

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

Staff Use Only	
Date Received:	9/21/05
Date Accepted:	
Planning District:	
Special Area:	

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Braddock District APR Task Force Daytime Phone: 703-425-9300

Address: 9002 Burke Lake Road, Burke, VA 22015

Nominator E-mail Address: braddock@fairfaxcounty.gov

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

Theresa A. Naone for Jerry Wankaugh, Co-Chair, Area I+II

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:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 4

Total aggregate size of all nominated parcels (in acres and square feet): 162,573sq. ft. 3.731acres

Is the nomination a Neighborhood Consolidation Proposal: Yes No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ 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 Section 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.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/. See Attachment A.

Current Plan Map Designation: Office and Commercial (C-6, C-2 and R-3)

Proposed Comprehensive Plan Designation: See Attachment B.

office; Retail and other

Add an option for Office and Parking facility on parcels 51 and 52

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 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 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with 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 July 1, 2005 and September 21, 2005 to:
 Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

ATTACHMENT A

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

Current Comprehensive Plan text for nominated property:

The Land Use Section of the Comprehensive Plan does not address this area.

On Page 4 of the Fairfax County Comprehensive Plan, 2003 Edition, Area I, Annandale Planning District, Amended through 12-6-2004 Overview, there is general reference to the need for commuter parking facilities along Braddock Road as follows:

Braddock Road and Little River Turnpike are major commuter routes serving the Annandale Planning District and areas further west. Corridor studies should be done to investigate transportation alternatives. There are few if any opportunities to add highway capacity. To serve growing travel demands, additional transit service and programs to promote carpooling are needed in this area.

On Braddock Road, the Plan map includes HOV lanes from Burke Lake Road to I-495. In future corridor studies of this facility, consideration should be given to the use of contra-flow lanes and/or other designs that do not add to the overall width of the existing pavement and which do not impede access from adjacent neighborhoods.

Community- and neighborhood-sized commuter parking facilities are needed along both Braddock Road and Little River Turnpike. Park-and-ride lots could be built for commuters, or share parking arrangements could be made with churches, parks, and other uses. Provisions need to be made for safe pedestrian access between bus stops, park-and-ride lots, and nearby developments.

SPECIFIC 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	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0694 01 0051	K H Enterprise, Lic	9001 Braddock Rd Springfield, VA 22151	9001 Braddock Rd. Springfield, VA 22151	1.979	7005 1820 0000 2985 1086
0694 01 0052	Richard A. Kurstein et al.	Vacant land Braddock Road Springfield, VA 22151	1 st Washington Management 4350 East West Hwy Bethesda, MD 20814	0.136	7005 1820 0000 2985 0498
0694 01 0049A	Kings Park Shopping Center, LLC	5239 Rolling Rd. Springfield, VA 22151	121 West Forsyth St. Suite 200 Jacksonville, FL 32202	0.918	7005 1820 0000 2985 1099
0694 01 0050	James M. Woodward Jr Anne M. Woodward	5241 Rolling Road Springfield, VA 22151	5241 Rolling Road Springfield, VA 22151	0.698	7005 1820 0000 2985 0492

ATTACHMENT B

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

Proposed Comprehensive Plan Designation:

ADD: Fairfax County Comprehensive Plan, 2003 Edition, Area I, Annandale Planning District Amended through 12-6-2004, A6-Accotink Community Planning Sector, page 96 insert a new paragraph after 3:

4. To better meet current transportation needs and the planned HOV lanes on Braddock Road, as an option, a public/private partnership could be considered for a mixed use facility to combine commuter parking with offices in the parcels (Tax Map 69-4 ((1)) 49A, 50, 51 and 52) abutting the south side of Braddock Road and adjacent to Kings Park Shopping Center. The right of way along Braddock Road should be used for safe ingress and egress.



GENERAL NOTES

1. The zoning map is subject to the provisions of the City of St. Louis Zoning Ordinance, Chapter 111.000, R.S.M.S., and the amendments thereto.

2. The zoning map is subject to the provisions of the City of St. Louis Planning Commission's Zoning Ordinance, Chapter 111.000, R.S.M.S., and the amendments thereto.

3. The zoning map is subject to the provisions of the City of St. Louis Planning Commission's Zoning Ordinance, Chapter 111.000, R.S.M.S., and the amendments thereto.

4. The zoning map is subject to the provisions of the City of St. Louis Planning Commission's Zoning Ordinance, Chapter 111.000, R.S.M.S., and the amendments thereto.

5. The zoning map is subject to the provisions of the City of St. Louis Planning Commission's Zoning Ordinance, Chapter 111.000, R.S.M.S., and the amendments thereto.

