

APR# 09-IV-19MV



2009-2010 SOUTH 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.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Patrick Rea Daytime Phone: 703-385-3322
Address: c/o MVCCA/P. O. Box 203 Mount Vernon, VA 22121-0203
Nominator E-mail Address: Prea1@cox.net
Signature of Nominator (NOTE: There can be only one nominator per nomination):

THIS BOX FOR STAFF USE ONLY
Date Received: 9/15/09
Date Accepted: 10-7-09 car
Planning District: MV
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.) See Attachment 1 or Property Information Table Continuation form

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: 19
Total aggregate size of all nominated parcels (in acres and square feet): 26.4 acres 1149984 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 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 Attachment 1.
b. CURRENT PLAN MAP RECOMMENDATION: 5-8 du/acre (residential), 2-3 DU/AC (RESIDENTIAL)
c. CURRENT ZONING DESIGNATION: C-8, R-2

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). See Attachment 2

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?) This mini town center encompasses a design theme similar to four other similar centers (i.e., Lorton Town Center, Fairfax Corner, Hilltop Village Center and Springfield Town Center) existing/planned in FC; see Attachment 3

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: .35 - .50 TOTAL Gross Square Feet: ~~350-500K~~ 100,624/143,748

Categories	Percent of Total FAR	Square feet
Office	X 40	35-60K 40,250 / 57,499
Retail	X 60	50-80K 60,374 / 86,249
Public Facility, Govt & Institutional	--	--
Private Recreation/Open Space	--	--
Industrial	--	--
Residential*	X	265-360K
TOTAL	100%	350-500K 100,624/143,748

*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)	<u>317/396</u> 230-435	<u>1150</u>	<u>364,550</u> 455,400
Mid-Rise Multifamily (5-8 stories)	—	—	—
High-Rise Multifamily (9 + stories)	—	—	—
TOTAL	<u>317/396</u> 230-435	<u>1150</u>	<u>364,550</u> 455,400

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

**Attachment 1 Current Comprehensive Plan Language
Smitty's Site & Trailer Parks (Area 3 and 6)**

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA IV Mount Vernon
Planning District, Richmond Highway Corridor Area Page 58 •
SUBURBAN NEIGHBORHOOD AREAS
BETWEEN SOUTH COUNTY CENTER CBC AND WOODLAWN CBC**

3. The area located on the east side of Richmond Highway south of Potomac Square Center to Parcel 101-3((1)) 31C north of the Engleside Trailer Park is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering and screening to adjacent neighborhoods. No access should be provided to any proposed development from existing streets in the Mount Zephyr community. See recommendation #6 for additional recommendations.

6. This area includes the Engleside Trailer Park and Ray's Mobile Colony north of the intersection of Forest Place and Richmond Highway and commercial uses fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. If full consolidation is achieved, this area may be appropriate for a mixed-use development with residential, office and retail uses. At least seventy-five percent of the total development should be developed as residential at 8-12 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an intensity of .35 FAR. Any redevelopment of this area is encouraged to comply with the County's voluntary relocation guidelines. If Areas 3 and 6 are fully consolidated, an option for mixed use including retail and office uses at intensity up to .50 FAR may be appropriate.

Attachment 2

Proposed Comprehensive Plan Recommendation – Smitty’s (Areas 3 and 6)

Smitty’s (Areas 3 & 6): This combined area includes the Engleside Trailer Park and Ray’s Mobile Colony north of the intersection of Forest Place and Richmond Highway and several commercial uses (mainly Hollywood and Vines Garden Center) fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. If ~~full~~ substantial consolidation is achieved, this area may be appropriate for a mixed-use development – using an “urban/town center” design concept – with residential, office and retail uses. ~~At least~~ As much as seventy-five percent of the total development should be developed as residential at ~~8-12~~ 16-20 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an overall intensity of .35 FAR, with option to .50 via the substantial consolidation of both areas 3 & 6. Any redevelopment of this area is encouraged to comply with the County’s voluntary relocation guidelines.

If parcels within areas 3 & 6 are substantially consolidated, the proposed “urban/town center” concept’s site design should enable the creation of a cohesive and walkable environment. To achieve this goal, high-quality architecture should be provided. In addition, buildings should be oriented to internal/external streets and sidewalks, and sufficient open space should be interspersed with retail, residential and office uses to provide usable public gathering areas.

