

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

APR# 05-I-18A

Staff Use Only

Date Received: 9/21/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Martin D. Walsh for Florida Rock Industries Daytime Phone: 703-528-4700

Address: 2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia

Nominator E-mail Address: mwalsh@arl.thelandlawyers.com

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

M. D. Walsh

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 pt.

Total aggregate size of all nominated parcels (in acres and square feet): 1,742,000sq. ft. 40acres

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).

See Attachment #1

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/.

Industrial use up to .50 FAR

Current Plan Map Designation: Industrial

Proposed Comprehensive Plan Designation: Residential at 8-12 du/ac; option for mixed use residential and retail up to 1.0 FAR

*Mixed Use Option at 1.0 FAR	
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	
Retail	20%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	80%
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). 1,280 mid-rise multi-family units at 1,000 sq. ft. 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	320-480
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
30-40 du/ac (mixed-use option)	1,280 approx.
** 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.	

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.

SEE ATTACHMENT #2

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).

SEE ATTACHMENT #3

- 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:

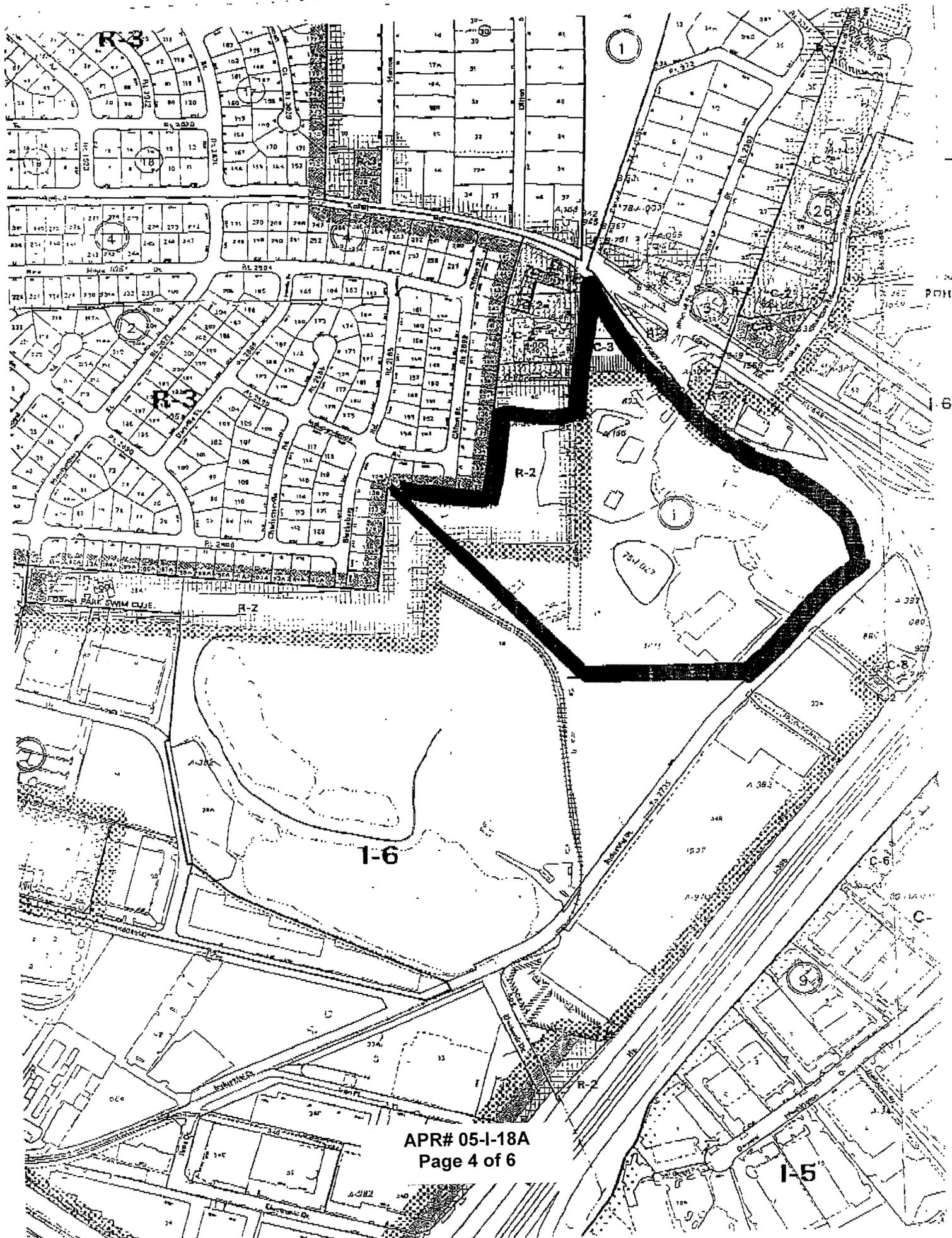
Fairfax County Planning Commission
Government Center Building, Suite 331
12000 Government Center Parkway

