

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

<b><u>Staff Use Only</u></b>
Date Received: <u>9/21/05</u>
Date Accepted: _____
Planning District: _____
Special Area: _____

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Fairfax County Department of Planning and Zoning Daytime Phone: 703-324-1380

Address: 12055 Government Center Parkway, Suite 730, Fairfax, VA 22035-5505

Nominator E-mail Address: Deborah.Albert@FairfaxCounty.gov

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

\_\_\_\_\_ *Deborah L. Albert*

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):

NOTE: This is an editorial correction only. Owners have NOT been notified for listed parcels.

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: n/a

*Note: Adjacent to Springfield*

Total aggregate size of all nominated parcels (in acres and square feet): n/a sq. ft.    n/a 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/](http://www.fairfaxcounty.gov/dpz/).**

See attached from Fairfax County Comprehensive Plan, Pohick Planning District as amended through Dec. 6, 2004.

Current Plan Map Designation: Alternative Uses

Proposed Comprehensive Plan Designation: This nomination does not propose changing the current plan designation; only editorial changes are proposed.

<b>Mixed Use</b>	
<p><b>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.</b></p>	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
<p>* 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).</p>	

<b>Residential Land Use Categories</b>	
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**	
<p>** 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.</p>	

**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 ½ 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**

Section 4: Current Comprehensive Plan Designation  
See Land Use Recommendation #4

**P6 MIDDLE RUN COMMUNITY PLANNING SECTOR**

**CHARACTER**

This sector is located southwest of the Main Branch (P2) Community Planning Sector. Most of the area north of Burke Lake Road is part of the planned residential community of Burke Centre. This planned development contains approximately 1,300 acres and is located south of the Southern Railroad, east of Ox Road, north of the South Run watershed, and west of Burke Lake Road. Burke Centre includes a mixture of uses including single-family, townhouse, and multi-family units, as well as a small village center, a community center, and park and open space recreational uses. Most of the remainder of the sector is developed with single-family detached houses and townhouses, as well as complementary public facilities and commercial and institutional uses.

Very little is known about heritage resources in this sector. Prehistoric sites as old as 8,500 years, have been recorded in the Burke Centre area and other unidentified prehistoric sites have been located elsewhere. There is potential for significant heritage resources in this area.

Major access roads in the sector are Ox Road (Route 123), Guinea Road, Pohick Road, Burke Lake Road, Old Keene Mill Road, Lee Chapel Road and Sydenstricker Road.

**CONCEPT FOR FUTURE DEVELOPMENT**

The majority of this sector is classified as Suburban Neighborhood. The portion of the sector which is located within the South Run watershed is classified as a Low Density Residential Area.