Also, the following conditions should be met:

- Building tapering, vegetative buffering and screening should be provided as needed on the periphery to create a transition to the surrounding areas. Lighting and sound from any development should be designed so that it is not intrusive to adjacent residential development;
- Any freestanding office building(s) is encouraged to meet at least U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) silver standards or other comparable programs with third party certification. Retail users are encouraged to meet applicable LEED standards, or other comparable programs, in design and construction to promote sustainable development. The impervious nature of hard surfaces should be offset through approaches such as providing vegetated planting strips in surface parking lots;
- Multi-story office buildings should include ground-floor retail use and other services where possible. To the extent possible, the new retail uses should be located in places that would encourage public usage, activate the town center, and reduce vehicular traffic. Such new retail uses should also be distributed throughout the site in the ground-floors of the residential buildings and at prominent entrance points to the town center;
- The residential units should be distributed in buildings across the site in a manner that is well-integrated into the town center. The residential uses also should have convenient access to open space, community-serving retail uses, and other services. Affordable and workforce housing should be provided through

compliance with the Affordable Dwelling Unit Ordinance and other County policies;

- Internal roadways, trails, sidewalks and street crossings should connect buildings and open spaces, and link the site to adjoining communities. Streetscape treatments should include trees, landscaping, sidewalks, bicycle facilities, street furniture, and various paving textures, to the extent possible;
- Occupancy is phased to transportation improvements so that an Approach Level of Service D is maintained at relevant intersections. If such improvement are not possible, other remedies – including reduced intensity and off-site improvements – should be considered;
- Bus transit stops and accompanying shelters should be provided along Richmond Highway;
- The impact of development on schools should be mitigated. The redevelopment should work with the community and Fairfax County Public Schools to identify the appropriate commitments to address projected impacts.
- No access from this community should be provided into the Mount Zephyr Community.

Attachment 3 Proposed Development's Conceptual Description – Smitty's

Design Theme Concept: A unified design theme that builds on a semi-urban/town-center design and architectural detail will be implemented in the so-called “Smitty’s Town Center”. This theme will enhance the connectivity throughout the site and contribute to the identity of the town center. It should also strengthen the perception of the town center as a cohesive and coherent redevelopment. Attractive and functional streetscapes or other pedestrian systems, complementary architectural and urban design features, public art, brick-patterning, street furniture, and other physical landmarks or focal points should be used to establish this design theme.

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
1013010033	8515 Richmond HY	Ray's Trailer Park, LC	6633 Arlington BV, Falls Church, VA	4.23	7009 0080 0002 2475 6222
1013010032	8501 Richmond HY	Engleside Investors Two, Inc.	124 S Royal St, Alexandria, VA 22301	4.25	7009 0080 0002 2475 6192
1013010031C	N/A	Engleside Investors Two, Inc.	124 S Royal St. Alexandria, VA 22301	1.73	7009 0080 0002 2475 6192
1013010031B	N/A	Smitty's Building Supply, Inc.	8457 Richmond HY, Alexandria, VA	0.59	7009 0080 0002 2475 6239
1013010030C	8463 Richmond HY	Master Roofing & Siding, Inc.	Box15030, Alexandria, VA 22309	1.17	7009 0080 0002 2475 6185
1013010030B	8457 Richmond HY	Smitty's Building Supply, Inc.	8457 Richmond HY, Alexandria, VA	5.30	7009 0080 0002 2475 6239
1013010029C	N/A 8453	Smitty's Building Supply, Inc.	8453 8457 Richmond HY, Alexandria, VA	1.40	7009 0080 0002 2475 6239
1013010029B	8459 Richmond HY	KGM Property, LLC	8459 Richmond HY, Alexandria, VA	0.92	7009 0080 0002 2475 6246
1013010028	8431 Richmond HY	Spirit of Faith Ministries	c/o L. Carter, 8100 Brown Ct, Alexandria, VA	0.82	7009 0080 0002 2475 6178

