



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): [Handwritten Signature]

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: 9/16/09
Date Accepted: 9-24-09 CBR
Planning District: MV
Special Area:

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): 2 acres 87,120 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: Mixed Use

c. CURRENT ZONING DESIGNATION: I-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). 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?) See Attachment

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) 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)			
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

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))44	9427 GUNSTON COVE RD	FRAZIER HILDA	3305 SPRING DR ALEX VA 22306	2	7008 3230 0001 4659 1036

CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

CURRENT COMPREHENSIVE PLAN

LP2 Sub-unit E8

Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses;
- A thorough heritage resources survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- The overall floor area ratio is appropriate up to .25 FAR;
- Substantial contribution towards transportation improvements should be provided;
- Uses and intensities should generally be arranged so that new uses situated next to existing residential uses are compatible in height, scale and intensity. Generous buffering and screening should be employed between non-residential and residential land uses;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to the sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas, and streetside areas and medians along major roads to create boulevard-like effects;
- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged; and
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided.

PROPOSED COMPREHENSIVE PLAN

LP2 Sub-unit E8

Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. Effort should be made to maintain parcel 107-4((1))44 as open space. In the event this parcel is developed, special care should be taken to insure that it does not have a negative impact on the adjacent residential community. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses;
- A thorough heritage resources survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- The overall floor area ratio is appropriate up to .25 FAR;
- Substantial contribution towards transportation improvements should be provided;
- Uses and intensities should generally be arranged so that new uses situated next to existing residential uses are compatible in height, scale and intensity. Generous buffering and screening should be employed between non-residential and residential land uses;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to the sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas, and streetside areas and medians along major roads to create boulevard-like effects;
- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged; and
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided.

JUSTIFICATION

The zoning on parcel 107-4((1))44 is not compatible with the parcels that surround it. At this time, the parcel is not developed. Every effort should be made to keep this parcel from having a negative effect on its neighbors, if it is ever developed.

09-IV-8LP

Lai, Jennifer C.

From: Lai, Jennifer C.
Sent: Wednesday, October 21, 2009 3:36 PM
To: 'Linwood'
Subject: RE: South County APR nominations

Thanks, I received the fax.

From: Linwood [mailto:linwoodg@cox.net]
Sent: Wednesday, October 21, 2009 3:32 PM
To: Lai, Jennifer C.
Subject: Re: South County APR nominations

The new text proposed in this email looks fine and I will Fax the notification letter to you.

Thanks
 Linwood
 703-550-2777

----- Original Message -----

From: Lai, Jennifer C.
To: linwoodg@cox.net
Sent: Wednesday, October 21, 2009 12:53 PM
Subject: RE: South County APR nominations

Linwood,

I reviewed the revisions to the Plan text with Marianne, and she thinks that changing the text about the Pohick Church Historic Overlay District is not necessary and may require notification of all property owners. Since that revision is relatively minor, I think leaving the sentence as is will work. In terms of formatting the text, the Plan option is always the last thing listed. Therefore, I left the order of the text as you had submitted it, with the Plan option as the last part of the recommendation. I added in the conditions for 5-8 du/ac since they are critical to exercising the option (even though the townhouses are already developed at 5-8 du/ac). Let me know what you think of these changes.

Thanks,
 Jenn

Jennifer Lai

703.324.1356 | phone
jennifer.lai@fairfaxcounty.gov

Proposed Plan Text: Lorton-South Route 1 Community Planning Sector, LP2, Sub-unit E3

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33). The northern side of the sub-unit is planned for residential use at 5-8 dwelling units per acre provided that the following site specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of

APR# 09-IV-8LP
Page 8 of 10

09-IV-8LP

Sub-unit E3;

- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

Parcels 108-1((17))20, 108-1((17))24, 108-1((17))25, 108-1((17))26, and 108-1((17))2 on the southern side of this sub-unit near Route 1 and closest to Pohick Church are planned for residential use at 3-4 dwelling units per acre provided the plan and units are a high quality design which is compatible with Pohick Church; or a second and preferred option is open space and buffer between Historic Pohick Church and nearby residential neighborhoods.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned.

From: Lai, Jennifer C.

Sent: Tuesday, October 20, 2009 4:20 PM

To: 'linwoodg@cox.net'

Subject: South County APR nominations

The purpose of this e-mail is to verify a few things we discussed over the phone regarding your APR nominations.

1. The nomination concerning a portion of sub-unit E8 should include parcel 107-4((1))54A in addition to parcel 107-4((1))44. Our tax records indicate the property owner of parcel 54A is Harry L. Frazier at 3305 Spring Dr., Alexandria VA 22306. Once you have proof of notifying the property owner via certified mail, please let me know either by e-mail or fax.

2. For the nomination concerning sub-unit E4 (drive-in bank and drive-through pharmacy), the text stating "Dedication for the widening of Route 1 and Lorton Road" cannot be removed under the scope of the APR process, as it would have an affect on the county-wide transportation network. Please verify that you wish to keep the text that addresses the widening of Route 1 and Lorton Road as written in the current Comprehensive Plan.

3. The proposed Comprehensive Plan text for the nomination concerning sub-unit E3 should be amended so the text only addresses the nominated parcels (108-1((17)) 20, 22A, 24, 25, 26, 28). I will work with you over the next few days to revise your proposed Comprehensive Plan text so it reflects the objective of the nomination.

Additional clarification:

Nomination for the portion of sub-unit E7 (Pohick Creek EQC) -- the limits of the wetlands and EQC may extend beyond the boundaries of sub-unit E7. In addition, the Plan text cannot be revised to address the entire sub-unit unless sub-unit E7 is nominated. Therefore, I suggest retaining the existing language that states "This area contains signification wetlands.." rather than "Sub-unit E-7 contains significant wetlands.." Let me know your thoughts on this.

Thank you for your time and cooperation,

Jenn

Jennifer Lai

Planning Division, Suite 730

Fairfax County Department of Planning and Zoning

Herrity Building, 12055 Government Center Parkway

APR# 09-IV-8LP

Page 9 of 10

10/21/2009

09-IV-8LP

South County Federation
P.O. Box 442
Lorton, VA. 22199

October 21, 2009
By Certified Mail

Dear:

HARRY L. FRAZIER
3305 SPRING DR
ALEXANDRIA VA 22306

You are listed in the records of Fairfax County, Virginia as the owner(s) of property in the Lorton area Tax Map Number(s) 1074 01 0054A. The purpose of this letter is to notify you that the South County Federation has nominated your property, under the 2009 - 2010 South County Area Plans Review Process, to the Fairfax County Planning Commission for a possible amendment of its land use designation.

We have attached a current copy of the Comprehensive Plan for your property, a copy of the proposed changes, and a map of the site.

Any comments or questions you have about this specific nomination should be directed to Linwood Gorham at 703-550-2777 or at P.O. Box 442, Lorton, VA 22199. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. Information regarding the Area Plans Review process may be viewed at the APR Web site at www.fairfaxcounty.gov/dpz/apr.

Sincerely,
Mike Grogan
South County Federation President

242 6594 0001 4659 1142 7006 3230 0001 4659 1142

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Receipt and Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Sent To: <u>Harry L. Frazier</u>	
Street, Apt. No.:	
or PO Box No. <u>3305 Spring Dr.</u>	
City, State, ZIP+4 <u>Alexandria Va. 22306</u>	
PS Form 3800, August 2008 See Reverse for Instructions	