

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

SECTION 1: NOMINATOR - DONALD J. MCKEE
6049 PINEY RUN DRIVE
ALEXANDRIA, VA. 22315
PHONE: 703-971-8619

Rec'd: 9/23/05

OWNERS OF NOMINATED PARCEL: DONALD J. MCKEE
DOROTHY L. MCKEE
1001 03 0008

SECTION 2: GENERAL INFORMATION:

LEE DISTRICT

NUMBER OF PARCELS NOMINATED – 1

PARCEL ACREAGE: .35,983 SQ.FT..

THE NOMINATION IS NOT A NEIGHBORHOOD CONSOLIDATION PROPOSAL

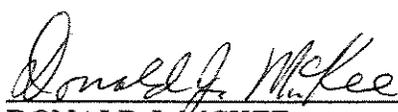
SECTION 3: SPECIFIC INFORMATION-CURRENT PLAN DESIGNATION – ~~SEE~~ See attached

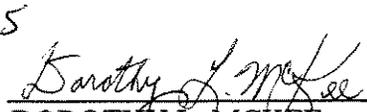
SECTION 4: PROPOSAL COMPREHENSIVE PLAN DESIGNATION PARCEL
1001-03-0008 IS PLANNED FOR RESIDENTIAL USE AT 2-3
DWELLINGS /ACRE

SECTION 5: SEE ATTACHED MAP

SECTION 6: JUSTIFICATION

THERE ARE BOTH OVERSIGHTS AND LAND USE RELATED INEQUITIES
IN THE ADOPTED PLAN THAT AFFECT THE AREA OF CONCERN.
THE SUBJECT PROPERTY IS ACCESS OLD TELEGRAPH ROAD FROM
LAND PLANNED AND/OR DEVELOPED AT SIMILAR DENSITY. OTHER
PROPERTY ON OLD TELEGRAPH ROAD, SIMILIARLY SITUATED, IS
PLANNED FOR THE REQUESTED DENSITY.


DONALD J. MCKEE


DOROTHY L. MCKEE

Current Plan Designation:

Parcel is currently planned at 1-2 du/ac. Relevant Comprehensive Plan section attached.

Proposed Plan Designation:

I request that Plan Designation be changed to 2-3 du/ac.

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
1001-03-0408	DONALD J. McFEE DOROTHY L. McFEE	6049 Roney Run Dr. ALEXANDRIA, VA 22305	6049 Roney Run Dr ALEXANDRIA, VA 22305	35983 59 FT	Donald J. McFEE Dorothy L. McFEE

CONT.



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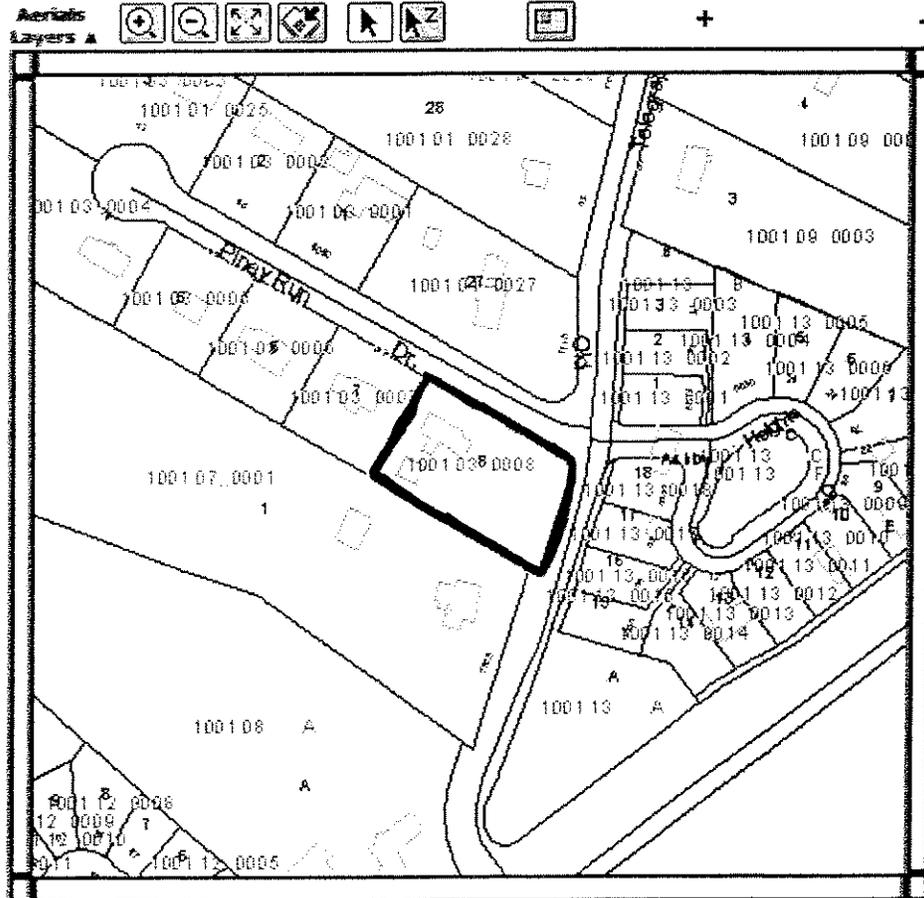
Main Property Search

