APR Area Plans Review

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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9-18-09 LBR
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Cynthia Ann Smith Daytime Phone: 703-339-1117

Address: 6713 Catskill Road
Lorton, VA 22079

Nominator E-mail Address: cindy_smith@mindspring.com

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

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): 7.46 acres 324,958 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 attached page.

b. CURRENT PLAN MAP RECOMMENDATION: See attached map.

c. CURRENT ZONING DESIGNATION: R-1

Continued

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 attached page.

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 attached page.

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: _____ TOTAL Gross Square Feet: _____

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

- .1 - .2 du/ac (5-10 acre lots)
- .2 - .5 du/ac (2-5 acre lots)
- .5 - 1 du/ac (1 – 2 acre lots)
- 1 - 2 du/ac
- 2 - 3 du/ac
- 3 - 4 du/ac
- 4 - 5 du/ac
- 5 - 8 du/ac
- 8 - 12 du/ac
- 12 - 16 du/ac
- 16 - 20 du/ac
- 20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached	7	3,000	21,000
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
	7	3,000	21,000

Continued

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

Continued

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
99-4 ((1)) 33	8212 Telegraph Rd., Lorton	Mary Ann Leatherland	5924 Camberly Ave., Springfield	5.2	See attached letter.
99-4 ((1)) 32	8218 Telegraph Rd., Lorton	Mary Ann Leatherland	5924 Camberly Ave., Springfield	3.5	See attached letter.

Figure 32 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Infill development of the parcels south of Hunter Estates subdivision west of Telegraph Road, and east of the Fort Belvoir Military Railroad (e.g., the Raceway Farms subdivision in the vicinity of Blanche Drive) is planned for single-family detached houses at a maximum of four dwelling units per acre.

2. The small area (Tax Map 91-3((1))8A, 9A and ((4))1A, 1B, 2, 3) on the west side of Beulah Street, adjoined on two sides by the Windsor Park townhouses, is planned for residential development at 4-5 dwelling units per acre, with coordinated, safe access to Beulah Street.

3. Commercial development in the sector should be limited to those parcels planned and zoned for such use. [Not shown]

4. The Hunter Estates subdivision is planned for residential use at 1 dwelling unit per acre. As an option, expansion of Newington Park may be appropriate through acquisition of land on the eastern boundary of the park (Tax Map 99-4((1))18; ((3))1, 2, 3, 4, 5, 6, 7, 8, 9) through purchase in fee simple, easements, dedication, donation and/or other appropriate means. Land should be consolidated and acquired in a manner to provide for the expansion of Newington Park and the development of any unconsolidated parcels in conformance with the Plan recommendation for the Hunter Estates subdivision. If Parcels 7, 8, and 9 are acquired for the Newington Park expansion, these properties should remain in their natural state. It is desirable that an evaluation be undertaken to determine whether the relocation and conversion of the house on Lot 18 to a community center is needed or feasible.

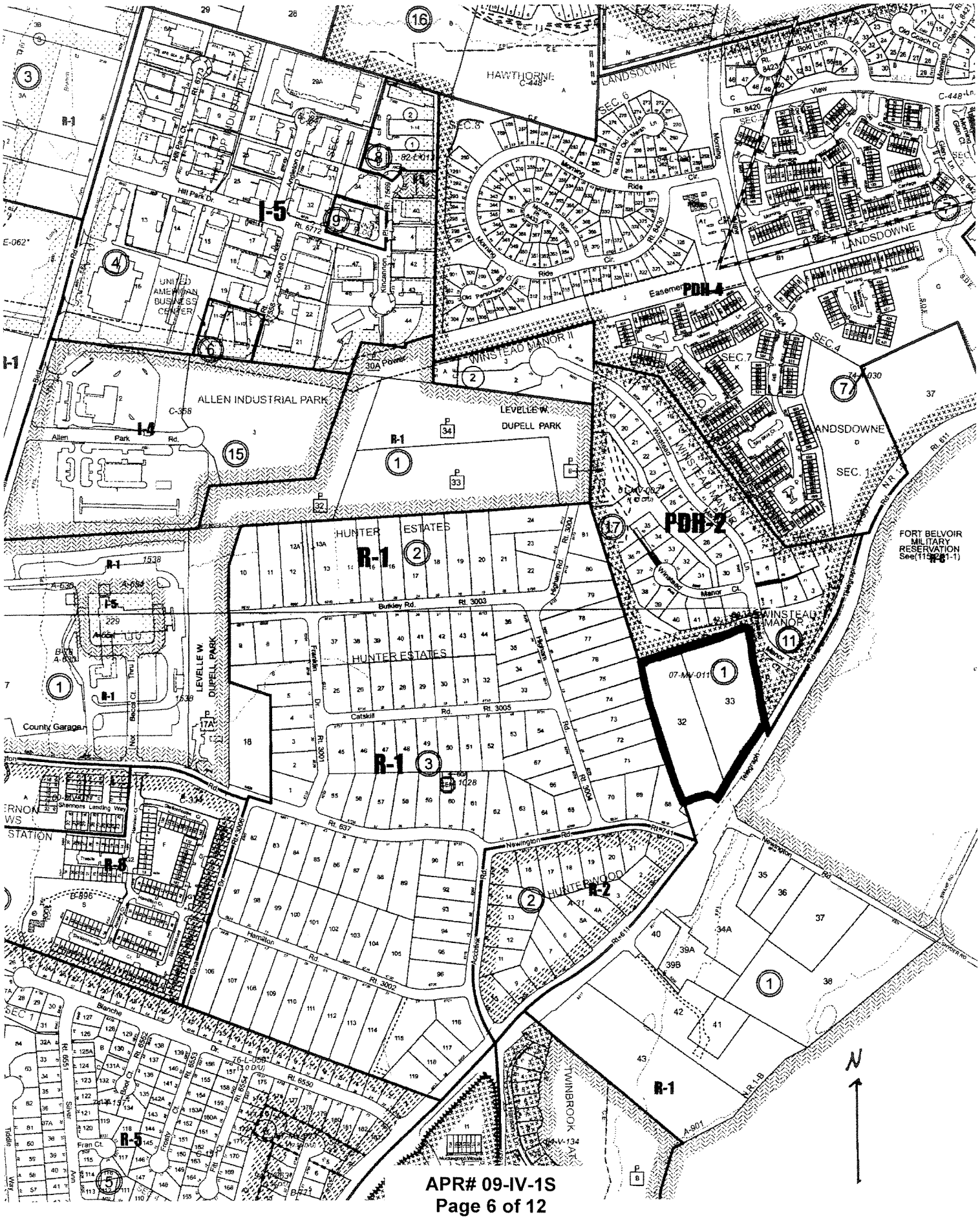
5. The area east of Telegraph Road is planned for residential use at 1-2 dwelling units per acre and private open space use; development should be sensitive to the historic and environmental constraints in the area.

