

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: \_\_\_\_\_

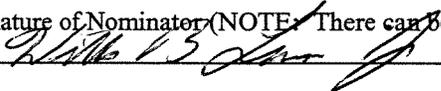
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: William B. Lawson, Jr. Daytime Phone: (703) 534-4800

Address: 6045 Wilson Blvd. Suite 100  
Arlington, VA 22205

Nominator E-mail Address: BLawson@lawsonstarter.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: 13

Total aggregate size of all nominated parcels (in acres and square feet): 437,521 sq. ft. 10.04 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/](http://www.fairfaxcounty.gov/dpz/):**  
See attached.

Current Plan Map Designation: Retail and other

Proposed Comprehensive Plan Designation:  
Please see attachment for proposed amendment to the plan's language.

<b>Mixed Use</b>	
<p><b>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.</b></p>	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
<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>	

<b>Residential Land Use Categories</b>	
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**	
<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 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

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.

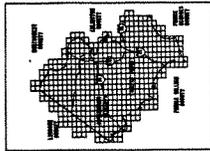
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0612-21-0001	SUSA Partnership, LP	5633 Leesburg Pike	c/o EProperty Tax Inc. Dept. 201 P.O. Box 4900	2.097	7160 3901 9848 6294 8834
0612-21-0003	International Rug Company, Inc.	5625 Leesburg Pike	Scottsdale, AX 85261 P.O. Box 60250	.316	7160 3901 9848 6294 8841
0612-21-0004	Irvin Corp.	5623 Leesburg Pike	Potomac, MD 20859 5613 Leesburg Pike	.36	7160 3901 9848 6294 8858
0612-21-0005	Irvin Corp.	5613 Leesburg Pike	Suite 40 Falls Church, VA 22041	.915	7160 3901 9848 6294 8865
0612-21-0009	Irvin Corp.	5601 Leesburg Pike	Suite 40 Falls Church, VA 22041	.46	7160 3901 9848 6294 8872
0612-21-0011A	Irvin Corp.	Above	5613 Leesburg Pike Suite 40 Falls Church, VA 22041	.745	7160 3901 9848 6294 8889
0614-29-0013	Row Corp.	5801 Seminary Road	5613 Leesburg Pike Suite 40 Falls Church, VA 22041	.804	7160 3901 9868 6294 8896
0612-21-0016	Payne Brothers Properties	5815 Seminary Road	5613 Leesburg Pike Suite 40 Falls Church, VA 22041	1.076	7160 3901 9868 6294 8902
0612-01-0096	Lapham, Susan J. & Thomas M.	5635 Leesburg Pike	211 Audreys Court SE Vienna, VA 22180	.363	7160 3901 9848 6294 8780
0612-01-0097	U Store Two Co LP	5829-5831 Seminary Rd.	1611 N. Kent St. Suite 800	.838	7160 3901 9848 6294 8797
0612-01-0098	Skyline Investments, LLC	5709 Leesburg Pk	Arlington, VA 22209 5709 Leesburg Pike	.54	7160 3901 9848 6294 8803
0612-01-0099	RSJ II LLC	5715 Leesburg Pike	Falls Church, VA 22041 10229 Yearling Drive	.948	7160 3901 9848 6294 8810
0612-01-0100	Ceal B. Green	5719 Leesburg Pike	Rockville, MD 20850 Via Thomas B 3076 Saw Mill Lane Spring Hill, FL 34606	.584	7160 3901 9848 6294 8827

**ZONING**

**Purposes and Comments:**

The use or development of the property or properties subject to the zoning applications submitted is restricted beyond the designations shown on this map. The zoning regulations apply to the property as shown on page 1 of the official zoning map. A complete explanation is provided on page 1 of the official zoning map. Zoning revised to 1/1/04. Subsequent changes not reflected.

This information contained on this page is NOT to be used or used as a legal instrument of zoning. It is a summary of zoning regulations and is not intended to be a substitute for the zoning regulations. Any questions or comments should be referred to the Planning Department. The information is provided for informational purposes only. The information is not intended to be used as a legal instrument of zoning. The information is not intended to be used as a legal instrument of zoning. The information is not intended to be used as a legal instrument of zoning.