Address Map Number

- Profile
- Sales
- Values
- Residential
- Commercial
- Map
- Structure Size

1001 03 0008
6049 FINEY RUN DR

NC KEE DONALD J



Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

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APR# 05-IV-6RH
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- Ensure provision of housing and services for the elderly;
 - Provide development or upgrading of active recreation facilities at adjacent Beulah and/or Manchester Lakes Parks as appropriate; and
 - Provide a substantial buffer along the periphery of the site next to areas planned for lower residential densities.
31. Elderly housing and related facilities are planned for two areas located on Parcel 91-1((12))J and O which flank Manchester Boulevard. Uses such as churches, nursing homes, medical facilities, child care facilities, and other public serving uses such as quasi-public and institutional uses may also be considered on Parcel O subject to the provision of a unified development plan that indicates the achievement of a high standard of design, and traffic minimization measures that include providing interparcel street connections with adjacent properties, providing at least two points of access to the arterial roadway system, and accommodating the planned interchange at the Beulah Street and Manchester Boulevard intersection. In addition, if Parcel O is fully consolidated with Parcels 91-3((9))1, 2, and 3 under a unified development plan, commercial uses in conjunction with elderly housing and related uses may be considered subject to the following conditions:
- Commercial uses should provide convenient services to visitors, employees, and residents of the elderly housing, such as eating establishments, a bank, medical offices, and a drugstore;
 - Commercial uses should be designed as an integral component of the development and not have the appearance of a commercial strip center;
 - Well-defined pedestrian linkages should be provided that are attractively landscaped, designed to meet the special needs of the elderly, allow opportunities for resting as well as walking, and have safe and convenient access between buildings with minimal crossing of streets and parking areas; and
 - No retail or other commercial uses should be permitted until the elderly housing units are under construction.

