

**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: William McCauley Arnold Daytime Phone: 703-934-1128

Address: 11350 Random Hills Rd., Suite 500  
Fairfax, VA 22030

Nominator E-mail Address: marnold@mccandlaw.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):  
William McCauley Arnold

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>6-29-08</u>
Date Accepted:	<u>7-30-08 ART</u>
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.) \_\_\_\_\_

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.  
Attorney for J.G. Miker Revocable Trust

**PART 2. GENERAL INFORMATION**

Check appropriate supervisor district:  Dranesville  Hunter Mill  Providence  Sully

Total number of parcels nominated: 41 ~~76~~

Total aggregate size of all nominated parcels (in acres and square feet): 2.65 acres 11,543,400 square feet  
~~2.6146 acres 113,892 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/](http://www.fairfaxcounty.gov/dpz/)) for your citation. It is the most current version: Dulles Suburban Center, Land Unit F-1: Planned for high quality campus-style office and industrial/flex use up to a maximum FAR of .35 consistent with the type and character of development established.

b. CURRENT PLAN MAP DESIGNATION: X3, mixed use, public park, private open space

c. CURRENT ZONING DESIGNATION: I-3, I-5

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). Industrial-Mixed Use

I-3, I-4, I-5

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?) Industrial uses permitted by the I-5 Zoning District in addition to the uses described by the current Plan language.

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: .50 FAR; TOTAL Gross Square Feet: 6,169,200  
~~.35 FAR~~

Categories	Percent of Total FAR	Square feet
Office	<del>N/A</del>	<del>N/A</del>
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial	<del>N/A</del> 100%	<del>N/A</del> 6,169,200
Residential*		
<b>TOTAL</b>	<b>100%</b>	<b>6,169,200</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 (Select 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			
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).

**SEE ATTACHMENT 1**

- 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:*



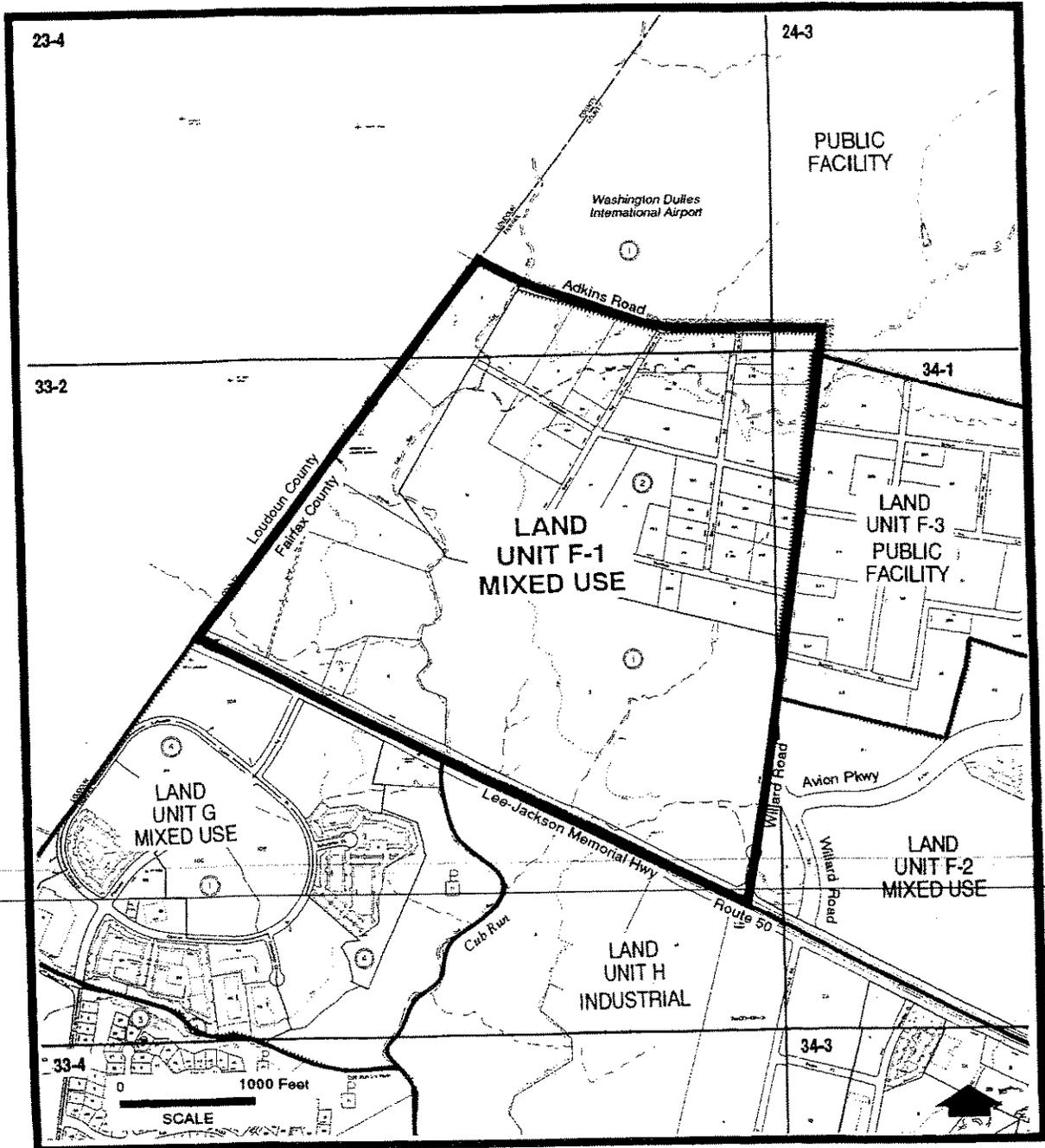
Fairfax County Planning Commission Office  
Government Center Building  
12000 Government Center Parkway, Suite 330  
Fairfax, Virginia 22035-5505



