

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

Staff Use Only
Date Received: <u>9/21/05</u>
Date Accepted: _____
Planning District: _____
Special Area: _____

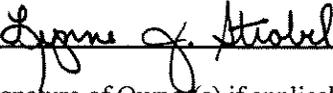
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Lynne Strobel for Albert Riveros Daytime Phone: 703-528-4700

Address: 2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201

Nominator E-mail Address: lstrobel@arl.thelandlawyers.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: 11

Total aggregate size of all nominated parcels (in acres and square feet): 373,745sq. ft. 8.58acres

Is the nomination a Neighborhood Consolidation Proposal: Yes No

See Attachment #1

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.

See Attachment #2
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/.

See Attachment #3

Current Plan Map Designation: Residential at 2-3 du/ac

Proposed Comprehensive Plan Designation: Mixed-use with residential and commercial, including retail and office, up to .50 FAR, with logical consolidation and appropriate buffering.

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	40%
Retail	20%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	40%
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). 45 single-family attached units at 1,800 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	Approx. 45
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 8 ½ x 11 inches. Maps in color will not be accepted.

See Attachment #4

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 #5

- 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 Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

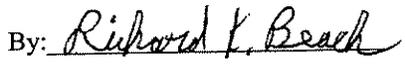
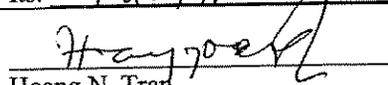
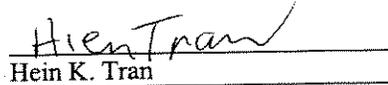
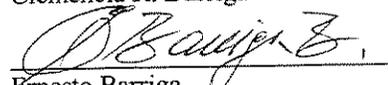
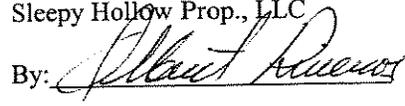
September 21, 2005

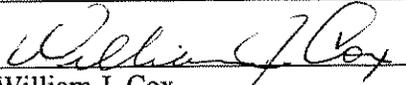
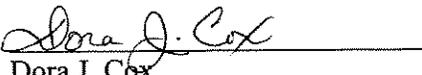
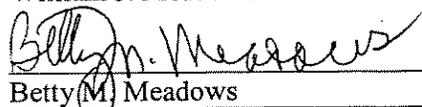
Fairfax County Planning Commission
 12000 Government Center Parkway
 Suite 330
 Fairfax, Virginia 22035

Dear Sir or Madam:

We, the undersigned, are the owners of residential property included in the Area Plan Review Nomination being submitted by Walsh, Colucci, Lubeley, Emrich, & Terpak PC on behalf of Albert Riveros. We support the nomination to replan our property for a mix of residential and commercial uses, including office and/or retail, up to .50 FAR, with logical consolidation and appropriate buffering.

Thank you.

<u>Property Owner Signature</u>	<u>Parcel Address</u>	<u>Tax Map #</u>	<u>Acreage</u>
INVESTMENT REALTY CORP.  Hoa T. Le Suong Xuan Le Suong Xuan Le 9/17/05 9/17/05	6415 Arlington Boulevard	51-3 ((5)) 7B	.446
Beach Realty, LP By:  Name: Richard K. Beach Its: Partner	6421 Arlington Boulevard	51-3 ((5)) 8	.627
 Hoang N. Tran  Hein K. Tran	6425 Arlington Boulevard	51-3 ((5)) 9	.622
 Clemencia R. Barriga  Ernesto Barriga	6429 Arlington Boulevard 6435 Arlington Boulevard	51-3 ((5)) 10 51-3 ((5)) 11	.638 .655
Sleepy Hollow Prop., LLC By:  Name: ALBERT RIVEROS Its: MANAGER	6439 Arlington Boulevard 6443 Arlington Boulevard	51-3 ((5)) 12 51-3 ((5)) 13	.673 .687