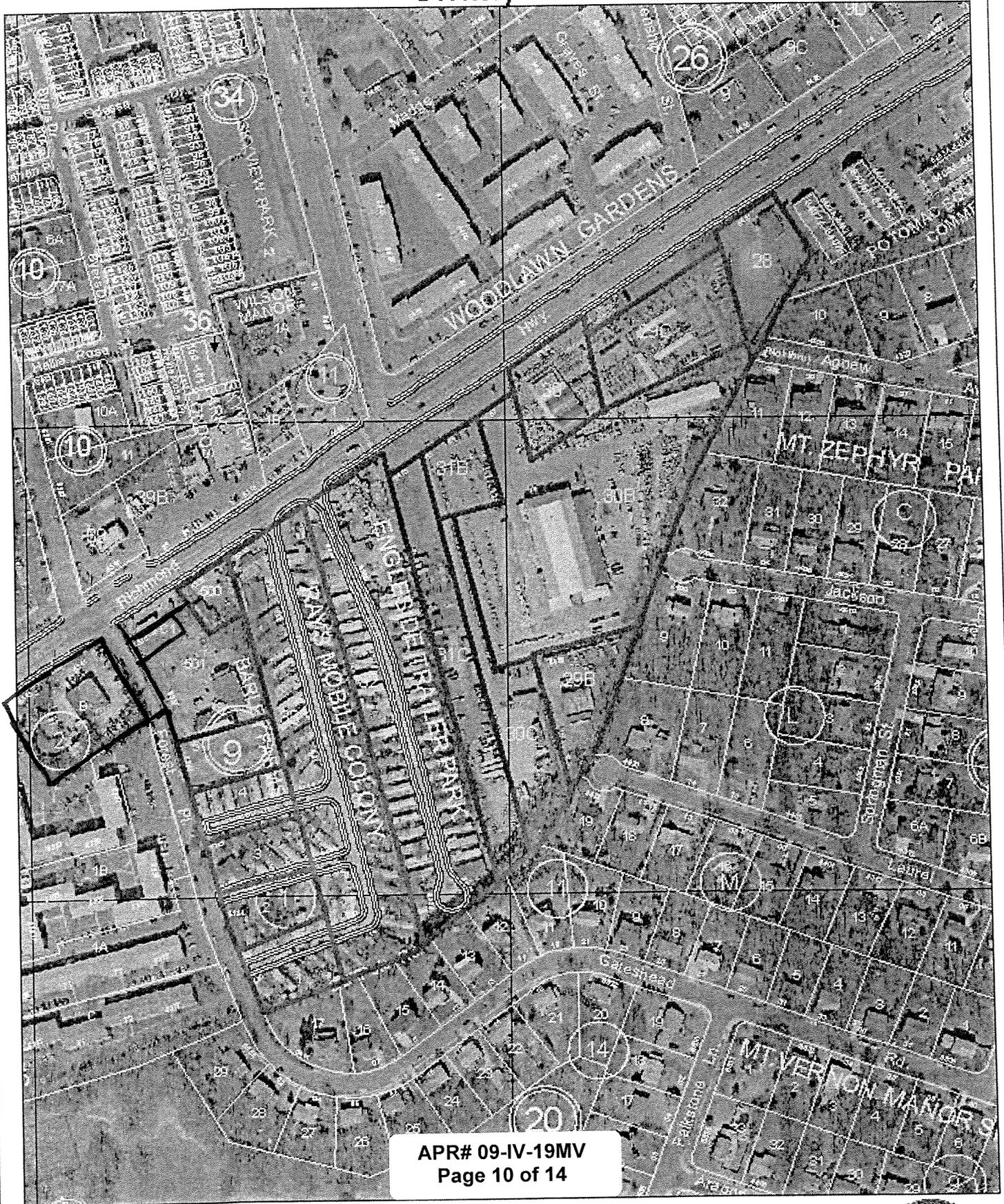
" continued "

MVCCA APR Nomination – Smitty’s TC – Area 6

Property Information Table, continued:

