

**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: 6651 LLC by GREG BUDNIK Daytime Phone: 703-354-6724

Address: 6651 Little River Turnpike  
Alexandria, Virginia 22312

Nominator E-mail Address: dpcampbell@campbellferrara.com greg.budnik@gjbinc.com

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

*[Handwritten signatures]*

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.  
James & Donna Campbell are co-managing members of 6651 LLC and are owners of Campbell & Ferrara Nurseries, Inc.

THIS BOX FOR STAFF USE ONLY

Date Received: 9/16/09

Date Accepted: 9-23-09 ARR

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**PART 2. GENERAL INFORMATION**

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

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 8.7936 acres 383,049 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: The Plan text does not contain specific recommendations for the subject parcels.

b. CURRENT PLAN MAP RECOMMENDATION: Residential - 1 to 2 dwelling units per acre

c. CURRENT ZONING DESIGNATION: 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). Mixed Use - Residential in the 3-4 du/ac range with an office/retail component in northern portion of parcel assemblage fronting Route 236 (see concept in Part 6)

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?) Single family homes, compatible with the existing stable residential neighborhood, would be located in southern portion of site. Office/retail development (non-"strip") would buffer same from Rt 236. Refer to Part 6 for plan.

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: 0.31 (for all uses) TOTAL Gross Square Feet: 119,000

| Categories                            | Percent of Total FAR | Square feet                         |
|---------------------------------------|----------------------|-------------------------------------|
| Office                                | 17                   | 20,000 (floor area)                 |
| Retail                                | 16                   | 19,000 (floor area)                 |
| Public Facility, Govt & Institutional | 0                    | 0                                   |
| Private Recreation/Open Space         | 0                    | 97,000 (land area)                  |
| Industrial                            | 0                    | 0                                   |
| Residential*                          | 67                   | 80,000 (floor area - see table 'g') |
| <b>TOTAL</b>                          | <b>100%</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 (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              | 23              | 2,200             | 3,500             |
| Townhouse                           |                 |                   |                   |
| Low-Rise Multifamily (1-4 stories)  |                 |                   |                   |
| Mid-Rise Multifamily (5-8 stories)  |                 |                   |                   |
| High-Rise Multifamily (9 + stories) |                 |                   |                   |
| <b>TOTAL:</b>                       |                 |                   |                   |

**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 |
|-------------------|---------------------------------------|------------------------|------------------------------------|----------------------|------------------------------------------------|
| 71-2 ((01)) 0036  | 6651 Little River Turnpike            | 6651 LLC               | 6651 Little Rvr Tpk, Alex VA 22312 | 8.0000               | <i>[Signature]</i>                             |
| 71-2 ((10)) 0017A | no address assigned                   | 6651 LLC               | 6651 Little Rvr Tpk, Alex VA 22312 | 0.126                | <i>[Signature]</i>                             |
| 71-2 ((13)) 0001  | 4600 Willow Run Drive                 | 6651 LLC               | 6651 Little Rvr Tpk, Alex VA 22312 | 0.668                | <i>[Signature]</i>                             |
|                   |                                       |                        |                                    |                      |                                                |
|                   |                                       |                        |                                    |                      |                                                |
|                   |                                       |                        |                                    |                      |                                                |
|                   |                                       |                        |                                    |                      |                                                |
|                   |                                       |                        |                                    |                      |                                                |
|                   |                                       |                        |                                    |                      |                                                |

## Statement of Justification

The Nominator, 6651 LLC, owner of the subject properties listed herein, proposes a change in the Comprehensive Plan of Fairfax County to the Nomination Properties to better achieve the Plan's objectives.

The mixed use concept contemplated by the subject nomination is more appropriate than what is currently in the adopted Plan and is reasonable and logical in approach, given the proximity of the nominated properties to a major arterial road, adjacent retail, commercial and office uses and a stable residential single family detached neighborhood.

### *Description of Nomination Property*

The Nomination Property consists of approximately 8.8 acres, is presently zoned R-2. It is located within the A3 Indian Run Community Planning Sector of the Annandale Planning District. Residential communities in the surrounding area reflect various densities including R-2, PDH-8, PDH-16, and R-12. Commercial/retail uses adjacent to the site to the west are typically of a "strip center" style. An office building has been recently planned as part of the prior APR process to the west as well. The subject nomination fronts on and is currently accessed by Little River Turnpike (Route 236) and is within a 3 mile radius of the Annandale Central Business District, Bailey's Crossroads and the Capital Beltway and Interstate 395 transportation corridors.