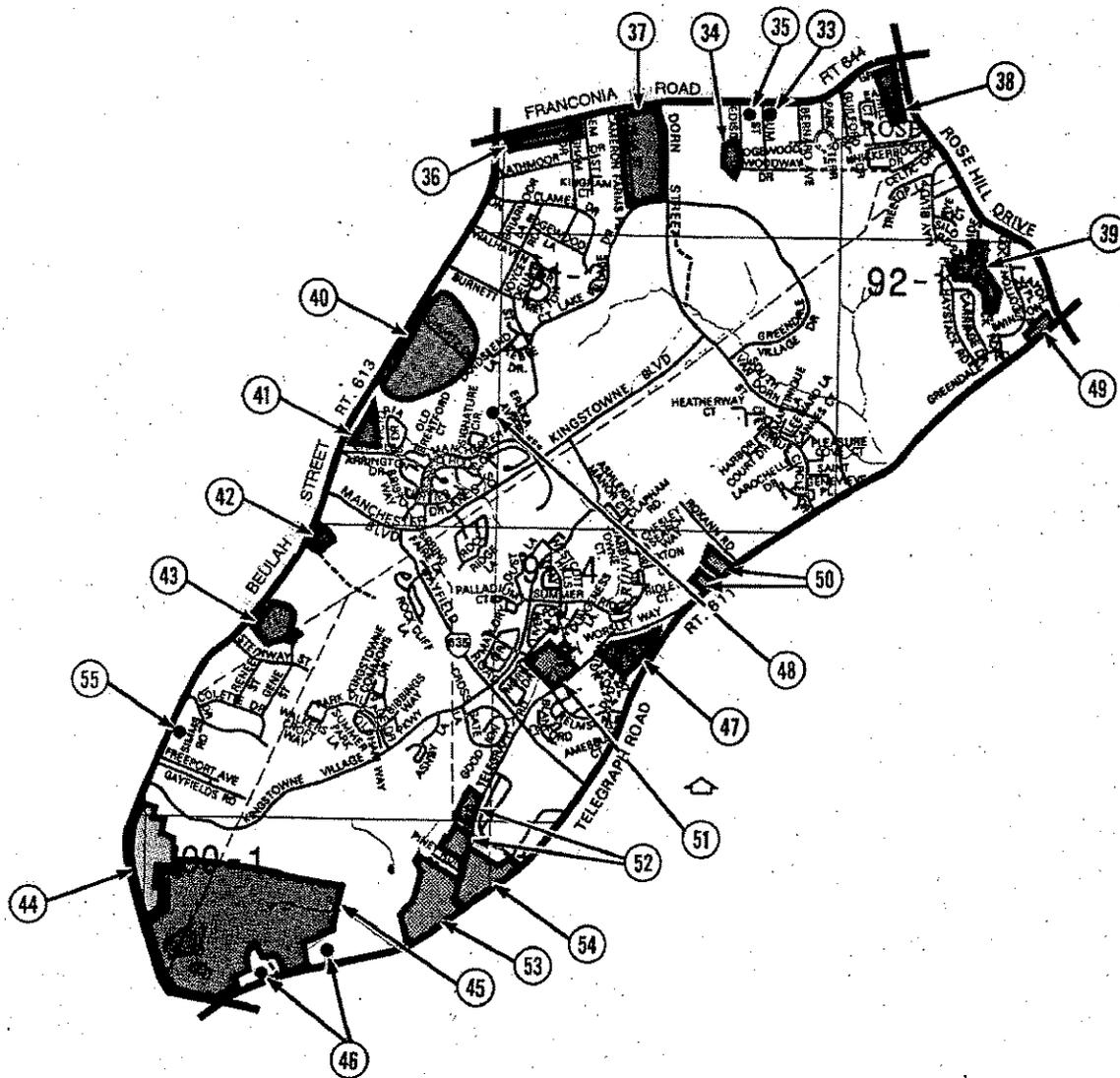
Rest of Sector

Much of the rest of the sector is substantially developed in stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. The densities planned and approved for Kingstowne and Manchester Lakes are, in many cases, greater than those planned for the residential areas surrounding these developments. These two large developments were approved after extended study and careful consideration of their size and characteristics including the amenities and public improvements provided. Other areas adjacent to or near these developments are planned for lower densities.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 28 indicates the geographic location of land use recommendations for the remainder of this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

32. No additional commercial development along Franconia Road is planned or recommended. Development on existing commercial land should provide extensive greening and buffering and be of a compatible scale in order to protect adjacent stable residential neighborhoods. [Not shown]
33. Parcel 81-4((12))1 in the southeastern quadrant of the intersection of Franconia Road and Gum Street is planned for transitional low-rise office use up to .35 FAR with a substantial landscaped, open space buffer provided adjacent to the existing residential community to the south.
34. Residential uses should be maintained on the parcels east of Thomas Edison High School with development at 2-3 dwelling units per acre.
35. The parcel fronting on Franconia Road between Edison Drive and Gum Street (Tax Map 81-4((4))A) is planned for office use up to .35 FAR. A maximum building height of 40 feet is recommended, and consolidation or coordination with the commercially-zoned parcel to the east to reduce access points on Franconia Road and ensure quality design should be provided.
36. Parcels fronting on the south side of Franconia Road from Franconia Elementary School to east of Em Street, including Parcel 81-4((1))14, are planned for 1-2 dwelling units per acre.
37. The approximately 34-acre area fronting on the south side of Franconia Road from South Van Dorn Street west to the existing institutional use and extending south along the western edge of the lettered parcels to the northern boundary of Kingstowne is planned for 2-3 dwelling units per acre. As an option, residential development at 4-5 dwelling units per acre or a mix of institutional uses at up to .35 FAR and residential use at a density of 4-5 dwelling units per acre may be considered if the following conditions are met:
 - Substantial consolidation of all parcels within Tax Map 81-4((3)) must be achieved;
 - If the option for a mix of institutional and residential uses is exercised, it would be preferable to locate the institutional use on the northern portion of the site adjacent to the Franconia Road frontage, with the residential use arranged to form a transition to the lower density residential development;
 - The wooded slopes and stream valleys of the Dogue Creek headwaters are preserved;
 - Provision for planned transportation improvements, including the applicable portions of a new interchange at Franconia Road and South Van Dorn Street, so that the site's access points and adjacent highways operate at an acceptable level of service. Access should be only from Villa Street and South Van Dorn Street with right turns only at Franconia Road and Villa Street. An extension of Villa Street to Lake Village Drive may be preferable in order to address access needs, provided



