

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

Date Received: 9/20/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: John H THILLMAN IV Daytime Phone: 703-927-2017

Address: 2700 South Nelson St ARLINGTON VA 22206

Nominator E-mail Address: jhthcar@aol.com

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

[Signature] (SCOTT W. HERRICK)
5827 COLUMBIA PIKE ASSOCIATES, LLC

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

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): _____ sq. ft. 1.34 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 1/2 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/:**

Current Plan Map Designation: Commercial up to 15 FAR

Proposed Comprehensive Plan Designation: MIXED USE COMMERCIAL AND RESIDENTIAL WITH CONSOLIDATION

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	30
Retail	20
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	50
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).

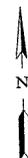
The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

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

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing address of Owner	Parcel Size In Acres	Certified Receipt Number
61-2 ((1)) 112	5827 Columbia Pike Associates LLC	5827 Columbia Pike	2700 S. Nelson Street Arlington, VA 22206	1.34	N/A



Map file is 50" X 75" based on USGS 1:24,000 scale
 7 1/2 minute Quad. Virginia Coordinate System
 values are of 1983 North Zone in U.S. feet based on
 NAD 83/93 High Precision GPS Network adjustment.

National Geodetic Vertical Datum 1929

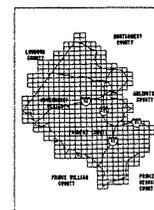
GENERAL NOTES

ZONING

Proffers and Covenants:

The use or development of the property or properties subject of the zoning application annotated is restricted beyond the designated zoning district regulations by proffered conditions (*) or covenants (%). A complete explanation is provided on page 1 of the official zoning map.

Zoning revised to 1/1/02
 subsequent changes not reflected.



ADMINISTRATIVE INDEX

51-3	51-4	
61-1	61-2	62-1
61-3	61-4	62-3

SHEET INDEX

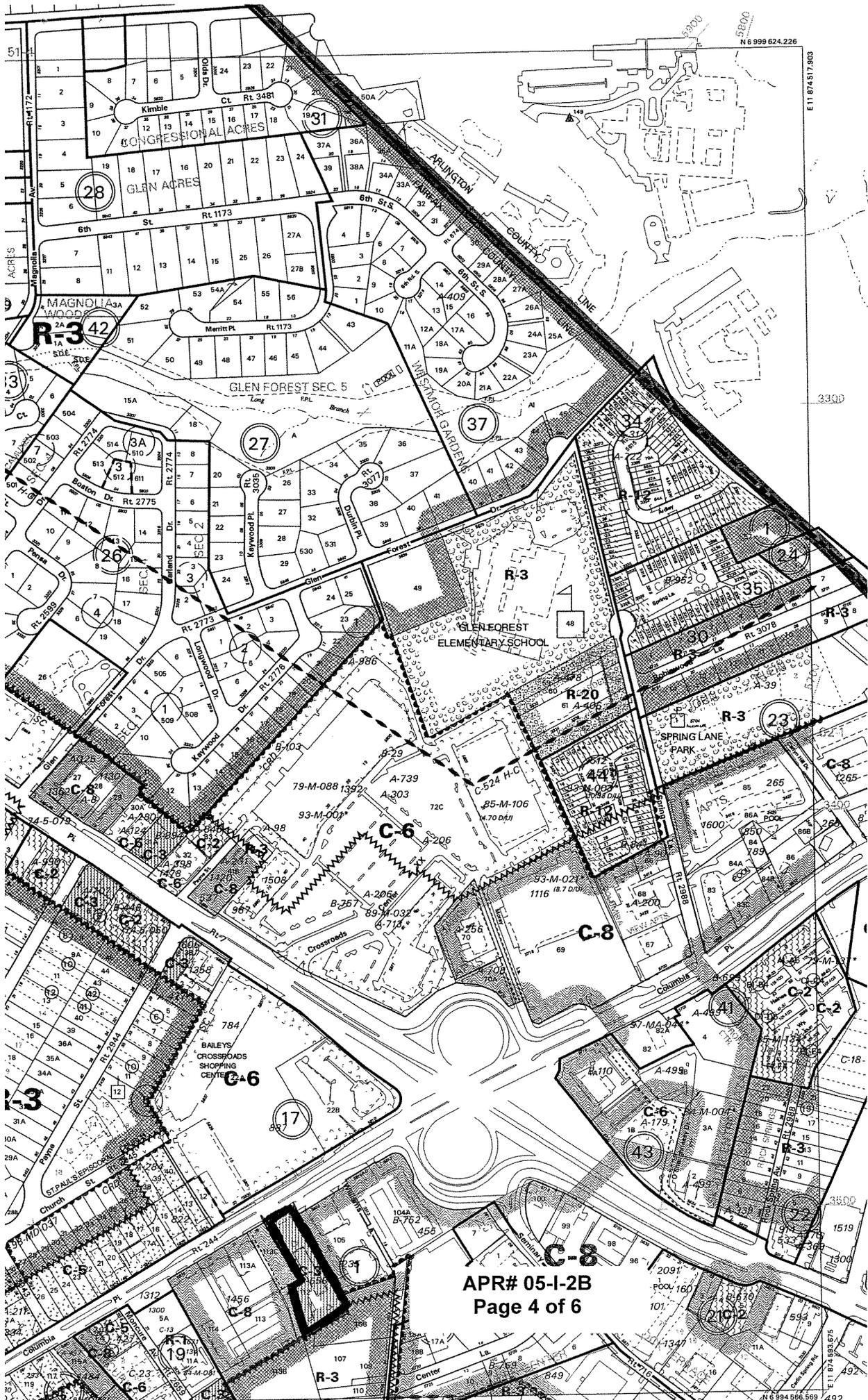
CADASTRAL MAP ZONING

61-2

Revised to: 01/01/02

Prepared by:

DEPARTMENT OF INFORMATION TECHNOLOGY
 Enterprise Application Services Division
 Geographic Information Services



APR# 05-I-2B
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Justification For Comprehensive Plan Amendment
Tax Map 61-2 ((1)) Parcel 112

This parcel is currently developed as an office building but it may be more appropriate as a mixed use parcel as part of a larger update to the Baileys Comprehensive Plan. The Fairfax County RHA has held a number of meetings with land owners in the vicinity of this site in the hopes of possibly updating the plan and redeveloping the immediate area of this site. The owner of this site (5727 Columbia Pike Associates, LLC is willing to be part of a larger consolidation or special study area and therefore submits this nomination to be included in such a study/amendment to the Comprehensive Plan.

Quintero, Clara

From: Jhtcav@aol.com
Sent: Saturday, October 15, 2005 2:05 PM
To: Quintero, Clara
Subject: Re: 2005 APR Nomination

To: Clara Quintero
Fairfax County OCP

From: John Thillmann

RE: APR Nomination

Dear MS. Quintero:

Please accept this late correction to the APR nomination for 5827 Columbia Pike wherein I should have stated that the FAR request is for 2.0.

Thanks,
John Thillmann
Agent

APR# 05-I-2B
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10/16/2005