 William J. Cox	6455 Arlington Boulevard None Assigned	51-3 ((5)) 14 51-3 ((5)) 14A	1.711 .160
 Dora J. Cox			
 William J. Meadows	6461 Arlington Boulevard 6519 South Street	51-3 ((5)) 15 51-3 ((5)) 16	1.291 1.074
 Betty (M.) Meadows			

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**Attachment #2
Comprehensive Plan Amendment Nomination Owner Listing**

Tax Map #	Parcel Address	Owner	Address	Acreage	Certified #
51-3 ((5)) 7B	6415 Arlington Boulevard	Hoa T. Le Suong X. Le	6415 Arlington Boulevard Falls Church, Virginia 22042	.446	7004 2510 0006 9900 8043
51-3 ((5)) 8	6421 Arlington Boulevard	Beach Realty LP	5167 Lee Highway Arlington, Virginia 22207	.627	7004 2510 0006 9900 0597
51-3 ((5)) 9	6425 Arlington Boulevard	Hoang N. Tran Hein K. Tran	4026 Tanglewood Tr. Chesapeake, Virginia 23325	.622	7004 2510 0006 9900 0580
51-3 ((5)) 10	6429 Arlington Boulevard	Clemencia R. Barriga Ernesto Barriga	6443 Arlington Boulevard Falls Church, Virginia 22042	.638	7004 2510 0006 9900 0573
51-3 ((5)) 11	6435 Arlington Boulevard	Same	6443 Arlington Boulevard Falls Church, Virginia 22042	.655	7004 2510 0006 9900 0573
51-3 ((5)) 12	6439 Arlington Boulevard	Sleepy Hollow Prop. LLC	6443 Arlington Boulevard Falls Church, Virginia 22042	.673	7004 2510 0006 9900 8036
51-3 ((5)) 13	6443 Arlington Boulevard	Same	6443 Arlington Boulevard Falls Church, Virginia 22042	.687	7004 2510 0006 9900 8036
51-3 ((5)) 14	6455 Arlington Boulevard	William Joseph Cox Dora J. Cox	6455 Arlington Boulevard Falls Church, Virginia 22042	1.711	7004 2510 0006 9900 0542
51-3 ((5)) 14A	None assigned	Same	6455 Arlington Boulevard Falls Church, Virginia 22042	.160	7004 2510 0006 9900 0542
51-3 ((5)) 15	6461 Arlington Boulevard	William J. Meadows Betty M. Meadows	43054 John Mosby Highway Chantilly, Virginia 20152	1.291	7004 2510 0006 9900 8050
51-3 ((5)) 16	6519 South Street	Same	43054 John Mosby Highway Chantilly, Virginia 2015	1.074	7004 2510 0006 9900 8050

J2 SLEEPY HOLLOW COMMUNITY PLANNING SECTOR

CHARACTER

The Sleepy Hollow Community Planning Sector generally extends from the intersection of Arlington Boulevard (Route 50) and Sleepy Hollow Road at Seven Corners, to Annandale Road on the west and the Holmes Run stream valley, which form the southern boundaries. The northeastern portion of this sector is generally east of Aspen Lane (excluding existing residences) and lies within the Seven Corners Community Business Center.

The remaining area is predominantly developed with low density residential uses, the exception being the commercial strip north of South Street and east of Annandale Road, and a small commercial strip on the east side of Annandale Road north of Tripps Run. Residential areas are located south of Route 50 and west of the Seven Corners Community Business Center. A medium density residential townhouse development east of Aspen Lane provides a transition between the low density residential uses along Sleepy Hollow Road and the commercial uses in the Seven Corners Community Business Center.

The sector is crossed by two major stream valleys -- Tripps Run and Holmes Run -- which flow into Lake Barcroft. Both stream valleys possess naturally broad floodplains. In addition to the need to control excessive stormwater runoff in these streams and into Lake Barcroft, Holmes Run can be used to provide linear pedestrian pathways throughout neighborhoods. The sector has many excellent stands of mature trees on private land.

The Tripps and Holmes Run Stream Valleys are particularly sensitive for prehistoric resources. The Roundtree Park site is significant. Other heritage resources can be expected in the more dispersed neighborhoods.

