

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

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

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Martin D. Walsh for JPI Development, Inc. Daytime Phone: 703-528-4700

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

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

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

Martin D Walsh / by JPI

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: 11

Total aggregate size of all nominated parcels (in acres and square feet): 622,908sq. ft. 14.30acres

Is the nomination a Neighborhood Consolidation Proposal: Yes No

See Attachment #1

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 Attachment #2

Current Plan Map Designation: Residential at 5-8 du/ac

Proposed Comprehensive Plan Designation: See Attachment #3

*** Consolidation Option with Area #3
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	10%; or
Retail	10%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	90%
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; 400 mid-rise multi-family at 1,150 sq. ft. per unit; 100 single-family attached at 2,500 sq. ft. per unit. *

***Consolidation Option with Area #3
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	100
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	400
20 + du/ac**	

** 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.

*** Non-mixed Use Options:
10-12 du/ac 80-100 units
16-20 du/ac 228-286 units *

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.

See Attachment #4

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).

See Attachment #5

- 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

**Attachment I
Comprehensive Plan Amendment Nomination Owner Listing**

Tax Map #	Parcel Address	Owner	Owner Address	Acreage	Certified #
101-3 ((1)) 31C ✓	None Assigned	Engleside Investors II, Inc.	✓ 15204 Elk Run Road Chantilly, Virginia 20151	1.727	7004 2510 0006 9901 4037 ✓
101-3 ((1)) 32 ✓	8501 Richmond Highway	Same	✓ 15204 Elk Run Road Chantilly, Virginia 20151	4.253	7004 2510 0006 9901 4037 ✓
101-3 ((1)) 33 ✓	8515 Richmond Highway	Ray's Trailer Park, LC ✓	6633 Arlington Boulevard Falls Church, Virginia 22042	4.234	7004 2510 0006 9901 4044 ✓
101-3 ((9)) (1) 1 ✓	None Assigned	Same ✓	6633 Arlington Boulevard Falls Church, Virginia 22042	.500	7004 2510 0006 9901 4044 ✓
101-3 ((9)) (1) 2 ✓	None Assigned	Same ✓	6633 Arlington Boulevard Falls Church, Virginia 22042	.500	7004 2510 0006 9901 4044 ✓
101-3 ((9)) (1) 3 ✓	None Assigned	Same ✓	6633 Arlington Boulevard Falls Church, Virginia 22042	.500	7004 2510 0006 9901 4044 ✓
101-3 ((9)) (1) 4 ✓	None Assigned	Same ✓	6633 Arlington Boulevard Falls Church, Virginia 22042	.500	7004 2510 0006 9901 4044 ✓
101-3 ((9)) (1) 5 ✓	8543 Forest Place	Hopkins House ✓	1224 Princess Street Alexandria, Virginia 22314	.500	7004 2510 0006 9901 4051 ✓
101-3 ((9)) (1) 501 ✓	8537 Forest Place	Same ✓	1224 Princess Street Alexandria, Virginia 22314	1.068	7004 2510 0006 9901 4051 ✓
101-3 ((9)) (1) C1 ✓	8539 Richmond Highway	Same ✓	1224 Princess Street Alexandria, Virginia 22314	.229	7004 2510 0006 9901 4051 ✓
101-3 ((9)) (1) 0500 ✓	8537 Richmond Highway	Suk D. Jang ✓ Hyo S. Pang ✓	8537 Richmond Highway Alexandria, Virginia 22309	.282	7004 2510 0006 9901 4068 ✓

J:\PI\507.50 Smitty's APR\APR Owner Listing (#6).doc

SUBURBAN NEIGHBORHOOD AREAS
BETWEEN SOUTH COUNTY CENTER CBC AND WOODLAWN CBC
 (Refer to Figure 11 for recommendations 1-10)