### *Nature of Request*

The Nominator requests that the Property be replanned to a mixed use classification with a residential density of 3-4 dwelling units per acre and a non-residential component (fronting Route 236) consisting of local/neighborhood serving retail, commercial and office uses, oriented in a "non-strip center" manner. See Page 2 for a conceptual diagram depicting the anticipated orientation of these mixed uses on the subject properties as well as the location of planned open space.

### *Basis for Request*

As stated above, there are a variety of residential densities in the surrounding area. An increase in residential density is reflective of past rezoning and development activity along the Route 236 corridor, while acknowledging that residential development immediately adjacent to and directly fronting (as is permissible within the existing plan and zoning) along a high traffic arterial road is not desirable. The total number of dwelling units proposed by the nomination would be only slightly higher than the total number permitted under present by-right zoning.

The non-residential component would be a neighborhood serving mix of office, retail and commercial uses determined to be harmonious with the stable residential neighborhoods in the area, while acknowledging the opportunities that the high volume traffic corridors in the vicinity of the site offer to site businesses in the area which would reduce commuter mileage and allow for local residents to patronize such establishments, both via vehicular and non-motorized pedestrian modes of transportation using the proposed trail system through the site. This trail, as well as the frontage trail along Route 236, will link the Willow Run community with the proposed non-residential uses, thus allowing local residents from the communities south of Little River Turnpike safe, off-road pedestrian interaction with both the residential and non-residential elements.

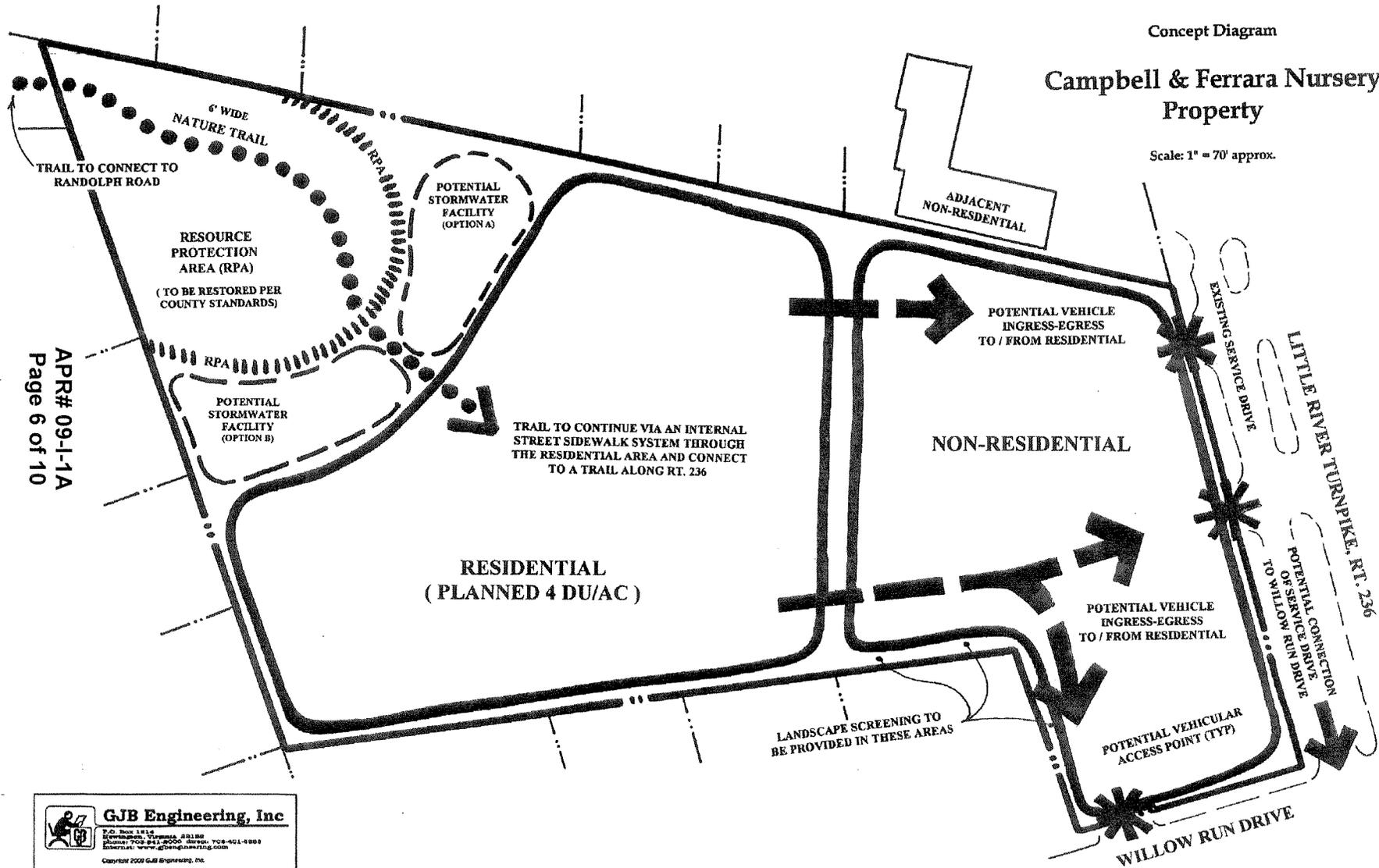
Traffic conditions at the intersection of Willow Run Drive, Little River Turnpike and Pinecrest Vista Drive will be studied as part of this nomination, to determine if warrants for a traffic signal at this intersection have been met. Cut-through traffic in adjacent neighborhoods will also be formally addressed as part of the nomination by providing language guidance in the plan to specifically address the Randolph Drive cut-through potential.