Bel Air Community Improvement Area

On November 24, 1986, the Board of Supervisors adopted the Bel Air Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Barrett Road, Kerns Road and Annandale Road.

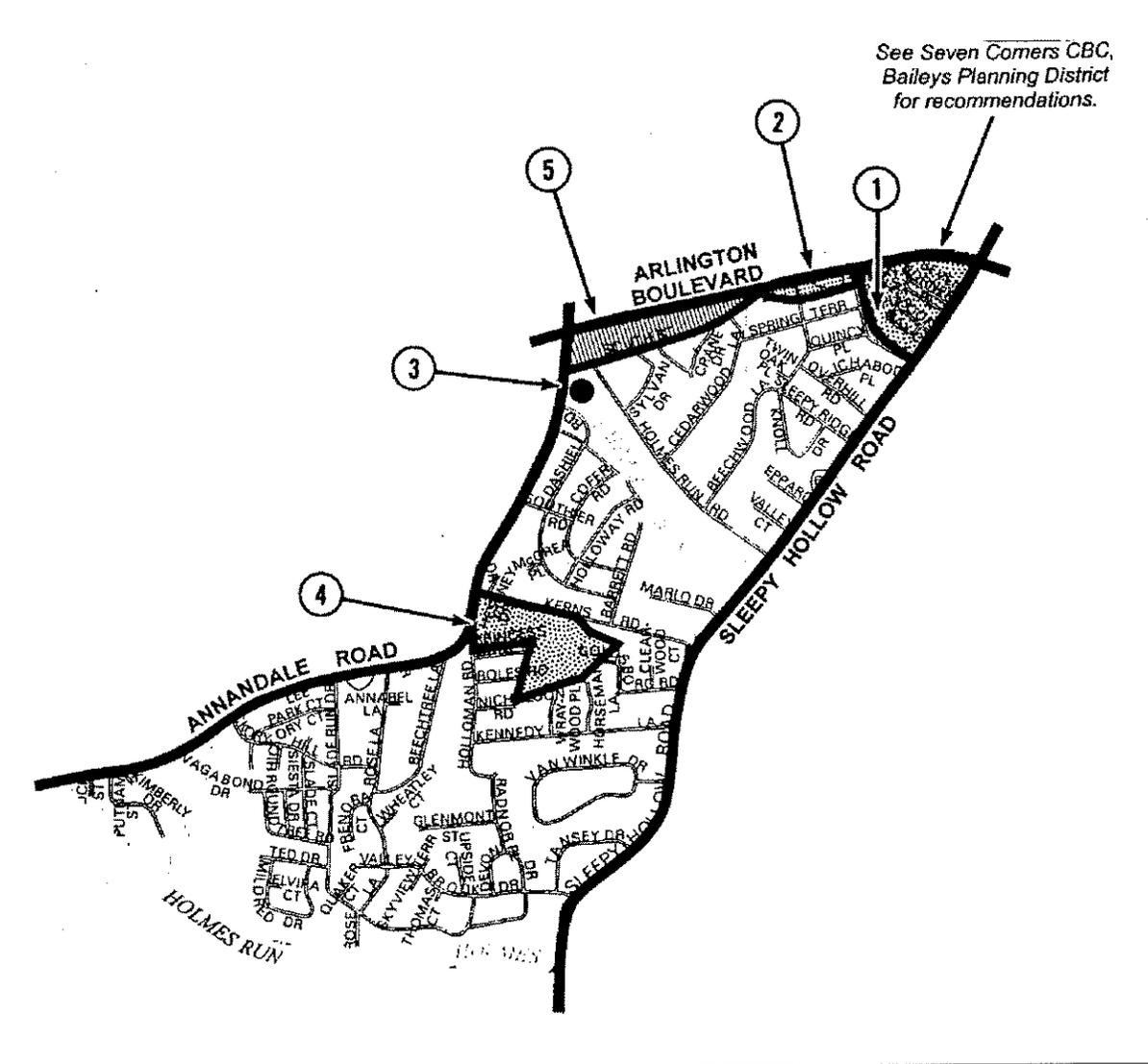
CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends the areas of Sleepy Hollow Planning Sector develop as Suburban Neighborhoods and as a portion of the Seven Corners Community Business Center.