1. This area is located on the west side of Richmond Highway between the southern end of Buckman Road and Blankenship Street and is planned for retail and/or office use up to .35 FAR.
2. Potomac Square and Tax Map parcels 101-3((3))1 and 2 are planned for townhouse-style office and/or retail use up to .35 FAR with building heights up to 40 feet.
3. The area located on the east side of Richmond Highway south of Potomac Square Center to Parcel 101-3((1))31C north of the Engleside Trailer Park is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering and screening to adjacent neighborhoods. No access should be provided to any proposed development from existing streets in the Mount Zephyr community. See recommendation #6 for additional recommendations.
4. The area bounded by parcel 101-3((1))7, Blankenship Street, Richmond Highway and Frye Road is planned for residential use at 16-20 du/ac. As an option, the area is planned for mixed use up to 0.50 FAR with consolidation of parcels 101-3((1))8 and 101-3((1))5. The mixed use should consist of predominantly residential use with retail and/or office uses oriented to Richmond Highway.
5. The area located on the west side of Richmond Highway between Frye Road and SkyView Drive is planned for community-serving retail use up to .35 FAR and residential use at 2-3 dwelling units per acre, as shown on the Comprehensive Plan map. As an option, residential use at 14-16 dwelling units per acre may be considered if some of the commercially zoned parcels along Richmond Highway are included in the consolidation, subject to the following conditions:
 - Substantial parcel consolidation should be achieved including at least 75 percent of the residentially zoned area. Development at the option level should be considered only if it is in conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan;
 - Residual parcels not included in the initial rezoning under this option may be appropriate for residential use up to 8 dwelling units per acre provided that units are fully integrated and compatible with development, either approved or constructed, under the initial rezoning in terms of unit type, design and architecture;
 - Single-family detached units should be located at the northern end of the area across from the single family detached community along Manor Drive;
 - Effective buffering and screening should be provided by the residential development to screen it from non-residential uses and Richmond Highway. The screening should consist of barriers comprised of brick, masonry, and/or wood;
 - Access should be provided from both Sky View Drive and Frye Road, and these two roadways should be interconnected with the internal street system for the residential development. There should be no access to Richmond Highway.

6. This area includes the Engleside Trailer Park and Ray's Mobile Colony north of the intersection of Forest Place and Richmond Highway and commercial uses fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. If full consolidation is achieved, this area may be appropriate for a mixed-use development with residential, office and retail uses. At least seventy-five percent of the total development should be developed as residential at 8-12 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an intensity of .35 FAR. Any redevelopment of this area is encouraged to comply with the County's voluntary relocation guidelines. If Areas 3 and 6 are fully consolidated, an option for mixed use including retail and office uses at an intensity up to .50 FAR may be appropriate.
7. This area which includes the Knights of Columbus, the U.S. Post Office site, and the Mount Vernon Townes, is located on the north side of Richmond Highway between Osman Drive and east of Highland Lane, and is planned for community-serving retail/office use up to .25 FAR or residential use at 12-16 dwelling units per acre without parcel consolidation. Effective buffering and screening to adjacent residential development, high quality design, and efficient circulation patterns should be provided as part of any development plan.
8. This area is located on the west side of Richmond Highway immediately north of Highland Lane to Engleside Shopping Center, between Richmond Highway and Woodlawn Street, and is planned for neighborhood-serving retail and/or neighborhood-serving office use that is residential in character up to .25 FAR for lots fronting Richmond Highway with the remainder planned for residential use at 2-3 du/ac. As an option, the residential portion may be appropriate for use at 5-8 du/ac if Policy Plan guidelines regarding neighborhood consolidation are met. In any development proposal substantial parcel consolidation is encouraged. Access points should be minimized and effective screening and buffering should be provided to the single-family residences located to the north.
9. This area is located on the east side of Richmond Highway between Forest Place and the Dominion Virginia Power substation to include the Washington Square Apartments and planned for residential use at 5-8 dwelling units per acre. As an option, retail and/or office uses up to .35 FAR may be appropriate
10. This area, located on the east side of Richmond Highway from the Virginia Power substation to Lukens Lane, is planned for residential use at 5-8 dwelling units per acre, retail and/or office use up to .35 FAR.

WOODLAWN COMMUNITY BUSINESS CENTER

Figure 11 indicates the geographic location of land use recommendations for this Community Business Center.

The Woodlawn Community Business Center is primarily centered around three shopping centers located on the northwest side of Richmond Highway: Woodlawn Shopping Center, Engleside Plaza and Sacramento Center. On the southeast side of Richmond Highway is an abundance of strip commercial uses including fast food restaurants, auto repair establishments and converted residences. Two small shopping centers, including Cooper Center and Pear Tree Village which offers a well-designed collection of locally-oriented retail and service businesses, are also located on the southeast side of Richmond Highway.

