

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 the Concordia Group 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 The Concordia Group

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): 217,830 sq. ft. 5.0007 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:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

None

Current Plan Map Designation: Public Facilities, Governmental and Institutional

Proposed Comprehensive Plan Designation: Option for 16-20 du/acre with 4,000 - 5,000 square feet of existing Moose Lodge facilities to remain and Option 30 du/acre for age restricted housing. with 4-5,000 of existing use to remain.

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	
Retail	
Public Facility, Gov & Institutional	4-5,000 sf to remain
Private Recreation/Open Space	
Industrial	
Residential*	
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	80-100
20 + du/ac**	100-150
** 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 1/2 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.

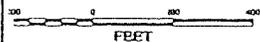
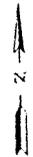
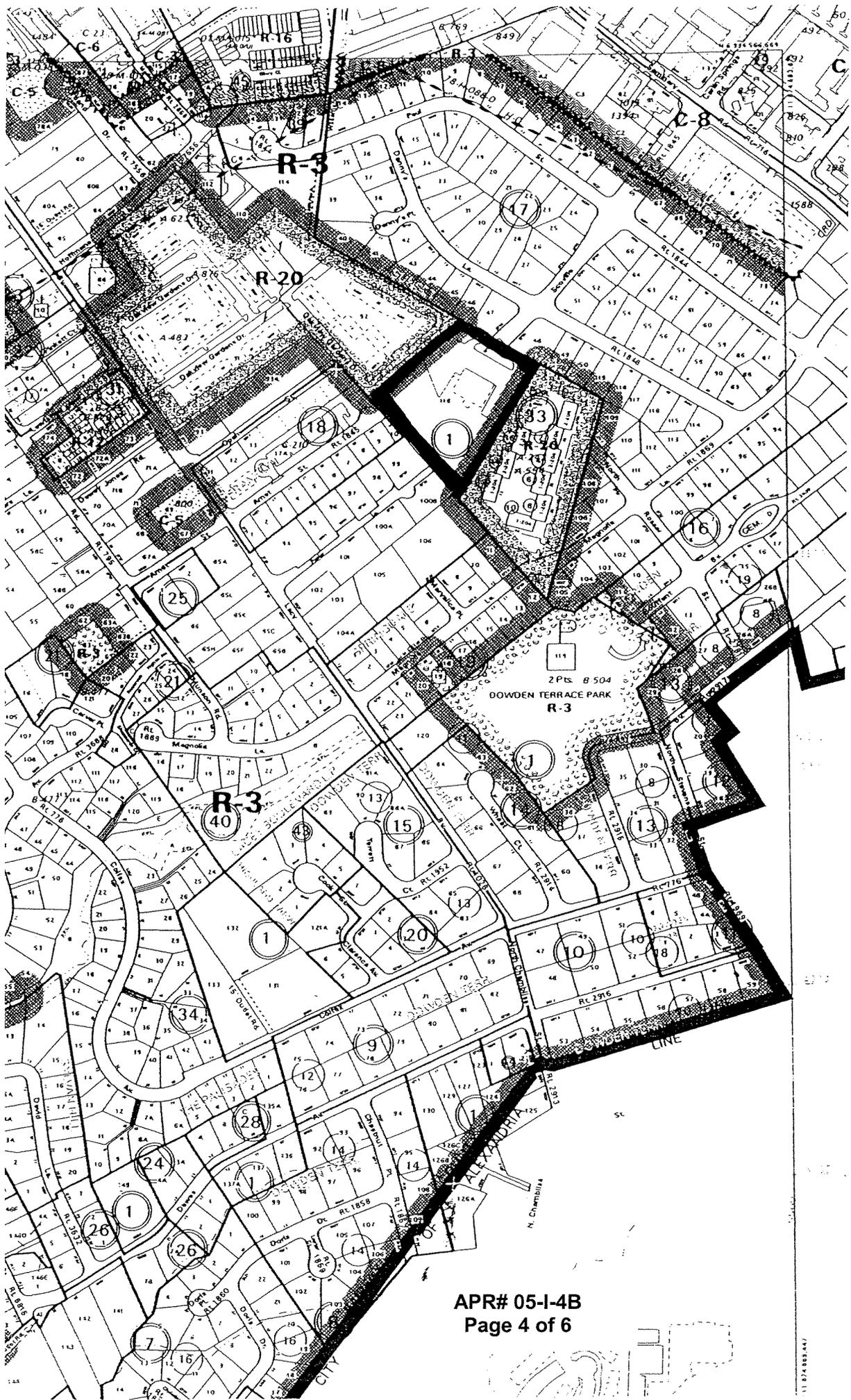
All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:
 Fairfax County Planning Commission Office
 Government Center Building, Suite 330