RECOMMENDATIONS

Land Use

The Sleepy Hollow sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in



LAND USE RECOMMENDATIONS
GENERAL LOCATOR MAP

FIGURE 12

accordance with the guidance provided by the Policy Plan under Land Use Policy Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 12 indicates the geographic location of land use recommendations for this sector.

1. The eastern boundary of the Seven Oaks Townhouses serves as the boundary between the Seven Corners CBC and residentially planned development. A substantial natural buffer should be maintained between development of this tract and the adjacent single-family residences, minimizing visual and other impacts of development. Parcels fronting on the east side of Aspen Lane (Tax Map Parcels 51-3((5))7A, 7B and 51-3((6))13A and 13B), are planned for 2-3 dwelling units per acre and Tax Map 51-3((6))20 is planned for 1-2 dwelling units per acre as shown on the Plan Map.
2. The portion of the Route 50 corridor from the intersection with Aspen Lane to South Street should remain in single-family residential use. Commercial encroachment in this area should be discouraged and access to South Street between its intersection with Route 50 and Holmes Run Road should be prohibited. South Street should serve as a barrier between the commercial activity and the residentially planned areas to the south.
3. The southeastern quadrant of Annandale Road and South Street is planned for low-rise neighborhood-serving office use up to .25 FAR with substantial buffering along the adjacent residential neighborhood. As an option, residential development at 5-8 dwelling units per acre with substantial buffering along Annandale Road and South Street may also be appropriate.
4. Parcels bounded on the west and north by Annandale Road and Kerns Road (Tax Map 60-2((1))9, 10, 11A, 13B, 15-22) are planned for residential use at 1-2 dwelling units per acre. Development above one dwelling unit per acre requires substantial consolidation in order to provide for a well-designed project.
5. The commercial strip along the south side of Arlington Boulevard (Route 50), between Annandale Road and South Street, is planned for neighborhood-serving retail and office uses. Parcel 50-4((1))14 and all parcels to the east are recognized as stable commercial development.

The primary access to all development should be from Arlington Boulevard, its service drive to the south, or Annandale Road. With the exceptions of Parcel 11A (i.e. convenience store), an integrated development of parcels 13A, 13B, 13C, 13D and Parcel 21A (i.e. gas station), no access to South Street should be permitted. Adequate on-site circulation and parking should be provided such that there is no spillover traffic onto adjacent properties.

Development proposals that result in piecemeal development or further fragmentation of this area should be discouraged. Drive-in uses (with the exception of a drive-through pharmacy or a similar low intensity drive-through use), auto-oriented uses, and non-neighborhood-serving uses should be discouraged.

New development or redevelopment throughout this area should provide substantial screening and buffering to the stable single-family detached neighborhood immediately to the south.

Transportation

Transportation recommendations for this sector are shown on Figure 13. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 14. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails

Trails planned for this sector are delineated on Figure 15 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

FIGURE 14
PARKS AND RECREATION RECOMMENDATIONS
SECTOR J2

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Bel Air Sleepy Hollow	
COMMUNITY PARKS:	
Roundtree	Complete development of Roundtree Park.
DISTRICT PARKS:	
	This sector is in the service area of Mason and Annandale District Parks.
COUNTYWIDE PARKS:	
Holmes Run Stream Valley	Ensure protection of EQC and public access to stream valley through dedication/acquisition and/or donation of open space/trail easements on privately owned land in accordance with Fairfax County Park Authority Stream Valley policy. Complete development of countywide stream valley trail.

