

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

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

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: <sup>AGENT</sup> Lori Greenlief for Mo Choumil (property owner) Daytime Phone: (703)712-5433

Address: C/O McGuirewoods LLP      ATTN: Lori R. 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):

\_\_\_\_\_  
*L.R. Greenlief*

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):

\_\_\_\_\_  
*M. Choumil*

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: 3

Total aggregate size of all nominated parcels (in acres and square feet): 54,450 sq. ft.   1.25 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/).**

The property is located within the Bailey's Planning District, B5 Barcroft Community Planning Sector. There is no specific Plan language for this property.

Current Plan Map Designation: Residential, 2-3 dwelling units per acre

Proposed Comprehensive Plan Designation: Residential, 8-12 dwelling units per acre

<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	10 or less
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





## JUSTIFICATION FOR ANNUAL PLAN REVIEW NOMINATION

### Mo Choumil Property

#### Description of Nomination Property

The nominated property is located southwest of the Seven Corners Community Business Center boundary in the most northeast corner of the Ravenwood subdivision on the west side of Juniper Lane. The property to the north is zoned C-7 and developed with a Sears building (old Lord & Taylor) with associated parking and a parking garage. The property to the east is zoned R-8 and developed with 4 multi-family units in a quad configuration. The properties to the south and west are zoned R-3 and developed with single family detached dwellings. The nomination property includes three lots, all currently zoned R-3. The three properties together contain 1.25 acres. Parcel A1 was once part of the commercial property (Lot A) located to the north. Parcel A2, was a paper street, never constructed, and is now in private ownership. Lot A1 and Lot 110 each are developed with a single family detached dwelling. The dwelling on Lot A1 was used as private school under special permit for years. The use has been abandoned.

#### Description of Request

The nominator requests the properties be replanned with residential use at a density of 8-12 dwelling units per acre. We believe that the proposed residential density range would better achieve the Plan objectives of transition than the current plan density range.

#### Justification for the Request

This property is strategically located at the northernmost edge of the Ravenwood subdivision directly adjacent to the edge of the Seven Corner's CBC. Directly to the north is open-air parking and a two story parking garage for the Sears store which fronts on Rt. 7. There is a concrete retaining wall on the northern edge of Lot A1 as there is a grade difference between the two properties. Within the "Overview" section of the Bailey's Planning District in the Comprehensive Plan, the language recognizes that higher density residential uses of townhouses, garden-style apartments and high rise apartments and condominiums are located adjacent to the CBC. Within the "Concept for Future Development", the Plan states that "emphasis should be placed on creating transitions between commercial and low density residential uses as a step down from high to low intensity use."

The nominator envisions single family attached units for the nominated property, designed with transition in mind. The three properties are nominated together in order that an attractive and sensitive design with appropriate transition areas can be created. Connecting the two neighborhoods (Ravenwood and Sleepy Hollow Manor) with a

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APR Nomination, Mo Choumil

public road would provide a physical and somewhat visual transition between attached units on Lot A1 and detached units on Lot 110. However, there has been considered neighborhood discussion about whether or not it is desirable for the road to connect. To ensure the best designed development and have the flexibility to explore options, all three properties have been included in this nomination request.

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