6. The approximately 35-acre tract (Tax Map 99-2((1))36, 99-4((1))32, 33) west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided.

7. The Lehigh Area is bounded by Beulah Street on the east, the Long Branch of Accotink Creek on the west, the Amberleigh subdivision on the north, and the Hunter Estates subdivision on the south (see Figure 33). The following general policies apply to development in the Lehigh Area which is north of and does not include the Hunter Estates subdivision:

   - Promote a balanced planned development community that will serve as a showcase community and future focal point of the County.

   - Plan residential densities within the planned development community to a maximum overall average of 3-4 dwelling units per acre with bonuses, as appropriate. A balanced mix of housing types is encouraged in order to promote diversity and avoid the excessive development of one type of dwelling unit. A broad range of affordable


I-5
R-1
PDR-4
PDR-2
R-2
R-5
R-8
HAWTHORNE
LANDSDOWNE
WINSTEAD MANOR II
ALLEN INDUSTRIAL PARK
LEVELLE W. DUPELL PARK
HUNTER ESTATES
Burkley Rd.
Rt. 3003
Catskill Rd.
Rt. 3005
Newington Rd.
Rt. 637
Hamilton Rd.
Rt. 3002
HUNTERWOOD
TWINBROOK
FORT BELVOIR MILITARY RESERVATION
County Garage
UNITED AMERICAN BUSINESS CENTER
Hill Park Dr.
Rt. 6772
Rt. 8420
Rt. 8423
Rt. 8430
Rt. 8424
Rt. 611
Rt. 6550
Rt. 6554
Rt. 6551
Rt. 6553
Rt. 6555
Rt. 6556
Rt. 6557
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Rt. 6573
Rt. 6574
Rt.

6. The Winstead Manor subdivision [Tax Map 99-2((1))36], ~~The approximately 35-acre tract~~ (Tax Map 99-2((1))36~~, 99-4((1))32, 33~~) located west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided. In-fill development of the approximately 7-acre tract [Tax Map 99-4((1))32, 33] located west of Telegraph Road, south of the Winstead Manor subdivision, and north and east of the Hunter Estates subdivision, is planned for the Planned Development Housing District at 0.5 to 1 dwelling units per acre (PDH-1). Development shall utilize low impact design (LID) stormwater management and minimal disturbance techniques (site fingerprinting) to preserve the natural features and function of the landscape. A treed buffer from the surrounding communities and Telegraph Road shall be preserved and maintained.

Description of the Proposed Development

- Four to seven single-family detached homes, with above grade living space of approximately 2500 to 3000 square feet, with brick facades, for which:
  - The houses are strategically sited among the trees to minimize disturbance of the existing mature trees and their root zones;
  - The existing terrain is minimally disturbed, and existing slopes are maintained and utilized to facilitate, where feasible, in-ground basements with a walk-out portion and possibly garages on separate levels than the main living level;
  - Most of the yard is wooded, with minimal or no turf; and
  - Rain water impacting roofs is largely retained on individual lots via collection in rain barrels or cisterns for later use as irrigation water, thereby reducing the required volume of the stormwater management pond and reducing the potential for landslides (as observed at Landsdowne along Telegraph Road);

- A community:
  - With treed buffers that separate the homes of the development from the homes in Hunter Estates and Winstead Manor as well as from Telegraph Road to provide privacy and to lessen visual, light, noise, and air pollution;
  - With aesthetic visual appeal from Telegraph Road;
  - That preserves and protects:
    - The root system of the especially large sweetgum tree near the current house on 33;
    - The Kernan Creek tributary and it soil "weeping zones" along the northeastern portion of Lot 33 as well as Kernan Creek and its associated wetlands; and
    - The integrity of the steep slopes; and
  - With no retaining walls and no pipe-stem driveways.

