

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

Date Received: 9/21/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Keith C. Martin, agent for Mason Neck, L.P.
Name: Ray Rainwater Concrete Co., Inc. Daytime Phone: 703-883-0102
Address: Sack Harris & Martin, P.C., 8270 Greensboro Drive, Suite 810
McLean, Virginia 22102
Nominator E-mail Address: kcm@sacklaw.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Keith C. Martin agent for Mason Neck, L.P. and
Rainwater Concrete Co., Inc.

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):
Ray Rainwater Ray Rainwater

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Pres. of RAINWATER CONCRETE CO, INC. General Partner of MASON NECK, L.P.

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield
Total number of parcels nominated: 16
Total aggregate size of all nominated parcels (in acres and square feet): _____ sq. ft. 159,1278 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 1/2 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/:**
.2 - .5 dwellings per acre and private recreation

Current Plan Map Designation: .2 - .5 dwelling unit per acre

Proposed Comprehensive Plan Designation:
Option 1: 1-2 dwelling units per acre and private recreation (see attached proposed text) Option 2: see attached

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	
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
✓ 113-2((1)) 27	Mason Neck, L.P.	9818 Gunston Rd.	P.O. Box 200 Lorton, VA 22199	0.8750	
✓ 113-2((1)) 28	Mason Neck, L.P.	9824 Gunston Rd.	P.O. Box 200 Lorton, VA 22199	5.6430	
✓ 113-2((1)) 29	Mason Neck, L.P.	9830 Gunston Rd.	P.O. Box 200 Lorton, VA 22199	5.0000	
✓ 113-2((1)) 30	Mason Neck, L.P.	9834 Gunston Rd.	P.O. Box 200 Lorton, VA 22199	5.0000	
✓ 113-2((1)) 31	Mason Neck, L.P.	9838 Gunston Rd.	P.O. Box 200 Lorton, VA 22199	5.0000	
✓ 113-2((1)) 32	Mason Neck, L.P.	9842 Gunston Rd.	P.O. Box 200 Lorton, VA 22199	5.0000	
✓ 113-2((1)) 33	Mason Neck, L.P.	9846 Gunston Rd.	P.O. Box 200 Lorton, VA 22199	5.0000	
✓ 113-2((1)) 36	Mason Neck, L.P.	9900 Gunston Rd.	P.O. Box 200 Lorton, VA 22199	2.5522	
✓ 113-2((1)) 37A	Mason Neck, L.P.	9808 9908 Gunston Rd.	P.O. Box 200 Lorton, VA 22199	4.1764	
✓ 113-2((1)) 42B	Mason Neck, L.P.	N/A	P.O. Box 200 Lorton, VA 22199	10.7378	

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.

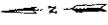
IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

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
113-2((1)) 42	Rainwater Concrete Co., Inc.	N/A	P.O. Box 200 Lorton, VA 22199	13.3895	
113-2((1)) 57	Rainwater Concrete Co., Inc.	N/A	P.O. Box 200 Lorton, VA 22199	45.9953	
113-2((1)) 58	Rainwater Concrete Co., Inc.	N/A	P.O. Box 200 Lorton, VA 22199	4.0040	
113-2((1)) 59	Rainwater Concrete Co., Inc.	9815 Richmond Hwy.	P.O. Box 200 Lorton, VA 22199	44.6867	
113-2((1)) 73	Rainwater Concrete Co., Inc.	N/A	P.O. Box 200 Lorton, VA 22199	0.4079	
113-2((1)) 76	Rainwater Concrete Co., Inc.	N/A	P.O. Box 200 Lorton, VA 22199	1.6600	
Total: 16 Parcels				Total acres: 159.1278	

Tax Map #	Owner	Acreage
113-2((1)) 27	Mason Neck, L.P.	0.8750
113-2((1)) 28	Mason Neck, L.P.	5.6430
113-2((1)) 29	Mason Neck, L.P.	5.0000
113-2((1)) 30	Mason Neck, L.P.	5.0000
113-2((1)) 31	Mason Neck, L.P.	5.0000
113-2((1)) 32	Mason Neck, L.P.	5.0000
113-2((1)) 33	Mason Neck, L.P.	5.0000
113-2((1)) 36	Mason Neck, L.P.	2.5522
113-2((1)) 37A	Mason Neck, L.P.	4.1764
113-2((1))42B	Mason Neck, L.P.	10.7378
113-2((1)) 42	Rainwater Concrete Co., Inc.	13.3895
113-2((1)) 57	Rainwater Concrete Co., Inc.	45.9953
113-2((1)) 58	Rainwater Concrete Co., Inc.	4.0040
113-2((1)) 59	Rainwater Concrete Co., Inc.	44.6867
113-2((1)) 73	Rainwater Concrete Co., Inc.	0.4079
113-2((1)) 76	Rainwater Concrete Co., Inc.	1.6600

16 parcels

TOTAL: 159.1278 acres



FEET

Map of the City of Los Angeles, California, showing the boundaries of the City of Los Angeles and the County of Los Angeles. The map is a reproduction of the original map of the City of Los Angeles, California, showing the boundaries of the City of Los Angeles and the County of Los Angeles. The map is a reproduction of the original map of the City of Los Angeles, California, showing the boundaries of the City of Los Angeles and the County of Los Angeles.

