

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: Lindsay Mason, Dept. of Planning & Zoning Daytime Phone: 703-324-1380

Address: 12055 Government Center Pkwy, Suite 730, Fairfax, VA 22035

Nominator E-mail Address: lindsay.mason@fairfaxcounty.gov

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

Lindsay Mason

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.

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>9/15/09</u>
Date Accepted:	<u>10-1-09 LBR</u>
Planning District:	<u>MV</u>
Special Area:	_____

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: 14

Total aggregate size of all nominated parcels (in acres and square feet): 1.205 acres 52,490 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: "In the center of the Huntington Conservation Area on either side of Huntington Avenue is Land Unit T, an area developed with duplexes, garden apartments and local retail uses. This 10-acre area is planned for residential use at 16-20 dwelling units per acre with a retail component of up to 20,000 gross square feet to provide local services to the neighborhood."

b. CURRENT PLAN MAP RECOMMENDATION: 8-12 du/ac

c. CURRENT ZONING DESIGNATION: C-5

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). 16-20 du/ac: Correct the Plan Map and Plan Figures 21 and 26 (1-26-2009 edition) to match the text for Land Unit T to show correct intensity and land unit boundary.

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?) n/a

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: n/a TOTAL Gross Square Feet: n/a

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) 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

16 - 20 du/ac

Modify Plan map and figures to be consistent with Plan Text

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

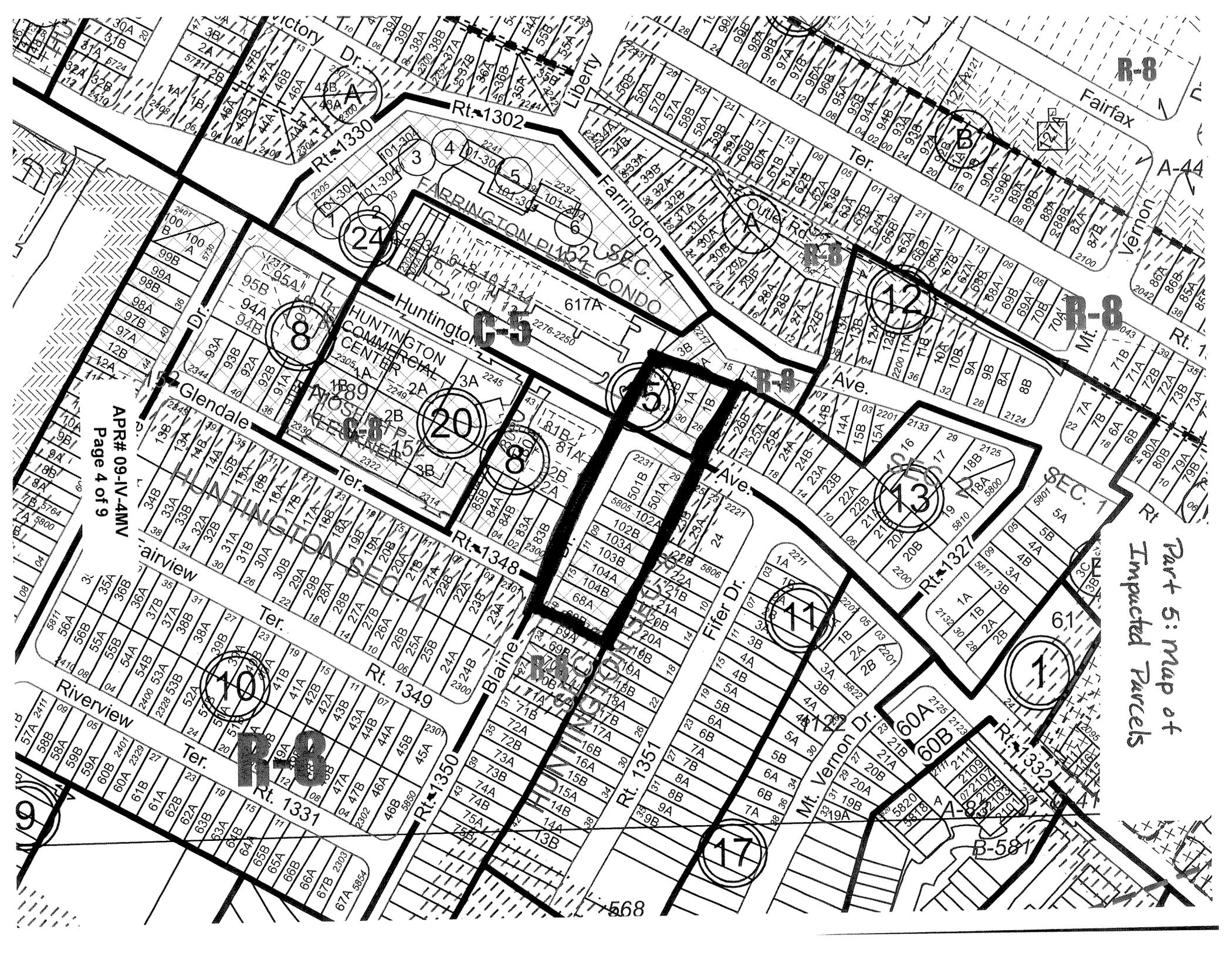
Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- 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:

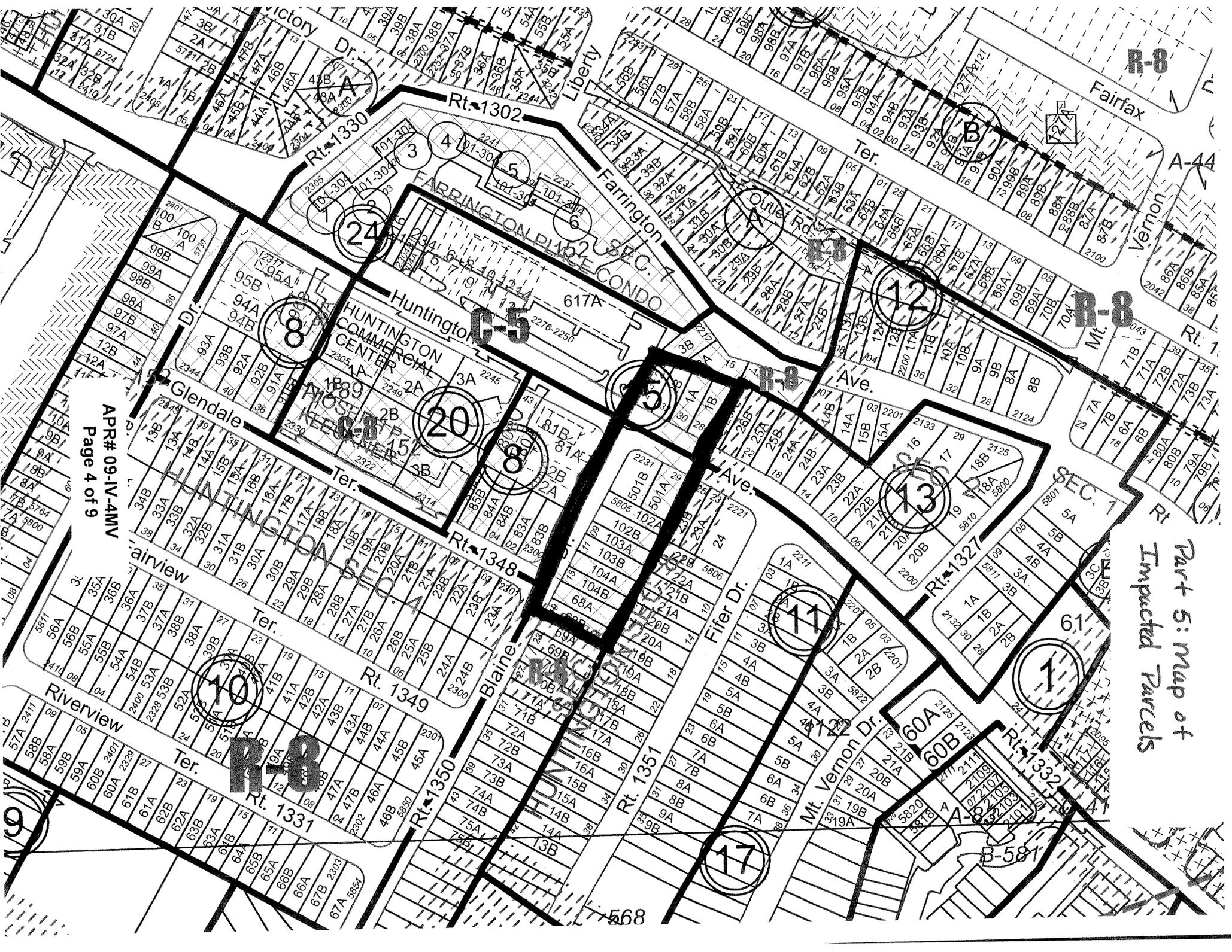


Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505



APR# 09-IV-4MV
Page 4 of 9

Part 5: map of
Impacted Parcels



PART 6: JUSTIFICATION

There seems to be an error affecting Land Units T and B in the Huntington Transit Station Area, MV-1 Huntington Community Planning Sector of the Comprehensive Plan as well as on the Comprehensive Plan map for several parcels along the eastern side of Blaine Drive.