Justification

County Goal	Improvement Relative to Existing Plan Text
Land Use Goals	
• Maintain an attractive and pleasant quality of life for its residents. • Preserve, enhance, and protect an orderly and aesthetic mix of residential, commercial/industrial facilities, and open space without compromising existing residential development.	• Provides for lot sizes more compatible with the adjoining 1-acre lots of the Hunter Estates homes on Higham Road. • Retains the mature tree cover character of the neighborhood and protection from noise and light pollution from Telegraph Road. • Reduces the size and thereby negative effects of an additional storm water management pond along Telegraph Road. • Provides a buffer between the existing residential development and the new in-fill development.
• Ensure sound environmental practices in the development and redevelopment of land resources.	• See below.
Environmental Protection Goals	
• Consistent with environmental constraints inherent in the need to preserve natural resources and to meet or exceed federal, state and local standards for water quality, ambient air quality and other environmental standards. • Sensitive to the natural setting, in order to prevent degradation of the County's natural environment. • Support the conservation of appropriate land areas in a natural state to preserve, protect and enhance stream valleys, meadows, woodlands, wetlands, farmland, and plant and animal life.	• Provides for greater retained tree cover and tree root protection which provides for increased stability of the steep slopes, improved water and air quality, and reduced probability of flooding of Telegraph Road. • Provides for greater protection of existing habitat which is home to deer, foxes, groundhogs, rabbits, birds, turtles and other animals. • Provides for protection of the Kernan Creek tributary which is on the property. • Provides for mitigation of noise, light and air pollution from Telegraph Road via greater preservation of mature trees.
Energy Conservation Goal	
• Promote energy efficiency and energy conservation within the public, commercial, residential, and industrial sectors.	• Provides for greater retained mature tree cover which naturally cools the air and the homes during the summer and permits passive warming of the homes during the winter when the deciduous trees have lost their leaves.
Open Space Goal	
• Small areas of open space should also be preserved in already congested and developed areas for passive neighborhood uses, visual relief, scenic value, and screening and buffering purposes.	• Provides a treed buffer between the new in-fill development and the existing adjacent residential development and Telegraph Road.

Please note that this property was the subject of a law suit (Case No. CL2008-9776) in which the contract purchaser (Carrhomes, LLC) sued the Fairfax County Board of Supervisors for denying the requested rezoning from R-1 to DPH-2 (RZ 2007-MV-011). The suit was dropped by the Plaintiff. This nomination is to provide greater clarity regarding future development and to reduce the likelihood of a future law suit regarding the subject property.

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Friday, October 09, 2009 2:34 PM
To: 'Cindy Smith'
Subject: RE: South County APR nomination

Thank you, your submission is now complete.

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

From: Cindy Smith [mailto:cindy_smith@mindspring.com]
Sent: Friday, October 09, 2009 2:34 PM
To: Klibaner, Aaron K.
Subject: Re: South County APR nomination

Aaron,

The requested revised Plan text is attached. Please confirm receipt.

Best regards,

Cindy Smith
703-339-1117

At 12:26 PM 10/1/2009, you wrote:

> Dear Ms. Smith:
>
> I am the planner assigned to review your South County Area Plans Review nomination for the parcels located in the Winstead Manor subdivision. This message is to notify you that I will need some clarification from you on your nomination form before your nomination can go forward.
>
> Specifically, the attached sheet that gives the description of the proposed nomination on line 8 says "the Hunter Estates subdivision is planned for the Planned Development Housing District at 0.5 to 1 dwelling units per acre". The description here refers to the PDH-1 Zoning District, this is not a Comprehensive Plan land use designation. There is a Plan designation of "residential use at a density of .5-1 du/ac". I am assuming that this is what you meant to say (this is actually how it should be phrased).
>
> Please send me a corrected version of the attachment that includes the Plan land use designation, via email would be preferable. Please be aware that I will need this correction within ten (10) working days of this message, or your nomination will be rejected from the APR process.
>
> Please don't hesitate to contact me if you have any questions. Thank you.

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

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6. The Winstead Manor subdivision [Tax Map 99-2((1))36], ~~The approximately 35-acre tract~~ (Tax Map 99-2((1))36~~, 99-4((1))32, 33~~) located west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided. In-fill development of the approximately 7-acre tract [Tax Map 99-4((1))32, 33] located west of Telegraph Road, south of the Winstead Manor subdivision, and north and east of the Hunter Estates subdivision, is planned for clustered, single-family detached residential use at 0.5 to 1 dwelling units per acre. Development shall utilize low impact design (LID) stormwater management and minimal disturbance techniques (site fingerprinting) to preserve the natural features and function of the landscape. A treed buffer from the surrounding communities and Telegraph Road shall be preserved and maintained.

Received 10-9-09.