Thus, this Nomination better achieves the overall Plan objectives in terms of infill development in that it is more compatible with the surrounding area's uses than the current plan or land use.

Concept Diagram

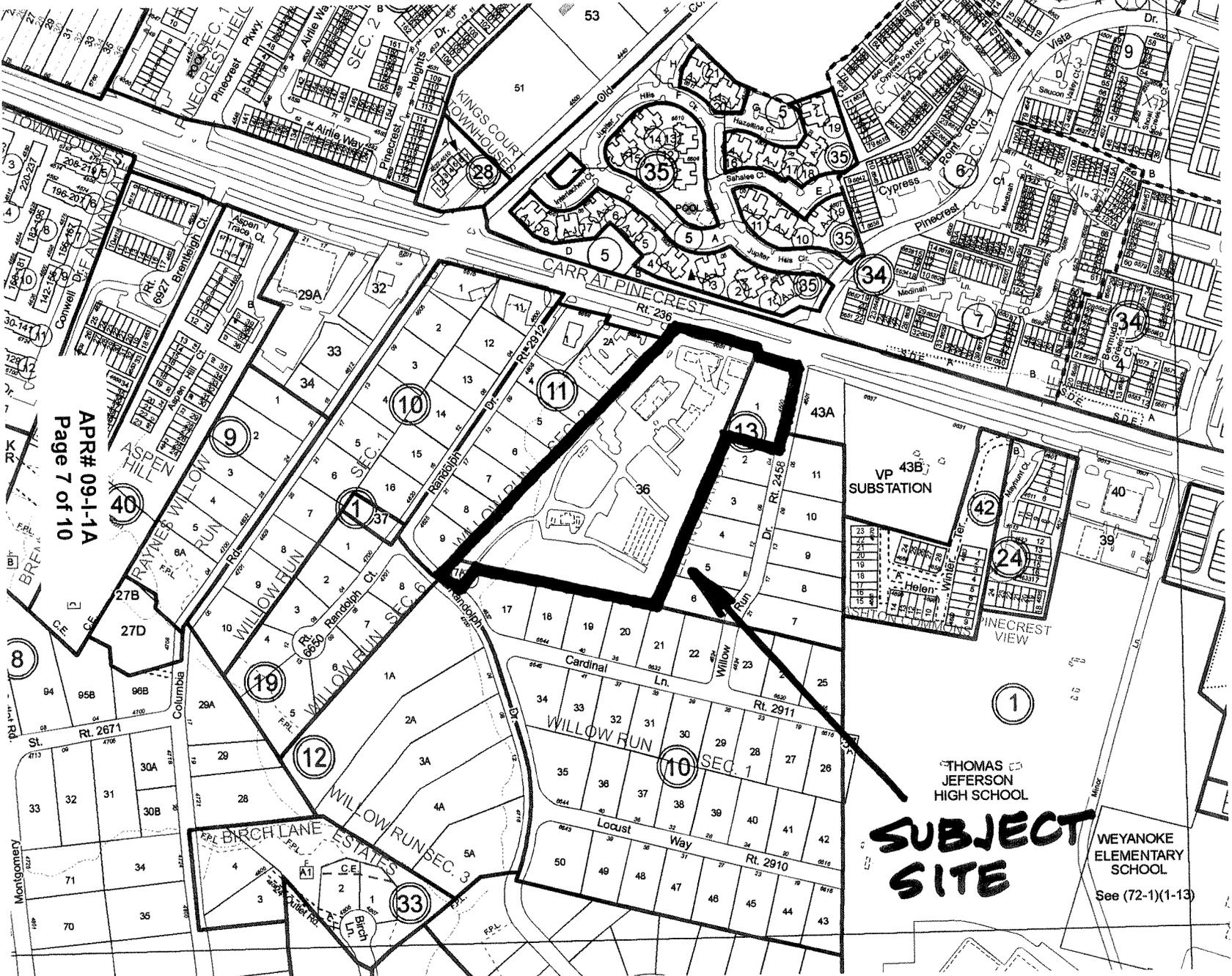
Campbell & Ferrara Nursery Property

Scale: 1" = 70' approx.



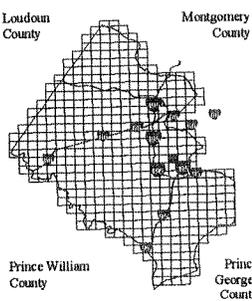
APR# 09-1-1A  
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**GJB Engineering, Inc**  
P.O. Box 1814  
Kempersville, Virginia 21116  
Phone: 703-941-9700 Fax: 703-401-4883  
Internet: www.gjbenr.com  
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The information contained on this page 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 guarantee 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.



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SHEET INDEX

CADASTRAL MAP

71-2

Revised to : 01 - 01 - 200

Prepared by:  
DEPARTMENT OF INFORMATION TECHNOLOGY  
Enterprise Services Divisions  
Geographic Information Services  
12000 Government Center Parkway, Suite 117  
Fairfax, Virginia 22035-0010

THOMAS JEFFERSON HIGH SCHOOL  
**SUBJECT SITE**

WEYANOKE ELEMENTARY SCHOOL  
See (72-1)(1-13)

# 6651 LLC

6651 Little River Turnpike, Alexandria, VA 22312

Co-Managers: James M. Campbell & Donna P. Campbell

September 16, 2009

Fairfax County Department of Planning & Zoning  
Fairfax Planning Commission  
12000 Government Center Parkway, Suite 330  
Fairfax, VA 22305-5505

To whom it may concern:

Please be advised that Gregory J. Budnik, P.E., of GJB Engineering Inc., is our agent representing our APR nomination.

The co-managers listed above are the only co-managers of 6651 LLC.

Sincerely,



James M. Campbell, Co-Manager



Donna P. Campbell, Co-Manager

# Commonwealth of Virginia



## STATE CORPORATION COMMISSION

Richmond, February 7, 2005

