

PC 2009-002

REVISED - via hand delivery
10/27/2009



2009-2010 SOUTH COUNTY AREA PLAN

APR# 09-IV-5P

JRM

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: Steven F. Teets Daytime Phone: 803-760-9687

Address: 1901 N. Main Street #900, Columbia, SC 29201

Nominator E-mail Address: steets@edensandavant.com

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

THIS BOX FOR STAFF USE ONLY	
Date Received:	_____
Date Accepted:	_____
Planning District:	_____
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.) n/a

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Steven F. Teets is an employee and authorized to sign on behalf of E and A I and G Lorton Valley Limited Partnership

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: 5

Total aggregate size of all nominated parcels (in acres and square feet): 21.97 acres 957,179 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 sheet which is from the current Comprehensive Plan. #8 is the subject parcel.

b. CURRENT PLAN MAP RECOMMENDATION: Residential 0.5 to 1 D.U. per acre

c. CURRENT ZONING DESIGNATION: C-6 Zoning Case 89-V-059 with proffers

NOMINATION FORM

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 Sheet for the recommendation and Description

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 Sheet for the recommendation and Description

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: * See attached TOTAL Gross Square Feet: * See attached

Categories	Percent of Total FAR	Square feet
Office		
Retail		125,000 maximum
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

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
106-2 ((7)) 1**	9005 Ox Road	All 4 parcels are owned by:		5.9	n/a
106-2 ((7)) 4	9000 Windrush Drive	E and A I and G Lorton Valley,	1901 Main Street,	5.0	n/a
106-2 ((7)) 5	8920 Windrush Drive	Limited Partnership	Columbia, SC 29201	5.0	n/a
106-2 ((1)) 9a	8919 Ox Road			3.9	n/a
106-2 ((1)) 9b	none	Crosspointe Swim and Racquet, inc.	8275 GLEN EAGLES LA FAIRFAX STATION VA 22039	2.2	
	all are Lorton, VA 22079	Please note, addresses are per the	tax office, actual addresses are	8911 to 8991	Ox Road, Lorton, VA 22079
	** The Tax Map shows this	as 1,2 and 3 while Assessments	lists it as Parcel 1		

PART 4 a.

residential land west of Elk Horn Run and should be well-buffered from all quarrying operations.

8. Parcels 106-2((7))1-5 and the southern portion of Parcel 106-2((1))9 corresponding to the northern boundary of Parcel 106-2((7))5, at the northeast quadrant of Windrush Drive and Route 123 are planned for residential development at .5-1 dwelling unit per acre as shown on the Plan map. This area may be appropriate for development as a neighborhood shopping center, not to exceed 125,000 gross square feet, if the following conditions are met:
 - The site is at least 20 acres;
 - The shopping center includes a supermarket of approximately 30,000 to 60,000 square feet to serve the surrounding residential area. The center, because of its residential setting, should have no free-standing retail structures;
 - This retail development must be designed to complement and not adversely impact the low density residential character of the adjacent area. This should be accomplished through a combination of berming and landscaping that adequately screens the retail center and complements the low density residential character planned and established in this area. The applicant should show how the impacts of the shopping center development upon nearby residential properties will be mitigated as well as demonstrate that the shopping center will not preclude residential development on adjacent parcels. Parking areas should be sufficiently landscaped. Retail signage, lighting, and planting should be well-integrated and not impact the surrounding residential neighborhoods. The development should be designed as a single, integrated center and not appear as a strip commercial center. Building heights should not exceed 35 feet. The site design should take into account environmental constraints;
 - Primary access should be from Route 123; and
 - The retail development should provide at least a two-acre site for active recreational use, such as a soccer field. This recreational site should be provided in the northern portion of Parcel 106-2((1))9 and should not be rezoned for commercial use as it is meant to be part of the buffer area for the site. Pedestrian access from the adjacent residential communities should be provided. Parking for the soccer field area should be shared with the shopping center.
9. Parcels 97-4((1))29A-D located south of Silverbrook Road near its intersection with Oak Chase Circle are planned and developed as neighborhood retail/office use not to exceed .25 FAR. The adjacent parcel 97-4((1))16 is planned for residential use at .5-1 du/ac. However, this parcel may be considered for neighborhood retail or office use not to exceed .25 FAR, provided that no automobile-oriented uses that would negatively impact the adjacent residential uses are allowed. Automobile-oriented uses such as fast food restaurants, gas stations, and vehicle service and repair uses should not be allowed. Vehicular access should be provided through the existing adjacent commercial development. Any commercial development should be adequately screened and buffered from adjacent residential uses.
10. The area between existing and realigned Ox Road, south of the Fairfax County Parkway is planned for residential use at .2-.5 dwelling unit per acre, as shown on the Plan map.

