

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

Date Received: 9/21/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: LILLIAN D. JONES Daytime Phone: 703-273-4432

Address: 4348 OX ROAD, FAIRFAX, VA., 22030

Nominator E-mail Address: N/A

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

Lillian D. Jones

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):

Lillian D. Jones

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: 2

Total aggregate size of all nominated parcels (in acres and square feet): 195370.95 sq. ft. 4.4851 acres

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.

CHECKLIST FOR NOMINATOR

The following checklist is provided for the convenience of the nominator, to ensure that the nomination is complete and ready for submission. The sections referenced below are the sections of the nomination form.

1. Completed official nomination form;
2. 8 1/2 x 11 tax map with nomination area outlined in black ink (Section 5);
3. Copy of the notification letter and map sent by certified mail to each of the property owner(s), if different than the nominator/agent (Section 3);
4. Original and/or copies of the postmarked certified mail receipt(s), if different from the nominator/agent (Section 3 and Specific Information Table found at end of the nomination form);
5. Neighborhood petition, only if the nomination proposes a neighborhood consolidation (Section 2);
6. Completed Current and Proposed Plan Designation, including the mixed use table and/or residential land use table, if applicable (Section 4);
7. Additional page(s) (not more than two) of justification for proposed Plan change (Section 6).

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: R-1, PDH-5 Parcel 2B: Residential 3-4 du/ac ; Public facilities

Proposed Comprehensive Plan Designation: PDC SEE ATTACHMENT "B" MIXED USE at 1.5/18467 FAR

| 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 | 25% |
| Retail | 40% |
| Public Facility, Gov & Institutional | 20% |
| Private Recreation/Open Space | 15% |
| 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 8½ 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 - September 21, 2005 to:
 Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

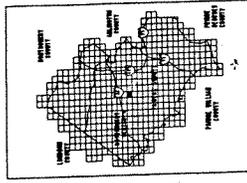
ZONING

Proffers and Covenants:

The use or development of the property or properties subject of the rezoning application announced is restricted beyond the designated zoning district regulations by proffered conditions ("P") or covenants ("C") as shown on the map located on page 1 of the official zoning map.

Zoning revised to 1/1/04
subsequent changes not reflected.

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax County does not provide any guarantee of accuracy, completeness or omission regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Planning and Zoning Department. The information will not be liable for any damages, including but not limited to loss of data, lost profits, business interruptions, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



ADMINISTRATIVE INDEX

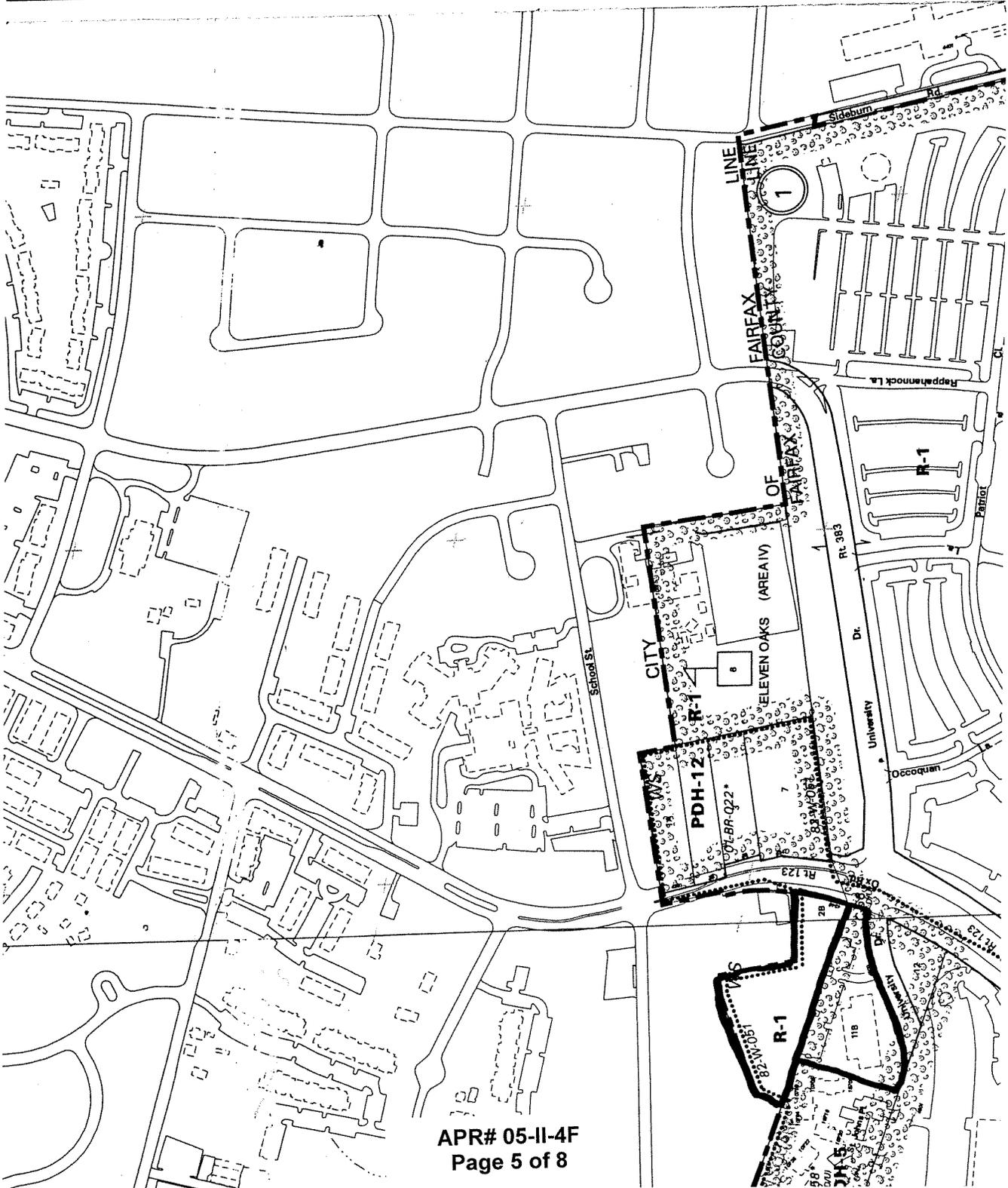
| | | |
|------|------|------|
| 57-1 | 57-2 | 58-1 |
| 57-3 | 57-4 | 58-3 |
| 68-1 | 68-2 | 69-1 |