**RECOMMENDATIONS**

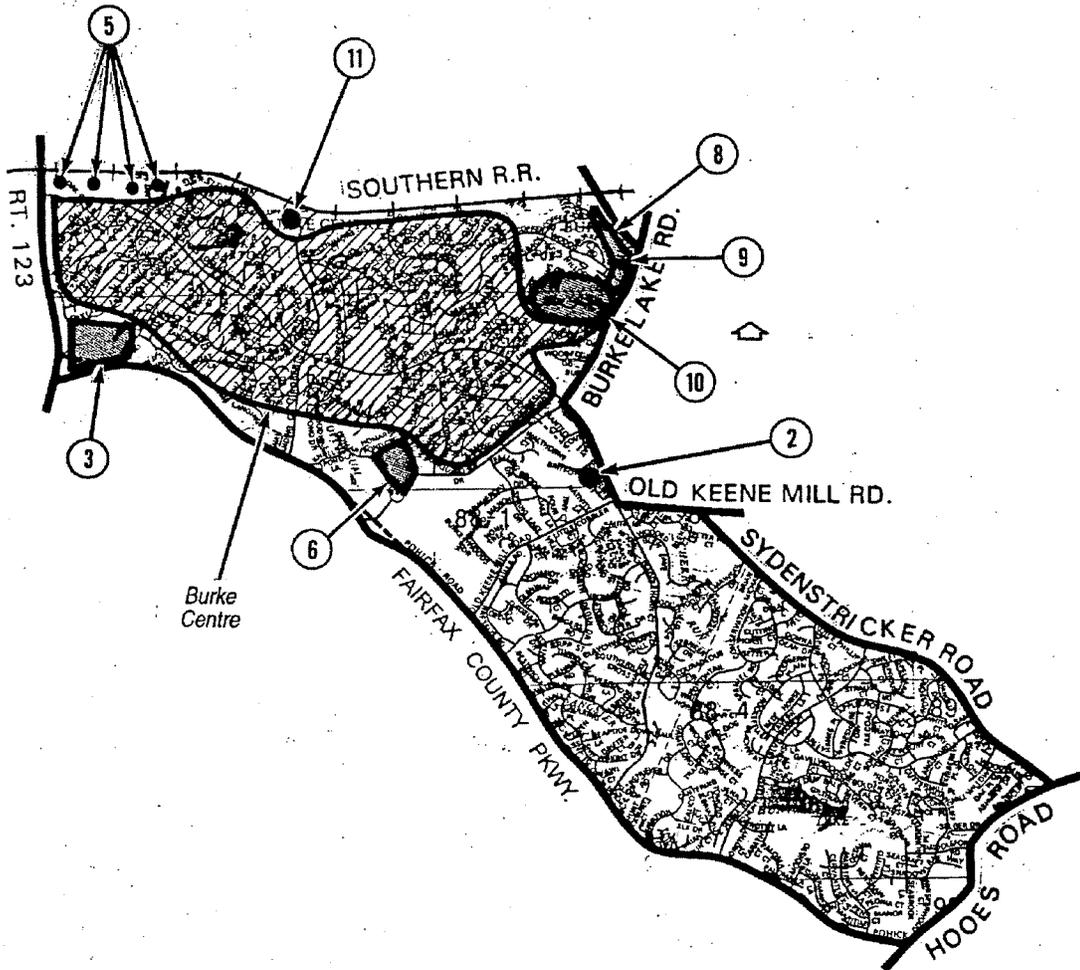
Land Use

The Middle Run Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Figure 33 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The Burke Centre master plan is included in the Comprehensive Plan by reference and is shown on Figure 34. Where the Area Plan map and the Burke Centre master plan conflict, the Area Plan map overrides. [Not shown]
2. Tax Map 78-3((1))22A and 22B, located at the southwest corner of the intersection of Lee Chapel Road and Britford Drive, is planned for residential use at 2-3 du/ac. The area may be considered for residential use at 4-5 dwelling units per acre if the following conditions are met:

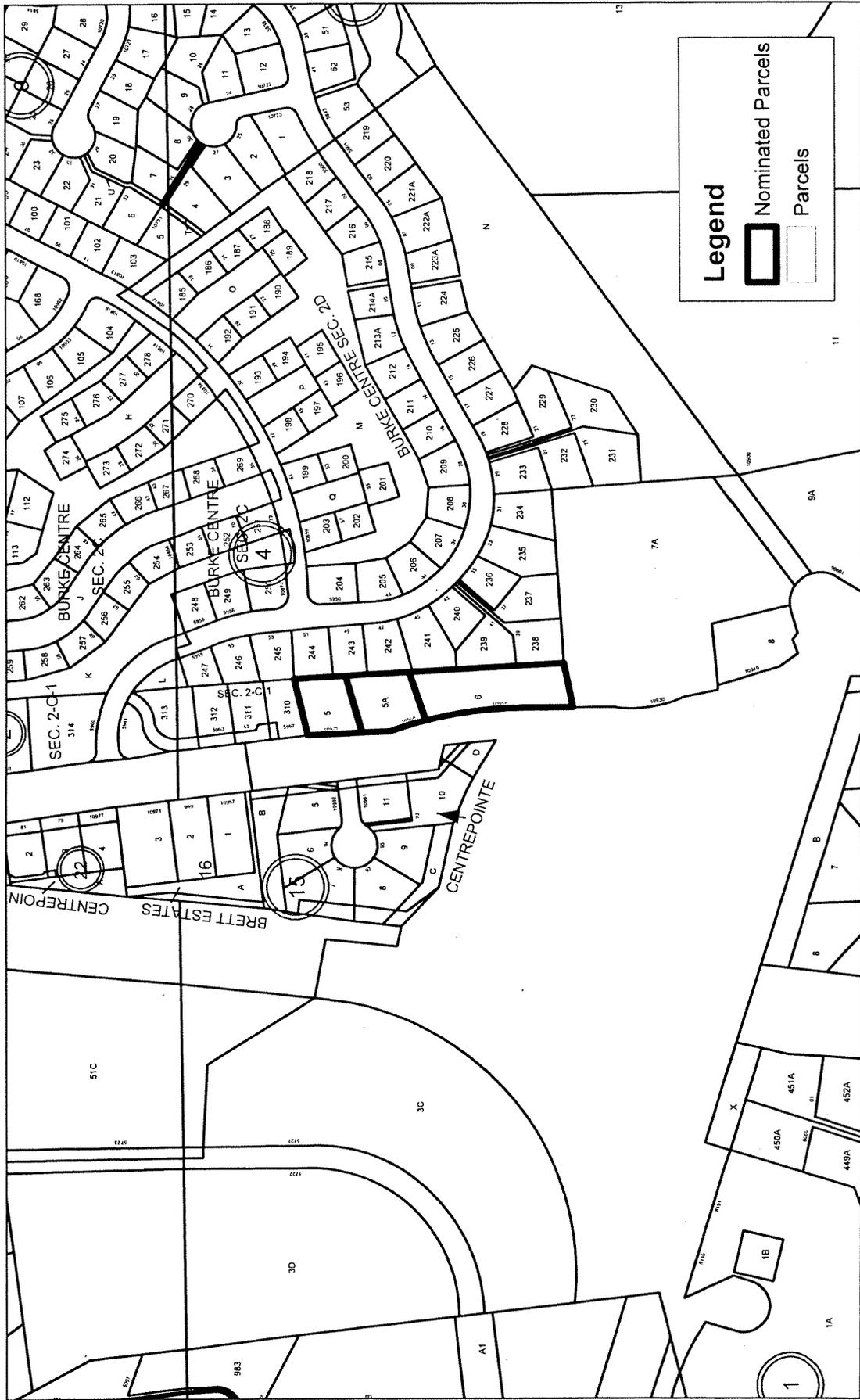
- To complement the Britford community and Abiding Redeemer Lutheran Church, high quality site design is a priority;
  - Provide sufficient set back of individual lots and privacy fences along Lee Chapel Road to allow landscaping next to the public right-of-way;
  - Provide sufficient parking to prevent over-flow parking in the adjacent subdivision or church parking lot;
  - Demonstrate that any land-disturbing activity will not destabilize the homes and land in the Britford subdivision that is at the top of the hill on the western edge of this site; and
  - If quality tree cover exists on site, as determined by the County, it is highly desirable that development meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable.
3. The area between Clara Barton Drive, the Fairfax County Parkway, Fred's Oak Road and the Burke Centre Residential Planned Community to include Parcels 77-3((1))7A, 8, 9 pt. (north of the Fairfax County Parkway), 11, 12 and 13 is planned for light intensity industrial use up to .25 FAR. Industrial development in the subject area should provide for visually attractive and appropriately buffered relationships with adjacent areas planned for residential use.
- ④ Parcels 78-3((1))9, 12A, 13A, 17, 17A, 32 and 47 on the perimeter of the Burke Centre Residential Planned Community are shown on the Comprehensive Plan Map for Alternative Uses. These parcels are appropriate for incorporation into the Burke Centre RPC or residential use at 2-3 dwelling units per acre. This recommendation is consistent with long-standing land use guidance for these parcels on the periphery of Burke Centre. [Not shown]
5. The parcels that are located east of Ox Road, south of the Southern Railroad, and north of Burke Centre Parkway, but not included in the Burke Centre Residential Planned Community are planned as follows:
- a. Parcels 77-1 ((21))A, B, B1, C1, D1, D2, D3, D4, and D5 and 77-1((1))64 are planned for neighborhood-serving retail uses up to .25 FAR. Such uses are consistent with adjacent retail uses in the Burke Centre Residential Planned Community.
  - b. Parcels 77-1((16))A-N are planned for local-serving office use up to .25 FAR.
  - c. Parcel 77-1((1))74A is planned for light intensity industrial use up to .25 FAR. Industrial uses should be limited to this parcel. These uses should be designed to minimize visual impacts on adjacent residential parcels and should provide substantial screening and buffering.
  - d. Parcels 77-1((1))68 and 71 are planned for institutional uses and should serve as a transition between the non-residential uses to the north and west and the residential uses to the east and south.



LAND USE RECOMMENDATIONS  
GENERAL LOCATOR MAP

FIGURE 33

# Section 5: Burke Residential Planned Community 2005 South County Area Plans Review



**Section 6: Justification for Area Plans Review Nomination  
Burke Centre Residential Planned Community**

Explanation: The proposed editorial update is needed to add tax map parcel numbers that were excluded from a previous plan amendment during the 1998 Area Plans Review Process. The previous adopted recommendations for the site stated, "Several parcels on the perimeter of the Burke Centre Residential Planned Community are shown on the Comprehensive Plan for Alternative Uses..." Adding the tax map reference numbers was intended to clarify the intent of the Plan text. However, the tax map references for Parcels 77-3((01))5, 5A and 6 were inadvertently omitted. Because the intent of the above referenced plan text recommendation was to identify all parcels on the perimeter of Burke Centre Residential Planned Community for alternative uses, the following modification is proposed. The nomination is editorial in nature and does not propose any changes to adopted planned land uses and intensities/densities.

1. MODIFY: Page 67 of the Area III volume, Pohick Planning District, as amended through December 6, 2004, Middle Run Community Planning Sector (P6), Recommendations, Land Use, item #4, first sentence, to update the information to read:

Parcels 78-3((1))9, 12A, 13A, 17, 17A, 32, and 47 and 77-3((1))5, 5A and 6 on the perimeter of the Burke Centre Residential Planned Community are shown on the Comprehensive Plan Map for Alternative Uses. These parcels are appropriate for incorporation into the Burke Centre RPC or residential use at 2-3 dwelling units per acre. This recommendation is consistent with long-standing land use guidance for these parcels on the periphery of Burke Centre. [Not shown]