LAND USE RECOMMENDATIONS
GENERAL LOCATOR MAP

FIGURE 28

that environmental issues can be adequately addressed at the time of a rezoning application;

- Provision of effective transitions and a substantial buffer along all boundaries with lower density residential development;
- Provision of appropriate internal circulation, both pedestrian and vehicular; and
- Provision of an adequate setback from adjacent highways.

Residential use at a density of 5.5 dwelling units per acre for parcels 81-4((3)) 2C, A1, A-H, J-M, R, S, 10A, 10B, 11, 12, 12A, 12B, and 12C may be appropriate if the following conditions are met in addition to those listed previously:

- Dwellings are of a single family detached unit type;
 - Innovative storm water management practices are explored and employed to the extent possible;
 - Provision of an area for active recreation within the development is made.
38. The site of the Rose Hill shopping center is planned for continued retail use up to .30 FAR. Although larger in gross floor area than some other neighborhood centers, it functions as a neighborhood shopping center and is constrained by surrounding development. Future improvements to the shopping center should incorporate adequate pedestrian connections to the surrounding neighborhoods and effective screening and buffering to the adjacent residential areas.
39. The vacant parcels within the subdivision west of Rose Hill Drive, along Split Rock Road, Raven Place and Wayside Place, are planned for residential use at 2-3 dwelling units per acre to be compatible with the surrounding community. Development of these parcels may be severely constrained due to steep slopes and slippage-prone soils. The density of development of property in this area may be reduced by the extent of marine clay soils and other environmental constraints.
40. South of Walhaven and north of Manchester Lakes, the parcels fronting on the east side of Beulah Street and along Schurtz Drive are planned for residential use at 3-4 dwelling units per acre. Development above the low end of this range may be considered only if substantial consolidation is achieved resulting in a high quality site design which:
- Provides appropriate transitions and buffering to adjacent residential and park uses;
 - Demonstrates sensitivity to the environmental constraints and opportunities found in the area;
 - Allows for well designed and coordinated development of any residual properties;
 - Provides coordinated access and pedestrian circulation including connections which facilitate pedestrian and bicycle travel to adjacent park and shopping facilities; and
 - Incorporates appropriate open space and site amenities.