Proposed Designation

This area includes the Engleside Trailer Park and Ray's Mobile Home Colony north of the intersection of Forest Place and Richmond Highway, and commercial uses fronting on Richmond Highway. Residential use at ten (10) to twelve (12) dwelling units per acre is recommended on Tax Map parcels 101-3 ((1)) 33; 101-3 ((9)) (1) C1, 1-5, 500, 501, with logical parcel consolidation. If Tax Map parcels 101-3 ((1)) 31C and 32 are further consolidated, residential use at a density of sixteen (16) to twenty (20) du/ac is appropriate. As an option, residential development, including a small office or retail component, up to .75 FAR is appropriate if substantial consolidation is achieved with the land area identified in recommendation #3. At the option level, building heights should be tapered from seventy-five (75) feet along Richmond Highway to sixty (60) feet adjacent to the lower-density residential communities located to the south.

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Attachment # 5
Justification for Plan Amendment Nomination
by Martin D. Walsh on behalf of JPI Development, Inc.

As agent for JPI Development, Inc. (the "Nominator"), I hereby propose a nomination for a Comprehensive Plan Amendment ("Plan Amendment") on the properties identified among the Fairfax County Tax Map Records as 101-3 ((1)) 31C, 32, 33; 101-3 ((9)) (1) C1, 1-5, 500, 501 (the "Subject Property"). The Subject Property is located on the east side of Richmond Highway to the south of the Potomac Square Shops and Offices, northeast of the Washington Square Apartments, and north of the Mt. Vernon Manor subdivision. The Subject Property consists of eleven (11) contiguous parcels which total approximately 14.30 acres predominantly zoned C-8.

The Fairfax County Comprehensive Plan (the "Plan") includes the Subject Property within the Richmond Highway Corridor area of the Mount Vernon Planning District (Area IV). Currently, the Subject Property is predominantly within the land area identified in recommendation # 6 of the Suburban Neighborhood Areas between the South County Center Community Business Center ("CBC") and the Woodlawn CBC. The Plan text recommends residential use at five (5) to eight (8) dwelling units per acre ("du/ac"). As an option, the Plan provides a mixed-use option with residential, office, and retail uses, subject to full consolidation of the land unit. At least 75% should be residential at eight (8) to twelve (12) du/ac, with the remaining 25% being retail and office at an intensity of .35 FAR. An additional option, with full consolidation of the land area identified as recommendation #3, permits mixed-use development including retail and office uses at an intensity of .50 FAR.

A prior nomination applicable to the Subject Property, designated as APR Item # 02-IV-17MV, was proposed as part of the 2002 South County Area Plans Review ("2002 South County APR"). This nomination proposed to maintain the base Plan recommendation of residential use at five (5) to eight (8) du/ac. It proposed to remove the option for higher density residential use with consolidation of the land unit, but to add an option for office, retail, hotel and/or mixed use up to .70 FAR. With full consolidation of the land areas identified in recommendations #3 and #6 (formerly #19 and #21), it proposed an additional option for mixed-use development including residential, office, retail and/or hotel up to 1.0 FAR. Although the Mount Vernon District APR Task Force recommended near unanimous support of APR 02-IV-17MV, the nomination was recommended for denial by the Planning Commission and, consequently, was not considered by the Board of Supervisors.

The Subject Property is currently improved with two (2) mobile home parks and other commercial uses with frontage on Richmond Highway. Existing zoning designations in the area that surround the Subject Property contain a mix of commercial and high density residential uses. Properties immediately to the north of the Subject Property include Smitty's, a lumber yard and construction supply retailer and other service-oriented uses. Intensive residential development is also located in proximity to the Subject Property. For example, the Washington Square Apartments located immediately adjacent to the southwest of the Subject Property are zoned C-8 and developed at a density which exceeds 25 du/ac. Other residential developments along Richmond Highway in proximity to the Subject Property are zoned as follows: R-8, R-16, PDH-16 and R-20. The existing pattern of residential development adjacent to Richmond Highway near Subject Property is generally a higher intensity than the Plan recommendation for the Subject Property, which suggests that the adopted Plan text should be revisited.