Attachment # 5
Justification for Plan Amendment Nomination
by Lynne J. Strobel on behalf of Albert Riveros

As agent for Albert Riveros (the "Nominator"), I hereby propose a Nomination for a Comprehensive Plan Amendment ("Plan Amendment") on property identified among the Fairfax County Tax Map records as 51-3 ((5)) 7B, 8, 9, 10, 11, 12, 13, 14, 14A, 15, 16 (the "Subject Property"). The Subject Property is located on the south side of Arlington Boulevard ("Route 50"), generally bordered by the intersections of South Street and Aspen Lane. The Subject Property consists of eleven (11) contiguous parcels, that total approximately 8.58 acres and are zoned R-3. The Subject Property is predominantly improved with single-family detached residences located within the Hillwood subdivision. Two (2) parcels contain an existing plant nursery, which predates the requirement for special exception approval under the Fairfax County Zoning Ordinance. The purpose of the Plan Amendment is to permit mixed-use development on the Subject Property, including residential, office and retail, at an intensity of up to .50 FAR, subject to requirements for logical consolidation and appropriate buffering.

The Fairfax County Comprehensive Plan (the "Plan") includes the Subject Property within the Sleepy Hollow Community Planning Sector of the Jefferson Planning District (Area I). The Plan map indicates that the Subject Property is planned for residential development at a range of two (2) to three (3) dwelling units per acre ("du/ac"). The Plan text states that the Subject Property should remain in single-family use, and further provides that commercial encroachment of this area should be discouraged. The Plan additionally states that South Street should serve as the buffer between commercial activity [along the Route 50 corridor] and residentially planned areas to the south.

The area surrounding the Subject Property contains a mix of residential and commercial uses at various intensities. The Subject Property is bounded on the east by the Seven Oaks subdivision, which is zoned R-12. Properties located on the north side of Route 50 immediately west of Seven Corners include the following zoning classifications: C-7, PDC, C-6, and R-4. The area to the west of the Subject Property on the south side of Route 50 between South Street and Annandale Road is characterized by strip commercial development zoned C-3, C-5 and C-8. Single family residences zoned R-3 are located to the south of the Subject Property. Overall, existing development along Route 50 in proximity to the Subject Property is typified by more intensive commercial and residential uses.

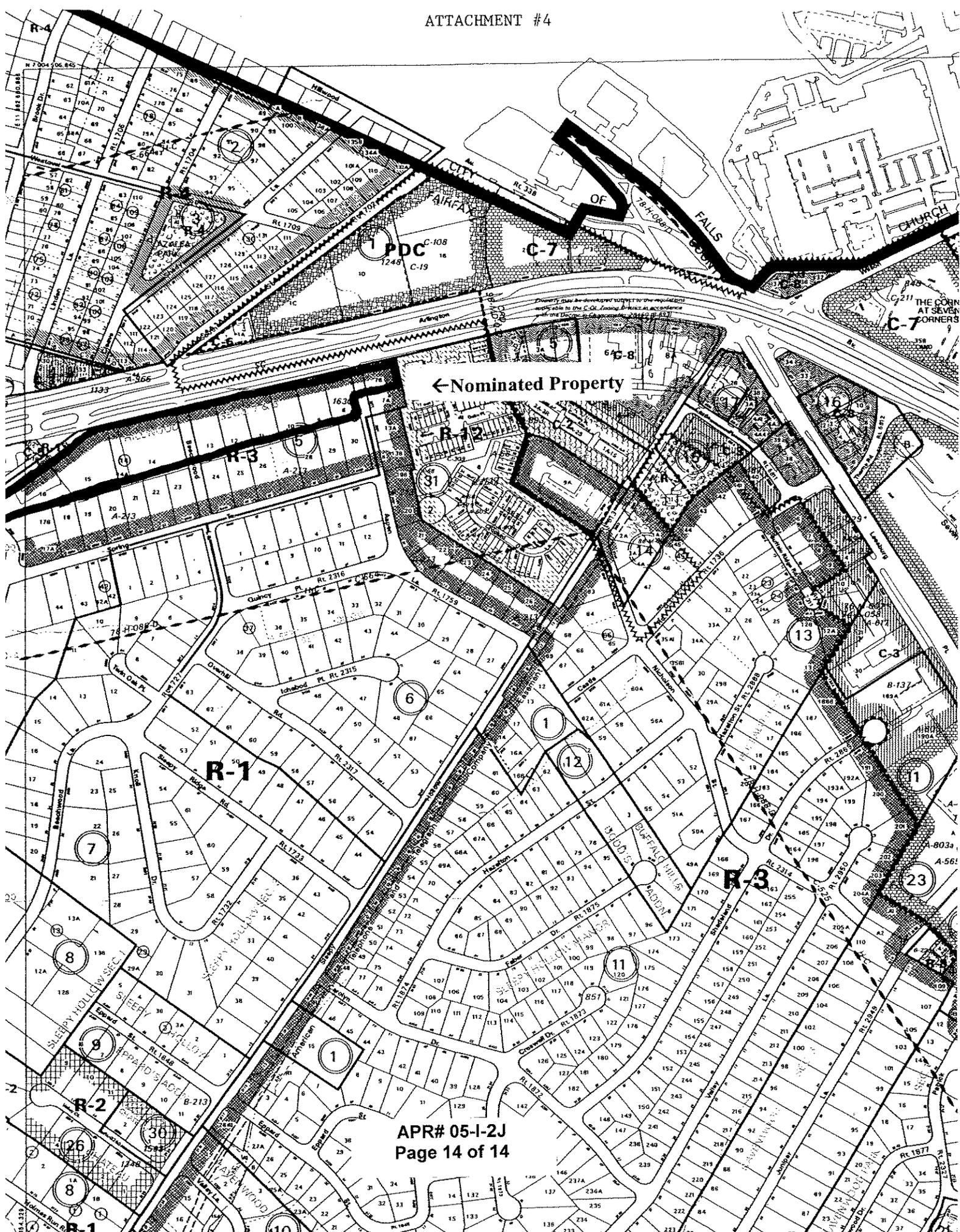
The adopted Plan's recommendation as applicable to the Subject Property is both anomalous and inappropriate in light of the existing uses associated with other similarly situated properties located along Route 50. The existing designation of the Subject Property is an oversight or land use related inequity, and should be amended to permit a

