1-2	Attached PP
53	0483 04 0028	Washington Metropolitan Area Transit Authority	2921 Sayre Road	600 5th Street, NW Washington, DC 20001	0.52	22,838	R-1	1-2	70051160000084497040
54	0483 04 0017	Kenneth M. Emery	2924 Sayre Road	2924 Sayre Road Fairfax, VA 22031	0.54	23,578	R-1	1-2	Attached QQ
55	0483 04 0018	Pushpa R. Lavezzo	2926 Sayre Road	2926 Sayre Road Fairfax, VA 22031	0.55	24,060	R-1	1-2	70051160000084497057
56	0483 04 0019	Hung V. Nguyen Yen T. Dinh	2930 Sayre Road	2930 Sayre Road Fairfax, VA 22031	0.50	21,787	R-1	1-2	Attached RR
57	0483 04 0012	William E. Bispo Penny L. Bispo	3007 James Street	3007 James Street Fairfax, VA 22031	0.71	31,014	R-1	1-2	Attached SS
58	0483 04 0013	Eric R. Fowler Sandra F. Fowler	3005 James Street	3005 James Street Fairfax, VA 22031	0.55	23,838	R-1	1-2	Attached TT
59	0483 04 0008	Everette W. Justus, TR Marion L. Justus, TR Justus Family Trust	3008 James Street	3008 James Street Fairfax, VA 22031	0.76	33,165	R-1	1-2	Attached UU

Poplar Terrace Property Information Table

	Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Parcel Size in Sq. Ft.	Current Zoning	Existing Comprehensive Plan Recommendation (du/ac.)	Signature of Owner or Certified Receipt Number
60	0483 04 0007	Yung W. Jun	3006 James Street	3006 James Street Fairfax, VA 22031	0.55	23,838	R-1	1-2	Attached VV
61	0483 01 0012F	Jau An Chen Ray-Lane Hsu	9720 Five Oaks Road	9720 Five Oaks Road Fairfax, VA 22037	0.35	15,392	R-3	3-4	Attached WW
62	0483 01 0012H	Javier Paredes Nilda M. Paredes	9726 Blake Lane	9726 Blake Lane Fairfax, VA 22031	0.40	17,621	R-3	3-4	70051160000084497149
63	0483 01 0012K	Hassan Abadi Haideh Abadi	9728 Blake Lane	9728 Blake Lane Fairfax, VA 22031	0.34	15,000	R-3	3-4	70051160000084497156
64	0483 01 0012J	Tin M. Thaw A. Yi Khin	9730 Blake Lane	44144 Navajo Drive Ashburn, VA 20147	0.37	16,319	R-3	3-4	70051160000084497163
65	0483 22 0005	Shui Lien Huang	9714 Five Oaks Road	9714 Five Oaks Road Fairfax, VA 22031	0.37	16,037	~~R-3~~ R-2	3-4	70051160000084497170
66	0483 22 0004	Peter H. Young	9712 Five Oaks Road	9712 Five Oaks Road Fairfax, VA 22031	0.46	20,000	~~R-3~~ R-2	3-4	Attached XX
67	0483 22 0003	Ann S. Bullock, TR	9710 Five Oaks Road	2805 Schafflind Court Vienna, VA 22180	0.49	21,455	~~R-3~~ R-2	3-4	Attached YY
68	0483 22 0002	Habib Sanie Shekiba G. Sanie	9708 Five Oaks Road	9708 Five Oaks Road Fairfax, VA 22031	0.41	17,975	~~R-3~~ R-2	3-4	Attached ZZ
69	0483 22 0001	Marcos A. Marquez Gloria C. Marquez	9706 Five Oaks Road	9706 Five Oaks Road Fairfax, VA 22031	0.54	23,372	~~R-3~~ R-2	3-4	70051160000084497187
70	0483 17A	Heirs of Reba F. Cupp	NA	6516 Joyce Road Alexandria, VA 22310	0.16	6,852	~~R-3~~ R-1	1-2	Attached D
71	048 22 A	Khoung T. Lai and Quanh Ly Lai	NA	9716 Five Oak Road, Fairfax VA 22031	0.09	4,088	~~R-3~~ R-2	3-4	Attached AAA
72	0483 22 0006	Khoung T. Lai and Quanh Ly Lai	9716 Five Oaks Road	9716 Five Oak Road, Fairfax VA 22031	0.53	23,291	~~R-3~~ R-2	3-4	Attached AAA
73	0483 01 0012G	Gerald Waldman	NA	2700 Virginia Ave., Unit 501 Washington DC 20037	0.03	1,372	R-3	3-4	70051160000084496890
	Total				37.25	1,622,528			

Doc. 6364887v1

Rybold, Kimberly M.

