

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

Staff Use Only
Date Received: <u>9/24/05</u>
Date Accepted: _____
Planning District: _____
Special Area: _____

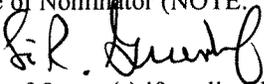
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Lori Greenlief, Agent for Thuan Tran Daytime Phone: (703)712-5433

Address: c/o McGuire Woods LLP; ATTN: Lori Greenlief
1750 Tysons Blvd., Ste. 1800
McLean, VA 22102

Nominator E-mail Address: lgreenlief@mcguirewoods.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):
See Table

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Lori Greenlief is agent for Thuan Tran

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 29

Total aggregate size of all nominated parcels (in acres and square feet): 673,002 sq. ft. 15.45 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/.

See attached, Exhibit A

Current Plan Map Designation: Residential; 2-3 dwelling units/acre

Proposed Comprehensive Plan Designation: Residential 4-5 dwelling units/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	60-75 unit
5 - 8 du/ac	
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
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

Table 1

SPECIFIC INFORMATION: APR Nomination: <u>Thuan Tran</u>						
Neighborhood Consolidation: <u>No</u>						
Nomination Information	Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size (Ac.)	Signature of Owner Petition Attached or Receipt Number
1	71-2((5))A	Maja Wessels	4407 Roberts Avenue Annandale, VA 22003	4407 Roberts Avenue Annandale, VA 22003	0.56 acres	7099 3400 0012 1496 8902
2	71-2((5))B	Charles Covington Said Harmouche	4411 Roberts Ave. Annandale, VA 22003	4411 Roberts Ave Annandale, VA 22003	0.3 acres	7099 3400 0012 1496 8919
3	71-2((5))B2	Meriem Harmouche Suzanne O'Connor	6725 Alpine Drive Annandale, VA 22003	6725 Alpine Drive Annandale, VA 22003	0.63 acres	7099 3400 0012 1496 8926
4	71-2((5))C	Brian O'Connor Marlene S. Pardo	6727 Alpine Drive Annandale, VA 22003	6727 Alpine Drive Annandale, VA 22003	0.38 acres	7099 3400 0012 1496 8933
5	71-2((5))1, 61	Thiem Ngo	1-6812 Little River Tnpk 61 - 6801 Alpine Drive Annandale, VA 22003	3864 Barcroft Lane Alexandria, VA 22312	0.84 acres 1.0 acre	7099 3400 0012 1496 8940
6	71-2((5))5,65	Thuan T. Tran	5- 6810 Little River Tnpk 65- 6807 Alpine Drive Annandale, VA 22003	3864 Barcroft Lane Alexandria, VA 22312	0.97 acres 0.5 acres	7099 3400 0012 1496 8957
7	71-2((5))7	Nina Y. Lee	6806 Little River Tnpk Annandale, VA 22003	10311 Regency Station Dr. Fairfax Station, VA 22039	0.5 acres	7099 3400 0012 1496 8964
8	71-2((5))9	Dong S. Nguyen Vo L. Nguyen	6800 Little River Tnpk Annandale, VA 22003	8124 Ridge Creek Way Springfield, VA 22153	0.99 acres	7099 3400 0012 1496 8971
9	71-2((5))9A	Thomas E. Hardesty, 3rd Judith E. Hardesty	4412 Roberts Avenue Annandale, VA 22003	4412 Roberts Avenue Annandale, VA 22003	0.5 acres	7099 3400 0012 1496 8988
10	71-2((5))16	Javier A. Torres	4417 Roberts Avenue Annandale, VA 22003	4417 Roberts Avenue Annandale, VA 22003	0.49 acres	7099 3400 0012 1496 8995
11	71-2((5))16A	John W. and Sharon A. McCracken	4413 Roberts Avenue Annandale, VA 22003	4413 Roberts Avenue Annandale, VA 22003	0.35 acres	7099 3400 0012 1496 9039
12	71-2((5))16B	Abul K. Azad	4415 Roberts Avenue Annandale, VA 22003	4415 Roberts Avenue Annandale, VA 22003	0.28 acres	7099 3400 0012 1496 9008
13	71-2((5))21A	Richard E. and Dolores A. Carnahan	6788 Little River Tnpk Annandale, VA 22003	6788 Little River Tnpk Annandale, VA 22003	0.38 acres	7099 3400 0012 1496 9015
14	71-2((5))23	Margaret A. Obran	6785 Little River Tnpk Annandale, VA 22003	6786 Little River Tnpk Annandale, VA 22003	0.38 acres	7099 3400 0012 1496 9022

