

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

APR# 05-I-11B

Staff Use Only

Date Received: 9/21/05

Date Accepted: _____

Planning District: _____

Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Stuart Mendelsohn, Esquire, Agent for Nominator Daytime Phone: 703-720-8071

Address: Holland & Knight LLP, 1600 Tysons Boulevard, Suite 700, McLean, Virginia 22101

Nominator E-mail Address: stuart.mendelsohn@hklaw.com

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

Stuart Mendelsohn/Esq.; Holland & Knight LLP; agent for nominator

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):

Owners of all nominated parcels have been sent a certified letter; see Attachment B.

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Holland & Knight LLP, agent for Palisades Development LLC

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 23

Total aggregate size of all nominated parcels (in acres and square feet): 541,270sq. ft. 12.426+/-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/.

Mixed Use/Office Townhouse/Residential 3-4 DU/AC

Current Plan Map Designation: Area I, Baileys Planning District, Beileys Crossroads CBC/B4-Glasgow CPS

Proposed Comprehensive Plan Designation: Residential 16-20 with 20% bonus for substantial consolidation

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	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
<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	198-299
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

September 21, 2005

Stuart Mendelsohn
703 720 8071
stuart.mendelsohn@hklaw.com

VIA HAND DELIVERY

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

Re: Nomination to Amend the Comprehensive Plan
Palisades Development, LLC

Dear Planning Commission:

The following is submitted in justification and support of the above referenced
Nomination to Amend the Comprehensive Plan.

I. The Property

The subject property consists of twenty-six (26) parcels located generally south of
Columbia Pike and on either side of Lacy Boulevard and Courtland Drive, all as identified on the
Specific Information Table incorporated as part of this nomination. With the exception of one
parcel zoned C-5, the parcels are zoned R-3. The properties are located in Area I of the Fairfax
County Comprehensive Plan, and are in the Baileys Planning District. Three of the parcels,
including the one C-5 zoned parcel and two adjoining properties to its west (61-2-01-117; 61-4-
01-0076 and -0077, respectively) are in the Baileys Crossroads Community Business Center, and
are in the D-1 Sub-Unit (the CBC Parcels). The CBC Parcels are planned for mixed use with an
option for townhouse-style office uses. The other twenty-three parcels (the Southern Parcels) are
located in the B-4 Glasgow Community Planning Sector and are planned for residential at a

September 20, 2005

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density of 3-4 dwelling units per acre. The CBC Parcels and the Southern Parcels (together, the Subject Properties) are located adjacent to two significant concentrations of property zoned R-20.

II. Statement of Proposed Amendment

The nominator proposes to amend the Comprehensive Plan in order to designate the Subject Properties for residential use at a density of 16-20 dwelling units per acre, with an option for density increases of 20% with substantial consolidation. This would result in a comprehensive and well-designed development at a residential density which is consistent with the development to the east and west of the Subject Properties south of Columbia Pike. The nominator is amenable to discussing the exact language of the amended Comprehensive Plan language, and to the potential for moving the three CBC Parcels out of the CBC.

In light of the foregoing, the applicant respectfully requests approval of this nomination to amend the Comprehensive Plan. Please contact me if you have any questions, or require further information.

