

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

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

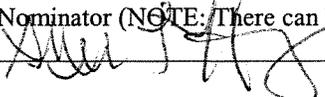
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Sheri L. Hoy, on behalf of J.M. Campbell Daytime Phone: 703-712-5483

Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: shoy@mcguirewoods.com

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:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 14

Total aggregate size of all nominated parcels (in acres and square feet): 659,149 sq. ft. 15.132 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/:**

No specific text for nominated property

Current Plan Map Designation: 1-2 du/ac

Proposed Comprehensive Plan Designation: 8-12 du/ac

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>	
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Residential*	
TOTAL	
<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	121 - 181
8 - 12 du/ac	121 - 181
16 - 20 du/ac	
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 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

Table 1

APR Nomination: Campbell/Encino Property									
Neighborhood Consolidation: Yes									
Nomination Information	Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size (Ac.)	Certified Receipt Number	Consent Letters Signed		
1.	71-2-((13))-36	James M. Campbell Donna P. Campbell	6651 Little River Turnpike	5103 Colebrook Place Alexandria, VA 22312	8	Receipt # 7002 2030 0001 2534 3879	Yes		
2.	71-2-((13))-1	James M. Campbell, et al*	4600 Willow Run Drive	5103 Colebrook Place Alexandria, VA 22312	0.668	Receipt # 7004 2510 0000 1385 2529	Yes		
3.	71-2-((13))-2	Jana L. Hollis, et al.	4604 Willow Run Drive	4604 Willow Run Drive Annandale, VA 22003	0.553	Receipt # 7002 2030 0001 2534 3893	Yes		
4.	71-2-((13))-3	Casey & Donna Beswick	4608 Willow Run Drive	4608 Willow Run Drive Annandale, VA 22003	0.522	Receipt # 7002 2030 0001 2534 3909	Yes		
5.	71-2-((13))-4	Homer A. Smith	4612 Willow Run Drive	4612 Willow Run Drive Annandale, VA 22003	0.531	Receipt # 7002 2030 0001 2534 3916	Yes		
6.	71-2-((13))-5	Mary P. Clark Life Estate, et al	4616 Willow Run Drive	69 Saratoga Cv. Ruther Glen, VA 22546	0.552	Receipt # 7002 2030 0001 2534 3923	Yes		
7.	71-2-((13))-6	Dawn C. Thompson	4620 Willow Run Drive	4620 Willow Run Drive Annandale, VA 22003	0.543	Receipt # 7002 2030 0001 2534 3930	Yes		
8.	71-2-((13))-7	Long E. Huntley Living Trust	4621 Willow Run Drive	4621 Willow Run Drive Annandale, VA 22003	0.725	Receipt # 7002 2030 0001 2534 3947	Yes		
9.	71-2-((13))-8	Om Kohn, et al	4617 Willow Run Drive	4617 Willow Run Drive Annandale, VA 22003	0.595	Receipt # 7002 2030 0001 2534 3954	Yes		
10.	71-2-((13))-9	Blanche R. Marshall	4613 Willow Run Drive	4613 Willow Run Drive Annandale, VA 22003	0.536	Receipt # 7002 2030 0001 2534 3961	Yes		
11.	71-2-((13))-10	Raimund S.G. Seifart	4609 Willow Run Drive	Annandale, VA 22003	0.525	Receipt # 7002 2030 0001 2534 3978	Yes		
12.	71-2-((13))-11	Douglas W. Bradshaw Dana L. Bradshaw	4605 Willow Run Drive	4605 Willow Run Drive Annandale, VA 22003	0.673	Receipt # 7002 2030 0001 2534 3985	Yes		
13.	71-2-((10))17A	James M Campbell Donna P. Campbell	No address	5103 Colebrook Place Annandale, VA 22312	0.125	Receipt # 7002 2510 0000 1385 2512	Yes		
14.	71-2-((11))-43A	Eugene M. Brown Margaret J. Brown	4601 Willow Run Drive	4601 Willow Run Drive Annandale, VA 22003	0.584	Receipt # 7004 2510 0000 1385 2543	Yes		
Total Acreage					15.132				
% of Acreage Supportive of Nomination					84.6%				
% of Property Owners Within Nomination Area That signed Petition					79%				

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JUSTIFICATION FOR AREA PLAN REVIEW NOMINATION

Campbell/Encino Manor Property

September 21, 2005

The Nominator, Sheri L. Hoy, Agent for James M. Campbell, proposes to replan the Nomination Property to better reflect land use changes that have occurred in the surrounding area.

Description of Nomination Property

The Nomination Property consists of approximately 15.13 acres and is presently zoned R-2. It is located within the A3 Indian Run Community Planning Sector of the Annandale Planning District. Residential communities in the surrounding area reflect a variety of densities including R-2, PDH-8, PDH-16, and R-12. The site is accessed off of Route 236 (Little River Turnpike) and is within a 3 mile radius of the Capital Beltway, Bailey's Crossroads, and Route 395.

Nature of Request

The Nominator requests that the Property be replanned to a residential density of 8 to 12 dwelling units per acre.

Basis for Request

As stated above, there are a variety of residential densities in the surrounding area. Reflective of that, the Nominator envisions a mixture of densities for the Nomination Property to include a higher density component along Route 236 which then transitions to lower densities throughout the Property. This transitioning will enable the developer to match densities to surrounding properties in order to preserve established communities.

The Nominator believes that this part of Fairfax County would benefit from having a variety of housing types that will serve a greater number of residents. In addition, this area is in close proximity to several major roadways that will offer an ideal location to live and work. This proposal would better achieve overall Plan objectives in terms of infill development that is compatible with the surrounding area.