Table 1

15	71-2((5))25, 27	Estuardo V. Rodriguez Leonor Rodriguez	25 -6780 Little River Tnpk Annandale, VA 22003	6780 Little River Tnpk Annandale, VA 22003	0.55 acres	7099 3400 0012 1496 9145
			27 -6776 Little River Tnpk Annandale, VA 22003		0.72 acres	
16	71-2((5))29	Stephen M. White	6772 Little River Tnpk Annandale, VA 22003	6772 Little River Tnpk Annandale, VA 22003	0.38 acres	7099 3400 0012 1496 9046
17	71-2((5))31	Jacqueline M. White Myrtle V. Henry	6766 Little River Tnpk Annandale, VA 22003	6766 Little River Tnpk Annandale, VA 22003	0.39 acres	7099 3400 0012 1496 9053
18	71-2((5))33	Thecla U. Crawford, TR	6764 Little River Tnpk Annandale, VA 22003	6764 Little River Tnpk Annandale, VA 22003	0.38 acres	7099 3400 0012 1496 9060
19	71-2((5))35	Pamela A. Fleming TR	6760 Little River Tnpk Annandale, VA 22003	6760 Little River Tnpk Annandale, VA 22003	0.48 acres	7099 3400 0012 1496 9077
20	71-2((5))41	Natividad Salazar	6715 Alpine Drive Annandale, VA 22003	6715 Alpine Drive Annandale, VA 22003	0.54 acres	7099 3400 0012 1496 9084
21	71-2((5))43	Hung N. Chung Linh N. Truong	6717 Alpine Drive Annandale, VA 22003	6717 Alpine Drive Annandale, VA 22003	0.54 acres	7099 3400 0012 1496 9091
22	71-2((5))45A	Carl T. Carlson TR	6721 Alpine Drive Annandale, VA 22003	6721 Alpine Drive Annandale, VA 22003	0.51 acres	7099 3400 0012 1496 9107
23	71-2((5))53A	Melanie J. Carlson TR Douglas D. Holbrook	4405 Roberts Avenue Annandale, VA 22003	4405 Roberts Avenue Annandale, VA 22003	0.40 acres	7099 3400 0012 1496 9114
24	71-2((5))59	Brenda M. Holbrook Thuan Tran	4406 Roberts Avenue Annandale, VA 22003	4406 Roberts Avenue Annandale, VA 22003	0.75 acres	7099 3400 0012 1496 9121
25	71-2((5))69, 71	Patrick W. Muth Elin Landenburger	6811 Alpine Drive Annandale, VA 22003	6811 Alpine Drive Annandale, VA 22003	0.5 acres	7099 3400 0012 1496 9138
			69 - vacant		0.37 acres	
Total Acreage					15.45 acres	
					(15.56 when column is added - rounding	
					discrepancy)	
#279514						

TAX MAP
71-2
B-676
(MAP DISTRIBUTED
WITH NOTICES)

