

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: Gifford R. Hampshire, Attorney for Applicant Daytime Phone: (703) 691-1235

Address: Blankingship & Keith, P.C., 4020 University Drive, Suite 300, Fairfax, Virginia 22030

Nominator E-mail Address: ghampshire@bklawva.com

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

Gifford R. Hampshire

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 additional sheets

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
See attached signature pages

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): 225,954.43sq. ft. 5.18acres

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.

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Name: Gifford R. Hampshire Daytime Phone: (703) 691-1235
Address: Blankingship & Keith, 4020 University Drive, Suite 300
Fairfax, VA 22030
Nominator E-mail Address: ghampshire@bklawva.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:
by: The Penn Daw Properties, L.L.L.P.
Andrew A. Fenton, General Partner 9-19-05
by: Timothy J. Fenton, General Partner

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: _____

Total aggregate size of all nominated parcels (in acres and square feet): _____ sq. ft. _____ acres

Is the nomination a Neighborhood Consolidation Proposal: Yes No

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SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS
See Section IV, #4, of the Citizen's Guide for instructions.

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by: Andrew A. Fenton, General Partner
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See Section IV, #4, of the Citizen's Guide for instructions.

List of Owners

1. The Penn Daw Properties L.L.L.P.
P.O. Box 2236
Middleburg, VA 20118

2. Raj Singla
Chand Singla
8614 Chase Glen Court
Fairfax Station, VA 22039

3. Dennie O. Figgins
513 North Payne Street
Alexandria, VA 22314

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/.

Attachment A

Current Plan Map Designation: See Attachment A - mixed use; 3-4 dwelling units per acre;

Proposed Comprehensive Plan Designation: See Attachment B

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	12.5%
Retail	12.5%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	75%
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). 244 multifamily units at 1,000 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 8 1/2 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

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.

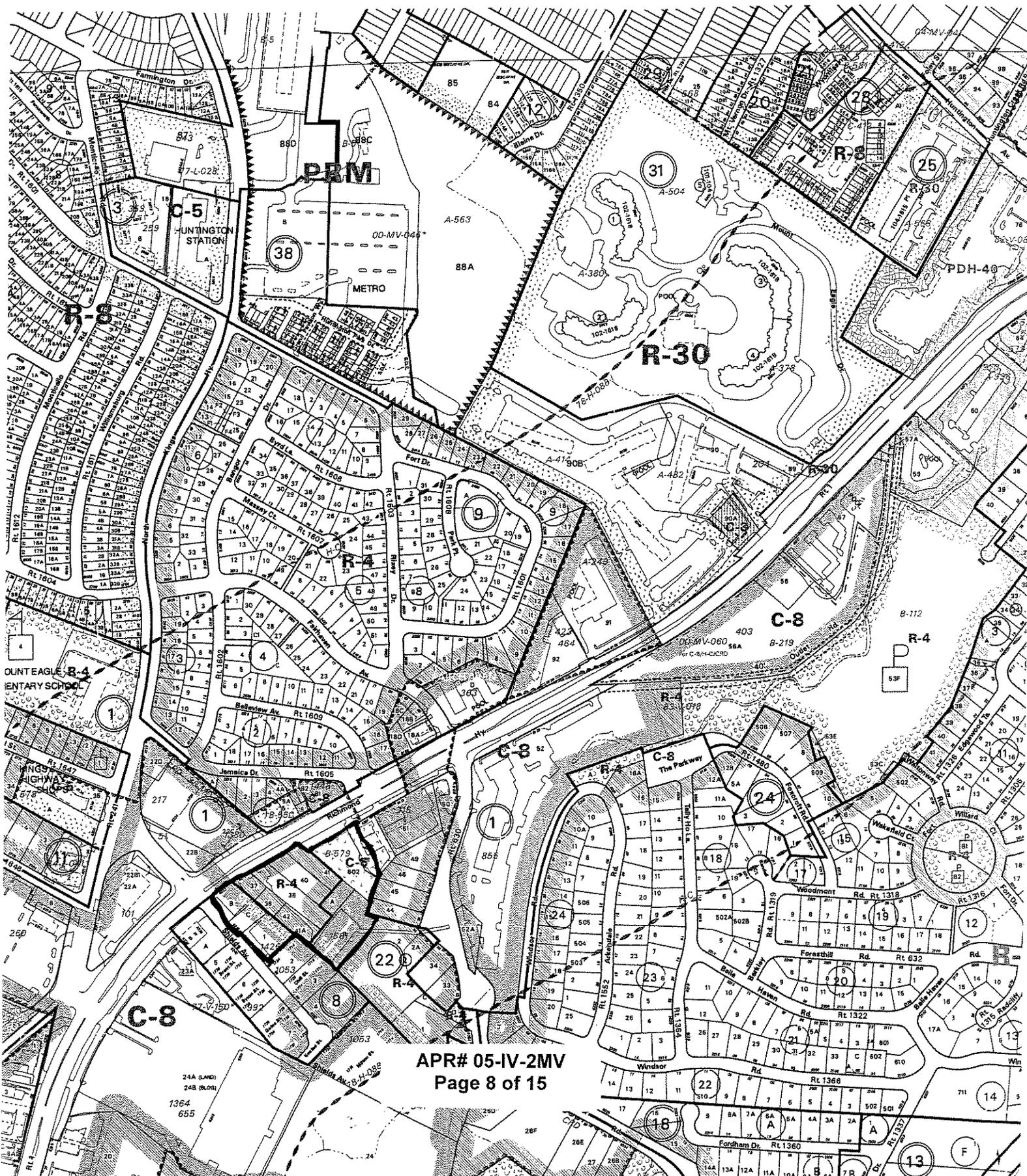
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
83-3-01-00-41 ✓	Dennie O. Figgins	6211 Richmond Highway	513 N. Payne Street Alexandria, VA 22304	.345	70031010000195193129
83-3-22-40-602 ✓	Raj Singla Chand Singla	None assigned	8614 Chase Glen Court Fairfax Station, VA 22039	.8022	70031010000195193112
83-3-01-0036	Penn Daw Properties L.L.L.P.	None assigned	P.O. Box 2236 Middleburg, VA 20117	.173	see page 22
83-3-01-0037 ✓	Penn Daw Properties L.L.L.P.	6217 Richmond Highway	P.O. Box 2236 Middleburg, VA 20117	.172	see page 22
83-3-01-0038 ✓	Penn Daw Properties L.L.L.P.	6215 Richmond Highway	P.O. Box 2236 Middleburg, VA 20117	.6164	see page 22
83-3-01-0040 ✓	Penn Daw Properties L.L.L.P.	6213 Richmond Highway	P.O. Box 2236 Middleburg, VA 20117	.47	see page 22
83-3-01-00-0041A	Penn Daw Properties L.L.L.P.	None assigned	P.O. Box 2236 Middleburg, VA 20117	.0218	see page 22
83-3-01-00-0042 ✓	Penn Daw Properties L.L.L.P.	None assigned	P.O. Box 2236 Middleburg, VA 20117	.331	see page 22
83-3-01-00-0043 83-3-01-00-0043 - B ✓	Penn Daw Properties L.L.L.P.	6223 Richmond Highway	P.O. Box 2236 Middleburg, VA 20117	.3253	see page 22

