

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):

Jerry Wanbaugh, Co-chair, Areas I+II *Jm*

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: 31

Total aggregate size of all nominated parcels (in acres and square feet): 990,049.76sq. ft. 22.728415acres

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/.
 No specific language is contained in the current plan, however, plan language for nearby areas is included in Attachment C.

Current Plan Map Designation: ~~R-1~~ 1-2 du/ac ; 2-3 du/ac
 1-2 du/ac ; 2-3 du/ac

Proposed Comprehensive Plan Designation: ~~R-1~~ (Unchanged); Proposed language changes are included in Attachment D.

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 (Specific Information Table)

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
0682 01 0012	Rakoczy Janet R	10135 Glenmere Road Fairfax, VA 22032	10135 Glenmere Road Fairfax, VA 22032	1.301	7005 1820 0000 2985 0195
0682 01 0012A	Toole Corinne M TR, Otoole Steven E TR, Smith Christine M TR	10011 Glenmere Road Fairfax, VA 22032	10011 Glenmere Road Fairfax, VA 22032	5.195	7005 1820 0000 2985 0119
0682 02 0001	Roddy Patricia H TR	10136 Glenmere Road Fairfax, VA 22032	10136 Glenmere Road Fairfax, VA 22032	0.7816574	7005 1820 0000 2985 0256
0682 02 0002	Izurietta Ruben D, and Vivian M	10128 Glenmere Road Fairfax, VA 22032	10128 Glenmere Road Fairfax, VA 22032	0.5085858	7005 1820 0000 2985 0164
0682 02 0003	Corey Tyler D, Corey Carmela J	10124 Glenmere Road Fairfax, VA 22032	10124 Glenmere Road Fairfax, VA 22032	0.5103076	7005 1820 0000 2985 0201
0682 02 0004	Clark Rodney D, Clark Diane Z	10120 Glenmere Road Fairfax, VA 22032	10120 Glenmere Road Fairfax, VA 22032	0.5073691	7005 1820 0000 2985 0290
0682 02 0005	Smith Elizabeth M	4418 Gilbertson Road Fairfax, VA 22032	4418 Gilbertson Road Fairfax, VA 22032	0.5541781	7005 1820 0000 2985 0324
0682 02 0006	Kane Catherine P	10114 Glenmere Road Fairfax, VA 22032	10114 Glenmere Road Fairfax, VA 22032	0.6078512	7005 1820 0000 2985 0904
0682 02 0007	Johnson Philip A, Johnson Elizabeth K	10115 Glenmere Road Fairfax, VA 22032	10115 Glenmere Road Fairfax, VA 22032	0.6174701	7005 1820 0000 2985 0294
0682 02 0008	Celentano Gerard M	4420 Gilbertson Road Fairfax, VA 22032	4420 Gilbertson Road Fairfax, VA 22032	0.6136822	7005 1820 0000 2985 0188
0682 02 0009	Heppler Frederick G, Heppler Cheryl A	10121 Glenmere Road Fairfax, VA 22032	10121 Glenmere Road Fairfax, VA 22032	0.5113865	7005 1820 0000 2985 0331

7005 1820 0000
2985 0126
7005 1820 0000
2985 0300



ATTACHMENT A (Specific Information Table)