Certified Mail Number	Owner	Owner Address	Parcel Number	Parcel Address	SQFT
7004 1350 0003 5326 883	ALFRED J. AND MARGARET E. ABE	22040 WHITETAIL RIDGE LA MIDDLEBURG VA 20117	0332 02 0020E	14843 MURDOCK ST	44,998
7004 1350 0003 5326 884	REZA M. AFSHAR	11501 BULL RUN OVERLOOK CT MANASSAS VA 20109	0332 02 0007	14916 THOMPSON RD	236,531
7004 1350 0003 5326 885	VAHID K. AMIN	5352 SUMMIT DR FAIRFAX VA 22030	0332 02 0008	14908 THOMPSON RD	246,550
7004 1350 0003 5326 886	RUSSELL B. AND DOROTHY M. ANDERSON	440 OAKLAND RD LOUISA VA 23093	0332 02 0009	3700 BARNEY RD	204,166
7004 1350 0003 5326 887	BEBEHANI ZOHREH	30252 SONRISA LA LAGUNA NIGUEL CA 92677	0332 02 0009A	3730 BARNEY RD	44,998
7004 1350 0003 5326 888	STEVEN C. BRYANT	3724 STONECROFT BV CHANTILLY VA 20150	0332 02 0010	3701 BARNEY RD	165,528
7004 1350 0003 5326 889	CHANG AND PISKULICH INC	3850 DULLES SOUTH CT CHANTILLY VA 20151	0332 02 0010A	3700 GLORUS RD	245,243
7004 1350 0003 5326 890	CLPF-CHANTILLY LP	601 13TH ST NW SUITE 700N C/O ING CLARION PARTNERS/ATTN	0332 02 0011	N/A	60,287
7004 1350 0003 5326 891	COMMONWEALTH OF VA, DEPT OF TRANSPORTATION	1401 EAST BROAD ST ATTN CAPITAL OUTLAY MANAGER RICHMOND VA 23219	0332 01 0005E	3900 STONECROFT BV	979,818
7006 2760 0002 1319 731	CROWAN FAMILY LLC	13703 CURRANT LP GAINESVILLE VA 20155	0332 02 0015C	3722 GLORUS RD	89,464
7006 2760 0002 1319 732	DAATA PARTNERS II LLC	1912 WOODFORD RD VIENNA VA 22182	0332 02 0016	14900 MURDOCK ST	302,990
7006 2760 0002 1319 733	FEDERAL INC	C/O MR. SORBI 3624 ROCKY MEADOW CT FAIRFAX VA 22033	0332 02 0017	14912 MURDOCK ST	243,936
7006 2760 0002 1319 734	WAYNE P. G. AND SUE F. GAGNER	9104 CHARRER OAK DR BETHESDA MD 20817	0332 02 0011B	14800 THOMPSON RD	339,768
7006 2760 0002 1319 735	JAMES G. MILLER	PO BOX 220181 CHANTILLY VA 20153	0332 02 0010B	3720 GLORUS RD	236,531
7006 2760 0002 1319 736	KAMI MORADI	2619 OAK VALLEY DR VIENNA VA 22181	0332 02 0020B	14905 MURDOCK ST	44,754
7006 2760 0002 1319 737	PATRICIA LLC	14810 MURDOCK ST CHANTILLY VA 20151	0332 02 0014A	14800 MURDOCK ST	134,256
7006 2760 0002 1319 738	STEPHEN C. PRICE	P O BOX 374 LEESBURG VA 20178	0332 02 0013	3720 STONECROFT BV	113,892
7006 2760 0002 1319 739	PRINCIPAL LIFE INSURANCE, COMPANY	14595 AVION PW SUITE 100 CHANTILLY VA 20151	0332 02 0014	14800 MURDOCK ST	89,603
7006 2760 0002 1319 740	PUBLIC STORAGE INC	PO BOX 25025 DEPT PT VA-29179 GLENDALE CA 91201	0332 02 0014	3801 GLORUS RD	44,876
7005 1820 0005 5245 238	RAY CAMERON AND BRENDA J. ROGERS	1531 7TH ST MOUNDSVILLE WV 26041	0332 02 0020A	3730 STONECROFT BV	130,376
7005 1820 0005 5245 239	SCI DEVELOPMENT SERVICES, INC	PO BOX 11338 C/O DELOITTE TAX LLP MCLEAN VA 22102	0332 01 0005F	14909 MURDOCK ST	44,998
7005 1820 0005 5245 240	MICHAEL AND LUCY M. SPRAGGS	11551 REID LA NOKESVILLE VA 20181	0332 01 0007C	3920 STONECROFT BV	730,460
7005 1820 0005 5245 241	STONECROFT BUSINESS PARK LLC	13454 SUNRISE VALLEY DR SUITE 440 C/O ROCK INVESTMENT GROUP	0332 01 0007C	3854 DULLES SOUTH CT	217,849
7005 1820 0005 5245 242	TRUSTEES OF KOINOS FELLOWSHIP CHURCH	9003 GROVERS THEATRE CT BURKE VA 22015	0332 02 0015	14834 MURDOCK ST	58,959
7005 1820 0005 5245 243	SAMUEL VELASQUEZ	14101 PARKE LONG CT SUITE R CHANTILLY VA 20151	0332 02 0015A	3804 GLORUS RD	44,732
7005 1820 0005 5245 244	WEST DULLES PROPERTIES LLC	44330 MERCURE CI STE 150 WINCHESTER VA 22604	0332 02 0016A	14840 MURDOCK ST	73,747
			0332 01 0005A		43,074
			0332 01 0005D		208,965
			0332 02 0015B	3800 GLORUS RD	44,998
			0332 02 0021	14801 MURDOCK ST	231,971
			0332 02 0018	3812 BARNEY RD	247,500
			0332 02 0018A	3800 BARNEY RD	45,000
			0332 01 0004	15100 LEE JACKSON MEMORIAL	7.7 (acres)
			0332 01 0005B2		200,226