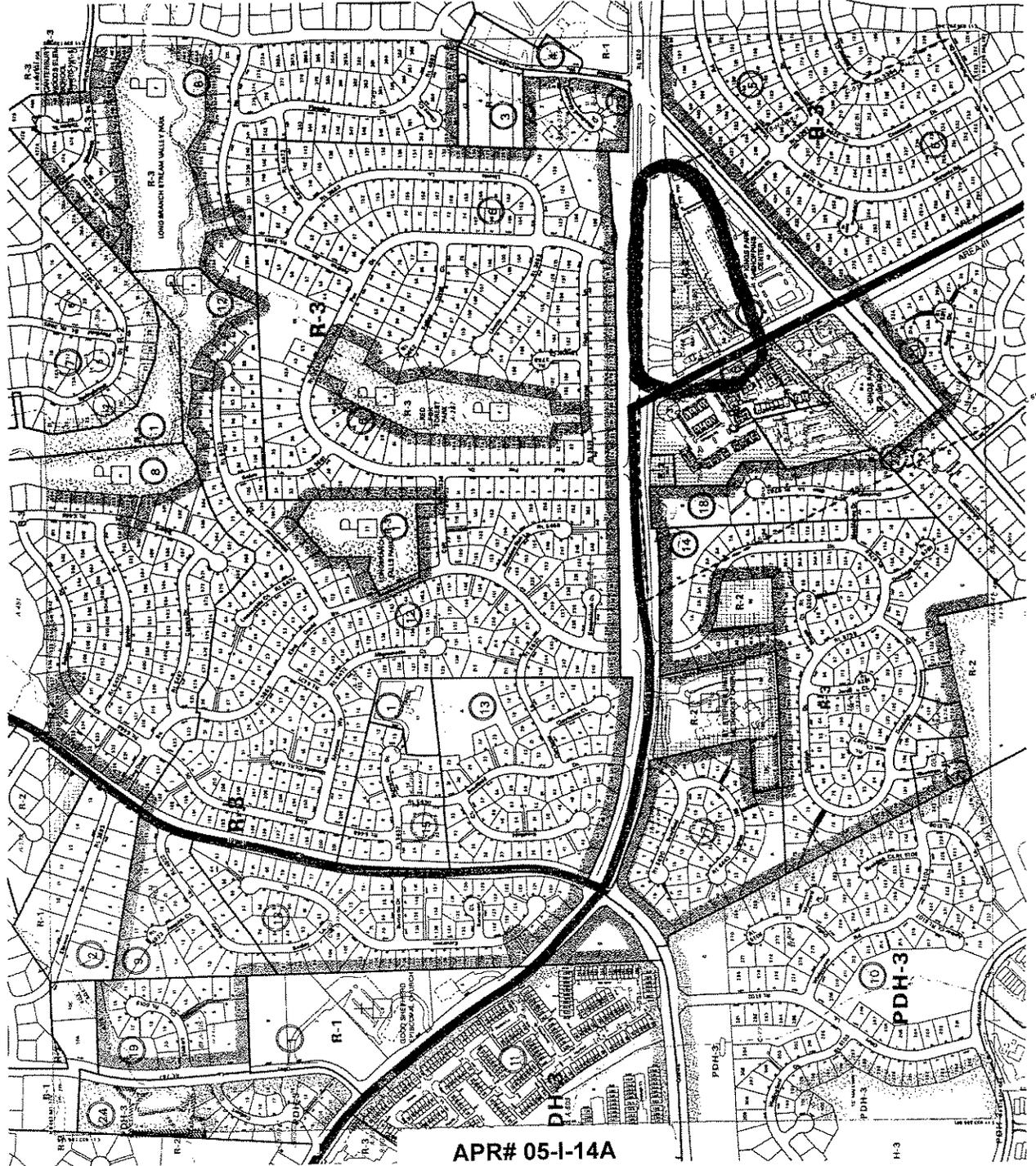
PROPERTY MAP
ZONING
69-4
Revised to 01/01/05

Approved by:
City of St. Louis Planning Commission
1111 North 1st Street, Suite 100
St. Louis, Missouri 63102
P.O. Box 1000
St. Louis, Missouri 63103



ZONING DISTRICTS	
69-1	69-2
69-3	69-4
79-1	79-2
79-3	79-4

PROPERTY MAP
ZONING
69-4
Revised to 01/01/05



SECTION 5: MAP OF SUBJECT PROPERTY

ATTACHMENT C

SECTION 6: JUSTIFICATION

This area is not mentioned in the current Comprehensive Plan Land Use section, and there is only a general reference in the Transportation section to this area of Braddock Road. To ease traffic congestion, consideration should be given to adding commuter parking facilities in this central area along Braddock Road.

