

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: David R. Gill / Gregory A. Riegler Daytime Phone: 703-712-5039/5360

Address: 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: dgill@mcguirewoods.com / griegle@mcguirewoods.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
[Signature]

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>9/16/09</u>
Date Accepted:	<u>9-21-09</u> <i>cdk</i>
Planning District:	<u>MV</u>
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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 25.8996 acres 1,128,186 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: Subject property is within Sub-unit B1-c of the LP2 Lorton-South Route 1 Community Planning Section (see attached).

b. CURRENT PLAN MAP RECOMMENDATION: 1-2 du/acre and Private Open Space

c. CURRENT ZONING DESIGNATION: R-1

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Allow an option for a mini-warehouse up to 125,000 GFA with accessory outdoor storage for boats/RVs etc.

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 statement of justification

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: +/- 0.1 TOTAL Gross Square Feet: 125,000 sq ft

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial	100%	125,000
Residential*		
TOTAL	100%	125,000

*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 (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			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:			

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 August 3, 2009 and September 16, 2009 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
107-4-((1))98		Lorton Valley, III, LC	8081 Wolfrap Road, Suite 300 Vienna, VA 22182	25.67	7004 2510 0000 1596 1342
107-4-((1))-98A		Lorton Valley, III, LC	8081 Wolfrap Road, Suite 300 Vienna, VA 22182	0.2296	7004 2510 0000 1596 1342

EXHIBIT 1

Existing Comprehensive Plan Recommendation

Sub-units B-1b and B1-c

Sub-units B1-b and B1-c are generally located south of Lorton Road, east of the Giles Run Environmental Quality Corridor, west of Sanger Street and I-95 and north of Lorton Landfill. Sub-unit B1-b contains the Curtis subdivision while Sub-unit B1-c encompasses all parcels within tax map 107-3((8)) and 107-4((25)), the Gunston Commons subdivision. The boundary between Sub-unit B1-b and B1-c is Fourth Place. At the present time, these sub-units should be maintained as single-family residential use. As long as these subdivisions are in residential uses, they should be preserved and protected. To be compatible with these subdivisions, new or infill residential development should be at 1-2 dwelling units per acre, with the exception of Tax Map parcel 107-4((1))85A and parcels within the Gunston Common subdivision, which are planned and zoned for residential use at 12-16 dwelling units per acre. The following site-specific condition should be met:

- For that portion of Sub-unit B1-c that is adjacent to I-95, any development proposal should provide attenuation measures to mitigate noise impacts from I-95. These measures should mitigate both interior and exterior noise in accordance with Policy Plan guidance.

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STATEMENT OF JUSTIFICATION

Lorton Valley III, LC
Tax Map Number 107-4—(11)-98
September 10, 2009

LOCATION

The following is a proposal to amend the current Comprehensive Plan land unit recommendation for the subject property ("Site") to a land use that would better achieve the Plan objectives. The subject property is located on the west side of I-95, south of Lorton Road in Fairfax County, Virginia. The parcel is referenced as Tax Map Parcel 107-4--(11)-98 (the "Site") and is approximately 25.9 acres. The Site is zoned R-1 Residential, 1 du/ acre and private open space. The Site is currently planned for low density residential at 1-2 dwelling units per acre. This current Comprehensive Plan guidance is inappropriate given the Site's location, environmental constraints and surrounding uses.