41. The triangular area on the east side of Beulah Street, south of the cemetery, north of Charles Arrington Drive, west of Manchester Lakes, is planned for institutional use.
42. Immediately north of Beulah Park, the three residential parcels (Tax Map 91-3((9))1, 2 and 3) are planned for continued residential use at 1-2 dwelling units per acre. As an alternative, incorporation into the elderly housing/similar uses development to their immediate east may be considered if all three parcels are consolidated.
43. Parcels 91-3((8))1, A and B are planned for residential use at 1-2 dwelling units per acre to be compatible with the existing residential neighborhood to the south.
44. The parcels along the east side of Beulah Street, south of Kingstowne Village Parkway and north of the Hilltop landfill, are planned for residential use at 1-2 dwelling units per acre. As an option, development at 3-4 dwelling units per acre may be considered if development achieves substantial parcel consolidation and provides consolidated access, adequate internal circulation, and interparcel access if appropriate.
45. At such time as the Hilltop landfill ceases operation and is properly reclaimed, any alternative use of the site will require extensive review and significant engineering measures. The property is planned for private recreation; however, residential use at 2-3 dwelling units per acre may be considered on portions of the property if sufficient documentation can be provided to verify that the landfill site is suitable and safe for building. Restoration or re-use of any historic structures on the property should be explored.
46. Parcels 100-1((1))14, 15, 17, 19, 20, and 23A are planned for private recreation with an option for residential use at 2-3 dwelling units per acre. It is recommended that they be consolidated, with any private recreation development that takes place on the site of the Hilltop landfill. A commercial recreation facility may be appropriate on the southern part of parcel 23A with screening sufficient to minimize its off-site impacts. If parcels 19 & 20 are consolidated and develop independently of the recreational area, interparcel access to parcel 23A should be provided.
47. The property between Telegraph and Old Telegraph Roads, north of the Hayfield View subdivision and south of the northern junction of those two roads, is planned for residential use at 4-5 dwelling units per acre. Development on the property should incorporate substantial parcel consolidation to facilitate an effective realignment of the Telegraph Road/Old Telegraph Road junction to current design standards. The high end of the planned density range may only be considered if construction of the new alignment and intersection is provided. Additionally, such development should cluster the dwellings and include effective landscape treatment and consolidated open space areas.
48. The approximately 12-acre parcel located north of Manchester Lakes Drive (Tax Map 91-1((1))80) is planned for residential use at 3-4 dwelling units per acre. As an option, residential single-family attached dwellings at 4-5 dwelling units per acre may be appropriate if the following conditions are met:
 - Provision of community amenities, particularly improvements to open space, pedestrian and road systems, trails and/or sidewalks to connect with the park and

the adjacent community. Any proposal should provide for materials, heights and a building scale similar to the nearby Manchester Lakes townhouse development.

These features should help to integrate the development of this parcel within the larger Manchester Lakes community.

- Dedication of land and/or the provision of open space and recreational facilities and other amenities to support the development of the existing public park in the area.
- Provision of vegetated buffers to the abutting public park to minimize the visual impact of new houses and rear yards on the adjacent park.

As a further option, residential single-family attached dwellings at 5-8 dwelling units per acre, not to exceed 94 dwelling units, may be appropriate if the following conditions are met:

- The three conditions set forth above to qualify for development at 4-5 dwelling units per acre, plus:
- The development addresses public facility needs in the Manchester Lakes area in a manner substantially equivalent to the contributions made in Manchester Lakes Rezoning (PCA 82-L-030-2).

49. Tax Map 92-1((6))A to the south of Rose Hill Drive is planned for residential use at 2-3 dwelling units per acre. The site is within a larger area characterized by marine clay soils. In recognition of the extensive amount of the slippage-prone soils, development of this parcel should not exceed the low end of the range. Development plans should demonstrate that erosion improvements are incorporated. The density of development of property in this area may be reduced by the extent of marine clay soils and other environmental constraints.
50. Parcels (91-4((1))13 and 14) slightly south of Roxann Road are planned for residential use at 2-3 dwelling units per acre. Any development will be constrained by slippage prone soils. Development plans should demonstrate that stormwater / groundwater management measures are incorporated that mitigate any impact upon other properties adjoining these parcels and across Telegraph Road.
51. Parcels 91-4((1))21, 23 and 24 along Old Telegraph Road include a stream valley that is in the Chesapeake Bay Resource Protection Area. The area is planned for public park.
52. Parcels 100-1((1))28, 29, 30, 91-3((1))66, 67 & 68 are planned for residential use at 2-3 dwelling units per acre. The area has numerous environmental constraints, including some slippage-prone marine clay soils and some areas in the Chesapeake Bay Resource Protection Area. Development of this area should occur at the low end of the plan range, unless significant consolidation and environmental mitigation is provided.
53. Parcels 100-1((1))22, ((6))1, ((7))1, ((8))1 & A are planned for residential use at 2-3 dwelling units per acre. The area has numerous environmental constraints, including some slippage-prone marine clay soils and some areas in the Chesapeake Bay Resource Protection Area. Development in this area should occur at the low end of the Plan range,