See next page

Certified Mail Number	Owner	Owner Address	Parcel Number	Parcel Address	SQFT
7001 1140 0002 0626 6677	Mazda Mets Inc	5348 Chandley Farm Ct. Centreville, VA 20120	0332 07B 0004	3852 Dulles South Ct.	0
7001 1140 0002 0626 6707	3856-A Dulles South Ct.	3856 Dulles South Ct. Chantilly, VA 20151	0332 07A 0001	3856 Dulles South Ct.	0
7005 1820 0005 5245 2118	Yang Han S	6170 Hidden Canyon Rd. Centreville, VA 20120	0332 07A 0002	3856 Dulles South Ct.	0
7005 1820 0005 5245 2125	Habibi Rafiullah	3852 Dulles South Ct. Chantilly, VA 20151	0332 07B 0006	3852 Dulles South Ct.	0
7005 1820 0005 5245 2132	Dilantian Hayro H	3935 Avion Park Ct. Chantilly, VA 20151	0332 09A 0107	3935 Avion Park Ct.	0
7005 2030 0000 1160 3995	Sethi Harsh Kumar	22742 Almont Hunt Dr. Ashburn, VA 20148	0332 09A 0108	3935 Avion Park Ct.	0
7002 2030 0000 1160 4008	JRH Avion Park LLC	450 B S Pickett St. Alexandria, VA 22304	0332 09C 0110	3931 Avion Park Ct.	0
7002 2030 0000 1160 4015	Rudys Inflight Properties LLC	3852 Dulles South Ct. Chantilly, VA 20151	0332 07B 0010	3852 Dulles South Ct.	0
7002 2030 0000 1160 4022	Jin Jae Eun	23015 Song Sparrow Lane Brambleton, VA 20148-5656	0332 07B 0005	3852 Dulles South Ct.	0
7002 2030 0000 1160 4039	North East Investment Properties LLC	3933 Avion Park Ct. Chantilly, VA 20151	0332 09B 0110	3933 Avion Park Ct.	0
7002 2030 0000 1160 4046	Afshar Reza	11501 Bull Run Overlook Ct. Manassas, VA 20109	0341 02 0011A	3612 Stonecroft Bv	111,514
7002 2030 0000 1160 4053	Lawless Warehouse Investments LLC	6304 Barnesdale Pa Centreville, VA 20120	0332 07B 0002	3852 Dulles South Ct.	0
7002 2030 0000 1160 4060	Avion Park Rental LLC	3935 Avion Park Ct. Chantilly, VA 20151	0332 09A 0106	3935 Avion Park Ct.	0
7002 2030 0000 1160 4084	Wholesale Floor Coverings Inc	12611 Briddon Lane Reston, VA 20191	0332 07B 0003	3852 Dulles South Ct.	0
7002 2030 0000 1160 4091	Babur LLC	3935 Avion Park Ct. Chantilly, VA 20151	0332 09A 0104	3935 Avion Park Ct.	0
7002 2030 0000 1160 4107	Northeast Investment Properties LLC	3933 Avion Park Ct. Chantilly, VA 20151	0332 09B 0112	3935 Avion Park Ct.	0