Very truly yours,



Stuart Mendelsohn
Holland & Knight LLP

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SPECIFIC INFORMATION TABLE

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres or Square Feet	Signature of Owner or Certified Receipt Number
0614 23 0002	Helen D. Sheppard	3526 Lacy Blvd. Falls Church, VA 22041	3526 Lacy Blvd. Falls Church, VA 22041	0.4881	7005 1160 0003 6189 1882
0614 23 0003	Ana C. Navarro	3530 Lacy Blvd. Falls Church, VA 22041	3530 Lacy Blvd. Falls Church, VA 22041	0.4877	7005 1160 0003 6189 1875
0614 23 0004	Jack Kay, et al c/o Care Management Company	3534 Lacy Blvd. Falls Church, VA 22041	8720 Georgia Avenue #410 Silver Spring, MD 20910	0.4873	7005 1160 0003 6189 1868
0614 23 0005	George L. & Adele Marshall	3600 Lacy Blvd. Falls Church, VA 22041	3608 Lacy Blvd. Falls Church, VA 22041	0.4869 acres	7005 1160 0003 6189 1851
0614 23 0006	Joyce L. Marshall	3602 Lacy Blvd. Falls Church, VA 22041	6111 Ozack Court Woodbridge, VA 22193	0.4865 acres	7005 1160 0003 6189 1844
0614 23 0007	Elizabeth H. Hall	3604 Lacy Blvd. Falls Church, VA 22041	3604 Lacy Blvd. Falls Church, VA 22041	0.4860 acres	7005 1160 0003 6189 1837
0614 23 0008	George Marshall	3606 Lacy Blvd. Falls Church, VA 22041	3608 Lacy Blvd. Falls Church, VA 22041	0.4856 acres	7005 1160 0003 6189 1820
0614 23 0009	George L. & Adele Marshall	3608 Lacy Blvd. Falls Church, VA 22041	3608 Lacy Blvd. Falls Church, VA 22041	0.4852 acres	7005 1160 0003 6189 1813
0614 30 0018	Walter & Evelyn Hill	3534 Moncure Avenue Falls Church, VA 22041	3534 Moncure Avenue Falls Church, VA 22041	10,792 sq. ft	7005 1160 0003 6189 1806
0614 30 0020	Jose Oviedo Margarita Pedemonte	3536 Moncure Avenue Falls Church, VA 22041	3536 Moncure Avenue Falls Church, VA 22041	10,890 sq. ft	7005 1160 0003 6189 1790
0614 30 0022	James Lewis, et al c/o Elizabeth Campbell	3538 Moncure Avenue Falls Church, VA 22041	146-02 Sutter Avenue South Ozone Park Jamaica, New York 11436	17,671 sq. ft	7005 1160 0003 6189 1783
0614 01 0076	Harriet Shields	3527 Lacy Blvd. Falls Church, VA 22041	3527 Lacy Blvd. Falls Church, VA 22041	20,107 sq. ft	7005 1160 0003 6189 1776
0614 01 0077	Thu Hong Dang	3531 Lacy Blvd. Falls Church, VA 22041	3059 Sleepy Hollow Road Falls Church, VA 22041	0.4616 acres	7005 1160 0003 6189 1769
0614 01 0078	Yolanda Diaz	3535 Lacy Blvd. Falls Church, VA 22041	3535 Lacy Blvd. Falls Church, VA 22041	14,021 sq. ft	7005 1160 0003 6189 1752

0614 01 0078A	Daniel C. Brock Ronnie M. Brock	3530 Courtland Drive Falls Church, VA 22041	3530 Courtland Drive Falls Church, VA 22041	24,528 sq. ft	7005 1160 0003 6189 1745
0614 01 0079	Clarence M. Pitts	3601 Lacy Blvd. Falls Church, VA 22041	3601 Lacy Blvd. Falls Church, VA 22041	38,118 sq. ft	7005 1160 0003 6189 1738
0614 01 0080	Clarence M. Pitts	3601 Lacy Blvd. Falls Church, VA 22041	3601 Lacy Blvd. Falls Church, VA 22041	32,789 sq. ft	7005 1160 0003 6189 1721
0614 01 0080A	Clarence M. Pitts	3603 Lacy Blvd. Falls Church, VA 22041	3603 Lacy Blvd. Falls Church, VA 22041	22,202 sq. ft	7005 1160 0003 6189 1714
0614 01 0080B	Clarence M. Pitts	3605 Lacy Blvd. Falls Church, VA 22041	3605 Lacy Blvd. Falls Church, VA 22041	22,216 sq. ft	7005 1160 0003 6189 1707
0614 01 0081	Malena Guardia	3537 Courtland Drive Falls Church, VA 22041	3537 Courtland Drive Falls Church, VA 22041	16,869 sq. ft	7005 1160 0003 6189 1691
0614 01 0082	Joan P. Hunter	3601 Courtland Drive Falls Church, VA 22041	3700 Munson Road Falls Church, VA 22041	7,872 sq. ft	7005 1160 0003 6189 1684
0614 01 0083	Fernando R. Alvarez	3600 Courtland Drive Falls Church, VA 22041	3600 Courtland Drive Falls Church, VA 22041	6,347 sq. ft	7005 1160 0003 6189 1677
0614 01 0084	Sylvester Hall Beatrice Hoffman	5826 Hoffmans Lane Falls Church, VA 22041	5826 Hoffmans Lane Falls Church, VA 22041	16,933 sq. ft	7005 1160 0003 6198 1160
0614 01 0085	Mary I. Hall	3607 Lacy Blvd. Falls Church, VA 22041	3607 Lacy Blvd. Falls Church, VA 22041	14,327 sq. ft	7005 1160 0003 6189 1653
0614 01 0087	Melvyn A. Williams	3529 Courtland Drive Falls Church, VA 22041	3529 Courtland Drive Falls Church, VA 22041	28,479 sq. ft	7005 1160 0003 6189 1646
0614 01 0117	Abdo S. Ahmed Hikmet Ahmed	5901 Columbia Pike Falls Church, VA 22041	6010 Columbia Pike Falls Church, VA 22041	47,320 sq. ft	7005 1160 0003 6189 1622

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