It appears that the Land Unit boundaries and planned land use densities on the maps depicting the Huntington Transit Station Area (TSA) were mistakenly altered at some point between September 1989 and March 1992. In fact, there are two maps in the current Plan, Figures 21 and 26, which each show different boundaries for Land Units T and B, neither of which match the original boundaries in the pre-1990 Plan.

Figure 21 in the current Comprehensive Plan represents the Huntington TSA boundaries. The boundary of Land Unit T in this figure was shifted, on both the eastern and western sides, between the July 1989 and October 1990 versions of the Plan. This revised, and incorrect, boundary has been in the Plan since that time.

Meanwhile, the boundary for Land Unit T remained consistent for the Huntington Community figure (Figure 26 in the current Plan) until March of 1992 when the boundaries and land use were both altered. The altered boundary in this figure did not match the boundary shown on the Huntington TSA figure. This revised figure has been in the Plan since that time.

The map depicting land use has been inconsistent with the Plan text starting in at least 1985. The exception was the July 1991 reprint of the Plan, which correctly showed both the correct boundary of the Land Unit and consistent land use designations in the map depicting the Huntington Community. In March 1992 it reverted back to an incorrect boundary and depicts land use recommendations inconsistent with the Land Unit T text.

The Plan text has consistently referred to the area of Land Unit T being 10 acres in size since 1985. The area of Land Unit T depicted in the current Plan is approximately 8.88 acres (Figure 21) and 8.89 acres (Figure 26). The land area of the original boundary depicted in the Plan from 1985-1989 is exactly 10 acres. Therefore we believe that the boundaries were mistakenly altered and the original boundary for Land Unit T should be restored. We also believe that the land use on the Plan Map should accurately reflect the Plan text for Land Unit T, which calls for a baseline of residential use at 16-20 du/ac and 20,000 square feet of retail use.

We have been unable to uncover any evidence that the Land Unit boundaries were changed for a specific reason. It seems that when the Huntington TSA map was updated in 1990 there may have been some confusion about the boundary because of a poor Xerox copy of a previous map or because of inconsistencies with the Plan text. Attached, in chronological order, are copies of the relevant documentation we have been able to gather from previous versions of the Plan.