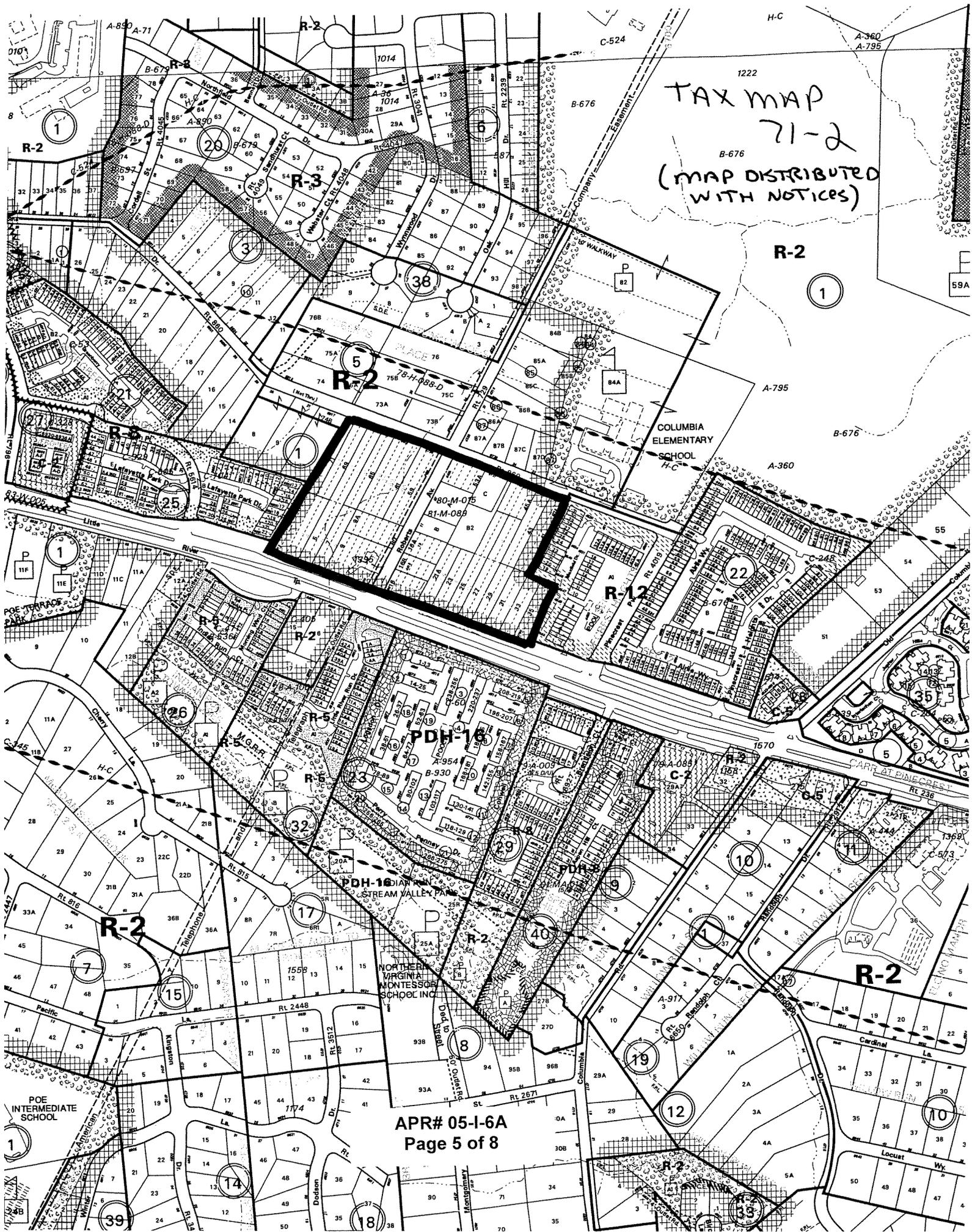


Exhibit A

Current Plan Language, A2 Columbia Community Planning Sector

2. Land within the northwest quadrant of the intersection of Route 236 and Roberts Avenue, Parcel 71-2((5))9-15, is appropriate for single-family residential development at 2-3 dwelling units per acre.

The property is developed as a single-family residential structure which has functioned as an office by special permit and subsequently a special exception. Although residential use is preferred, office use may be appropriate if the structure and the lot are maintained so as to retain the residential character of the area and the following conditions are met:

1. The appearance of the structure, site layout, access, lighting, operational characteristics, buffering and screening provided to adjacent residential areas, mitigates any impacts on adjoining residences;
2. Vehicular access is provided to a median break on Route 236.

JUSTIFICATION FOR ANNUAL PLAN REVIEW NOMINATION

Thuan Tran

Description of Nomination Property

The nominated properties are located east of the Annandale Community Business Center (CBC) along the north side of Rt. 236. The properties include the land in both the northwest (6.89 acres) and northeast (8.56 acres) quadrants of the intersection of Rt. 236 and Roberts Avenue. Directly to the east and west of the nominated properties is land zoned R-12 and R-8, respectively, and developed with townhouses. Generally, the properties along both sides of Rt. 236 in this area include commercially zoned and developed properties and high density residential development.

Description of Request

The nominator requests the properties be replanned with residential use at a density of 4-5 dwelling units per acre.

Justification for the Request

The residential density of 4-5 dwelling units per acre for these parcels would be more consistent with that which exists along Rt. 236, and more specifically, to the east, west and south of the parcels, would provide a transition to the residential neighborhoods to the north and would promote consolidation of entrances along Rt. 236.

As described above, the nominated properties are sandwiched between two high density residential townhouse developments which reside on land planned for 16-20 dwelling units per acre. In addition to these subdivisions, the developments across Rt. 236 are zoned R-2, R-5 and PDH-16 and developed with townhouses and multifamily dwellings. (The R-2 parcel across Rt. 236 is planned 4-5 dwelling units per acre.) This set of properties are the only properties along Rt. 236 from the Beltway to the City of Alexandria line (except for a narrow piece of an existing subdivision (Elcino Manor) and pieces of Weyanoke and Pinecrest to the east) that are still planned for low density residential development. There are no other areas of land as large as this (15 plus acres) fronting on Rt. 236 with this low density designation. The other R-2 subdivisions, scattered inbetween higher density residential development along Rt. 236 are planned for higher densities or for commercial development. The Plan generally recognizes higher density development along minor arterials.

Understandably, protection of stable residential neighborhoods back off of Rt. 236 is important and the Plan currently highlights this need. The replanning of this area would certainly include requisites for development which recognize this need and ensure a smooth transition/buffering environment for those neighborhoods. The nominator also recognizes the community desire to retain Alpine Road in its current state and would work to either vacate that portion of the road (which is not necessarily a needed

connection to uses to the east and is not needed as connection to Evergreen Lane, as there is a median break at Roberts Avenue) or retain it as undeveloped. In addition, with approval of this replanning, the nominator would succeed in eliminating some of the existing (and possibly future) multiple entrances on Rt. 236, a major commuter route.

In summary, the replanning of this area to a density more compatible with developments that surround it while protecting the integrity of the adjacent residences to the north and east, would serve to further the established principal of locating higher density development adjacent to major roadways and would be consistent with that which has occurred all along Rt. 236. The replanning of this area would better further the goals of the Comprehensive Plan with regards to eliminating entrances on a minor arterial and increasing the efficiency of Rt. 236 as well as better defining a transition density to further stabilize the neighborhoods farther off of Rt. 236.

Neighborhood Consolidation

It is our belief that this assemblage does not represent a neighborhood consolidation but rather the parcels are resultant lots not included in surrounding redevelopment.

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