GENERAL NOTES

- 1. The information shown on this map is for general information only and should not be used for any other purpose.
- 2. The information shown on this map is for general information only and should not be used for any other purpose.
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SHEET INDEX

PROPERTY MAP

113-2

Revised to: 06/06/15

Prepared by:
 DEPARTMENT OF INFORMATION TECHNOLOGY
 Planning and Information Services
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 Van Nuys, CA 91411
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Sub-unit G6

Sub-unit G6 (Tax Map 107-4((1))38 and 39, ((16))1-53 and A; 113-2((1))7, 8, 9, 10 and 15) is located on the east side of Route 1 and north of Gunston Road. This sub-unit is planned for residential townhouse or townhouses and single-family detached development at a density of 5-8 dwelling units per acre. Development is contingent upon the following site-specific conditions:

- Provision of high quality design;
- A 50-foot buffer along the south boundary adjacent to Gunston Road;
- Interparcel access via a service road to the north to provide access to the ballfields opposite the library; and
- A 50-foot buffer between the townhouse use north of Gunston Road and the Noman M. Cole, Jr. Pollution Control Plant right-of-way west of the Indian Springs farm.

Land Unit H

Land Unit H is generally located on the east side of Route 1 between Gunston Road and Furnace Road. The area is characterized by low density residential use. A private debris landfill is located on the south side of Gunston Road and east of Route 1.

Sub-unit H1

Sub-unit H1 is located on the southeast corner of Gunston Road and Route 1. Neighborhood-serving retail use up to .15 FAR is planned for Parcels 113-2((1))23, 24 and 25. No further commercial expansion should be allowed. The remaining portion of the sub-unit (Tax Map 113-2((1))22, 26 and 27) is planned for residential use at 5-8 dwelling units per acre provided the following site-specific conditions are met:

- More intense residential development should be clustered;
- Provision of substantial buffering along Gunston Road and all portions of property lines adjacent to planned or existing non-residential uses; and
- Substantial parcel consolidation is achieved.

Sub-unit H2

Sub-unit H2 and Sub-unit H4 are generally located along Old Colchester Road. This area should provide a transition between higher intensity uses along Route 1 and very low residential uses, parkland and open space on Mason Neck. Much of the land in Sub-unit H2 and Sub-unit H4 is also heavily impacted by environmental constraints. To recognize the character and protect environmentally sensitive areas, low density residential uses that are well buffered from adjacent industrial or non-residential uses or higher density residential uses to the west are planned as follows:

Sub-unit H2 is located along Gunston Road west of Old Colchester Road. Sub-unit H2 is planned for residential use at .2-.5 dwelling unit per acre to provide a transition between the

Route 1 Corridor and Mason Neck. Parcels 113-2((1))28-33, 36, and 37 are planned for residential use at .5-1 dwelling units per acre. Residential development may be clustered in order to preserve environmentally sensitive areas such as steep slopes.

Sub-unit H3

Sub-unit H3 contains a private debris landfill. The landfill should be extensively buffered from the surrounding residential uses. As the landfill is built-out, it is recommended that the site be developed with a golf course, driving range, or other active recreational use. The undisturbed portion is planned for residential use at .2-.5 dwelling unit per acre. No transfer of density credits from the area used for landfilling and planned for private recreation to adjacent areas planned for residential uses should be allowed.

Sub-unit H4

Sub-unit H2 and Sub-unit H4 are generally located along Old Colchester Road. This area should provide a transition between higher intensity uses along Route 1 and very low residential uses, parkland and open space on Mason Neck. Much of the land in Sub-unit H2 and Sub-unit H4 is also heavily impacted by environmental constraints. To recognize the character and protect environmentally sensitive areas, low density residential uses that are well buffered from adjacent industrial or non-residential uses or higher density residential uses to the west are planned as follows:

Sub-unit H4 is located west of Old Colchester Road and south of Gunston Road. Sub-unit H4 is planned for residential use at .2-.5 dwelling unit per acre to provide a transition between the Route 1 Corridor and Mason Neck. Most of the properties within Sub-unit H4 are adjacent to existing or planned industrial/flex uses; therefore, substantial buffering and screening should be provided between these different land uses in order to minimize potential use conflicts.

Sub-unit H5

The County has acquired Sub-unit H5. It is planned for public park use and should be developed as Mason Neck Park West with appropriate amenities. The Giles Run Environmental Quality Corridor should be preserved. A pedestrian trail between Giles Run and the Harbor View and Old Colchester areas should be provided.

Sub-unit H6

Sub-unit H6 is planned for residential use at .2-.5 dwelling unit per acre. The area is adjacent to the Town of Colchester and may contain important historic and archaeological resources. A study should be undertaken to determine whether an historic overlay district should be established in this area and, if so, where its boundaries should be. If an historic district is considered appropriate, this area should be designated as an Historic Resource Park and action taken to acquire the land through public/private financing.

