

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

Staff Use Only	
Date Received:	9/20/05
Date Accepted:	
Planning District:	
Special Area:	

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Martin D. Walsh for Concordia/Munson Hill LLC Daytime Phone: (703) 528-4700

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

Nominator E-mail Address: mwalsh@arl.thelandlawyers.com

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

M.D. Walsh Martin D. Walsh

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):

See "Attachment # 1"

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

Martin D. Walsh- Agent for Concordia/Munson Hill LLC

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): 82,328 sq. ft. 1.89 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.

See Attachment # 1
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: None

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: Residential, 2-3 dwelling units per acre

Proposed Comprehensive Plan Designation: Residential, 5-8 dwelling units per acre

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>	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
<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	14
8 - 12 du/ac	
12 - 16 du/ac	
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 8 ½ 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 and September 21, 2005 to:

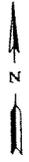
Fairfax County Planning Commission Office
 Government Center Building, Suite 330 APR# 05-I-3B
 12000 Government Center Parkway Page 2 of 6
 Fairfax, Virginia 22035-5505

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
61-1 ((1)) 7	John M. Byers, Trust Rachel A. Byers,	3236 Peace Valley Lane	11592 Kaywood Lane Escondido, CA 92026	1.89	7004 2510 0006 9899 3739



0 100 200
FEET

Map file is 50" X 75" based on USGS 1:24,000 scale
7.12 minute Quad. Virginia Coordinate System
within are of 1983 North Zone in U.S. foot based on
NAD 83/93 High Precision GPS Network adjustment.
National Geodetic Vertical Datum 1979

GENERAL NOTES

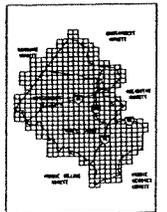
ZONING

Proffers and Covenants:

The use or development of the property or properties subject of the rezoning application submitted 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 01/01/05
subsequent changes not reflected.

The information contained on this page is NOT to be construed or used as a "legal description". It is not a survey product and not to be used for the design, modification or construction of improvements to real property or for flood plain determination. Fairfax County does not provide any guarantee of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other necessary loss that might arise from the use of this map or information it contains.



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SHEET INDEX

PROPERTY MAP ZONING

61-1

Revised to: 01/01/05

Prepared by:

DEPARTMENT OF INFORMATION TECHNOLOGY



#6. Justification

The Nomination Property (the "Property") is located at 3236 Peace Valley Lane (Rt. 976). The general area is addressed in the Baileys Planning District of the Area 1 Comprehensive Plan (the "Plan"), specifically in the B5 Barcroft Community Planning Sector. The Property is in close proximity to both the Seven Corners and Baileys Crossroads Community Business Centers in the Baileys Planning District. The Property is zoned R-3 and is planned for residential uses at a density of 2-3 dwelling units per acre. The Property is currently developed with an approximately 2,500 square foot single-family dwelling.

The site is approximately 1.89 acres and is situated among higher residential densities in the R-8 and R-30 Districts. Immediately to the west of the Property is the large Ravenswood subdivision which is zoned R-3. The highest densities adjacent to the Property are located in the Lafayette Park Condominium development on Rio Drive which is accessible from Leesburg Pike. The density at the condominium development is 25 dwelling units to the acre. Additionally, to the north, the Property is immediately adjacent to an existing townhouse development which is developed at 7.9 dwelling units per acre at the terminus of Peace Valley Lane. Both these higher density developments are accessible from Leesburg Pike. The townhouse plan required a vacation of the portion of Peace Valley Lane that would have connected the Property to Leesburg Pike.

The small 2,500 square foot structure on the 1.89 parcel is an under utilization of the Property, which is located near the highest density areas in the Baileys Planning District. As a result, the Nominator proposes an amendment to the Plan for the Property which provides for residential density at 5-8 dwelling units to the acre. Higher residential density on the Property is compatible with surrounding use and densities.

One of the major planning objectives of the Baileys Planning District is to "preserve stable residential areas through infill development of a character and intensity or density that is compatible with existing residential uses." The Baileys Planning District plan text states that 90% of the land area in the District is developed, and therefore, infill development is essential. The proposed residential use at a density of 5-8 dwelling units/acre is compatible with the existing surrounding residential uses.

On a broader scale, the proposed nomination fulfills two fundamental land use objectives and policies concerning infill and redevelopment:

- Objective 8, Policy A: "Protect and enhance existing neighborhoods by ensuring that infill development is of a compatible use, and density/intensity, and that adverse impacts on the facilities and transportation system, the environmental and the surrounding community will not occur."
- Objective 14, Policy B: "Encourage infill development and establish areas that is compatible with existing and/or planned land use and that is at

compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.”

The current plan recommendation does not allow for the development necessary to implement the plan policies related to infill, nor do they take full advantage of the continuity of surrounding high density residential uses. The Nominator believes that the proposed nomination will assist in implementing the Planning Objectives of the Baileys Planning District and two County-wide land use policies of the plan.

K:\MCS\Research-Art\Concordia\Peace Valley\Justification.doc