HUNTINGTON METRO AREA STUDY

Fairfax County Office of
Comprehensive Planning

FIGURE 1
STUDY AREA

STUDY AREA
TRACT DEMINATION
RTD-ARRAP

SKIDMORE, OWINGS & MERRILL,
Washington, DC

JHK & ASSOCIATES
Alexandria, Virginia

ZUCKHELL HUNTER & ASSOCIATES, INC.
Annapolis, Maryland

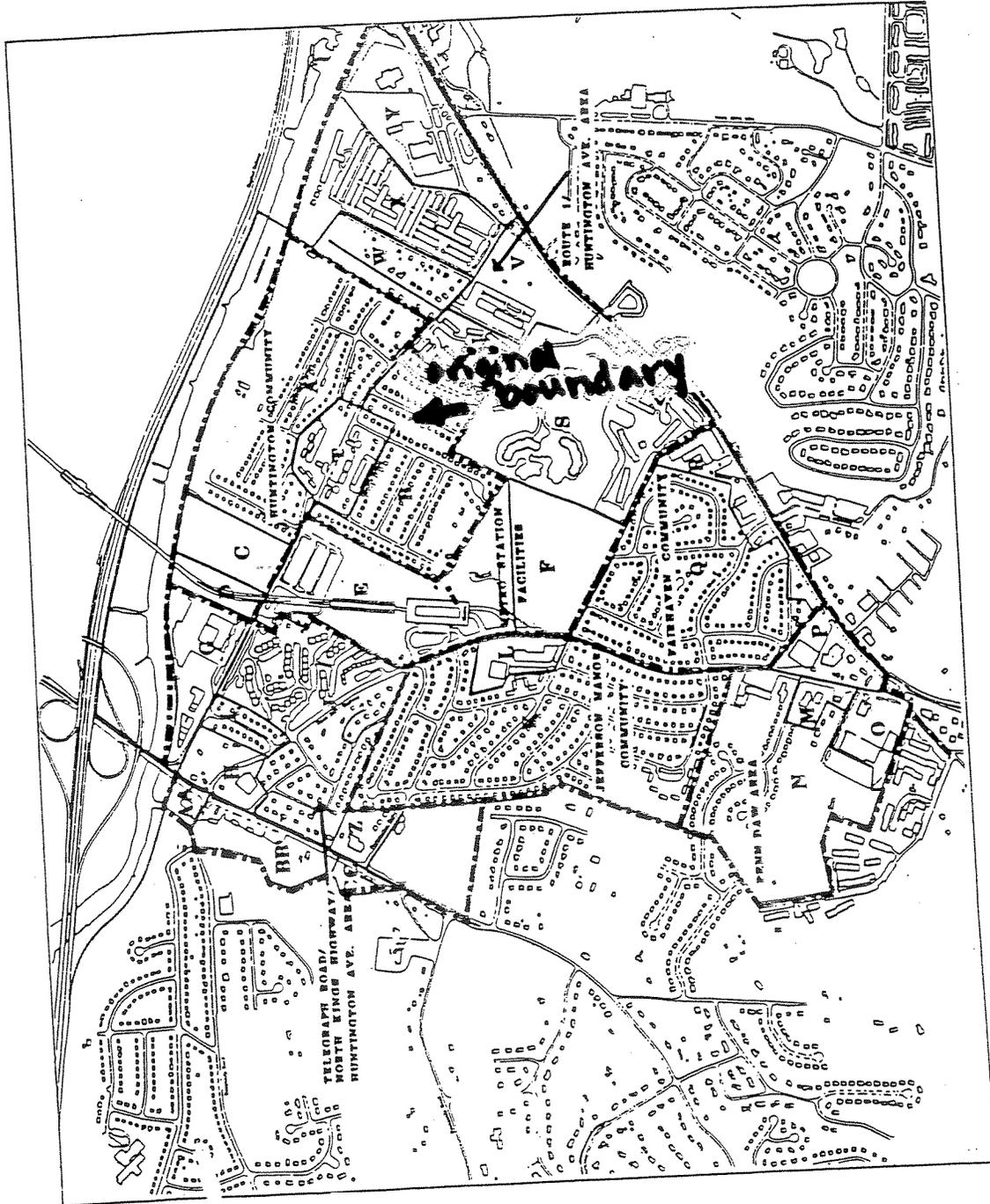


Table 1 of 2

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
83-1 ((15)) 1A	2230 Huntington Ave	ANWAR, MOHAMMAD ALI & Rabia	4902 POWELL RD FAIRFAX 22032	.077	7009 0960 0001 1120 7612
83-1 ((15)) 1B	2228 Huntington Ave	VERA, ESTEFANI	2228 HUNTINGTON AV ALEXANDRIA 22304	.078	7009 0960 0001 1120 7605
83-1 ((15)) 2A	2234 Huntington Ave	MCLEAN, JAMES B	13215 LONG BRANCH RD WOODY BRANCH VA 22191	.074	7009 0960 0001 1120 7568
83-1 ((15)) 2B	2232 Huntington Ave	MERKLI, EDWARD A & MARTHA M	7610 RANGE RD ALEXANDRIA 22304	.076	7009 0960 0001 1120 7636
83-1 ((8)) 68B	5819 Blaine Dr.	BALBUENA, JUAN C & SUSANA B	5819 BLAINE DR ALEXANDRIA 22304	.085	7009 0960 0001 1120 7629
83-1 ((8)) 68A	5817 Blaine Dr.	AQUINO, SILVIO	5817 BLAINE DR ALEXANDRIA 22304	.085	7009 0960 0001 1120 7643
83-1 ((8)) 104B	5815 Blaine Dr.	BURNS DORIS E	5815 BLAINE DR ALEXANDRIA 22304	.085	7009 0960 0001 1120 7650
83-1 ((8)) 104A	5813 Blaine Dr.	HEIRS OF TUBBS, WILLIAM H	5813 BLAINE DR ALEXANDRIA 22304	.085	7009 0960 0001 1120 7667
83-1 ((8)) 103B	5811 Blaine Dr.	SARAZU VILMA	5811 BLAINE DR ALEXANDRIA 22304	.085	7009 0960 0001 1120 7674

Table 2 of 2

PROPERTY INFORMATION TABLE

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83-1 ((8)) 103A	5809 Blaine Dr.	YABAR, ALIPIO AND EMMA L ✓	808 N BARTON ST ARLINGTON VA ☒	.085	7009 0960 0001 1120 7537
83-1 ((8)) 102B	5807 Blaine Dr.	WEEDER, CAROLYN K	605 HILLTOP TE ALEXANDRIA VA ☒	.085	7009 0960 0001 1120 7551
83-1 ((8)) 102A	5805 Blaine Dr.	SUTTON, SWINDELL	2231 HUNTINGTON AV ALEXANDRIA VA ☒	.085	7009 0960 0001 1120 7575
83-1 ((8)) 501A	2229 Huntington Ave	SIMMS, WILLIAM E & DOLORES J	2229 HUNTINGTON AV ALEXANDRIA VA ☒	.11	7009 0960 0001 1120 7582
83-1 ((8)) 501B	2231 Huntington Ave	SUTTON, SWINDELL	2231 HUNTINGTON AV ALEXANDRIA VA ☒	.11	7009 0960 0001 1120 7599