

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

Date Received: 7/1/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Koo H. Kim Daytime Phone: 703-642-2010

Address: 5221 Canard SE. Alexandria, VA 22312

Nominator E-mail Address: Koohyungkim@yahoo.com

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

[Handwritten Signature]

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):

Not Applied

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Not Applied

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 36,700 sq. ft. _____ 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/:**

None Same As plan MAP

Current Plan Map Designation: 1 - 2 Du/AC

Proposed Comprehensive Plan Designation: Retail Use

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	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
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	
16 - 20 du/ac	
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.	

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 8½ 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 - 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.

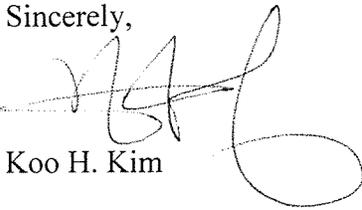
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
71-4 ((7)) 1	Koo H. Kim	5273 Canard Street	5271 Canard Street	14,140 sq. ft	N/A
71-4 ((7)) 2	Koo H. Kim	5271 Canard Street	5271 Canard Street	22,588 sq. feet	N/A

To whom it may concern:

I would like to request a zoning change for my properties located at 5271 and 5273 Canard St. Alexandria, VA 22312 from residential to commercial zoning..

There is a full service gas station attached to my property right on the corner of Canard St and Edsall St. And there is a concrete company right across Edsall St. Whenever there is a gust of wind blowing our way it is very hard to go outside and it is hard to breathe or open eyes. Also the commercial traffic created by the concrete company is very bad. Because we are located right on the corner of Edsall St and Canard St we are affected the most by these factors and our property acts as a barricade to other properties which are located more inward on our street.

Sincerely,

A handwritten signature in black ink, appearing to be 'Koo H. Kim', written over a horizontal line.

Koo H. Kim

Quintero, Clara

From: kil seok seo [mseo_2000@yahoo.com]
Sent: Friday, October 28, 2005 2:07 PM
To: Quintero, Clara
Subject: Re: 2005 APR Nomination

to : clara

we want to have 45% FAR

thank you

--- "Quintero, Clara"

<Clara.Quintero@fairfaxcounty.gov> wrote:

> Koo H. Kim,
>
> Fairfax County Department of Planning and Zoning has
> received your APR
> nomination for the property located at 5273 & 5271
> Canard Street.
> Although you have indicated that the proposed use is
> "Retail and Other",
> there is no indication of the proposed intensity.

>
> Please let us know what the maximum proposed
> intensity is, in terms of
> floor area ratio (FAR).

>
> Do not hesitate to contact me if you have any
> questions about the
> information requested or about the APR process.

>
> Thank you,
> Clara

>
> _____
> Clara Quintero Johnson
> Fairfax County, Department of Planning and Zoning
> Planning Division
> 703-324-1372
> clara.quintero@fairfaxcounty.gov

>
> -----Original Message-----

> From: kil seok seo [mailto:mseo_2000@yahoo.com]
> Sent: Friday, October 28, 2005 1:55 PM
> To: Quintero, Clara
> Subject:

>
>
> to : clara

>
> hi this is mike

>
> thank your time

>
>
> _____
> Yahoo! Mail - PC Magazine Editors' Choice 2005
> <http://mail.yahoo.com>