

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: Lisa M. Chiblow, agent on behalf of Christopher Land, LLC Daytime Phone: (703) 712-5364

Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: lchiblow@mcguirewoods.com

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

[Handwritten Signature]

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 Table 1 and attachments

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

Agent for Christopher Land, LLC

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 8

Total aggregate size of all nominated parcels (in acres and square feet): 407,944 sq. ft. 9.3651 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/.

No specific plan text

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

Proposed Comprehensive Plan Designation: Residential: 5-8 dwelling units per acre

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	46 - 74
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

Table 1

APR Nomination: <u>Maury Place</u>							
Neighborhood Consolidation: No							
Nomination Information	Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size (Ac.)	Signature of Owner Petition Attached or Receipt Number	
1.	101-4-((6))-8 ✓	Bertolet Lee Cason Florence M. Cason	8516 Central Avenue	8316 Central Avenue Alexandria, VA 22309	1.4479	7004-2510-0000-1383-3047	
2.	101-4-((6))-8B ✓	David M. Kelly	8308 Central Avenue	8725 Camden Street Alexandria, VA 22308	1.448	Signature Attached	
3.	101-4-((6))-8C ✓	Steven C. Bryant, Anjana P. Bryant.	8306 A Central Avenue	7612 Woodstown Drive Springfield, VA 22153	0.9653	Signature Attached	
4.	101-4-((6))-8D ✓	Prasert Ruamthong Donna M. Raye	8306 Central Avenue	8306 Central Avenue Alexandria, VA 22309	0.9653	Signature Attached	
5.	101-4-((6))-9A ✓	Joy D. Muncy	3800 Maury Place	3800 Maury Place Alexandria, VA 22309	0.652	7004-2510-0000-1383-3054	
6.	101-4-((6))-9B ✓	William D. Sheppard, II & Vicki J. Sheppard	8320 Central Avenue	8320 Central Avenue Alexandria, VA 22309	1.088	7004-2510-0000-1383-3030	
7.	101-4-((6))-9C ✓	Robert Woehrlie Marianne Woehrlie	3900 Maury Place	3900 Maury Place Alexandria, VA 22309	0.5726	Signature Attached	
8.	101-4-((6))-9D ✓	Edwin M. Myers Marian E. Myers	3880 Maury Place	1010 Priscilla Lane Alexandria, VA 22308	2.226	Signature Attached	
Total Acreage					9.3651		

JUSTIFICATION FOR AREA PLAN REVIEW NOMINATION
BY CHRISTOPHER LAND, LLC
MAURY PLACE/CENTRAL AVENUE PROPERTIES

Executive Summary

The Nominator, Christopher Land, LLC proposes to replan the Nomination Property to better reflect land use changes that have occurred in the vicinity of the site. Proposed are residential densities that will encourage meaningful redevelopment and be a logical extension of other recent land use decisions in the area.

Description of Nomination Property

The Property consists of approximately 9.37 acres and is presently zoned R-2. The Property is not encumbered by any Resource Protection Areas, Environmental Quality Corridors, wetlands or similar environmental features.

Nature of Request

The Nominator requests that the Property be replanned for residential use in the range of 5 to 8 dwelling units per acre.

Basis for Request

The Nomination Property strategically consolidates and replans all of the property north of Maury Place and south of that governed by rezoning RZ 2003-MV-023. This rezoning was approved for PDH-8 at a density of 6.09 units per acre. The Nominator envisions the Comprehensive Plan endorsing a "transitional" approach, which will likely incorporate units of a size, density and configuration that are compatible with the southern "edge" of the approved PDH development to the north. It is further envisioned that there will be a reasonable transition and density toward the established single family communities in the south and east, generally planned for and developed at 2 dwelling units per acre.

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