*This is to certify that the certificate of organization of*

**6651 LLC**

*was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business. Effective date: February 7, 2005*



*State Corporation Commission*

*Attest:*

*Joel H. Beck*  
Clerk of the Commission

**Suchicital, Bernard S.**

---

**From:** Suchicital, Bernard S.  
**Sent:** Thursday, October 22, 2009 8:41 AM  
**To:** 'Greg Budnik'  
**Subject:** RE: South County APR

Thanks for getting back to me. I will make the correction.

Bernie

---

***Bernard S Suchicital***

Planner II  
 DPZ - Planning Division

---

**From:** Greg Budnik [mailto:greg.budnik@gjbinc.com]  
**Sent:** Wednesday, October 21, 2009 5:41 PM  
**To:** Suchicital, Bernard S.  
**Cc:** Donna Campbell  
**Subject:** Re: South County APR

Bernie,

Thanks so much for the catch on that. I believe we yellow-highlighted the 3-4 du/ac on the original and did not circle it, so any copies would end up not having the range indicated. You are correct that it is 3-4 du/ac that we are seeking for the residential component of the nomination.

Please confirm receipt - thanks!

Greg Budnik, P.E., President  
GJB Engineering Inc.  
 703-401-8855

=====

Suchicital, Bernard S. wrote:

Good afternoon Mr. Budnik,

I am the planning liaison assigned to the Mason District South County APR cycle. I reviewed your nomination for parcels 71-2((1))36, 71-2((10)) and 71-2((13))1, and have one question that I would like to clarify with you. On section *h. Residential Component* of the application form, you did not circle the density range that you desire for the parcels. Did you want 3-4 du/ac as indicated elsewhere in the application?

Thank you for your time and I look forward to working with you in this process.

Bernie

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10/22/2009