7002 2030 0000 1160 4114	Dulles Equity Group LLC	3112 Knoll Dr. Falls Church, VA 22042	0332 07B 0099	3856 Dulles South Ct.	0
7002 2030 0000 1160 4121	M and L Realty Associates LLC	799 Edwards Rd. Parsippany, NJ 07054	0332 09B 0114	3933 Avion Park Ct.	0
7002 2030 0000 1160 4138	NOVA Pets LLC	43510 Hubbard Sq. South Riding, VA 20152	0332 09A 0102A	3935 Avion Park Ct.	0
7002 2030 0000 1160 4145	Szvis Family LLC	3931 Avion Park Ct. Chantilly, VA 20151	0332 09C 0102	3931 Avion Park Ct.	0
7002 2030 0000 1160 4152	Academy Door LLC	3931 Avion Park Ct. Chantilly, VA 20151	0332 09C 0104	3931 Avion Park Ct.	0
7002 2030 0000 1160 4169	The Patriot Property Group LLC	7151 Pendleton Ave. Clifton, VA 20124	0332 09C 0108	3931 Avion Park Ct.	0
7002 2030 0000 1160 4176	Henry Montano LLC	4805 Briggs Rd. Fairfax, VA 22030	0332 09A 0103	3935 Avion Park Ct.	0
7001 1140 0602 0625 9075	Himes Development Partners Cub Run	3702 Pender Dr. Fairfax, VA 22030	0332 01 0013		456,036
7001 1140 0002 0625 9082	Yang Han S	15405 Meherrin Ct. Centerville, VA 20120	0332 07B 0001	3852 Dulles South Ct.	0
7001 1140 0002 0625 9099	Pohanka of Chantilly Inc	13990 Lee Jackson Highway Chantilly, VA 20151	0234 01 0001	15001 Adkins Rd.	453,024
7001 1140 0002 0625 9105	Bryant Steven C	3724 Stonecroft Bv Chantilly, VA 20150	0341 02 0013B	3724 Stonecroft Bv	31,233
7001 1140 0002 0625 9112	Chantilly Prop LLC	12940 Wyckland Dr Clifton, VA 20124	0332 07A 0005	3856 Dulles South Ct.	0
7001 1140 0002 0625 9129	Inside Sports LLC	21530 Blackwood Ct Sterling, VA 20166	0332 09B 0102	3933 Avion Park Ct.	0
7001 1140 0002 0625 9136	C115 Avion Park LLC	3931 Avion Park Ct Chantilly, VA 20151	0332 09C 0116	3931 Avion Park Ct	0
7001 1140 0002 0625 9143	Treje-Jamison LLC	3856-I Dulles South Ct. Chantilly, VA 20151	0332 07A 0004	3856 Dulles South Ct.	0
7001 1140 0002 0625 9150	Rebara LLC	2938 Smith Farm Wy Herndon, VA 20171	0332 07A 0003	3856 Dulles South Ct.	0
7001 1140 0002 0625 9167	Padiotis George	3852 Dulles South Ct. Chantilly, VA 20151	0332 07B 0008	3852 Dulles South Ct.	0
7001 1140 0002 0625 9297	Raofi Seyedreza	15805 Paramount Dr. Rockville, MD 20855	0332 07B 0007	3852 Dulles South Ct.	0