The parcels located at 69-4 ((1)) 49A, 50, 51 and 52 are currently zoned C-6, C-2 and R-3. Parcel 49A is a gas station/mini mart. Parcel 50 is a veterinary hospital. Parcel 51 consists of a community serving office building and open space. Parcel 52 is open space. Allowing Parcels 51 and 52 in this area to become a mixed use facility with a community serving parking facility and offices would not require rezoning. This area contains some of the last open space along Braddock Road.

Such a mixed use facility in this area should be considered in light of the County's commitment to smart growth and keeping County commercial facilities attractive and vibrant. The site is located in an area considered to be one of the main commercial areas in the Braddock District. The area is served by a community shopping center along with a County library, banks, physicians and dentist offices and other professional services. These services are all within a reasonable walking distance of this location. Kings Park Shopping Center, the County library and the gas station have all undergone refurbishment and upgrades in recent years. The office facility located on parcel 51 at this site could be refurbished to provide for state of the art telecommuting facilities as well as other community serving office uses.

The proposed space is in proximity to Burke Lake Road, near the planned terminus of the HOV lanes. The County wants parking facilities to be close to HOV lanes. There is a parking facility at the Rolling Valley VRE station, but it is considered too far from Braddock Road to be a feasible location for people utilizing Braddock Road as a commuter route.

There is a significant amount of right of way at this location running along Braddock Road and abutting Parcels 49A, 51 and 52. The right of way would provide space for transit vehicles to enter and exit freely. Utilizing this area for ingress and egress would not interfere with access to the surrounding residential developments.

Adding language to this section would meet Fairfax County's objectives that commercial areas in the County increase desirable community services, and enhance ways to decrease automobile dependency. Refurbishment or renovation of the office building on Parcel 51 would meet the County's objectives of protecting, enhancing and/or maintaining stability and integrity in established neighborhoods.

Sistla, Indrani

From: Wanbaugh, Terry [Terry.Wanbaugh@wilmerhale.com]
Sent: Wednesday, October 26, 2005 3:16 PM
To: Sistla, Indrani; Art Wells; Bill Heinz; Chet McLaren; Jan Hedetniemi; John Shivik; Rodney Clark; Corey, Tyler
Cc: Naeve, Florence A.
Subject: RE: Braddock Task Force - Area I and II Nomination - Clarification Required.

Indrani,

This confirms the FAR for the nomination proposing a combination of commuter parking and office uses on 69-4 ((1)) 51 and 52 is 0.5

Terry Wanbaugh
-----Original Message-----

From: Sistla, Indrani [mailto:Indrani.Sistla@fairfaxcounty.gov]
Sent: Wednesday, October 26, 2005 3:04 PM
To: Wanbaugh, Terry; Art Wells; Bill Heinz; Chet McLaren; Jan Hedetniemi; John Shivik; Rodney Clark; Corey, Tyler
Cc: Naeve, Florence A.
Subject: RE: Braddock Task Force - Area I and II Nomination - Clarification Required.

Terry,

This email is a follow up to the phone conversations we had today (Oct 25, 2005) with regards to the nomination proposing a combination of commuter parking facility and office uses on 69-4 ((1)) 51 and 52.

In our conversation, you indicated that the MAXIMUM FAR for such facility would be 0.5. Please confirm this. Your reply will serve as the letter of clarification.

Please let me know if you have any further questions.

Thanks,

Indrani

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

From: Wanbaugh, Terry [mailto:Terry.Wanbaugh@wilmerhale.com]
Sent: Wednesday, October 26, 2005 11:21 AM
To: Sistla, Indrani; Art Wells; Bill Heinz; Chet McLaren; Jan Hedetniemi; John Shivik; Rodney Clark; Corey, Tyler
Cc: Naeve, Florence A.
Subject: RE: Braddock Task Force - Area I and II Nomination - Clarification Required.

Indrani,

We are actually proposing the office/parking facility (mixed use) for the parcels located at Tax Map 69-4 ((1)) 51 and 52 only. There would be no change in use for the parcels located at Tax Map 69-4 ((1)) 49A and 50. We included parcels 49A and 50 because of the large amount of right of way abutting parcel 49A, and an easement showing on parcel 50. The right of way along 49A could be used for ingress and egress

10/28/2005

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to parcel 51 and 52.

Does this clarify it sufficiently? If you have questions, e-mail me or call me at 202-247-3730. Thanks!
Terry

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

From: Sistla, Indrani [mailto:Indrani.Sistla@fairfaxcounty.gov]
Sent: Tuesday, October 25, 2005 1:30 PM
To: Wanbaugh, Terry; Art Wells; Bill Heinz; Chet McLaren; Jan Hedetniemi; John Shivik; Rodney Clark; Corey, Tyler
Cc: Naeve, Florence A.
Subject: RE: Braddock Task Force - Area I and II Nomination - Clarification Required.