0682 02 0010	Bridge Robert L	10125 Glenmere Road Fairfax, VA 22032	10125 Glenmere Road Fairfax, VA 22032	10125 Glenmere Road Fairfax, VA 22032	0.5006887	7005 1860 0000 2985 0317
0682 02 0011	Lukacs Michael D, Lukacs Karrin S	10129 Glenmere Road Fairfax, VA 22032	10129 Glenmere Road Fairfax, VA 22032	10129 Glenmere Road Fairfax, VA 22032	0.5000688	7005 1820 0000 2985 0171
0682 02 0012	Nix Harvey W, and Patricia	10108 Glenmere Road Fairfax, VA 22032	10108 Glenmere Road Fairfax, VA 22032	10108 Glenmere Road Fairfax, VA 22032	0.5176997	7005 1820 0000 2985 0379
0682 02 0013	Omeara John W, Omeara Randi B	10104 Glenmere Road Fairfax, VA 22032	10104 Glenmere Road Fairfax, VA 22032	10104 Glenmere Road Fairfax, VA 22032	0.5434343	7005 1820 0000 2985 0362
0682 02 0014	Maahs Robert T, Maahs Nancy G	10100 Glenmere Road Fairfax, VA 22032	10100 Glenmere Road Fairfax, VA 22032	10100 Glenmere Road Fairfax, VA 22032	0.8213728	7005 1820 0000 2985 0911
0682 02 0015	Woodmansee Larry K, Woodmansee Bonnie B	10040 Glenmere Road Fairfax, VA 22032	10040 Glenmere Road Fairfax, VA 22032	10040 Glenmere Road Fairfax, VA 22032	0.5328053	7005 1820 0000 2985 0959
0682 02 0016	Marsh Kirk D, and Shavnee B	10036 Glenmere Road Fairfax, VA 22032	10036 Glenmere Road Fairfax, VA 22032	10036 Glenmere Road Fairfax, VA 22032	0.5245867	7005 1820 0000 2985 0348
0682 02 0017	Habibion Javad, Habibion Kathryn M	10032 Glenmere Road Fairfax, VA 22032	10032 Glenmere Road Fairfax, VA 22032	10032 Glenmere Road Fairfax, VA 22032	0.5287649	7005 1820 0000 2985 0355
0682 02 0018	Khoshbin Jean Patrice, Khoshbin Jaleh	10028 Glenmere Road Fairfax, VA 22032	10028 Glenmere Road Fairfax, VA 22032	10028 Glenmere Road Fairfax, VA 22032	0.539853	7005 1820 0000 2985 0287
0682 02 0019	Caldwell Christopher J, Caldwell Lucy H	10024 Glenmere Road Fairfax, VA 22032	10024 Glenmere Road Fairfax, VA 22032	10024 Glenmere Road Fairfax, VA 22032	0.5205693	7005 1820 0000 2985 0966
0682 02 0020	Brittingham Larry C, and Linda L	10020 Glenmere Road Fairfax, VA 22032	10020 Glenmere Road Fairfax, VA 22032	10020 Glenmere Road Fairfax, VA 22032	0.7123737	7005 1820 0000 2985 0942

ATTACHMENT A (Specific Information Table)

0682 02 0021	Prouty Dorothy	10021 Glennere Road Fairfax, VA 22032	10021 Glennere Road Fairfax, VA 22032	10021 Glennere Road Fairfax, VA 22032	0.5243801	7005 1820 0000 2985 0935
0682 02 0022	Kelly Thomas R TR, Kelly Barbarene TR	10025 Glennere Road Fairfax, VA 22032	10025 Glennere Road Fairfax, VA 22032	10025 Glennere Road Fairfax, VA 22032	0.5021349	7005 1820 0000 2985 0263
0682 02 0023	Brown Anastasia K, Chaivaranon Sompong	10031 Glennere Road Fairfax, VA 22032	10031 Glennere Road Fairfax, VA 22032	10031 Glennere Road Fairfax, VA 22032	0.5126492	7005 1820 0000 2985 0928
0682 02 0024	Whitsett Thomas N, Whitsett Nancy C	10035 Glennere Road Fairfax, VA 22032	10035 Glennere Road Fairfax, VA 22032	10035 Glennere Road Fairfax, VA 22032	0.6322543	7005 1820 0000 2985 0157
0682 02 0025	Thompson Cheryl E	10039 Glennere Road Fairfax, VA 22032	10039 Glennere Road Fairfax, VA 22032	10039 Glennere Road Fairfax, VA 22032	0.5685261	7005 1820 0000 2985 0133
0682 02 0026	McCullough James L, and Joyce M	10043 Glennere Road Fairfax, VA 22032	10043 Glennere Road Fairfax, VA 22032	10043 Glennere Road Fairfax, VA 22032	0.5335629	7005 1820 0000 2985 0140
0682 02 0027	Mearns Ronald W, and Betty R	10101 Glennere Road Fairfax, VA 22032	10101 Glennere Road Fairfax, VA 22032	10101 Glennere Road Fairfax, VA 22032	0.5014003	7005 1820 0000 2985 0215
0682 02 0028	Collins Gregory M	10105 Glennere Road Fairfax, VA 22032	10105 Glennere Road Fairfax, VA 22032	10105 Glennere Road Fairfax, VA 22032	0.5014003	7005 1820 0000 2985 0249
0682 02 0029	Green David S, Green Rachelle L	10109 Glennere Road Fairfax, VA 22032	10109 Glennere Road Fairfax, VA 22032	10109 Glennere Road Fairfax, VA 22032	0.5014003	7005 1820 0000 2985 0232