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
61-4 ((1)) 118	Loyal Order Of The Moose Lodge of Arl.	5710 Scoville Street	P.O. Box 1025 Falls Church, Virginia 22041	5.0007	7000 1670 0001 8350 6664



Map file # 67 E 15 based on USGS 1:24,000 scale
 7.17 minute Quad, Virginia Coordinate System
 datum year of 1911 Mean Sea Level datum as
 NAD 83 (1973) High Precision OPS Network adjustment
 National Geodetic Vertical Datum 1973

GENERAL NOTES

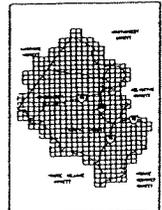
ZONING

Proffers and Covenants

The use or development of the property or portions thereof subject of the rezoning application shall be restricted by the designated zoning district regulations by proffered conditions ("1") or covenants ("2"). 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. It is the responsibility of Fairfax County to be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



ADMINISTRATIVE INDEX

61-1	61-2	62-1
61-3	61-4	62-3
72-1	72-2	

SHEET INDEX

PROPERTY MAP ZONING

61-4

Revised to: 01/01/05

Prepared by

DEPARTMENT OF INFORMATION TECHNOLOGY

APR# 05-I-4B
 Page 4 of 6

11.874.888.447

6. Justification

The nomination Property (the “Property”) is located at the terminus of Scoville Street, accessible by Seminary Road and Leesburg Pike. The general area is addressed in the Bailey’s Planning District of the Area I Comprehensive Plan (the “Plan”), specifically in the Glasgow Community Planning Sector. The Property is located near the commercial area, Bailey’s Crossroads, on Leesburg Pike. The Property is planned for “Public Facilities, Governmental and Institutional” uses. The Property is currently developed with approximately 12,000 square foot structure utilized by the Loyal Order of the Moose Lodge of Arlington No. 1315.

The site area is approximately 5 acres and is situated among higher residential densities in the R-20 Districts and R-3 Districts. Immediately on the east and west of the Property are R-20 multi-family developments, containing 12-16 dwelling units per acre, and 16-20 dwelling units per acre. Larger residences on larger lots within the R-3 District are located to the north and south of the Property. The small 12,000 square foot structure on a 5 acre parcel is an under utilization of the site. As a result, the Nominator proposes an amendment to the Plan for the Property which introduces residential development, and in addition, maintains the existing Moose Lodge use that is currently existing on the Property. The continuance of the Moose Lodge facility will serve the institutional needs of some in the community, while a residential option will remedy the under utilization of the site. The Nominator proposes two options in addition to the existing “Public Facilities, Governmental and Institutional” use:

- Option for 16-20 dwelling units per acre with 4,000-5,000 square feet for the existing Moose Lodge facilities;
- Option for 20-30 dwelling units per acre for an age-restricted housing (55 years old and greater) with 4,000-5,000 square feet for the existing Moose Lodge facility.

One of the Planning Objectives of the Bailey’s 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 Bailey’s Planning District states that since 90% of the land area in the district is developed, infill development is essential. The proposed residential options are at densities compatible with the existing surrounding residential uses. The options allow for an opportunity for infill, which is needed in the area. Additionally, the option allowing for age-restricted housing serves as a significant community and County benefit.

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 compatible use, and density/intensity, and that adverse impacts on facility and transportation system, the environmental and the surrounding community will not occur.”

- Objective 14, Policy b: “Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation system.”

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

K:\MCS\Research-Art\Concordia\Moose\Justification.doc