- 10. Tax Map Number: 101309010500; Parcel Street Address: 8537 Richmond HY; Name of Property Owner: HKP Good News, Inc.; Owner Mailing Address: 8537 Richmond HY, Alexandria, VA 22309; Parcel Size/Acres: 0.28; Owner Signature or Certified Receipt Number: 7008 1300 0000
5167 6891
- 11. Tax Map Number: 101309010004; Parcel Street Address: N/A; Property Owner Name: Ray’s Trailer Park; Owner Mailing Address: 6633 Arlington BV, Falls Church, VA 22042; Parcel Size/Acres: 0.50; Owner Signature or Certified Receipt Number: 7009 0080 0002
2475 6222
- 12. Tax Map Number: 101309010003; Parcel Street Address: N/A; Property Owner Name: Ray’s Trailer Park; Owner Mailing Address; 6633 Arlington BV, Falls Church, VA 22042; Parcel Size/Acres: 0.50; Owner Signature or Certified Receipt Number: 7009 0080 0002
2475 6222
- 13. Tax Map Number: 101309010002; Parcel Street Address: N/A; Property Owner Name: Ray’s Trailer Park; Owner Mailing Address: 6633 Arlington BV, Falls Church, VA 22042; Parcel Size/Acres: 0.50; Owner Signature or Certified Receipt Number: 7009 0080 0002
2475 6222
- 14. Tax Map Number: 101309010001; Parcel Street Address: N/A; Property Owner Name: Ray’s Trailer Park; Owner Mailing Address: 6633 Arlington BV, Falls Church, VA 22042; Parcel Size/Acres: 0.50; Owner Signature or Certified Receipt Number: 7009 0080 0002
2475 6222

Smitty's Site



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0 185 370 740 Feet



Cerdeira, Lilian

From: Remer, Christopher B.
Sent: Thursday, October 08, 2009 4:35 PM
To: Rybold, Kimberly M.
Cc: Cerdeira, Lilian
Subject: RE: PC 2009-024

Yes, I see the parcels that you are referring to. If you can, please ask about this when you contact them, and please cc me on the email.

I am currently working on several other MVCCA nominations which have errors.

From: Ransom, Sara Robin
Sent: Thursday, October 08, 2009 4:27 PM
To: Rybold, Kimberly M.; Remer, Christopher B.
Cc: Cerdeira, Lilian
Subject: RE: PC 2009-024

Kim: This is in Mount Vernon so I'll forward the email to Chris Remer.

Sara "Robin" Ransom (*formerly Hardy*)
 Assistant Director
 Planning Commission Office
 Main: 703-324-2865
 Direct: 703-324-2966
 Fax: 703-324-3948
sara.ransom@fairfaxcounty.gov

From: Rybold, Kimberly M.
Sent: Thursday, October 08, 2009 4:23 PM
To: Ransom, Sara Robin
Cc: Cerdeira, Lilian
Subject: PC 2009-024

Robin,

I just got a copy of this nomination and have quickly gone through it, and it appears that 2 of the parcels that are outlined on the map, 1013 01 0030 and 1013 09 01 0005, are not listed in the property information table. A total of 14 parcels are listed, which is also indicated in Part 2 of the nomination form. It appears on the map that 16 parcels are outlined. I have not yet contacted the nominator with other clarifications, but I thought you might want to be aware since your office has been clarifying some of these notification issues for other nominations. Please let me know if you would like to contact the nominator regarding this; if not, I can do it along with other clarification questions I have.

Thanks,

Kim Rybold
 Fairfax County Department of Planning & Zoning
 Planning Division
 703.324.1363

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10/9/2009

Rybold, Kimberly M.

From: Patrick Rea [prea1@cox.net]
Sent: Tuesday, October 20, 2009 7:02 PM
To: Rybold, Kimberly M.
Cc: Kahan Dhillion; Katherine Ward; Neal McBride
Subject: Fw: 2009-2010 South County APR Nomination PC 2009-024
Categories: SC APR

Kimberly - Please make the changes as directed by Neal McBride.