From: Rybold, Kimberly M.
Sent: Monday, August 04, 2008 3:31 PM
To: Lisa M. Chiblow (lchiblow@mcguirewoods.com)
Subject: North County APR Nomination-Poplar Terrace

Lisa M. Chiblow
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

RE: North County APR Nomination: 37.25 acres in the Lee (V-1) Community Planning Sector

Dear Ms. Chiblow:
The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced North County APR Nomination, assigned a temporary ID number of PC-2008-029, has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *2008-2009 North County Area Plans Review Guide* and have the following concerns:

- In Part 4c: Current Zoning Designation, you have indicated in the property information table that that parcels 48-3 ((22)) 1, 2, 3, 4, 5, 6, and A are zoned R-3. These parcels are currently zoned R-2. Additionally, you have indicated that parcel 48-3 ((17)) A is zoned R-3; however, it is currently zoned R-1. Therefore, I intend to correct the nomination to reflect these zoning classifications. Please let me know if you agree to this change.
- In Part 4g: Total Floor Area Ratio (FAR) Proposed, you have stated that retail uses total 20,000 square feet or less, and the residential square footage is the remainder of the FAR residential in the Residential Unit Types chart in Part 4h: Residential Component. This chart lists the allocation of units and a range of unit sizes. You have not indicated the total square footage for the residential component; however, using the upper end of the range I have calculated a maximum total square footage of 1,476,000. When added to the retail use in Part 4g, the total gross square feet for the nomination is 1,496,000, resulting in a total floor area ratio (FAR) of .92. Approximately 1% of this total is allocated to retail use, while the remaining 99% is allocated to residential use. Please clarify if these values accurately depict your nomination.
- In Part 6: Justification, you have proposed a retail component of 20,000 square feet or less that would serve residents of the community and adjacent neighborhoods. To assist our transportation analysis, please clarify if this retail would be incorporated into the residential structures or if it would be a stand-alone retail building.

This information should be provided to the Department of Planning and Zoning by August 18, 2008. Failure to do so will cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at kimberly.rybold@fairfaxcounty.gov.

Sincerely,

Kimberly M. Rybold
Fairfax County Department of Planning & Zoning
Planning Division
12055 Government Center Pkwy, Suite 730
Fairfax, Virginia 22035

703.324.1363 (office)
703.324.3056 (fax)

Rybold, Kimberly M.

From: Chiblow, Lisa M. [lchiblow@mcguirewoods.com]
Sent: Tuesday, August 19, 2008 11:16 AM
To: Rybold, Kimberly M.
Subject: RE: North County APR Nomination-Poplar Terrace

Kimberly,

Below you will find responses to your inquiries regarding the Poplar Terrace APR nomination

In Part 4c: Current Zoning Designation, you have indicated in the property information table that that parcels 48-3 ((22)) 1, 2, 3, 4, 5, 6, and A are zoned R-3. These parcels are currently zoned R-2. Additionally, you have indicated that parcel 48-3 ((17)) A is zoned R-3; however, it is currently zoned R-1. Therefore, I intend to correct the nomination to reflect these zoning classifications. Please let me know if you agree to this change. Agreed

In Part 4g: Total Floor Area Ratio (FAR) Proposed, you have stated that retail uses total 20,000 square feet or less, and the residential square footage is the remainder of the FAR residential in the Residential Unit Types chart in Part 4h: Residential Component. This chart lists the allocation of units and a range of unit sizes. You have not indicated the total square footage for the residential component; however, using the upper end of the range I have calculated a maximum total square footage of 1,476,000. When added to the retail use in Part 4g, the total gross square feet for the nomination is 1,496,000, resulting in a total floor area ratio (FAR) of .92. Approximately 1% of this total is allocated to retail use, while the remaining 99% is allocated to residential use. Please clarify if these values accurately depict your nomination. Agreed.

In Part 6: Justification, you have proposed a retail component of 20,000 square feet or less that would serve residents of the community and adjacent neighborhoods. To assist our transportation analysis, please clarify if this retail would be incorporated into the residential structures or if it would be a stand-alone retail building. The retail would be incorporated into a residential structure. The retail will be incorporated into the first floor of the residential structure.

Please let me know if you need anything else.

Thanks,

Lisa

Lisa M. Chiblow
Land Use Planner

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