The area between existing and realigned Ox Road, north of the Fairfax County Parkway is planned as follows:

APR

Steven F. Teets, Nominator

PART 4

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION

The proposal is to change the language on Page 64 of the Area III Plan. Specifically, the second bullet point under #8 which states:

“The shopping center includes a super market of approximately 30,000 to 60,000 square feet to the serve surrounding residential area. The center, because of its residential setting, should have no free standing retail structures.”

And changed to:

The center, because of its residential setting, should be limited to only one (1) free standing retail structure of no more than 5,500 square feet, in addition to the main structure, so long as it is architecturally treated and sufficiently landscaped so as not to impact the surrounding residential neighborhoods.

e. DESCRIBE

The intent of the addition of 1 free standing retail structure would be to in reality an enhancement to the residential feel of the center. A structure, with proper architecture and landscaping, positioned along Ox Road would both, block the view corridor into the large parking field, but also act as a “closed in feel” to the internal parking lot, making it a more intimate surrounding with structures surrounding all sides of the parking fields.

g. TOTAL Floor Area Ratio

There is no change contemplated with the allowable FAR on this site. The 0.4 is the current designation as it relates to residential. A shopping center of up to 125,000 s.f. is allowed per the current Comprehensive Plan. The existing shopping center is currently built with 119,500 s.f. of Gross floor Area. An additional 5,500 s.f. building would make the center 125,000 s.f. Again, no change of F.A.R. or the maximum allowed commercial total allowable is proposed in this nomination.

PART 5 : MAP OF SUBJECT PROPERTY



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R-0
SEE (107-3)(1-19)

106-2

APR

Steven F. Teets, Nominator

JUSTIFICATION

Planning views and Retail Needs are extremely similar in that they change or re-invent themselves every 5-6 years to meet the demands of a changing populace.

The proposed minor change to the Comprehensive Plan language for this property is not really an oversight but a modification to those changing ideas.

The plan language change to allow for a free standing structure is one to allow positioning of an architecturally pleasing building to break up the view of the large parking field and more come in line with current planning standards that the placement of buildings along major roadways, if treated correctly, enhances it's neighborhood feel as opposed to distracting the property from the neighborhood.

We feel the intent of this elements of the Comp Plan language for this property were seen with its development and we believe this minor change will potentially allow for an even better property with more chances to succeed.

EDENS & AVANT

Sent USPS Certified Mail #7009 1680 0001 1680 0034

October 27, 2009

Crosspointe Swim and Racquet, Inc.
8275 Glen Eagles Lane
Fairfax Station, VA 22039

Re: **Area Plans Review Nomination**

Dear Sir or Madam,

In accordance with Fairfax County, we are providing written notification of our intent to change the comprehensive plan language for a property you own in Fairfax County, that was at one time part of a Rezoning.

Your parcel is a Stormwater Management Pond shown as Tax Map Parcel 106-2 ((1)) 9b and according to Tax Records has no address but is known as Village Center at Route 123 Outlot A.

We, E and A I and G Lorton Valley Limited Partnership, owners of 4 of the other nominated parcels, Parcels 106-2 ((7)) 1, 106-2 ((7)) 4, 106-2 ((7)) 5 and 106-2 ((1)) 9a which currently has a 119,500 s.f. shopping center anchored by a Giant Food. We have attached a Map showing the Nominated area, which also shows your Parcel 9b which currently has a Storm Water Pond on it.

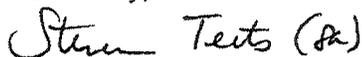
We have also included a copy of what changes we are nominating to Fairfax County, which outlines our intention for the property.

I am available for any questions you may have on this subject. My name, phone number and address as well as email are included below.

You also can find out more at the Fairfax county APR web site : www.fairfaxcounty.gov/dpz/apr or you can call the Planning Commission Office of Fairfax County at 703-324-2865.

I look forward to any questions or concerns you may have.

Sincerely,



Steven F. Teets
Project Manager

steets@edensandavant.com
1901 North Main Street, #900
Columbia, SC 29201
(803) 760-9687

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EDENS & AVANT

7200 Wisconsin Avenue Suite 400 Bethesda, MD 20814

CERTIFIED MAIL



7009 1680 0001 1680 0034

Crosspointe Swim and Racquet, Inc.
8275 Glen Eagles Lane
Fairfax Station, VA 22039

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