Recent events unforeseen during the 2002 South County APR have created a change in land use circumstances along the Richmond Highway Corridor, further suggesting that the current Plan guidance for the Subject Property is no longer appropriate. The United States Department of Defense Base Realignment and Closure ("BRAC") recommendations, issued in August of 2005, propose a relocation of approximately 18,000 workers to Fort Belvoir. If the BRAC recommendations are adopted, as appears

likely, these additional jobs will require a reassessment of the Plan recommendations for residential development to supply additional housing opportunities for those working in and around Fort Belvoir. The Fairfax County Board of Supervisors recognized the potential impact of the BRAC recommendations, voting on August 1, 2005 to form a committee to assess potential changes to the Plan that may be necessitated by the influx of new workers and residents to the area. Similarly, this Plan Amendment addresses this change in circumstances in that the proposed residential density will better accommodate the needs of Fairfax County's workers and residents.

The existing Plan recommendations for the Subject Property should be amended to better achieve the Plan's objectives. The Plan recommendation for the Subject Property should be for higher density residential development to be consistent with the existing development pattern and satisfy the growing need for this use in the Richmond Highway Corridor. Accordingly, the Nominator proposes that the adopted Plan text be changed to allow for residential development on Tax Map parcels 101-3 ((1)) 33; 101-3 ((9)) (1) C1, 1-5, 500, 501 at a density of ten (10) to twelve (12) du/ac, with logical parcel consolidation. If Tax Map parcels 101-3 ((1)) 31C and 32 are further consolidated, residential use at a density of sixteen (16) to twenty (20) du/ac is appropriate. As an option, residential development, including a small office or retail component, up to .75 FAR is appropriate if substantial consolidation of the Subject Property is achieved with the land area identified in recommendation #3. At the option level, building heights would be tapered from seventy-five (75) feet along Richmond Highway to sixty (60) feet adjacent to the lower-density residential communities located to the south of the Subject Property. The Plan Amendment will create an efficient land use pattern that is compatible with development in the surrounding area.

In addition to being located near a rapidly expanding employment center, the Subject Property is served by local bus service which provides a valuable link to the Huntington Metrorail Station. Thus, the Plan Amendment will also advance numerous specific goals of the Policy Plan and planning objectives for the Richmond Highway Corridor. Specifically, the Plan Amendment satisfies the following objectives:

- Policy Plan, Objective 1: The County's land use plan should provide a clear vision of an attractive, prosperous, and efficient community.
- Policy Plan, Objective 6: Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use, and decreases automobile dependence.
- Policy Plan, Objective 14, Policy b: Encourage infill development in established areas that is compatible with existing and/or planned land use that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.
- Richmond Highway Planning Objective: Encourage substantial consolidation of contiguous parcels starting at the Richmond Highway frontage back to the existing stable residential neighborhoods to provide for projects that function in a well-designed, efficient manner and for the redevelopment of unconsolidated parcels in conformance with the Area Plan.

In summary, it is submitted that the nomination would better achieve the overall Plan objectives for the Subject Property than what is currently in the adopted Plan, and is in harmony with adjacent development along Richmond Highway.

FEET

Map File: 05-IV-28MV-001-1000.mxd
1:10,000 Scale
3/1/2005
Virginia Commonwealth University
1000 North 15th Street, Suite 1100, Richmond, VA 23284
AD 15171 High Precision Ortho-Rectified Aerial Imagery
National Geospatial Intelligence Agency 1979

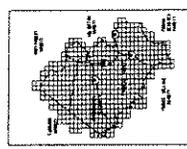
GENERAL NOTES

The use or development of the property shown on this map is subject to the applicable zoning ordinance and any amendments thereto. The applicant is responsible for verifying the zoning classification and any amendments thereto. A copy of the zoning ordinance and any amendments thereto is available on page 1 of the official zoning map.

ZONING

Provisions and Comments:
The use or development of the property shown on this map is subject to the applicable zoning ordinance and any amendments thereto. The applicant is responsible for verifying the zoning classification and any amendments thereto. A copy of the zoning ordinance and any amendments thereto is available on page 1 of the official zoning map.

The information contained on this map is for informational purposes only and is not intended to be used for any other purpose. The information is provided as a service to the public and is not intended to be used for any other purpose. The information is provided as a service to the public and is not intended to be used for any other purpose.