## 2008-2009 North County Area Plans Nomination

The subject property is a 2.6146 acre parcel (TM 33-2((2))13) and all other parcels located in Land Bay F-1 of the Dulles Suburban Center. Land within the land bay is planned for high quality campus style office and industrial flex use up to a maximum FAR of .35 consistent with the type and character of development established in adjoining land units. This nomination requests that the Comprehensive Plan text be amended to add a land use option for the subject property and other properties in Land Bay F-1, to provide for more intensive industrial land uses characteristic of the I-5 zoning district as a result of an oversight in the adopted Plan which fails to acknowledge adjacent public and private uses of similar intensity that now exist or are being constructed.

The subject property is located at the corner of Stonecroft Blvd. and Thompson Road within one quarter mile of the southern boundary of Dulles Airport. It is sandwiched between two public uses to the east and west: Fairfax County's Public Safety/Criminal Justice Training Center located directly across Stonecroft Blvd. to the east, comprising approximately 115 acres of land (zoned I-5) and including an outdoor shooting range, racetrack, obstacle course, and a minimum security detention facility; and a VDOT maintenance yard/storage facility for vehicles, maintenance equipment and materials located to the west. To the north, across Thompson Road, approximately 8 acres of I-5 zoned land is in use as a private vehicle storage lot. The subject property is also impacted by noise from Dulles Airport.

The other parcels in Land Bay F-1 are also affected by these uses. The plan language was adopted by the Board in 1975 and there have been significant changes in the land use since that time including the rezoning of at least three parcels to the I-5 category. A copy of Land Bay F-1 is included in this nomination.

No residential uses are located in the planning district or in proximity to the subject property, and the subject property is not visible from major corridors such as Rt. 50 and Rt. 28. Access to the airport is limited to construction, service, and security vehicles.

The current Plan language for Land Bay F-1 provides for industrial use up to a maximum FAR of .35 consistent with the type and character of development established in adjoining land units. Industrial uses permitted by the I-5 District should be permitted on the subject property in light of current Plan language because the adjoining land unit to the east, Land Bay F-2 is zoned I-5 and permitted uses include a race track and shooting range. This nomination is being submitted, however, in the event that there is any question as to the need for clarifying Plan language as it relates to the subject property.

