

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

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

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Richard F. Neel, Jr., SE Fairfax Development Corp Daytime Phone: 703.306.5008

Address: 8800-A Pear Tree Village Court, Alexandria, VA 22309

Nominator E-mail Address: info@sfdc.org

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:
President

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 1,239,151 sq. ft. 28.447 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/.
See Attachment B

Current Plan Map Designation: See Attachment B

Proposed Comprehensive Plan Designation: See Attachment C

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	12%
Retail	12%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	20%
Industrial	
Residential*	56%
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	341*
16 - 20 du/ac	455*
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.	

* See next page

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

* If 12-16 du/ac then 341 units of condos at 1100 square feet per unit
If 16-20 du/ac then 455 units of condos at 1100 square feet per unit

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
1013 01 0005	JBG Mallard Courts LLC ✓	4500 Colony ✓	4445 WILLARD AV SUITE 300	8.9567	
1013 01 0008	Albert Rubbin, Et. Al ✓	8496 Madge	CHEVY CHASE MD 20815 CARE JOHN KARLSON P O BOX 232 VIENNA VA 22183	12.3879	
1013 01 0007	Elaine Gillitkin, Et Al ✓		CARE RONALD RUBIN 12025 CLUB COMMONS DR. GLEN ALLEN, VA 22060	7.102	

Attachment B

Existing language:

The area bounded by parcel 101-3((1))7, Blankenship Street, Richmond Highway and Frye Road is planned for residential use at 16-20 du/ac. As an option, the area is planned for mixed use up to 0.50 FAR with consolidation of parcels 101-3((1))8 and 101-3((1))5. The mixed use should consist of predominantly residential use with retail and/or office uses oriented to Richmond Highway.

Woodlawn Garden Apartments

Attachment C

Proposal: change existing language to read:

4. The area bounded by parcel 101-3((1))7, Blankenship Street, Richmond Highway and Frye Road is planned for residential use at 12-16 dwelling units per acre. As an option, the area is planned for residential use at 16-20 dwelling units per acre or mixed use up to .70 FAR, provided that:

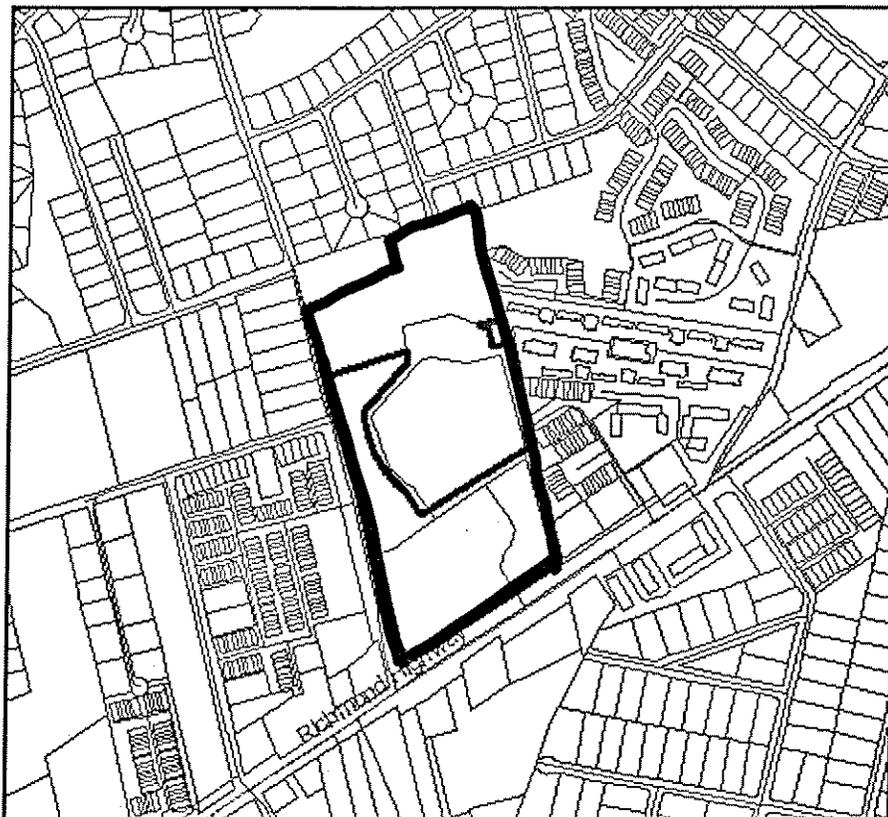
Deleted: 16-20

Deleted: du/ac

- the consolidation of parcels 101-3((1))8 and 101-3((1))5 is achieved;
- A mixed use development should consist of predominantly residential use with a desired mix of 30% commercial and 70% residential and with retail and/or office uses oriented to Richmond Highway;
- Substantial buffering and screening are provided to adjacent residential and other existing uses.