Patrick Rea
703-385-3322

----- Original Message -----

From: neal mcbride
To: Rybold, Kimberly M.
Cc: Remer, Christopher B. ; pat - MVCCA/co-chr rea ; marianne - FC gardner ; kahan -MVCCA dhillion
Sent: Tuesday, October 20, 2009 5:45 PM
Subject: Re: 2009-2010 South County APR Nomination PC 2009-024

Kimberly,

As a follow-up to my and Marianne's preliminary telecon of late last week (concerning the need for MVCCA to possibly make some minor adjustments to its original so-called "Smitty's Mini-Town Center" APR Nomination, due to some recently-discovered technical considerations about the proposed nomination area and the subject land parcels in question), this will confirm our initial preliminary acceptance of your newly-suggested clarifications (vis-a-vis Part 4 of APR Submission Form) and of the apparent need to send appropriate written notices to the owners of the additional parcels within the now slightly-larger Nomination area (vis-a-vis Part 3 of APR Submission Form).

The new owner-notification notices should be prepared and distributed shortly, once formal owner ID and address information can be determined via the County Tax Department's web-site listing of such tax parcels. I will most likely call you to confirm completion of this activity or to seek further clarification or assistance.

Thank you.
Neal McBride, Member
Strategic Planning Committee/MVCCA

- ---- Original Message -----

From: Rybold, Kimberly M.
To: Patrick Rea
Cc: Remer, Christopher B. ; nealmcbride@cox.net
Sent: Monday, October 19, 2009 1:42 PM
Subject: 2009-2010 South County APR Nomination PC 2009-024

Patrick Rea
Mount Vernon Council of Civic Associations
P.O. Box 203
Mount Vernon, VA 22121

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RE: South County APR Nomination: 26.4 acres in the Mount Vernon (MV7) Community Planning Sector

Dear Mr. Rea:

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 South County APR Nomination, assigned a temporary ID number of PC 2009-024, 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 *2009-2010 South County Area Plans Review Guide* and have the following concerns:

- In Part 3: Property Information Table, you have identified 14 parcels within the nominated area. However, the map of the subject property shows two additional parcels, tax map numbers 101-3 ((1)) 30 and 101-3 ((9)) (1) 5 outlined as a part of the nomination. Additionally, this nomination refers to an areawide recommendation for Areas 3 and 6 between the South County Center CBC and the Woodlawn CBC, yet there are 3 parcels in Area 6 missing from the nomination form. These parcels, tax map numbers 101-3 ((9)) (1) 501, 101-3 ((9)) (1) C1, and 101-3 ((9)) B, should also be included since they are a part of the current recommendation area. The owners of these three parcels, in addition to the two parcels mentioned previously, must be sent written notice of the nomination by certified mail in accordance with the guidance set forth in the *2009-2010 South County Area Plans Review Guide*. Inclusion of these parcels results in 19 nominated parcels totaling 26.4 acres in size, or 1,149,984 square feet.
- In Part 4b: Current Plan Map Recommendation, you have indicated that the subject property is designated for residential use at 5-8 dwelling units per acre (du/ac). Additionally, a small portion of the nominated area is designated for residential use at 2-3 du/ac.
- In Part 4c: Current Zoning Designation, you have listed C-8 as the applicable zoning designation. Additionally, a small portion of the nominated area is zoned R-2.
- In Part 4g: Total FAR Proposed and Part 4h: Residential Component, the proposed square feet and dwelling units must be modified to account for the additional parcels in the nominated area. The residential component is 75% of the subject property's land area, with a range of 317 to 396 low-rise multifamily dwelling units at a density of 16-20 du/ac. This results in 364,550 to 455,400 square feet of residential development. The remaining 25% of land area would consist of office (40%) and retail (60%) uses at .35 FAR or .50 FAR with additional consolidation. This results in 40,250 or 57,499 square feet of office use and 60,374 or 86,249 square feet of retail use. Total gross square feet of office and retail use would be 100,624 or 143,748 square feet.

Please respond to this email and indicate that you wish to accept the suggested clarifications as suggested Part 4b, Part 4c and Part 4g, and provide the additional information requested for Part 3. Please include certified mail receipt numbers for each additional parcel with your response.

Please confirm that this is your understanding as soon as possible. Failure to do so by November 2, 2009 may 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.

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Sincerely,

Kimberly M. Rybold

Fairfax County Department of Planning & Zoning

Planning Division

12055 Government Center Pkwy, Suite 730

Fairfax, Virginia 22035

703.324.1380 (office)

703.324.3056 (fax)