

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:	_____

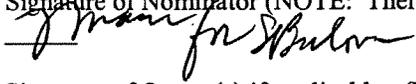
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force, 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):



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: 2

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

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/.
 The parcel between Bonnie Brae Elementary School and the Southern Railroad tracks should be planned for the right-of-way of Guinea Road extension to Ox Road. The remainder of this parcel should be planned as parkland to connect with the

Current Plan Map Designation: Residential and Planned Development Housing *3-4 du/ac ; Public Parks*

Proposed Comprehensive Plan Designation: *3-4 du/ac ; Public Parks*

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.

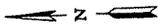
SECTION 6: JUSTIFICATION

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



0 100 200 300 400
FEET

Map file is SP X 37 based on DGRS 1:24,000 scale
7 1/2' grid. North Zone is U.S. feet based on
NAD 83 1993 REGA Precision Ortho Network adjustment.
National Geospatial Vertical Datum 1973

GENERAL NOTES

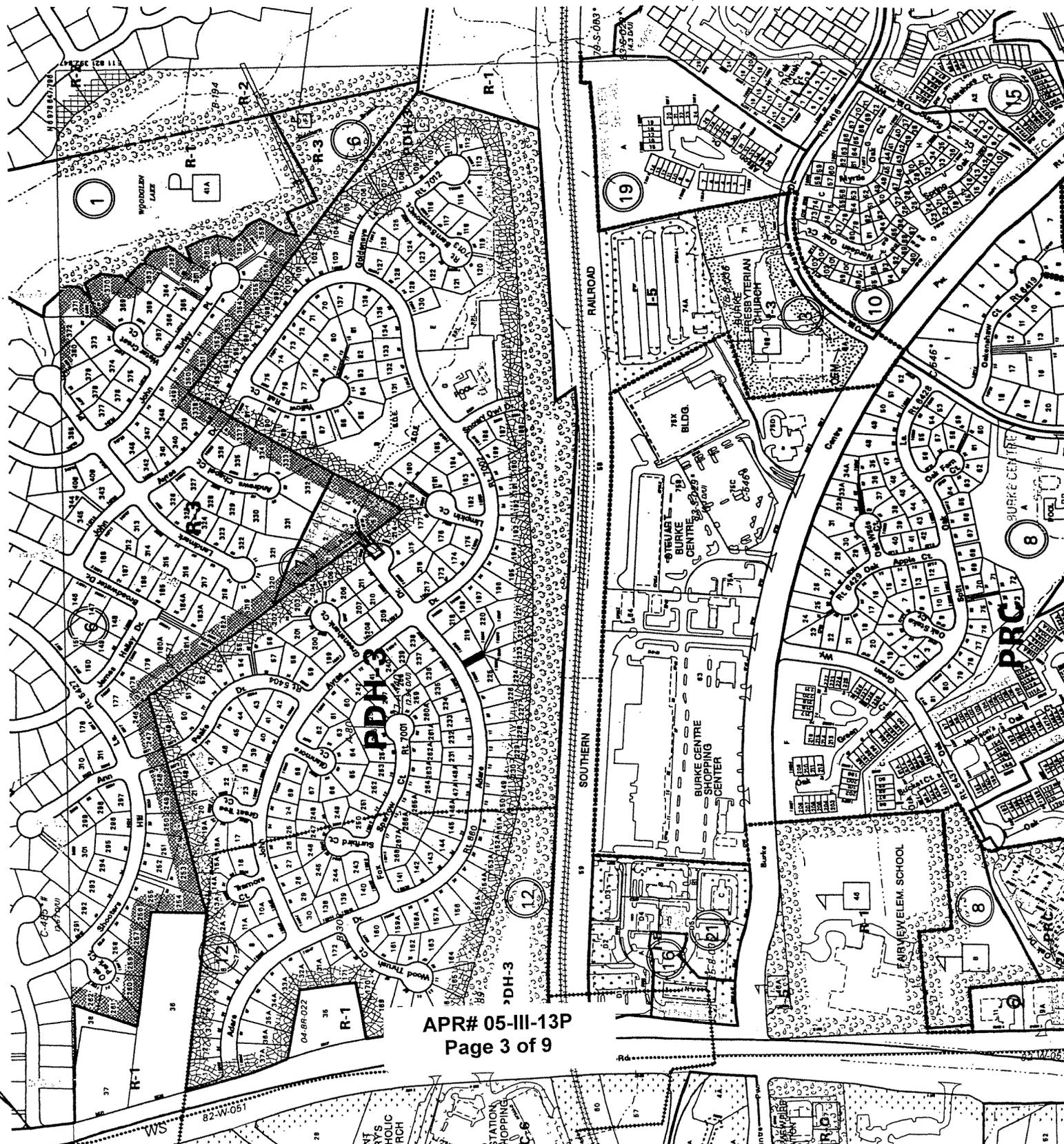
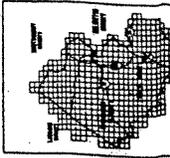
ZONING

Purposes and Comments:

The use or development of the property or portion thereof is subject to the zoning regulations and shall conform to the regulations by professed conditions ("C") or comments ("C"). A complete explanation is provided on page 1 of the official zoning map.