Deleted: up to 0.50 FAR with consolidation of parcels 101-3((1))8 and 101-3((1))5. The mixed use should consist of predominantly residential use with

Woodlawn Garden Apartments



Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

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

Attachment E

Justification

This older existing apartment complex, because of its size and age, may have potential for redevelopment, especially since it is in close proximity to Richmond Highway's major historical attractions at Mount Vernon and Woodlawn Plantation, Fort Belvoir (a major employment center) and the future home of the National Army Museum.

General information/justification for Richmond Highway Comprehensive Plan nominations submitted by the Southeast Fairfax Development Corporation

All nominations submitted seek to enable the accomplishment of goals and concepts included in the current Plan language, including:

- promoting revitalization and redevelopment, while maintaining an acceptable land use and transportation balance...
- development potential will instead be a function of market demand, available development capacity and the ability of the developer to meet performance standards set forth in the Plan...
- encouraging substantial consolidation of contiguous parcels starting at the Richmond Highway frontage back to the existing stable residential neighborhoods to provide for projects that function in a well-designed, efficient manner ...
- encouraging revitalization and redevelopment of the Richmond Highway Corridor to create more attractive, commercially viable, and functionally efficient business centers and community focal points...
- providing incentives to attract reinvestment in the Richmond Highway Corridor.

SFDC's nominations in this Annual Plan Review cycle seek primarily to fine tune density and land unit boundaries since the 2002 Plan revisions. These nominations also seek to anticipate revitalization and redevelopment opportunities which may arise from the Base Realignment and Closure (BRAC) recommendations to augment the Department of Defense employment at Fort Belvoir over the next six years. SFDC nominations for several land units propose hotel or hotel/conference center and office development options in the expectation that the BRAC recommendations will be implemented and will generate sufficient government contractors relocating to Richmond Highway. In a few other cases, density has been increased from .35 to .50 FAR, the C-8 by-right density.

Woodlawn Garden Apartments



Southeast Fairfax Development Corporation

8800-A Pear Tree Village Court • Alexandria, Virginia 22309
(703) 360-5008 • Fax (703) 360-5123 • E-mail: SFDC@erols.com
Website: <http://www.sfdc.org>

September 20, 2005
Via First Class Mail

JBG Mallard Courts, LLC
4445 Willard Avenue, Suite 300
Chevy Chase, MD 20815

Dear JBG Mallard Courts, LLC:

You are listed in the Fairfax County, Virginia records as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, as submission to the South County Cycle of the Comprehensive Plan Review Process, for review by the Fairfax County Planning Commission and the Board of Supervisors. The purpose of this process is to consider an amendment to the Fairfax County Comprehensive Plan for a possible change to the land use designation for your property. For your information, I have attached a copy of the nomination as submitted to the Planning Commission.

Property Address: 4500 Colony
Tax Map Number: 1013 01 0005
Supervisor District: Lee

The current Comprehensive Plan designation for your property is: **residential use at 16-20 dwelling units per acre. As an option, mixed use up to 0.50 FAR**

I am proposing that the Plan be amended to: **residential use at 12-16 dwelling units per acre. As an option, residential use at 16-20 dwelling units per acre or mixed use up to 0.70 FAR**

Any comments or questions you have about this specific nomination should be directed to me at the Southeast Fairfax Development Corporation offices, located at 8800-A Pear Tree Village Court, Alexandria, Virginia 22309, (703) 360-5008. If you have questions about the Plan Review Process itself, contact the Planning Commission Office at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035, (703) 324-2865. You may also visit the website for the Fairfax County Department of Planning and Zoning at www.co.fairfax.va.us/dpz for more information about the Area Plans Review Process.

Sincerely,

Richard F. Neel, Jr., President

Attachment: copy of nomination



Southeast Fairfax Development Corporation

8800-A Pear Tree Village Court • Alexandria, Virginia 22309
(703) 360-5008 • Fax (703) 360-5123 • E-mail: SFDC@erols.com
Website: <http://www.sfdc.org>

September 20, 2005
Via First Class Mail

Albert Rubin, Et. Al.
C/O John Karlson
PO Box 232
Vienna, VA 22183

Dear Albert Rubin, Et. Al.:

You are listed in the Fairfax County, Virginia records as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, as submission to the South County Cycle of the Comprehensive Plan Review Process, for review by the Fairfax County Planning Commission and the Board of Supervisors. The purpose of this process is to consider an amendment to the Fairfax County Comprehensive Plan for a possible change to the land use designation for your property. For your information, I have attached a copy of the nomination as submitted to the Planning Commission.

