

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

CLARIFICATION LETTER  
NOT RECEIVED YET

Staff Use Only	
Date Received:	9/03/05
Date Accepted:	10/12/05
Planning District:	_____
Special Area:	_____

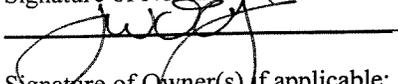
**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Josh Wooldridge Daytime Phone: (301) 255-6015

Address: 6110 Executive Blvd. Suite 315

Nominator E-mail Address: jwooldridge@tcresidential.com

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: 1

Total aggregate size of all nominated parcels (in acres and square feet): 124394sq. ft. 2.86acres

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: *SEE TEXT FROM COMP PLAN ATTACHED*  
 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: *5 to 8 D'ville*

Proposed Comprehensive Plan Designation: MIXED USE

Mixed Use	
<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	20%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	80%
<i>120 Multi-Family Units @ 800 SF</i>	
<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>	

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**	
<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 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

**SPECIFIC INFORMATION TABLE**

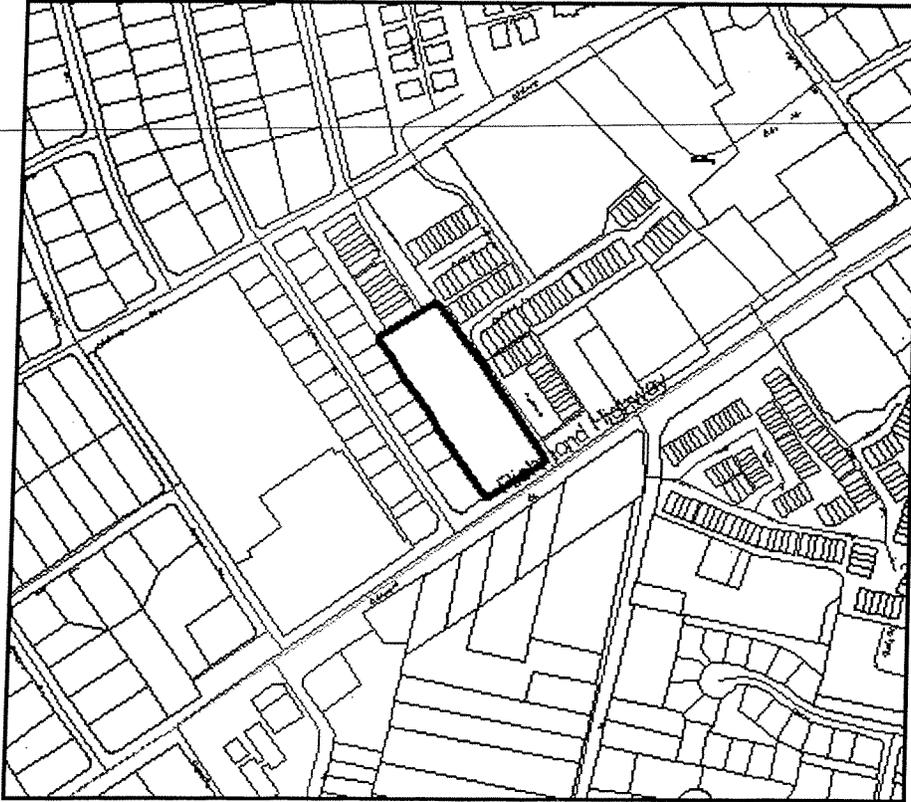
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**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
1014-01-0010	Lena Barnes	8228 Richmond Highway	6715 Spring Mall Road Springfield, VA	2.86	7005 1160 0001 9241 9378

1014 01 0010  
8228 RICHMOND HY

BARNES LENA



Aerial Imagery © 2002 Commonwealth of Virginia  
Fairfax © 2003

Source: Fairfax County Department  
of Tax Administration, Real Estate Division.