Zoning revised to 05 01 05 subsequent changes not reflected.

The information contained on this page is NOT to be used or relied upon as a "legal description". It is not a warranty, representation, or contract. It is not intended to be used for the determination of property or for the filing of instruments. Fairfax County does not provide any warranty or representation regarding the map information. Any use of the map information is at the user's risk. The Department of Information Technology, in no event, will Fairfax County be liable for any damages, including but not limited to, of this kind, or for any other party, for that matter, from the use of this map or information it contains.



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WS 82-W-051

UNITED METHODIST CHURCH

STATION SHOPPING

BRICKBURN

BRICKBURN

BRICKBURN



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
077-2-((1))-0001	Crestwood Const Corp	N/A	7307 HIGHLAND ST SPRINGFIELD V A 22150	8.65	7005-1720-0000 2985-1253

Section 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

Current Comprehensive Plan Text for the nominated property: The parcel between Bonnie Brae Elementary School and the Southern Railroad tracks should be planned for the right-of-way of Guinea Road extension to Ox Road. The remainder of this parcel should be planned as parkland to connect with the existing stream valley.

Plan Map Designation: 77-1((12)), 77-2 ((1))

Proposed Comprehensive Plan Designation: The parcels between Fairfax Club Estates, Bonnie Brae Elementary School and the Southern Railroad tracks should be planned to ensure the continuity of the South County East-West Connector Trail and access to the Burke Centre VRE Station. This Connector Trail should allow non-motorized access to the county-wide trails plan and map. Should future development of 77-1((12)) PDH-3 consider planning for the right-of-way of Guinea Road extension to Ox Road, an independent corridor study must be conducted to reevaluate the requirement given the Roberts Road completion and resulting new traffic patterns. The remainder of 77-2 ((1)) 1 should be planned as parkland and considered for ball fields, to connect with the existing stream valley.

Section 6: JUSTIFICATION

1. To support the Comprehensive Plan Trails text in the P6-Middle Run Community Planning Sector, where the goal is to develop an integrated Countywide trail system.
2. To support the Board of Supervisor's adopted Policy Plan text specific to Non-motorized Facilities, i.e., connections to transit facilities (Burke Centre VRE station), connections to adjoining neighborhoods (Fairfax Club Estates, Whitfield Green, Burke Center) and connections to natural and recreational areas.

Sistla, Indrani

From: Naeve, Florence A.
Sent: Wednesday, November 02, 2005 10:03 AM
To: Sistla, Indrani
Subject: RE:

Indrani,

I concur with your clarifications.

Florence

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

From: Sistla, Indrani
Sent: Tuesday, November 01, 2005 5:07 PM
To: Naeve, Florence A.
Cc: 'Bea and Steve Schrobo'
Subject:

Florence,

Thanks again for providing clarifications on the nominations submitted by the Braddock Task Force Area III and IV Sub Committee. Following is the summary of our phone conversation clarifying each of the nominations. Could you please confirm if the clarifications were correctly captured?

PC-2005-0085 (APR # 05-III-5P): P6 Sector Transportation Section.

Issue: Identifying the proposed Plan text to be added to the Transportation section of P6 Planning Sector.

Clarification provided: Identified the last paragraph of the justification section of the nomination which reads "The continuation and expansion of local shuttle bus or similar para-transit services....." as the proposed Plan text to be added.

PC-2005-0091 (APR # 05-III-10P): Guinea Road Kiss And Ride

Issue: Is Parcel 77-2((1)) 0035 is included in the subject property?

Clarification provided: The nomination proposes a Kiss and Ride facility on the abandoned portion of Guinea Rd and a pedestrian walkway parallel to the tracks. It is not clear, at this point, as to how the pedestrians will cross the VRE tracks.

PC-2005-0091 (APR # 05-III-12P): North South Trail connectivity to the VRE

Issue: Is the nomination proposing to replace the existing recommendation No.1 under the Public Facilities section or add a new recommendation?

Clarification provided: The nomination proposes to add a new recommendation.

11/2/2005

Issue: Identifying the proposed Plan text to be added to the Trails section.

Clarification provided: Identified "Priority should be assigned....station." as the proposed Plan text to be added.

PC-2005-0091 (APR # 05-III-13P): East West Trail connectivity to the VRE

Issue: Is the intent of nomination to include all parcels 77-1((12)) or only the open space portion of 77-1((12)) i.e. parcel 77-1((12)) A for the South County East West Connector?

Clarification provided: The intent of the nomination is only to include the open space portion of 77-1((12)) i.e. parcel 77-1((12)) A for the South County East West Connector apart from parcel 77-2((1))1.

Thanks again for the clarifications.

Indrani

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

11/2/2005