mix of residential, commercial and retail uses. The current lack of uniformity between the Plan designation for Subject Property and character of development in the surrounding area evidences an inefficient land use pattern that has resulted in deleterious effects. The existing residences that comprise the Subject Property are plagued by near constant noise emanating from Route 50, one of the most heavily-traveled commuter thoroughfares in Northern Virginia. This problem is compounded by the fact that access to these lots is oriented to Route 50, effectively isolating these homes from the residential communities to the south. The adverse impacts associated with these conditions are untenable, with the existing neighborhood in ever-growing need of refurbishment. The fact that each property owner within the Subject Property has petitioned in support of this consolidation and redevelopment proposal demonstrates that this area is no longer viable as a low-density residential use.

This Plan Amendment to change the recommendation for the Subject Property to mixed-use is justified for several reasons. First, revitalization of the Subject Property can be accomplished with a uniform development plan that contains a mix of residential and office townhouses, appropriately supported by ancillary retail uses. An appropriate mix of residential and commercial elements will be more in keeping with the types and intensities of uses that are located in proximity to the Subject Property. Requirements for logical parcel consolidation and appropriate buffering will foster a cohesive, functional community that will be better guarded from the adverse effects of Route 50, while protecting the residences south of the Subject Property. Moreover, a uniform development plan with fewer points of access to Route 50 represents a significant improvement over the numerous separate driveway entrances from the Subject Property to the service road along Route 50 that currently exist. The Plan Amendment will achieve a more flexible planning framework, one which recognizes the need for a mix of uses at this strategic, yet under utilized, location.

In conclusion, I hereby nominate the Subject Property for a Plan Amendment to recommend mixed-use with residential, office and retail, up to .50 FAR, with logical consolidation and appropriate buffering. This designation will remedy a land use inequity and/or oversight which exists under the adopted Plan. Furthermore, the proposal is more compatible with the uses and intensities of similarly-situated properties in the surrounding area. The nomination will result in a Plan designation that is more compatible with the development of nearby properties located along Route 50, and thus be in harmony with the character of the area.

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← Nominated Property