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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
83-30-1-00-C 83-3-08-C	Penn Daw Properties L.L.P.	6235 Shields Avenue	P.O. Box 2236 Middleburg, VA 20117	.2091	see page 22
83-3-08-00-1	Penn Daw Properties L.L.P.	6239 Shields Avenue	P.O. Box 2236 Middleburg, VA 20117	.5049	see page 22
83-3-22-00A	Penn Daw Properties L.L.P.	None assigned	P.O. Box 2236 Middleburg, VA 20117	.2218	see page 22
83-3-22-00-B	Penn Daw Properties L.L.P.	6217 Richmond Highway VA 20117	P.O. Box 2236 Middleburg, VA 20117	1.0	see page 22



The opportunity exists on the east side of Richmond Highway to create a large scale well designed mixed-use development as a focal point and core area of the Community Business Center. This area is envisioned as an integrated residential and commercial center which functions well within the context of adjacent existing or planned uses and incorporates high quality urban design elements to create a sense of identity.

Much of the area located to the east side of Richmond Highway contains steep slopes, a stream valley and other environmentally sensitive features which should be protected and any degraded natural conditions and functions restored.

Land Unit C

Commercially-zoned lots fronting on the west side of Richmond Highway south of Belle Haven Towers between Richmond Highway and the Fairhaven neighborhood are part of the Fairhaven Conservation Area and planned for office use up to .50 FAR and a maximum height of 50 feet, provided the following conditions are met:

- Buildings are well-designed and oriented toward the highway with parking in the rear;
- Development provides and maintains effective screening and buffering to the existing adjacent neighborhood;
- Substantial consolidation of lots is accomplished; and
- Combined access points and an efficient internal circulation pattern is provided.

Land Unit D

Lots fronting on the west side of Richmond Highway between Jamaica Drive and Sub-unit F-1 are planned for low-rise office use up to .35 FAR.

