

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

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

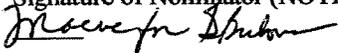
**SECTION 1: NOMINATOR/AGENT INFORMATION**

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:

Total aggregate size of all nominated parcels (in acres and square feet): N/A 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 \_ 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/).

Current Plan Map Designation: N/A

Proposed Comprehensive Plan Designation:

<b>Mixed Use</b>	
<p>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.</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 \_ 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

6. The Belleair subdivision is be planned for residential use at .2-.5 dwelling unit per acre in order to assure infill at densities compatible with existing development and to help protect the environmental quality of the South Run watershed.
7. A portion of the South Run watershed is located in this sector and future development in this area should be designed to minimize impacts on the watershed. For further land use recommendations for areas in the South Run watershed, see Sector P7. [Not shown]
8. Commercial use in Burke Village is planned for and should be limited to Parcels 78-1((1))18, 19, 22A, 23, 24, part of 27 north of Burke Road realigned, 33, and 35-38 for retail use up to .25 FAR. Access for retail development on parcel 27 pt. should be oriented through the Burke Village Shopping Center. Additional retail and commercial uses would be inconsistent with existing and planned residential development.
9. If it becomes necessary at some future date to relocate the fire station in Burke Village, the land where this use is now located may be redeveloped for retail use up to .25 FAR.
10. Burke Hills subdivision is planned for residential use at .5-1 dwelling unit per acre to be compatible with present development within the subdivision.
11. Parcels 77-2((1))39 (part), 40B, 58, 58A and 58C located south of the Southern Railroad and west of Roberts Parkway are planned for light intensity industrial uses up to .25 FAR.

Development in this area should be designed to minimize visual impacts and should provide substantial screening and buffering.

#### Transportation

Transportation recommendations for this sector are shown on Figures 35 and 36. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

(see next page)

#### Heritage Resources

Part of the Saint Mary's Church Historic Overlay District lies within this sector. Regulations for this district are discussed in Sector P1.

#### Public Facilities

1. Expand the Burke Centre Commuter Rail Station parking area by approximately 150 additional parking spaces.
2. Expand the Pohick Regional Library consistent with Policy Plan standards for regional libraries.
3. Renovate and expand the FCWA Pohick Pumping Station (Tax Map 88-3((1))13).

## Section 6: JUSTIFICATION

From the Board of Supervisors' Adopted Plan Text (Sept 9, 2002), page 5 b) "Transit/Transportation Management; Mass Transit usage and other transportation measures to reduce vehicular trips should be encouraged by:

- Implementation and/or participation in a shuttle bus service;
- Participation in programs designed to reduce vehicular trips;
- Incorporation of transit facilities within the development and integration of transit within adjacent areas."

The continuation and expansion of local shuttle bus or similar para-transit services including subsidized taxis and jitneys will reduce local traffic and demand on VRE and Bus Park and Ride parking facilities and provide access to different modes of mass transit. Examples of different modes include: the VRE (at Burke Centre and Rolling Road), Metrobus and the Fairfax Connector bus park and ride facilities. Sufficient density exists between and adjacent to these facilities to support such services.

**Sistla, Indrani**

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**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.

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