Property Address: 8496 Madge
Tax Map Number: 1013 01 0008
Supervisor District: Lee

The current Comprehensive Plan designation for your property is: **residential use at 16-20 dwelling units per acre. As an option, mixed use up to 0.50 FAR**

I am proposing that the Plan be amended to: **residential use at 12-16 dwelling units per acre. As an option residential use at 16-20 dwelling units per acre or mixed use up to 0.70 FAR**

Any comments or questions you have about this specific nomination should be directed to me at the Southeast Fairfax Development Corporation offices, located at 8800-A Pear Tree Village Court, Alexandria, Virginia 22309, (703) 360-5008. If you have questions about the Plan Review Process itself, contact the Planning Commission Office at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035, (703) 324-2865. You may also visit the website for the Fairfax County Department of Planning and Zoning at www.co.fairfax.va.us/dpz for more information about the Area Plans Review Process.

Sincerely,

Richard F. Neel, Jr., President

Attachment: copy of nomination

APR# 05-IV-24MV
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Southeast Fairfax Development Corporation

8800-A Pear Tree Village Court • Alexandria, Virginia 22309
(703) 360-5008 • Fax (703) 360-5123 • E-mail: SFDC@erols.com
Website: <http://www.sfdc.org>

September 20, 2005
Via First Class Mail

Elaine Gillikin
C/O Ronald Rubin
12025 Club Commons Drive
Glen Allen, VA 22060

Dear Elaine Gillikin:

You are listed in the Fairfax County, Virginia records as the owner(s) of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, as submission to the South County Cycle of the Comprehensive Plan Review Process, for review by the Fairfax County Planning Commission and the Board of Supervisors. The purpose of this process is to consider an amendment to the Fairfax County Comprehensive Plan for a possible change to the land use designation for your property. For your information, I have attached a copy of the nomination as submitted to the Planning Commission.

Property Address: **No address**
Tax Map Number: **1013 01 0007**
Supervisor District: **Lee**

The current Comprehensive Plan designation for your property is: **residential use at 16-20 dwelling units per acre. As an option, mixed use up to 0.50 FAR**

I am proposing that the Plan be amended to: **residential use at 12-16 dwelling units per acre. As an option residential use at 16-20 dwelling units per acre or mixed use up to 0.70 FAR**

Any comments or questions you have about this specific nomination should be directed to me at the Southeast Fairfax Development Corporation offices, located at 8800-A Pear Tree Village Court, Alexandria, Virginia 22309, (703) 360-5008. If you have questions about the Plan Review Process itself, contact the Planning Commission Office at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035, (703) 324-2865. You may also visit the website for the Fairfax County Department of Planning and Zoning at www.co.fairfax.va.us/dpz for more information about the Area Plans Review Process.

Sincerely,

Richard F. Neel, Jr., President

Attachment: copy of nomination

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Property owner information for the selected Parcels in