SHEET INDEX

**PROPERTY MAP
ZONING**

57-4

Revised to: 01/01/04



RECOMMENDATIONS

Land Use

The George Mason sector has a few stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity, in accordance with the guidance provided by the Policy Plan in Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 32 indicates the geographic locations of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The Braddock subdivision (Tax Map 68-1((2))((3))((4))) is a stable residential community that should remain planned at its existing density, which is 1-2 dwelling units per acre.
2. The area south of the School Street neighborhood in Fairfax City and west of Route 123 (Tax Map 57-4((1))2, 2A and 2B), about three acres in size, is appropriate for residential development at a density of 3-4 dwelling units per acre. For development at this density, access should not be via Route 123, and land, preferably to include the existing church, should be consolidated. An option for up to 6 dwelling units per acre could be considered with full consolidation of all parcels in the County along with additional land in Fairfax City and no access via Route 123. This optional density should be compatible with density planned for adjacent land in Fairfax City along School Street. Excellence of design and provision of amenities, such as screening along Route 123, would also be conditions for achieving development at this higher density.
3. The land on the east side of Route 123 between the Fairfax County boundary and George Mason University (Tax Map 57-4((1))1A, 1, 3 and 7) is planned for residential use at a density of 3-4 dwelling units per acre.

As an option, residential development at a density of 5-8 dwelling units per acre may be considered if all parcels referenced above are consolidated. Development at this higher density must achieve a very high quality design that is consistent with new development that has occurred just north of this site, in the City of Fairfax. In order to compliment development in the City, small lot or "zero-lot-line" single-family detached or single-family attached may be appropriate. Multiplex units or a mixture of housing types may also be considered as a way to foster superior design. The streetscape along Route 123 should be maintained and enhanced with any development. Since access to Route 123 may be limited to right-turn in and right-turn out, the potential for future access to the planned University Drive realignment through the Eleven Oaks School site should not be precluded. A tree survey should be undertaken identifying and locating all trees 10 inches in diameter or greater. These trees should be analyzed for preservation and to the extent possible, trees in good condition should be preserved and incorporated into the final design.

As an alternative option, Tax Map parcels 57-4((1))1A, 1, 3, and 7 and the Eleven Oaks School Property (Tax Map 57-4((1))6) may be appropriate for mixed-use with a residential component at 12-16 du/ac and a non-residential component consisting of a hotel/conference

Proposal:

The George Mason sector has a few stable residential neighborhoods. In fill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type and intensity. This nomination is a request to change the comprehensive plan in the Braddock District. This request is to identify changes from the previously adopted Plan with new text to include providing access through the property located at 4500 University Drive, Tax Map # 57-3-001-00-11B and owned by the Fairfax County Housing Authority; with the parcel located at 4348 Ox Road, Tax Map # 57-1-001-002-B. This request is also including a comprehensive plan change from 4-5 dwelling units per acre to PDC - Planned Development Commercial. As part of the redevelopment of this area a mixed use commercial development would be appropriate for these locations. The planning of undeveloped land and expansion or redevelopment of existing land and facilities is appropriate and would be compatible with the character of existing development in the County of Fairfax. This density would be compatible with density planned for adjacent land in Fairfax City along Route 123. In order to compliment development in the City of Fairfax, a planned mix use development seems appropriate. There should be no direct access onto Route 123 unless the PDC use is approved and parcels located at 4500 University Drive, Tax Map # 57-3-001-00-11B and owned by the Fairfax County Housing Authority; and the parcel located at 4348 Ox Road, Tax Map # 57-1-001-002-B owned by Lillian D. Jones are considered for that access through property in the City of Fairfax. It is intended that such consideration will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan. This will allow consideration of a right-turn in and right-turn out access to Route 123 with an appropriate deceleration lane. Design of the both sites should be distinctive in its architecture and site design and result in a signature development with substantial architectural element reflecting the significance of this location as an entry way into both the County of Fairfax, the City of Fairfax and George Mason University. Excellence of design and provision of amenities, such as screening along Route 123, would also be conditions of achieving development at this higher density. Do to predominant residential development character of the area it should be maintained by promoting compatible land uses and land use intensities.

Sistla, Indrani

From: Frank Jones [jonesgroup@maxxconnect.net]
Sent: Thursday, March 29, 2001 12:32 PM
To: Sistla, Indrani; Sistla, Indrani
Subject: Jones Property Nomination Corrections

Lillian D. Jones Nomination Corrections

The following Mixed Use Categories expressed in F.A.R.

| | | |
|---|-------------------|---------------|
| Office: | .3838851 | = 25% |
| Retail: | .6142161 | = 40% |
| Public Facility, Gov & Institutional | .307108 | = 20% |
| Private Recreation/Open Space: | .230331 | = 15% |
| Total: | 1. 5118467 | = 100% |

If you need additional information please notify me at jonesgroup@maxxconnect.net or call me at 703-927-4526.

Thanks