

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: Bernard Suchicital, Fairfax County DPZ Daytime Phone: 703-324-1380

Address: 12055 Government Center Parkway, Suite 730
Fairfax, VA 22035

Nominator E-mail Address: bernard.suchicital@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Bernard S. Suchicital

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.) See attached property owner notice lists

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

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>6/27/08</u>
Date Accepted:	<u>7/16/08 ARH</u>
Planning District:	_____
Special Area:	_____

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): 0.55 acres 23,985 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 Attachment 1

b. CURRENT PLAN MAP DESIGNATION: Retail and Other

c. CURRENT ZONING DESIGNATION: I-3

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 1

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?) Proposed plan will retain existing intensity of .08 FAR

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: 0.08 TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
Office		
Retail	100%	
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 (Select the appropriate density range proposed and complete the table to the right):

- | | |
|---|--|
| <input type="checkbox"/> .1 - .2 du/ac (5-10 acre lots) | <input type="checkbox"/> 5 - 8 du/ac |
| <input type="checkbox"/> .2 - .5 du/ac (2-5 acre lots) | <input type="checkbox"/> 8 - 12 du/ac |
| <input type="checkbox"/> .5 - 1 du/ac (1 - 2 acre lots) | <input type="checkbox"/> 12 - 16 du/ac |
| <input type="checkbox"/> 1 - 2 du/ac | <input type="checkbox"/> 16 - 20 du/ac |
| <input type="checkbox"/> 2 - 3 du/ac | <input type="checkbox"/> 20+ (specify 10 unit density range) |
| <input type="checkbox"/> 3 - 4 du/ac | _____ |
| <input type="checkbox"/> 4 - 5 du/ac | |

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)			

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
34-4((1))52A	13821 Lee Jackson Memorial Hwy	F & M Bank	P.O. Box 1290, Winston-Salem, NC 27102	0.55	

North County Area Plans Review

Nominator: Bernard S. Suchicital, Fairfax County DPZ, Planner II

Area III Dulles Suburban Center Land Unit E-4

Tax Map: 34-4((1))52A

Part 4: Current and Proposed Comprehensive Plan and Zoning Designations

a) Current Comprehensive Plan Text:

Land Use Recommendation #2:

“Community-serving retail use is planned for most of the land fronting on Route 50 between Walney Road and Elmwood Street (Parcels 34-4((1)) 49, 50, 50A, 51) at a maximum overall FAR of .25. Tax Map 34-4((1))52A is planned for retail use and developed as a bank. The parcel is planned to retain its existing intensity of .08 FAR. Landscaping should be provided on all perimeters of the site to enhance the visual attractiveness of development.”

Land Use Recommendation #4:

“Tax Map parcels 34-4((1))52A and 53 are planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet. In addition, 35 feet of screening should be provided on Parcel 53 along Vernon Street to provide an appropriate transition to the residential neighborhood to the south. As an option, Parcel 34-4((1))53 may be appropriate for the expansion of existing auto dealerships located along Route 50 if the same conditions cited above are met.”

d) Proposed Comprehensive Plan Designation:

Land Use Recommendation #4:

“Tax Map parcel 34((1))~~52A~~ and 53 is planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet...”