In conclusion, the subject property and other property in the Land Bay F-1 is ideally suited for uses permitted in the I-5 zoning district due to its adjacency to other I-5 zoned and used parcels, its lack of visibility from major highway corridors and the fact that the property is impacted by airport noise. Industrial uses consistent with the I-5 zoning

district could be developed on the subject property in a manner that is compatible with existing uses without compromising the overall development goals of the Dulles Suburban area.

Thank you for your consideration of this matter.

**Suchicital, Bernard S.**

---

**From:** Suchicital, Bernard S.  
**Sent:** Friday, August 22, 2008 3:53 PM  
**To:** 'marnold@mccandlaw.com'  
**Subject:** North County APR nomination

William McCauley Arnold  
11350 Random Hills Rd., Suite 500  
Fairfax, VA 22030

2008-2009 North County APR Nomination: 265 acres in the Dulles Suburban Center, Land Unit F1

Dear Mr. Arnold:

The purpose of this email (a copy of which will be retained for the record) is to formally advise you that the above referenced 2008-2009 North County APR Nomination, assigned a temporary ID number of PC-2008-047, has been received by the Department of Planning & Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the Guide to the *2008 North County Area Plans Review* and have the following corrections:

- In Part 2: I have updated the total aggregate square feet for the nominated 265 acres to 11,543,400.
- In Part 4b: Current Plan Map Designation, I have corrected this to read "mixed use, public park, and private open space."
- In Part 4c: Current Zoning Designation, I have included the zoning district I-5 with what is already provided by your application.

In addition, the following information is missing from your submission and will be needed for review in the APR process:

- In Part 4g: Provide the total gross square feet, and percent totals and square feet for both 0.35 FAR and 0.50 FAR in the table.

Please respond to this email and indicate that you wish to accept the clarifications as suggested by staff in Parts 2, 4b, and 4c, and provide the additional information requested for Part 4g.

**This information should be provided to the Department of Planning and Zoning by September 5th. 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. Please address your response or questions to me at [bernard.suchicital@fairfaxcounty.gov](mailto:bernard.suchicital@fairfaxcounty.gov).

Sincerely,

Bernie

---

***Bernard S Suchicital***

Planner II  
Policy & Plan Development Branch  
Department of Planning & Zoning  
County of Fairfax, Virginia

**APR# 08-III-7DS  
Page 10 of 13**

8/22/2008

**Suchicital, Bernard S.**

---

**From:** Laura Beach [lbeach@mccandlaw.com]  
**Sent:** Thursday, September 11, 2008 12:40 PM  
**To:** Suchicital, Bernard S.  
**Cc:** Mac McCauley Arnold  
**Subject:** North County APR

**Attachments:** Ltr.Suchicital 9-11-08.doc; ATT1649436.txt



Ltr.Suchicital 9-11-08.doc (39...  
ATT1649436.txt (858 B)

Dear Mr. Suchicital,

Attached please find Mr. Arnold's letter of September 11, 2008, regarding the North County APR.

The letter has also been mailed to you via regular mail.

Sincerely,  
L. Beach

W. McCauley Arnold  
(703) 934-1128

September 11, 2008

VIA FIRST CLASS MAIL & EMAIL

Bernard S. Suchicital  
Policy & Plan Development Branch  
Department of Planning and Zoning  
12055 Government Center Parkway  
Suite 801  
Fairfax, Virginia 22035-5509

Re: North County APR

Dear Mr. Suchicital:

This letter is to clarify my plan amendment nomination PC2008-047(Sully District) in response to your email of September 8, 2008.

- Part 4(g) of the application should be “.50 FAR (maximum)”. The total FAR would be 265 acres times .50 FAR or 6,169,200 sq. ft.
- Part 4(g) chart should indicate the industrial use as 100% (Mixed Use-Industrial) 6,169,200 sq. ft.
- Part 4(d) would read “Industrial-Mixed Use I-3, I-4, I-5”.

Sincerely,

W. McCauley Arnold

Mr. Clifford Thomas  
July 22, 2008  
Page 2

WMA/lb