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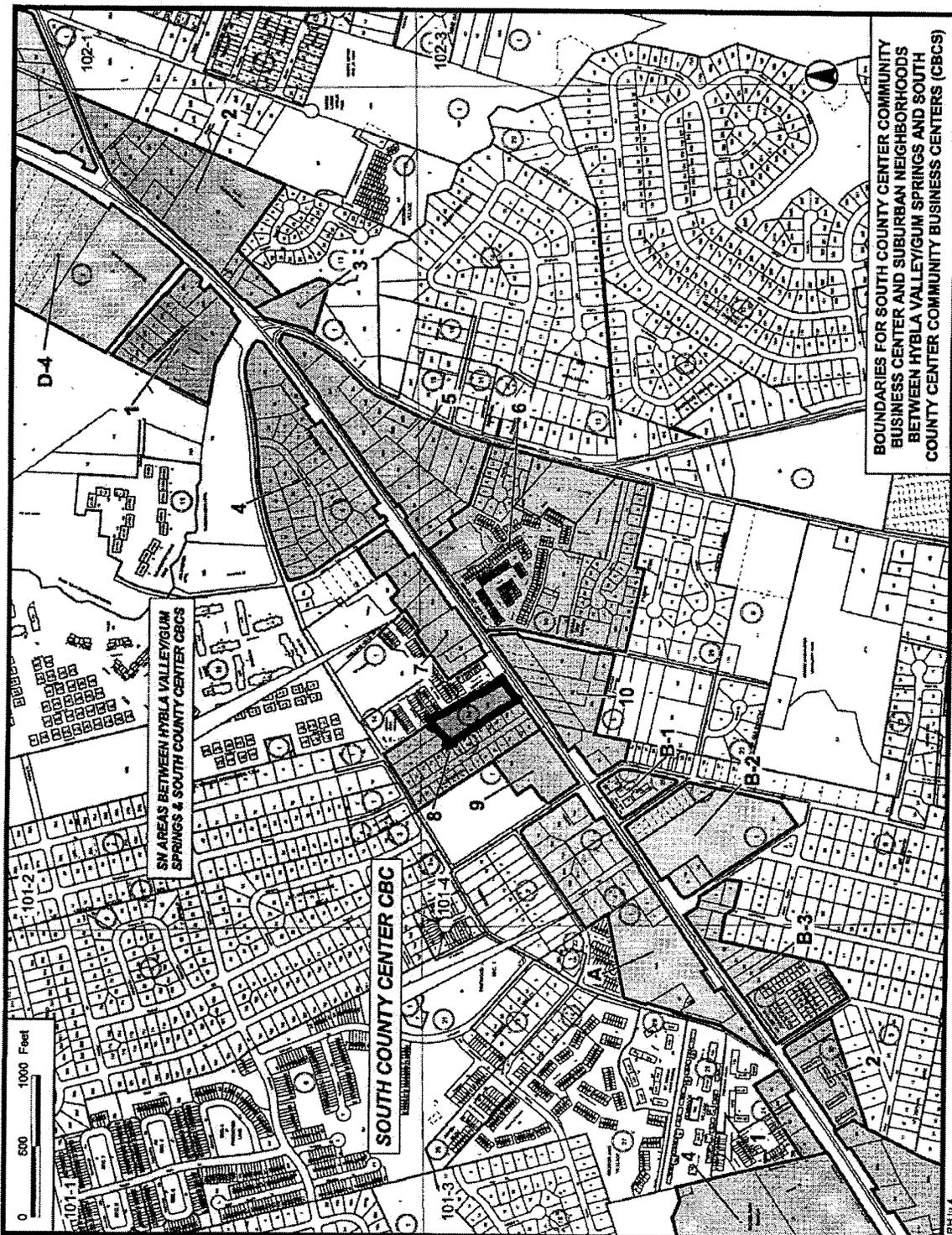


FIGURE 10

8. This area is bounded on the north by Roxbury of Mount Vernon Townhouses, Buckman Road on the west, Richmond Highway on the east and the Mount Vernon Shopping Center on the south. If consolidation of contiguous parcels fronting Richmond Highway is achieved on Martha Street, a density of 12-16 dwelling units per acre may be developed.

9. Parcel 101-4((1))9A which is developed as the Mount Vernon Shopping Center is planned for retail use up to 0.50 FAR.

10. Parcels fronting on the east side of Richmond Highway from Central Avenue to Reddick Avenue and the parcels along the southeast side of Central Avenue as shown in Figure 10 are planned for residential use at 5-8 dwelling units per acre with the following conditions:

- Consolidation of parcels is achieved;
- Access points are consolidated;
- A well-integrated development plan with an efficient internal circulation pattern is provided; and
- Effective screening and buffering are provided to the existing adjacent residential properties.

### **SOUTH COUNTY CENTER COMMUNITY BUSINESS CENTER**

Figure 10 indicates the geographic location of this Community Business Center (CBC). The South

## **SECTION 6: JUSTIFICATION**

“The proposal would better achieve the plan objectives than what is currently in the adopted plan.”

The parcel(s) is/are currently extremely underutilized and the market would support redevelopment of the property.