Transportation

Transportation recommendations for this sector are shown on Figures 22 and 23. In some instances, site specific transportation recommendations are included in the land use recommendations section. The figure shows access orientation, circulation plans, interchange

Proposed Text:

LP2-Lorton-South Route 1 Community Planning Sector

Sub-units H-2 and H-3

JUSTIFICATION

As one option, the 50 acres on the south side of Gunston Road (TM 113-2-1, 27-33, 36, 37A and 42B) located in Sub-unit H-2 that are presently undeveloped should be included within the optional redevelopment recommendations for Sub-unit H-3 that adjoins those properties to the south. Sub-unit H-3 contains a private debris landfill and Option 1, specified below, as an optional planned use, is to close the landfill operation and use the approximately 30 acres that have not been used for landfilling operations to be developed for high quality multi-family condominium or apartment units in a cluster design at a density not to exceed 2 dwelling units per acre based upon the entire acreage assembly. The remainder of the property, including the landfill property and the 50 acres (that are a part of Sub-unit H-2) would be undisturbed open space and active recreation facilities.

The second Option, specified below is for the landfill property (TM 13-2-1-42, 57, 58, 59, 73 and 76) containing approximately 110 acres to be dedicated to the County of Fairfax for use as a County debris landfill, or for any other public use, including active recreation, as determined by Fairfax County. The 50 acres that are part of Sub-unit H-2 would be developed at 5 to 8 dwelling units per acre, consistent with existing adjoining development.

While both Options require a minor expansion of the sewer service district boundaries, either Option provides quantifiable benefits to the Mason Neck area and Fairfax County. The first Option provides that the existing debris landfill, a private legal non-conforming landfill, will be closed before the end of its useful life, which has many years remaining. That Option would provide a high quality multi-family development with over 100 acres of active recreation and greenspace as a gateway to Lorton from Route 1 North and a gateway to Mason Neck on Gunston Road. The second Option provides benefit to Fairfax County as the existing private debris landfill would be converted to a public debris landfill, which is an important component of the

published Fairfax County Solid Waste Management Plan, which will enable Fairfax County to meet the construction debris created by Fairfax County for many years, while at the same time becoming a revenue source for the County. In addition, Option 2 will provide in excess of 70 acres for active recreation to be developed as Fairfax County sees fit, and the 50 acres will be developed consistent with existing development such as the East Hill Subdivision on Gunston Road.

OPTION 1

The second paragraph of Sub-unit H-2 should be modified to state:

Sub-unit H-2 is located along Gunston Road west of Old Colchester Road. Sub-unit H-2 is planned for residential use at .2 - .5 dwelling units per acre, to provide a transition between the Route 1 corridor and Mason Neck. Parcels 113-2-1, 28, 33, 36 and 37 are planned for residential use at .5 - 1 dwelling units per acre, but as an optional use may be combined with the debris landfill in Sub-unit H-3 as undisturbed open space and active recreation in conjunction with closure of the landfill operation and development of the remaining non landfilled area of the landfill as high quality multi-family development at a density not to exceed 2 units per acre for the entire acreage assemblage. Residential development may be clustered in order to preserve environmentally sensitive areas such as steep slopes.

AND

Sub-Unit H-3 should be modified to state:

Sub-unit H-3 contains a private debris landfill. The landfill should be extensively buffered from the surrounding residential uses. As the landfill is built out, it is recommended that the site be developed with a golf course, driving range or other active recreational use. The undisturbed portion is planned for residential use at .2 - .5 dwelling units per acre. No transfer of density credits from the area used for landfilling and planned for private recreation to adjacent areas planned for residential uses should be allowed. As an optional land use, subject to closure of the landfill operation, the remaining undisturbed area of the landfill of approximately 30 acres can be developed for high quality multi-family units in a cluster design at a density not to exceed 2 units per acre based

G:\Rainwater\Proposed Textv2.doc

upon the landfill property of approximately 110 acres and the undeveloped 50 acres in Sub-unit H-2 located along Gunston Road west of Old Colchester Road.

OPTION 2

The second paragraph of Sub-unit H-2 should be modified to state:

Sub-unit H-2 is located along Gunston Road west of Old Colchester Road. Sub-unit H-2 is planned for residential use at .2 - .5 dwelling units per acre, to provide a transition between the Route 1 corridor and Mason Neck. Parcels 13-2-1, 28, 33, 36 and 37 are planned for residential use at .5 - 1 dwelling units per acre, but as an optional use may be developed at a density range of 5-8 dwelling units per acre. Residential development may be clustered in order to preserve environmentally sensitive areas such as steep slopes.

AND

Sub-Unit H-3 should be modified to state:

Sub-unit H-3 contains a private debris landfill. The landfill should be extensively buffered from the surrounding residential uses. As the landfill is built out, it is recommended that the site be developed with a golf course, driving range or other active recreational use. The undisturbed portion is planned for residential use at .2 - .5 dwelling units per acre. No transfer of density credits from the area used for landfilling and planned for private recreation to adjacent areas planned for residential uses should be allowed. As an optional land use, the landfill operation containing approximately 110 acres would be dedicated to Fairfax County for use as a construction/debris landfill or active recreation or other uses determined by Fairfax County.