**ADMINISTRATIVE INDEX**

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**SHEET INDEX**

**PROPERTY MAP ZONING**

**61-2**

Revised to: 01/01/04

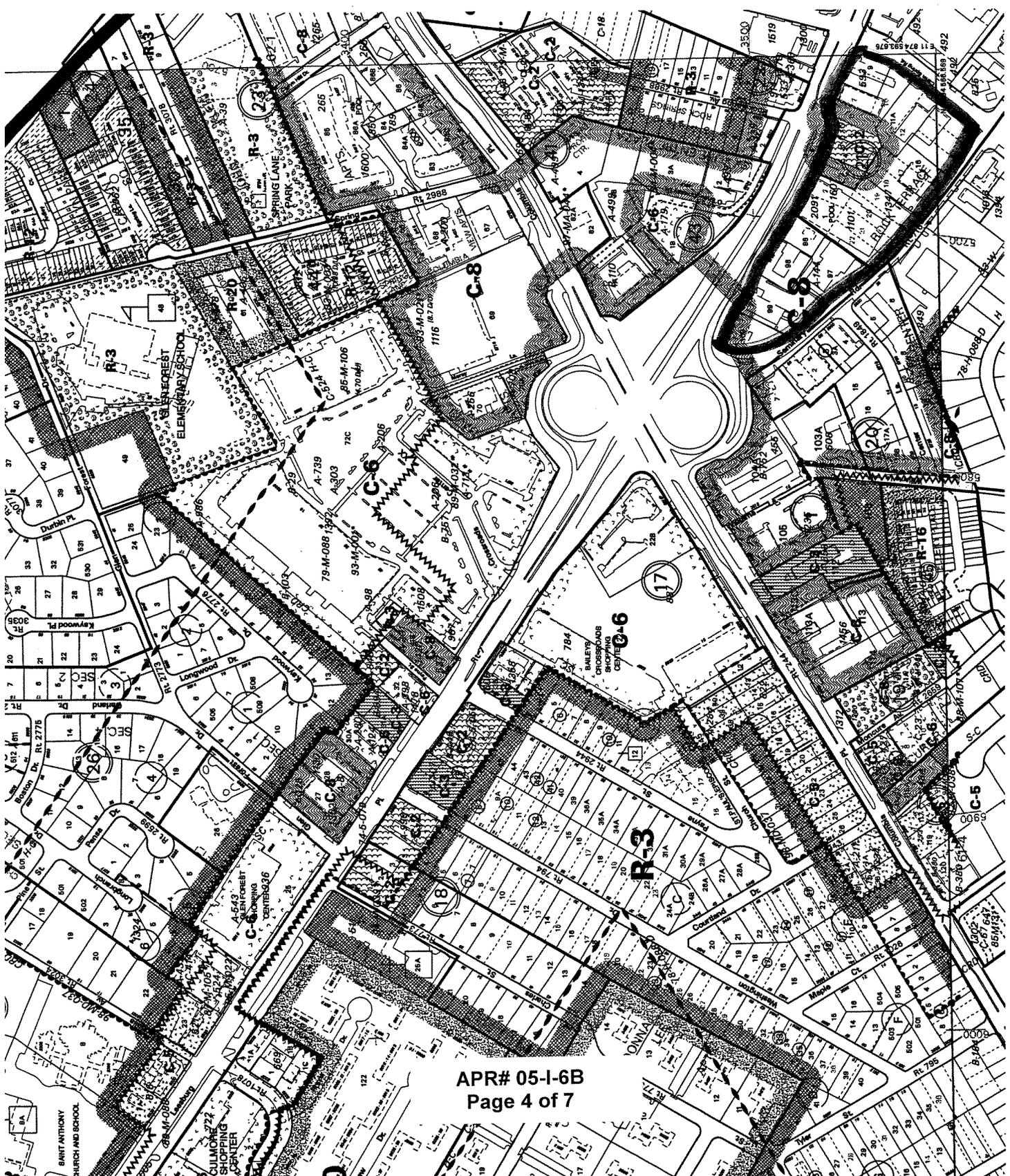
Prepared by:

DEPARTMENT OF INFORMATION TECHNOLOGY  
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Geographic Information Systems Unit  
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61-2

Plan Date: 24 Feb 04



## EXHIBIT A

To encourage revitalization within this sub-unit, these further options may be considered provided that additional conditions of consolidation and access are met:

- 
- Parcels 61-2((1))104A, 105, 108, 112, 113, 113A, 113B(Part), 113C and 114, and Parcels 61-2((19))5A and 11A, all located between Moncure Avenue and the interchange, may be considered for retail/office mixed use up to .70 FAR with consolidation of 5 or more acres and coordinated access to Columbia Pike as far from the interchange as possible.
  - Parcels 61-2((1))96-100, and Parcels 61-2((21))1-22, all located between Seminary Road and Leesburg Pike northwest of Carlin Springs Road, may be considered for retail/office mixed use up to .70 FAR with consolidation of 5 or more acres and coordinated access to Leesburg Pike and/or Seminary Road. Access to Leesburg Pike should be as far from the interchange as possible.
  - Parcels 61-2((1))107, 109, 110 and 113B, Parcel 61-4((1))115, Parcels 61-4((30))15 and 17, Parcels 61-2((20))1-18B, and Parcel 61-2((1))103A, all located between Moncure Avenue and Seminary Road and along Center Lane, may be considered for residential use at 16-20 du/ac with consolidation of 5 or more acres. As part of a coordinated redevelopment with residential development to the west, Parcels 61-2((20))1-7, which front on Seminary Road, may be considered for neighborhood-serving retail and/or office use up to .35 FAR.
  - Parcel 61-2((1))108, located west of Williams Lane, may be considered for either community-serving retail and/or office use up to .70 FAR if consolidated with similarly planned parcels to the north, or for residential use at 16-20 du/ac if consolidated with similarly planned parcels to the south.

Within this sub-unit, internal transportation improvements and linkages, which may include the realignment and/or abandonment of Center and Williams Lanes, will be determined as redevelopment occurs. At a minimum, these improvements should include a right-of-way providing access from Moncure Avenue, either by extension of Hoffmans Lane or via Parcels 61-4((30)) 15 and 17, across Parcel 61-2((1))113B to Parcels 61-2((1)) 107, 109, 110, and 115. If coordinated residential redevelopment on both sides of Williams Lane occurs, linking Moncure Avenue with Seminary Road may be considered provided that measures are taken to minimize cut-through traffic.

### Sub-Unit D-3

This sub-area is located south of the intersection of Carlin Springs Road and Leesburg Pike with parcels fronting also on Seminary Road and Gorham Street. The portion of the sub-unit between Seminary Road and Leesburg Pike includes the Chesapeake Shopping Center and other retail and service uses. This area is planned for and developed with neighborhood-serving retail uses which should not be intensified. The remainder of the sub-unit, which is southwest of Seminary Road, is developed with the Sunset Park Apartments and planned for residential use at 16-20 du/ac.

### Sub-Unit D-4

Skyline Center is planned for and developed as a mixed-use development, containing residential, office, retail, park and recreational components. Except as may be permitted as an option on Parcel 62-3((1))38B, overall residential densities should not exceed 37 units per acre, as

## EXHIBIT B

The proposed Plan amendment would alter bulleted paragraph 2 of the current Comprehensive Plan language (as shown and starred in Exhibit A) to read:

Parcels 61-2((1))96-100, and Parcels 61-2((21))1-22, all located between Seminary Road and Leesburg Pike northwest of Carling Springs Road, may be considered for retail/office mixed use up to .70 FAR with consolidation of 5 or more acres and coordinated access to Leesburg Pike and/or Seminary Road. Access to Leesburg Pike should be as far from the interchange as possible. *If however, an existing office building is removed it may be replaced by a new building up to .70 FAR with consolidation of at least 30,000 square feet.*

### Justification for Proposed Amendment

The proposed language would better achieve the plan objectives than what is currently in the adopted Plan. In addition there is an oversight or land use related inequity in the adopted Plan that affects this area.

The subject property consists of a number of commercial properties in various states of repair. In addition most of the properties have leases of varying terms.

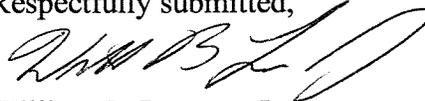
One of the buildings - the Row Building - that has generated this request has outlived its useful life. The building is in need of major repairs. In addition, because of the age of the building, it has inadequate facilities - i.e. inadequate electric capacity, inadequate HVAC capacity, inadequate distance between floors, etc. For these reasons the owner has decided to raze the existing structure and rebuild.

The dilemma is that the building is built at a F.A.R. greater then .5 F.A.R. Thus, if we remove the building we may not be able to rebuild what is there now.

To rebuild at the existing F.A.R., we would need to secure a special exemption. To obtain a special exemption the applicant must be consistent with the plan. In this situation it would not be because of the consolidation requirement.

Therefore the applicant proposes a plan amendment that will allow this building to be removed and rebuilt at a comparable F.A.R.. The present requirement of consolidation will frustrate the goal of redevelopment by encouraging continued repairs rather than a raze and rebuild.

Respectfully submitted,



William B. Lawson, Jr.