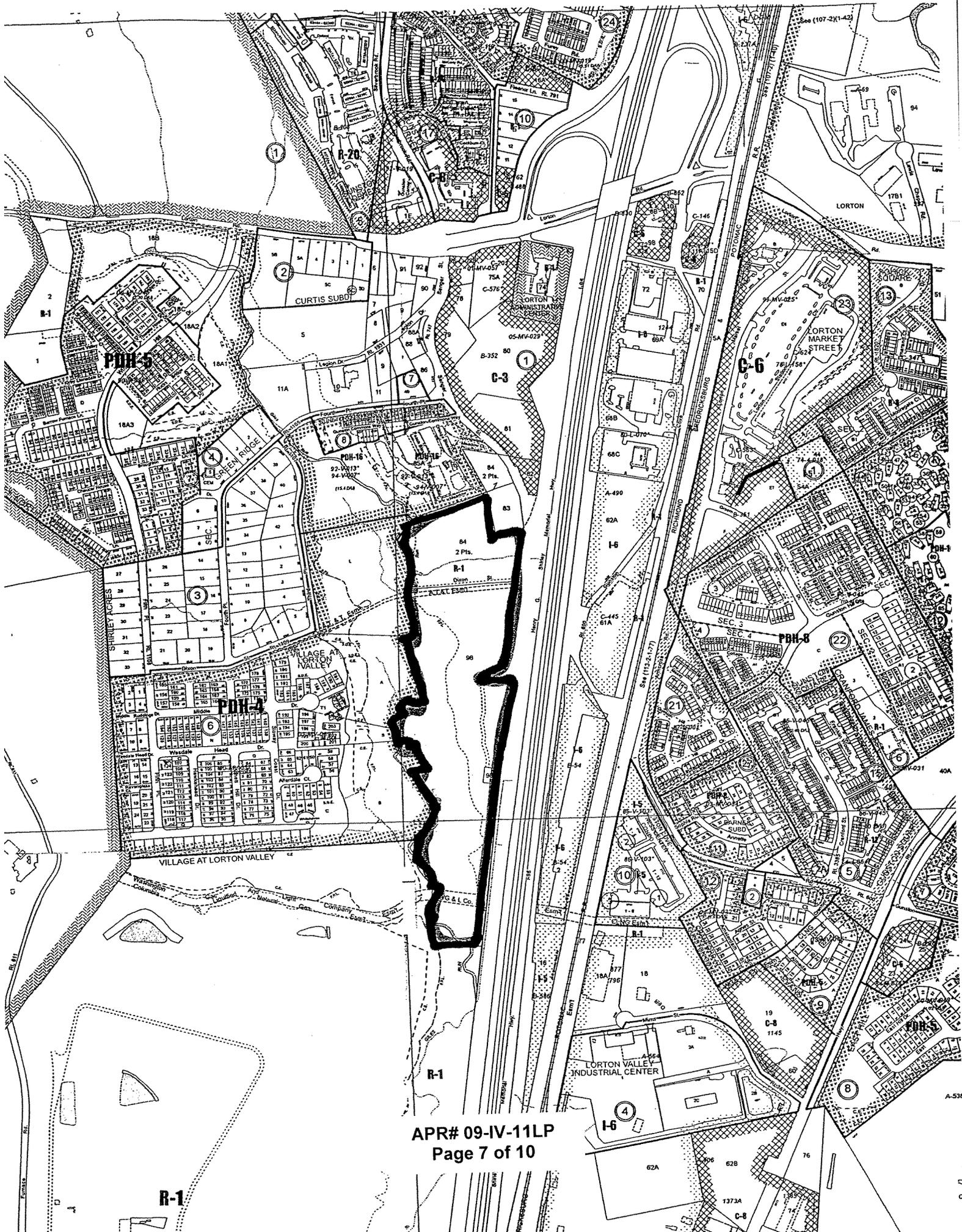
SITE CHARACTERISTICS

The Site itself is vacant and isolated, with a significant resource protection area (RPA) limiting the buildable area along the western edge of the site. The RPA buffers the site from a townhome community to the west. And logically, the extensive RPA also limits the ability to develop in accordance with the existing low-density single-family recommendation. A less land intensive use would be more appropriate in order to best preserve the RPA. The eastern frontage is I-95. Simply based on the noise impact alone, the Site is inappropriate for low density residential. This is exacerbated by the RPA which limits the buildable portion of the Site to that closest to I-95. To the south, the Site abuts a private land-fill, which again is not an appropriate use adjacent to low-density single family residential.

REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

Given these constraints, a mini-storage facility with accessory outdoor storage for boats/RVs is logical land use option for this property. This use could take advantage of the visibility provided by I-95, and not be impacted by the noise constraints. Also, by strategically locating development away from the RPA, there is the opportunity to "trade" preserving and/or dedicating the RPA for a more appropriate use. Further, the mini-storage would not have the traditional school and traffic impact that the surrounding community may find objectionable.

Thus, this request is to add an option to the base Comprehensive Plan recommendation to allow a mini-warehouse facility on the site. The option would limit the use to 125,000 sq. ft., GFA, the use would be well buffered from the neighboring residential uses and access would be from Dixon Street. This use would serve to provide critical storage facility options for the new Lorton residents and businesses on the west side of I-95 who lack any local options for storage currently.



R-1

A-531
C
D

Lai, Jennifer C.

From: Chiblow, Lisa M. [lchiblow@mcguirewoods.com]
Sent: Thursday, October 08, 2009 11:30 AM
To: Lai, Jennifer C.
Subject: RE: APR Map for Lorton Valley

Correct.

Thanks,
Lisa

Lisa M. Chiblow
Land Use Planner

 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet. The picture is from McGuireWoods LLP.

McGuireWoods LLP
1750 Tysons Blvd
McLean, VA 22102
703.712.5364 (Direct Line)
703.712.5050 (Direct FAX)
lchiblow@mcguirewoods.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.

From: Lai, Jennifer C. [mailto:Jennifer.Lai@fairfaxcounty.gov]
Sent: Thursday, October 08, 2009 11:28 AM
To: Chiblow, Lisa M.
Cc: Gill, David Robert-Jan
Subject: RE: APR Map for Lorton Valley

Lisa,

Thank you for the revised map. Just for our records, the nomination area boundary was revised to show parcels 107-4((1)) 98 and 107-4((1)) 98A. Parcel 107-4((1))84 (pt.) is not part the nomination area as shown in the map attached to the South County APR nomination form that was received by the Planning Commission on September 16, 2009.

