

LPS



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: SCF (Linwood Gorham) Daytime Phone: 703-550-2777
Address: South County Federation P.O. Box 442 Lorton, Va. 22199
Nominator E-mail Address: linwoodg@cox.net
Signature of Nominator (NOTE: There can be only one nominator per nomination): [Signature]

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9-17-09
Planning District: MV CR
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 [X] Mount Vernon [ ] Springfield
Total number of parcels nominated: 1
Total aggregate size of all nominated parcels (in acres and square feet): 6.1528 acres 268,016 square feet
Is the nomination a Neighborhood Consolidation Proposal? [ ] Yes [X] 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.) [X] 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

b. CURRENT PLAN MAP RECOMMENDATION: PUBLIC FACILITIES, GOVERNMENTAL, AND INSTITUTIONAL:

c. CURRENT ZONING DESIGNATION: R-8 APR# 09-IV-3LP Page 1 of 6

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 Attachment

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?) A Police Station next to the Lorton Library.

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*		
<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			
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).

- 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))34	9518 Richmond Hy.	BOARD OF SUPERVISORS FAIRFA	12000 GOVERNMENT CENTER PW	6.1528	7008 3230 0001 4659 1104

## CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

### CURRENT COMPREHENSIVE PLAN

#### LP2 Sub-unit E9

Sub-unit E9 is generally located south of Lorton Road, west of Route 1, north of Gunston Cove Road and east of the CSX Railroad tracks. This sub-unit contains stable residential uses which are planned for 4-5 dwelling units per acre, 8-12 dwelling units per acre, and 12-16 dwelling units per acre, as shown on the Plan map, and should be preserved and protected. Any new or infill development should conform with the planned residential density as shown on the Plan map and be of a compatible use, type and intensity to surrounding existing residential developments.

### PROPOSED COMPREHENSIVE PLAN

#### LP2 Sub-unit E9

Sub-unit E9 is generally located south of Lorton Road, west of Route 1, north of Gunston Cove Road and east of the CSX Railroad tracks. This sub-unit contains stable residential uses which are planned for 4-5 dwelling units per acre, 8-12 dwelling units per acre, and 12-16 dwelling units per acre, as shown on the Plan map, and should be preserved and protected. Any new or infill development should conform with the planned residential density as shown on the Plan map and be of a compatible use, type and intensity to surrounding existing residential developments. This sub-unit also includes parcel 107-4((1))34 a Fairfax County owned tract where the Lorton Library, Lorton Community Action Center house, and a community park are located. The tract also includes a large amount of open space that should be considered for a police station.

### JUSTIFICATION

The community and Fairfax County have identified the need for a police station in the Lorton area. This site would provide excellent access to Route 1 and the core of the Lorton community.

