

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

APR# 05-III-1BR

Staff Use Only
Date Received: <u>7/14/05</u>
Date Accepted: _____
Planning District: _____
Special Area: _____

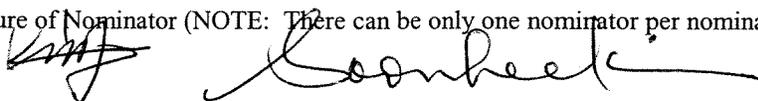
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Jin Man, Kim Daytime Phone: 703-818-3017

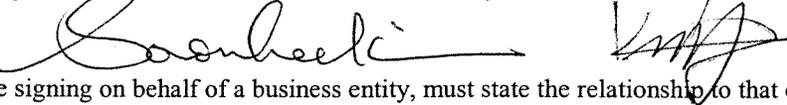
Address: 6104 Unicorn Mill Road Clifton Virginia 20124

Nominator E-mail Address: skimphi@fairfaxcounty.gov

* 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:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): sq. ft. 1.0 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:

- To serve as a density transition between the Little Rocky Run subdivision and the lower residential density planned in the Johnny Moore Creek watershed, the area in a 600-foot strip along the west side of Union Mill Road between Compton Road and the southern arm of the area shown for private open space on the east side of Union Mill Road near Centreville High School, as shown on the Plan map, is planned for residential development at .5-1 dwelling unit per acre. Within this 600-foot strip, reverse frontage and a 100-foot undisturbed open space buffer between the limits of clearing and the right-of-way of Union Mill Road Improved should be maintained.

Current Plan Map Designation: 1 du/ac

Proposed Comprehensive Plan Designation: ~~3~~ du/ac

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*	100
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

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
0661 001 0008	Jim Man, Kim	6104 Union Mill Road Clifton	6104 Union Mill Road Clifton 20124	1.0	N/A



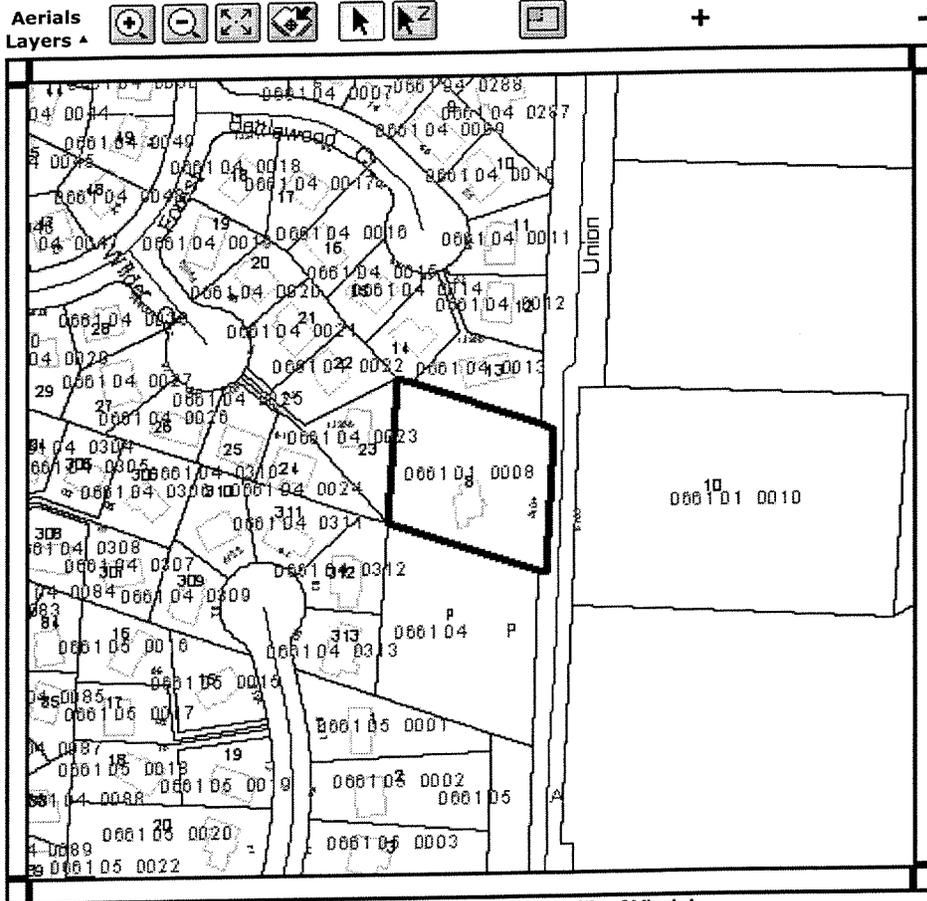
Main Property Search
Address Map Number

- Profile
- Sales
- Values
- Residential
- Commercial
- Map
- Structure Size

0661 01 0008
6104 UNION MILL RD

KIM JIN M

Retu



Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

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Attachment:

SECTION 6: JUSTIFICATION

The subject property containing one acre lies on the west side of Union Mill Road across from the Chantilly High School. This parcel is the only one in the immediate vicinity on the west side of Union Mill Road which is zoned R-1. All of the adjacent properties have been zoned R-3 and are developed with single family detached dwellings. This property is bordered on the east by Union Mill Road. Because this property is the only parcel zoned R-1 and is bordered on three sides by property zoned and developed under the R-3 zone, there is little justification for retaining the existing R-1 zoning for this property and ample justification based on the immediate proximity of R-3 zoned property to the subject property to justify amending the comprehensive plan to allow for up to three units per acre.

Hush, Leanna L.

From: Kim, Samuel S.
Sent: Wednesday, October 12, 2005 4:37 PM
To: Hush, Leanna L.
Subject: RE: 2005 South County Area Plans Review Nomination

Ms. Leanna,

I just let know that I've received your information on the nomination that was clarified by you.

Thanks,

Sam

-----Original Message-----

From: Hush, Leanna L.
Sent: Wednesday, October 12, 2005 4:29 PM
To: Kim, Samuel S.
Subject: 2005 South County Area Plans Review Nomination

Mr. Kim,

We are in the preliminary review stages of the South County APR nominations. I will be working with the Springfield District nominations. We have received your nomination for 6104 Union Mill Road, and I wanted to clarify one item on the nomination form:

For the Current Plan Map Designation you indicated: 1 du/ac
For the Proposed Comprehensive Plan Designation you indicated: 3 du/ac

For clarification, this area of the nomination form should read:

The Current Plan Map Designation for the property is **.5-1 du/ac** (1 dwelling unit per 2-1 acres). The current zoning of the property is R-1.

The Proposed Comprehensive Plan Designation should read **2-3 du/ac** (we do not have a Comprehensive Plan Designation for 3 du/ac).

I will clarify this item on the nomination. Please reply to indicate that you have received this email and feel free to contact me with any questions.

Sincerely,
Leanna Hush

Leanna L. Hush
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Fairfax County Department of Planning and Zoning
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Leanna.Hush@fairfaxcounty.gov

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10/20/2005