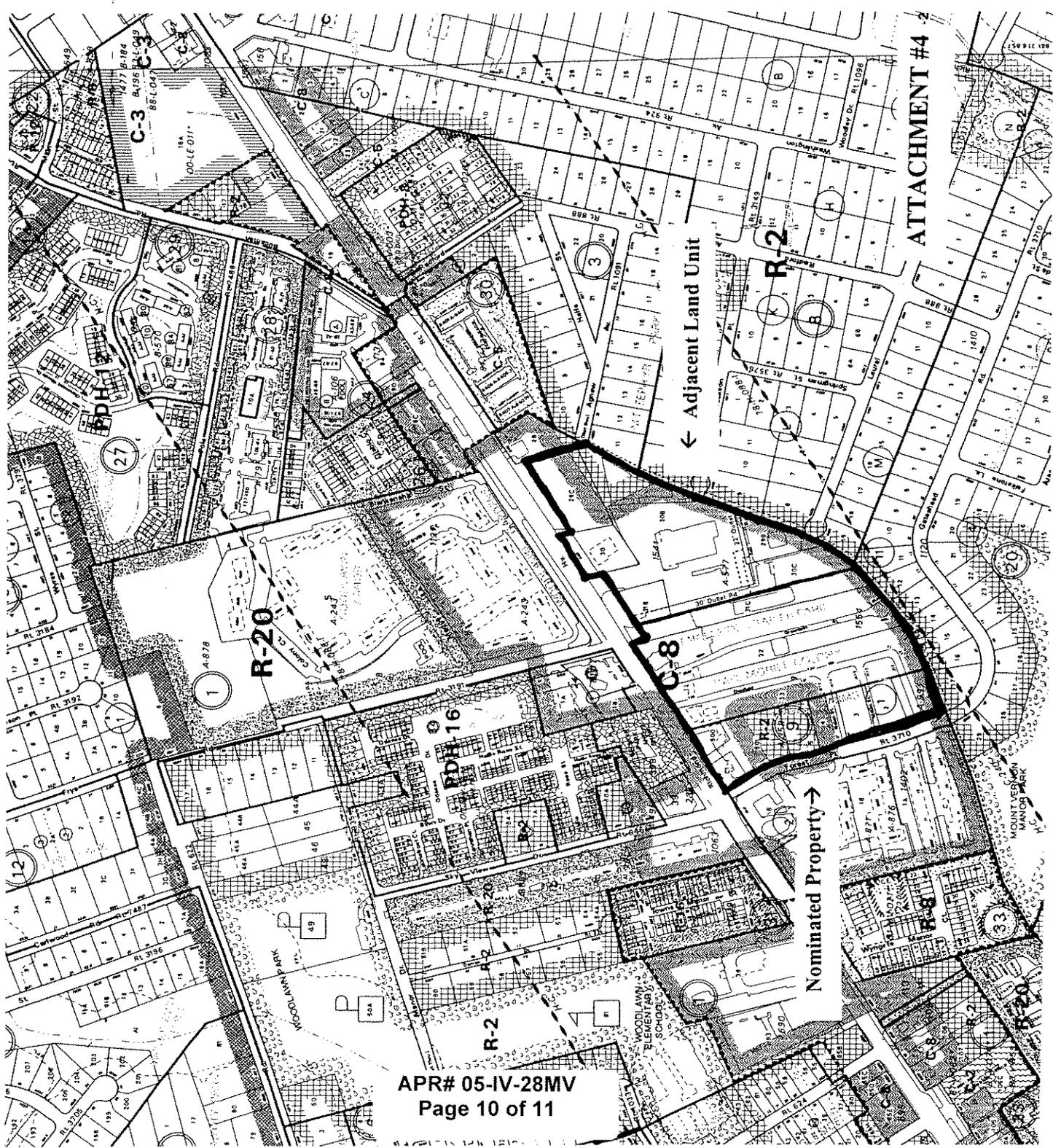


ADMINISTRATIVE INDEX

00-2	101-1	101-2
00-4	101-3	01-4
09-2	110-1	110-2

SHEET INDEX

PROPERTY MAP
ZONING
101-3
Revised to: 01/01/05
Prepared by:



ATTACHMENT #4