ATTACHMENT D (Proposed Language Changes)

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN (2003 EDITION)

The following changes to the Comprehensive Plan are being proposed. To identify proposed changes from the current Plan, new text is shown with underline and deleted text is shown with ~~striketrough~~.

ADD: Fairfax County Comprehensive Plan, 2003 Edition, Area II, Fairfax Planning District as amended through December 6, 2004, F1-Braddock Community Planning Sector, a new recommendation #2 on page 27:

“2. Land known as Ridge Manor [Tax Map 68-2((1))12, 12A and Tax Map 68-2((2))1-29] directly north of George Mason Forest includes an established and stable residential neighborhood with rural characteristics and environmentally sensitive stream valley, flood plain and mature tree stands. This neighborhood should be protected from consolidation and higher density development, and should not be considered for community-serving institutional uses or university-related uses so that it may retain its current low density residential character.”

ATTACHMENT F (Justification)

The Ridge Manor community is an established and stable neighborhood bounded on the north by Hickory Farms, on the south by George Mason Forest, on the east by Hickory Farms and Braddock Manor and on the west by Roberts Road and George Mason University. Most of the homes were built in the late 1950's and have been well maintained and updated by first and now second-generation owners who treasure the neighborhood because of its rural characteristics, mature tree stands, lot sizes, school districts, housing quality and sense of community. Well used paths link the neighborhood to both Hickory Farms and George Mason Forest and provide access for walking from one area to the other. Yet, despite its abutment to these more recently developed subdivisions, the community has successfully maintained its intimate character and rural nature. Ridge Manor is an attractive, vibrant, thriving and diverse community appreciated by its residents and all who visit.

The Braddock District Area Plan Review Task Force is recommending that language addressing the Ridge Manor community and the value of its low density residential character be added to the Comprehensive Plan. This recommendation is being made for several reasons:

1. The Plan currently addresses potential development and use issues for land on Roberts Road adjacent to the Ridge Manor community and land continuing south on Roberts Road to Braddock Road. Although the Task Force does not believe there was ever any intention to apply any language similar to what is in the Plan to Ridge Manor, the proposed language would remove any potential ambiguity in this regard.
2. Currently, Ridge Manor is the only neighborhood along Roberts Road between Braddock Road and the Fairfax City line that is not addressed in the Comprehensive Plan. The proposed addition to the Plan would underscore the importance of this community and its preservation.
3. The community contains environmentally sensitive stream valley, flood plain and mature tree stands and it is in the interest of the neighborhood, its owners and the county to discourage higher density development that could adversely affect these attributes.
4. Most importantly, adding the proposed language to the Comprehensive Plan will better achieve Fairfax County's objective to support and preserve stable residential neighborhoods. Due to the ample lot sizes within Ridge Manor, the neighborhood has begun to attract largely unwelcome attention from outside entities seeking potential opportunities for redevelopment for higher density use. Most Ridge Manor homeowners are firmly opposed to any consideration of redevelopment and wish to preserve the neighborhood's current character and density. Accordingly, the Task Force believes the proposed change is necessary, appropriate and in full consonance with the policy of the Board of Supervisors of Fairfax County as articulated in Appendix 8 of the Fairfax County Comprehensive Plan, 2003 Edition that "the County's stable residential neighborhoods are the cornerstone of community structure" and, "[a]s such, every effort should be made to ensure that these neighborhoods are protected from the negative aspects of growth and development."