

Little Hunting Creek P... .. station
APR# 09-IV-9MV

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: Patrick Rea Daytime Phone: 703-385-3322

Address: 9302 Lee Hwy, Fairfax

Nominator E-mail Address: prea1@cox.net

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

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>9/15/09</u>
Date Accepted:	<u>9-29-09 cor</u>
Planning District:	<u>MV</u>
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 Mount Vernon Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 9.6 acres _____ 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: The parcel is planned for community-serving public facilities when operation of the Little Hunting

Creek Treatment Plant is discontinued. If declared surplus, the Plan states that residential use at 2-3 dwellings per acre is appropriate.

b. CURRENT PLAN MAP RECOMMENDATION: Public facilities.

c. CURRENT ZONING DESIGNATION: R-3

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). Update and expand text to reflect conversion to pumping station and delete references to future development and density. See attachment A.

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?) Open space maintained in a natural state.

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 | |

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
102-3((01))0036A	8600 Thomas J Stockton PW	Fairfax Co Board of Supervisors	12000 Govt Center Pkwy, Fairfax	9.6	7009 0080 0002 2475 7212

NOMINATION. Preserve open space in Little Hunting Creek Treatment Plant site (p. 18)

ATTACHMENT A. Revise language to acknowledge the conversion of the facility from a sewage treatment plant to a pumping station and its continuing use for that purpose. Delete references to future development and density.

Current language and proposed changes are indicated in redline and markup, below:

~~When the operation of the~~ The former Little Hunting Creek Treatment Plant located near on Thomas J. Stockton Parkway in Sector MV6 is discontinued was converted to a Pumping Station, still in operation. ~~the~~ The property is planned for community-serving public facilities that will be compatible with this use, with the surrounding existing and proposed residential uses, and with its sensitive environmental character. However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain. Portions not in use by DPWES should be preserved as open space. Consideration should be given to consolidating portions of this 9.6 acre parcel with the adjacent 1.8 acre parcel 102-3((02))A owned by the Northern Virginia Conservation Trust, which is almost entirely freshwater tidal wetlands.



ATTACHMENT B. Justification

The current Plan should be updated to acknowledge the conversion decades ago of the sewage treatment plant to a pumping station and the continuing use of the site for that purpose. The property is located on the eastern shore of Little Hunting Creek and a substantial portion of it is in the Resource Protection Area (see map); it also includes freshwater tidal wetlands. These features support preserving the portions of the parcel not in use by Fairfax County DPWES in a natural state as open space. Stewardship by an environmentally-oriented group would be desirable, since native plants are being supplanted by invasive exotic Bradford pear trees.

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Friday, October 02, 2009 9:25 AM
To: 'prea1@cox.net'
Subject: South County APR nomination - Little Hunting Creek Treatment Plant

Dear Mr. Rea:

This message is to notify you that there is a deficiency on the nomination form for this nomination (Little Hunting Creek Treatment Plant) that will have to be corrected within ten (10) working days of the date of this message. The nature of the deficiency is as follows:

In Part 4 of the nomination form nominators are required to submit the **current Comprehensive Plan text** for the property or properties nominated. The attached sheet that says Attachment A. - Revise language to acknowledge.....is not correct, this paragraph appears to be the "proposed" text. Please submit a new sheet that includes the current Comprehensive Plan text for this nomination.

Again, I will need this information within ten (10) working days, or by 4:30 PM on Wednesday, October 16, 2009. If you have any questions please feel free to contact me.

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*

Current Plan Language Little Hunting Creek

CURRENT PLAN LANGUAGE FOR LITTLE HUNTING CREEK

Public Facilities

Existing public facilities located in the Mount Vernon Planning District and those for which a future need has already been identified are included in Figure 6. Major expansions of existing facilities (with the exception of Federal or State facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the County Planning Commission through provisions outlined in Section 15.2-2232 of the Code of Virginia. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

A number of public facilities have been identified as future needs in this planning district. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector plans and are considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing. The following public facilities are identified as future needs in the Mount Vernon Planning District:

4. When the operation of the Little Hunting Creek Treatment Plant located near Thomas J. Stockton Parkway in Sector MV6 is discontinued, the property is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.