Jenn

Jennifer Lai
703.324.1356 | phone
jennifer.lai@fairfaxcounty.gov

From: Chiblow, Lisa M. [mailto:lchiblow@mcguirewoods.com]
Sent: Thursday, October 08, 2009 10:31 AM
To: Lai, Jennifer C.
Cc: Gill, David Robert-Jan

APR# 09-IV-11LP
Page 8 of 10

Subject: APR Map for Lorton Valley

Jennifer,

Attached is the revised map for the Lorton Valley APR nomination. Please let me or David Gill know if you need anything else.

Lisa

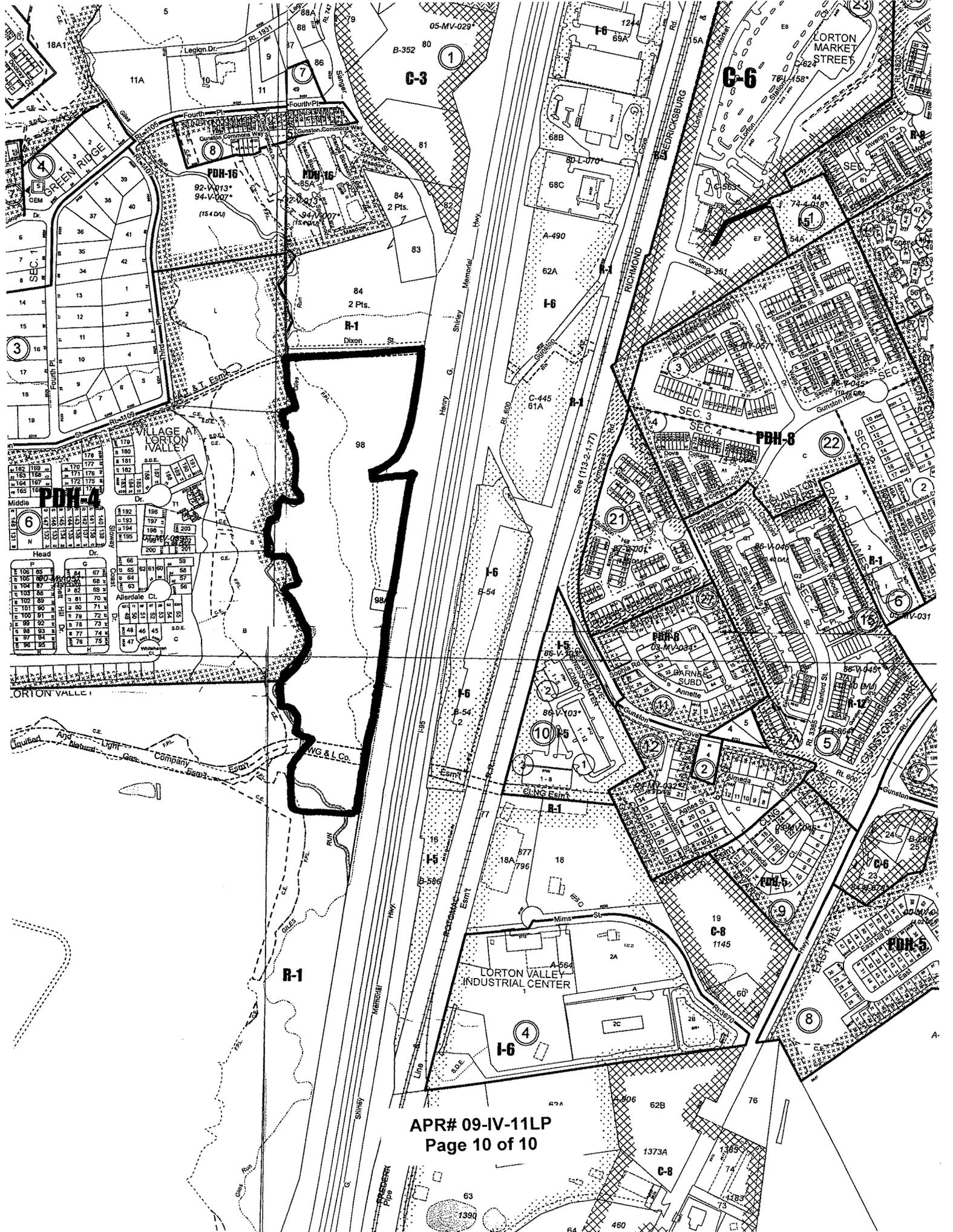
Lisa M. Chiblow
Land Use Planner

McGUIREWOODS

McGuireWoods LLP
1750 Tysons Blvd
McLean, VA 22102
703.712.5364 (Direct Line)
703.712.5050 (Direct FAX)
lchiblow@mcguirewoods.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.

From: TYS054m@mcguirewoods.com [mailto:TYS054m@mcguirewoods.com]
Sent: Thursday, October 08, 2009 11:21 AM
To: Chiblow, Lisa M.
Subject: Attached Image



PDH-4

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