North County Area Plans Review

Nominator: Bernard S. Suchicital, Fairfax County DPZ, Planner I

Tax Map: 34-4((1))52A

Part 6: Justification

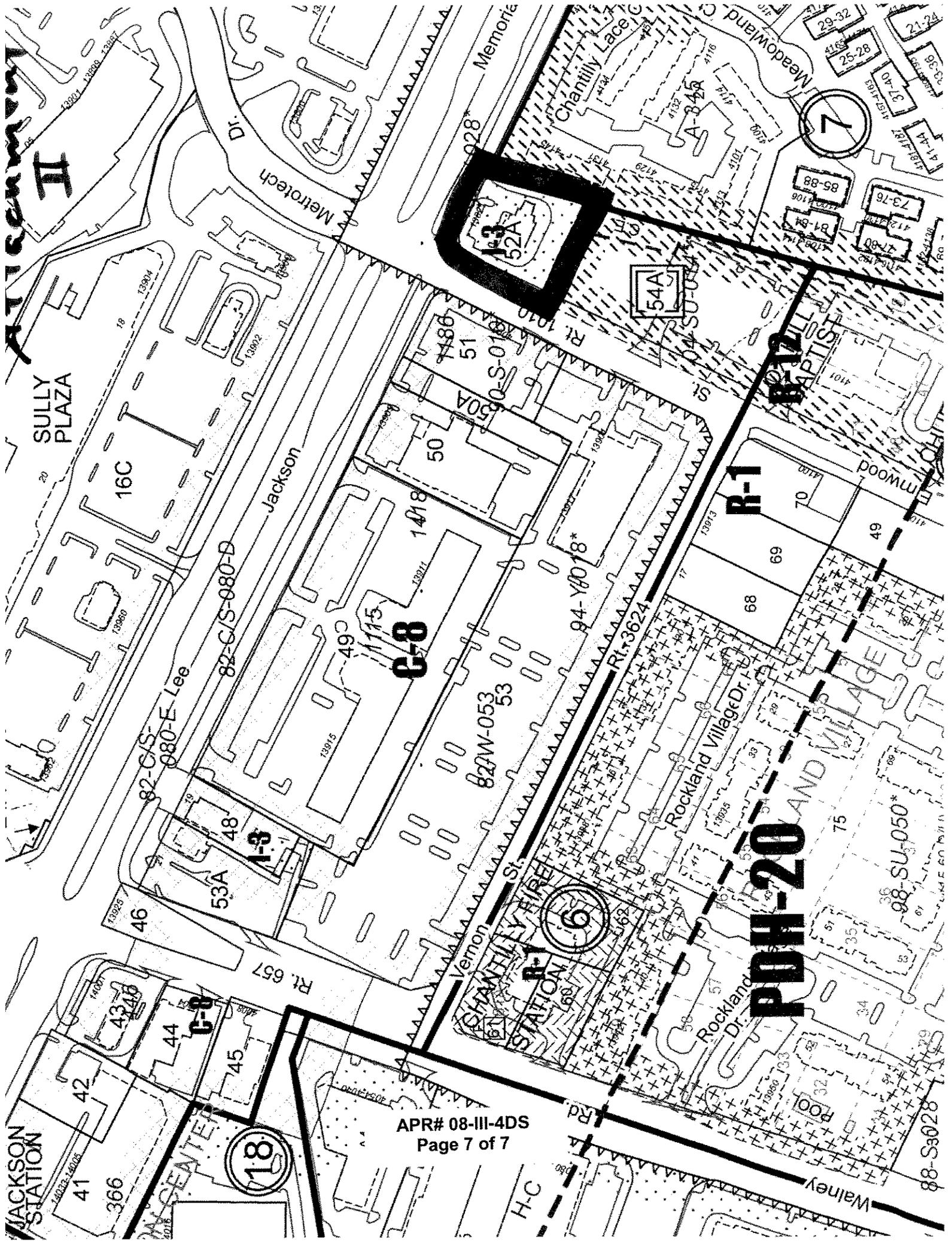
The nominated parcel is identified as 34-4((1))52A (the “subject parcel”), and is located in Area III, Dulles Suburban Center Land Unit E-4 of the Fairfax County Comprehensive Plan. The subject parcel comprises of 0.55 acres and is located at the southeast corner of Lee Jackson Memorial Highway and Elmwood Street. The subject property is planned for retail use, is currently developed as a bank, and should retain its existing intensity of .08 FAR.

While conducting a review of the Comprehensive Plan for a Quantification report, staff uncovered conflicting plan guidance within the text in regards to this subject parcel. Land Use Recommendation #2 states the above, that the parcel shall retain its existing intensity of .08 FAR. Land Use Recommendation #4 states the following: “Tax Map parcels 34-4((1))52A and 53 are planned for retail use up to a maximum FAR of .20.” The text in recommendation #4 is specifically intended for parcel 34-4((1))53.

Background research reveals that APR Item #01-III-6BR amended the text to include Board approval of Rezoning 94-Y-028; this rezoning case addresses the correct intensity for the subject parcel at .08 FAR. During the amendment process, an error occurred, and this nomination will clear up any discrepancies that the current text creates. Staff suggests that the first sentence in Land Use Recommendation #4 should be amended as follows:

“Tax Map parcels 34-4((1))52A and 53 are-is planned for retail use up to a maximum FAR of .20.”

Text regarding the subject parcel in Land Use Recommendation #2 will remain unchanged.



II

SULLY PLAZA

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Jackson

82-C/S-080-D

82-C/S-080-E Lee

53A

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C-8

82W-053

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94-Y/018*

Rt. 3624

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PDH-20

SOBELL BAPTIST

Rockland Village Dr.

Rockland Dr.

APR# 08-III-4DS
Page 7 of 7

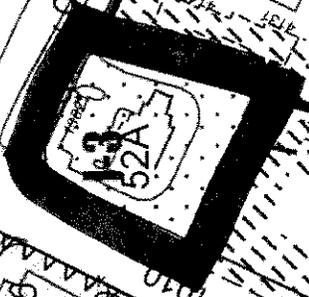
JACKSON STATION

DAY CENTER

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54A

028

Memoria

Chantilly Lane

Meadowland

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81-84

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73-76

25-28

29-32

37-40

41-44

45-48

51-54

55-58

59-62

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