

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: Mark Anstine Daytime Phone: 703-790-9400

Address: 6862 Elm Street, Suite 820, McLean, VA 22101

Nominator E-mail Address: manstine@fraserforbes.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):

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: 3

Total aggregate size of all nominated parcels (in acres and square feet): 383,023 sq. ft. 8.793 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	
8 - 12 du/ac	70-105
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

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Land

Commercial

Financing

Consulting

JUSTIFICATION FOR AREA PLAN REVIEW NOMINATION

Campbell Property

The Nominator, Mark Anstine, on behalf of James & Donna Campbell, proposes to replan the Nomination Property to better reflect land use changes that have occurred in the surrounding area.

Description of Nomination Property

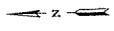
The Nomination Property consists of approximately 8.8 acres and is presently zoned R-2. It is located within the A3 Indian Run Community Planning Sector of the Annandale Planning District. Residential communities in the surrounding area reflect a variety of densities including R-2, PDH-8, PDH-16, and 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. An increase in density is reflective of recent rezonings and development along Route 236. Further, an increase in density and redevelopment of the subject property will provide housing that will serve a greater number of residents who may live in close proximity to major transportations corridors and major employment areas. Thus, this proposal would better achieve overall Plan objectives in terms of infill development that is compatible with the surrounding area.



GENERAL NOTES

1. The use of a portion of the property for a purpose other than that shown on this map is prohibited unless the appropriate zoning authority has approved the use.

2. The zoning authority has the right to require the applicant to provide a site plan showing the proposed use and any other information necessary for the zoning authority to make a determination as to whether the proposed use is permitted.

3. The zoning authority has the right to require the applicant to provide a site plan showing the proposed use and any other information necessary for the zoning authority to make a determination as to whether the proposed use is permitted.

ADMINISTRATIVE INDEX

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SHEET INDEX

PROPERTY MAP ZONING

71-2

Revised to: 07/18/05

Prepared by: [Name]

DEPARTMENT OF INFORMATION TECHNOLOGY

12000 Government Center Parkway, Suite 117

FALMOUTH, MAINE 04101

FAC 207-634-1911

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See 07-1-1(1)-131