Sub-unit E-1

Lots fronting on the east side of Richmond Highway between Quander Road and Shields Avenue are planned for neighborhood-serving office and/or retail uses up to .50 FAR with a maximum height of 50 feet. See Land Unit G for an additional land use option.

Sub-unit E-2

Properties located along the south side of Quander Road between Richmond Highway and Quander Road Center are planned for residential use at 3-4 dwelling units per acre. As an option, with complete parcel consolidation in this sub-unit, a density of 5-8 dwelling units per acre may be appropriate. Structures should be clustered to minimize impacts on steep slopes in the area. No more than one entrance point onto Richmond Highway that is no closer than 200 feet from Quander Road, and no more than two entrance points on Quander Road, that are no closer than 200 feet from Richmond Highway should be provided. These latter provisions are intended to preclude congestion near the Richmond Highway/Quander Road intersection because of the importance of that road for carrying school traffic to and from West Potomac High School and Metro-related traffic to and from Huntington, as well as the residential traffic generated on these sites. See Land Unit G for an additional land use option.

The opportunity exists on the east side of Richmond Highway to create a large scale well designed mixed-use development as a focal point and core area of the Community Business Center. This area is envisioned as an integrated residential and commercial center which functions well within the context of adjacent existing or planned uses and incorporates high quality urban design elements to create a sense of identity.

Much of the area located to the east side of Richmond Highway contains steep slopes, a stream valley and other environmentally sensitive features which should be protected and any degraded natural conditions and functions restored.

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Proposed Plan Designation

As an option, Land Units E-1 and part of E-2 are planned for a well-integrated mix of retail, office, or residential uses, or a hotel or commercial office building of up to 1.5 FAR and a height of 100 feet. The boundary between Land Use Units E-1 and E-2 would be shifted so that sub-unit E-1 would include all properties.

JUSTIFICATION STATEMENT

This proposal would allow for a mixed use retail, office or residential project or a hotel or commercial office building that would better complement and serve the mixed use project currently under review for Land Unit G than what is currently allowed as an option for sub units E1 and E-2. It would allow for a FAR for a hotel or commercial office building at heights and densities sufficient to serve the large development likely to be developed on Land Unit G, but without the unnecessary and somewhat vague requirement that Sub Unit E-1 be “substantially and logically consolidated with Land Unit G.” It would also allow for residential densities on Sub Units E-1 and E-2 that would be served by office or retail on the same parcel. This amendment, thus, would more directly facilitate a live-work environment through mixed uses (with concomitant reduction of vehicle trips) than what is currently envisioned by the Plan for this land bay. This better achieves the Plan objectives than what is currently adopted by the Plan.

November 4, 2005

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, VA 22035-5505
Attn: Henri Stein McCartney

Meghan Van Dam, Planner
Fairfax County Office of Planning
12055 Government Center Parkway
Suite 730
Fairfax, VA 22035

RE: Penn Daw Properties, L.L.L.P. and Others Comprehensive Plan Amendment

Dear Ms. McCartney and Ms. Van Dam:

Following my conversations with Ms. Van Dam, this is to clarify that the subject application does not include parcel number 83-3-22-00-601. In addition, this will clarify that the proposed amendment at Attachment B to the application would not involve a change to all units within subunit E-1, but only those properties that are listed on the "specific information table" within current land units E-1 and E-2. I have attached a proposed amendment to the second page of Attachment B, both in redline and clean form, that will clarify this matter.

My thanks to Ms. Van Dam for calling and allowing me to clarify these matters.

Sincerely,



Gifford R. Hampshire

GRH/klb
Enclosures

cc: Timothy J. Fenton
Andrew A. Fenton
The Penn Daw Properties, L.L.L.P.

APR# 05-IV-2MV
Page 13 of 15

As an option, Land Units E-1 and part of E-2 are planned for a well-integrated mix of retail, office, or residential uses, or a hotel or commercial office building of up to 1.5 FAR and a height of 100 feet. The boundary between Land Use Units E-1 and E-2 would be shifted so that sub-unit E-1 would include ~~all properties~~ the following parcels identified by Tax Map Number:

83-3-01-00-41
83-3-22-00-602
83-3-01-0036
83-3-01-0037
83-3-01-0038
83-3-01-0040
83-3-01-00-0041A
83-3-01-00-0042
83-3-01-00-B
83-3-01-00-C
83-3-08-00-1
83-3-22-00A
83-3-22-00-B.

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83-3-22-00-602
83-3-01-0036
83-3-01-0037
83-3-01-0038
83-3-01-0040
83-3-01-00-0041A
83-3-01-00-0042
83-3-01-00-B
83-3-01-00-C
83-3-08-00-1
83-3-22-00A
83-3-22-00-B.