PIN : 1013 01 0005
Site Address : 4500 COLONY CT

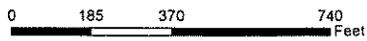
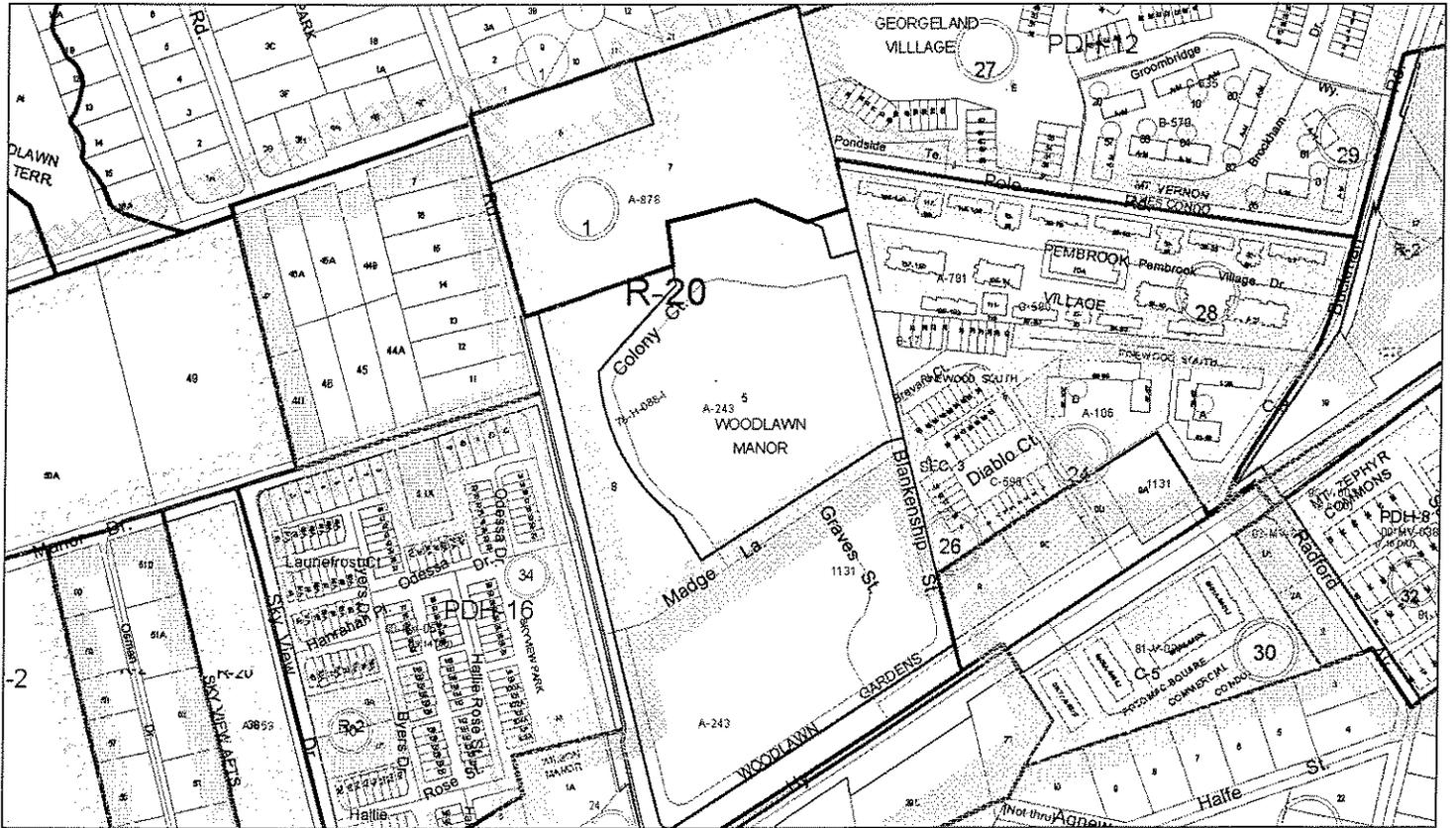
JBG MALLARD COURTS LLC
LOG LLC
4445 WILLARD AV SUITE 300
CHEVY CHASE MD 20815

PIN : 1013 01 0007
Site Address : None Assigned

GILLIKIN ELAINE M ET AL
CARE RONALD M RUBIN
12025 CLUB COMMONS DR
GLEN ALLEN VA 23060

PIN : 1013 01 0008
Site Address : 8496 MADGE LA

RUBIN ALBERT L ET AL
CARE JOHN KARLSON
P O BOX 232
VIENNA VA 22183



Message

Hada, JayJeev

From: Lara VandeWalle-Fritts [lara.fritts@sfdc.org]
Sent: Monday, October 31, 2005 10:28 AM
To: Hada, JayJeev
Cc: 'Lara VandeWalle-Fritts'
Subject: RE: Lee District APR Clarification

JayJeev,

It was a pleasure to have spoken with you on the phone today to clarify the following items. As we discussed, it was the interpretation of the Southeast Fairfax Development Corporation, that parcel 101-3((1))7 was included as part of the existing language for the Woodlawn Garden Apartments Nomination, and that it be included under the change to the existing language. Please let me know if you have any further questions or concerns. Thank you.

Lara Fritts

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

From: Hada, JayJeev [mailto:JayJeev.Hada@fairfaxcounty.gov]
Sent: Monday, October 31, 2005 9:10 AM
To: info@sfdc.org
Subject: Lee District APR Clarification

Dear Mr. Neel,

I am Jayjeev Hada and I am the coordinator for the Lee District APR items. Upon reviewing your nomination for the parcels in the Woodlan Manor area, please provide clarification regarding the following issues listed below.

1. Please provide certified receipt number of the letters mailed to the property owners as required in the last column of the property owners' Specific Information Table.

2. Parcel 101-3((1)) 7 is in the Woodlawn Community Planning Sector (MV8) and the plan text for this parcel is as given below. This was not mentioned under current Plan text of your submitted nomination.

.. " 2. The two vacant parcels to the northwest of Woodlawn Manor Apartments (Tax Map 101-3((1))6 and 7) are planned for residential use at 8-12 dwelling units per acre. Development of the site should take into consideration the character of the surrounding detached single-family residences to the north and west and apartments to the south."

3. The proposed Plan contains text referring to parcels 101-3((1)) 5 and 101-3((1)) 8. There is no reference made to parcel 101-3((1))7. However, you have indicated on the map and the table that the 101-3((1))7 is being nominated for a change in the Comprehensive Plan.

Please provide the requested clarification by replying to this email as soon as possible. If you have questions please call me at 703 324 1353.

Thank You.

Jayjeev Hada
Planner II
PD, DPZ

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10/31/2005