Terry:

The information you got from Transportation regarding FAR is true if the nomination is only proposing a parking facility on the excess right of way north of parcel 51. If this is the case, the issue becomes a transportation issue and could be addressed during the Transportation Plan Update process.

However, the nomination seems to propose mixed use for parcels 694 01 0049A, 0050, 0051, 0052 that includes a commuter parking facility as indicated in Attachment B of the nomination form. In this case, the issue is land use in nature and can be addressed during APR process. To review the nomination we do need to know the intensity (FAR) and the mix of uses that the nomination is proposing.

If the intent of the nomination is only proposing a parking facility north of parcel 51 and not mixed use, you may simplify the nomination clarifying the same. Otherwise, please provide FAR and percentage of uses.

The following table shows the existing development on the nominated area and might help you in coming up with a FAR and percentage for each use in the mix.

Tax Map Number	Area (acres)	Land use	DU Units	Flr Area
0694 01 0049A	0.91827	Gasoline and Service Station	0	2760
0694 01 0052	0.13616	Vacant	0	0
0694 01 0051	1.97941	Low Rise Office(< = 4 stories)	0	37563
0694 01 0050	0.69832	Veterinary hospitals	0	7900

Please let me know if you have any questions in this regard. You can either email me or call me at

Thanks,

Indrani

*Indrani Sistla
 Planning Division
 Department of Planning and Zoning
 Fairfax County*

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

From: Wanbaugh, Terry [mailto:Terry.Wanbaugh@wilmerhale.com]
Sent: Monday, October 24, 2005 11:28 AM
To: Sistla, Indrani; Art Wells; Bill Heinz; Chet McLaren; Jan Hedetniemi; John Shivik; Rodney Clark; Terry Wanbaugh; Corey, Tyler
Cc: Naeve, Florence A.

Subject: RE: Braddock Task Force - Area I and II Nomination - Clarification Required.

Indrani:

Re FAR, when I spoke to the people in Transportation, I believe they said I didn't need to include FAR in the nomination. Can you clarify this with Transportation? I don't have any of my APR materials with me today. Thanks, and let me know what the decision is. Appreciate you letting me know of the other corrections being made. Terry

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

From: Sistla, Indrani [mailto:Indrani.Sistla@fairfaxcounty.gov]

Sent: Monday, October 24, 2005 11:06 AM

To: Wanbaugh, Terry

Cc: Naeve, Florence A.

Subject: Braddock Task Force - Area I and II Nomination - Clarification Required.

Terry,

On a very preliminary review of the nomination, submitted by the Area I and II Sub Committee of the Braddock Task Force, proposing a parking facility on Braddock Road, we noticed that Zoning designations were used instead of Plan Map designations. Just wanted to let you know that we will correct the nomination forms to make Plan Map designations consistent with the official Plan Map designation as shown below.

However, we do need clarification regarding the proposed mix of uses as indicated below.

Plan Map Designations used:

Current Plan Map Designation: C-6, C-2 and R-3

Proposed Comprehensive Plan Map Designation: **None Specified**

Parcels 0694 ((1)) 51 and 52 are currently planned for Office use and 0694 ((1)) 49A and 50 are currently planned for Retail and Other uses as shown on the Comprehensive Plan. The nomination used the current zoning designations for the current Plan Map designations and referred to Attachment B of the nomination which has the proposed Plan text.

It appears that the intent of the nomination is not changing the Plan Map designations but adding Plan text to provide an option for the nominated area to develop with a mix of uses that includes a parking facility.

The nomination form will be modified to reflect the following Plan Map designations.

Current Plan Map Designation: Office; Retail and Other

Proposed Comprehensive Plan Map Designation: Office; Retail and Other. Add an Option for mixed use up to XXX * FAR.

**** The nomination should indicate the maximum intensity or FAR for the mixed use. The nomination should also indicate the different type of uses and percentage of those uses.***

To help you in coming up with a FAR and percentage for each use in the mix, I am including a table showing the existing development on the nominated area.

Tax Map Number	Area (acres)	Land use	DU Units	Flr Area
0694 01 0049A	0.91827	Gasoline and Service Station	0	2760
0694 01 0052	0.13616	Vacant	0	0
0694 01 0051	1.97941	Low Rise Office(< = 4 stories)	0	37563
0694 01 0050	0.69832	Veterinary hospitals	0	7900

Please reply this email by COB Oct 27th with the clarification requested. Your reply will be treated as an official letter of clarification.

Please let me know if you have questions.

Thanks,

*Indrani Sista
 Planning Division
 Department of Planning and Zoning
 Fairfax County*