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
80-2 ((1)) 38 pt.	Mule Pen Quarry Corp	5650 Industrial Drive	P.O. Box 4667 Jacksonville, Florida 32232	40	7004 2510 0006 9900 2355



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Attachment #3
Justification for Plan Amendment Nomination
by Martin D. Walsh on Behalf of
Florida Rock Industries

As agent for Florida Rock Industries (the "Nominator"), I hereby propose a nomination for a Comprehensive Plan Amendment ("Plan Amendment") on a forty (40) acre portion of the property identified among the Fairfax County Tax Records as 80-2 ((1)) 38 (the "Subject Property"). The Subject Property is located along Industrial Drive in the western quadrant of the intersection of Interstate 395 and Edsall Road. The Subject Property contains one (1) parcel, which consists of approximately 107.77 acres. It is split-zoned with the following zoning classifications: R-2, C-3, C-8 and I-6. The I-6 portion encompasses approximately 80% of the Subject Property.

Development in the area near the Subject Property contains an array of uses. Industrially-zoned properties predominate in the area surrounding the site to the east, south and west. The Edsall Park subdivision is located to the northwest of the Subject Property and is zoned R-3. Properties located to the north, across Edsall Road, contain a mix of commercial, industrial, and residential uses.

The Fairfax County Comprehensive Plan (the "Plan") includes the Subject Property within the Annandale Planning District (Area I); specifically within Land Unit C of the Beltway South Industrial Area. The Plan states that future development within Land Unit C should maintain an industrial orientation, with industrial uses planned up to .50 FAR. The Annandale Planning District objectives specifically cite the importance of preserving existing residential communities, with the Beltway South Industrial Area goals similarly emphasizing appropriate transitions between industrial areas and the periphery of adjacent existing residential development. To that end, the Land Unit C recommendations encourage maintaining a buffer area for a public park on the northern boundary of the land unit. The buffer area described in the Plan approximates the northwest boundary of the Subject Property, and is consistent with the R-2 zoning on this portion of the site. The Plan also states that a small area in the northern portion of the Subject Property, which is currently zoned C-3, is recommended for office and public facilities up to .30 FAR to provide a transition to, and minimize noise and visual impacts on, nearby residential neighborhoods.

The present development pattern in the area surrounding the Subject Property suggests that the current Plan recommendation for the northeast portion of the site may no longer be appropriate. The adopted Plan's emphasis on maintaining industrial-oriented uses in this area does not fully capitalize on the prime redevelopment opportunities which a revision to the Plan would afford. As this portion of the Subject Property is bordered by both industrial and residential uses, the area is best viewed as a bridge between intensive and less-intensive uses. Allowing redevelopment with medium-density residential, or potential mixed-use with residential and retail components, would advance the Plan's stated goal of providing appropriate transitions between the

surrounding residential and industrial uses. The direct proximity of the site to the confluence of Industrial Drive, Edsall Road, and Interstate 395 also establishes it a premiere “gateway” location which should be redeveloped to bring vitality to an area in need of refurbishment. Moreover, replanning this portion of the site is also desirable because it is strategically located approximately one (1) mile from a Virginia Railway Express station, thus providing a valuable opportunity to encourage transit-oriented development.

In light of the foregoing, the Nominator proposes a Plan Amendment to allow development on a forty (40) acre area in the northeast part of the Subject Property at eight (8) to twelve (12) dwelling units per acre. As an option, mixed-use development may be considered with ground-floor retail and multi-family residential uses at up to 1.0 FAR. It is submitted that this Plan Amendment fosters the key Planning District goal of providing transitional areas between stable residential neighborhoods and industrial uses. Residential and mixed-use development at this location also represents an innovative approach to revitalizing the broader area, and would be well-served by the existing transportation infrastructure. Overall, the proposed designation would more effectively address the policies of the Plan than what is contained in the adopted Plan.

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