

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

<u>Staff Use Only</u>	
Date Received:	9/23/05
Date Accepted:	_____
Planning District:	_____
Special Area:	_____

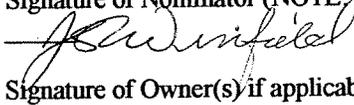
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: J. Peter Winfield Daytime Phone: 540-937-5079

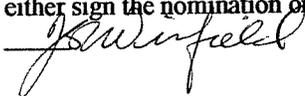
Address: 436 Laurel Mills Rd.

Nominator E-mail Address: _____

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. 8.0068 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/.

See attached page 96 from the current Fairfax Center Area Comprehensive Plan, Land Unit T

Current Plan Map Designation: Residential Uses at 2 du/ac at Overlay Level

Proposed Comprehensive Plan Designation: Residential Uses at 16-20 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*	
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	128-160
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 ½ 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.

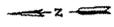
All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:
 Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

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
056301006A	J. Peter Winfield John B. Winfield	Vacant Land/Unimproved Lot 12350 Cannonball Rd	c/o Andy Gayheart PO BOX 1583 Culpeper, VA 22701	8.0068	<i>[Signature]</i> 70050390000331934153
	Edith W. Tacey Lucy W. Berkebile		16167 Lingoanoke Lane Culpeper VA 22701		70050390000331934160 70050390000331934177



PROJECT
 Title: [Blank]
 Date: [Blank]
 Author: [Blank]

GENERAL NOTES

1. This map is prepared in accordance with the provisions of the California Planning and Zoning Act, Chapter 352, Sections 65000 through 65020, and the provisions of the California Planning and Zoning Act, Chapter 352, Sections 65020 through 65030.
2. This map is prepared in accordance with the provisions of the California Planning and Zoning Act, Chapter 352, Sections 65000 through 65020, and the provisions of the California Planning and Zoning Act, Chapter 352, Sections 65020 through 65030.
3. This map is prepared in accordance with the provisions of the California Planning and Zoning Act, Chapter 352, Sections 65000 through 65020, and the provisions of the California Planning and Zoning Act, Chapter 352, Sections 65020 through 65030.
4. This map is prepared in accordance with the provisions of the California Planning and Zoning Act, Chapter 352, Sections 65000 through 65020, and the provisions of the California Planning and Zoning Act, Chapter 352, Sections 65020 through 65030.
5. This map is prepared in accordance with the provisions of the California Planning and Zoning Act, Chapter 352, Sections 65000 through 65020, and the provisions of the California Planning and Zoning Act, Chapter 352, Sections 65020 through 65030.



ADJUSTMENT TABLE

56-2	56-1	56-2
56-4	56-4	56-4
66-2	67-1	67-2

PROPERTY MAP

56-3

Revised by: 01/01/05
 Prepared by:
 DIVISION OF COMMUNITY DEVELOPMENT
 Planning and Zoning Department
 1100 University Avenue, Suite 115
 Berkeley, CA 94702
 (415) 863-1311
 FAX: (415) 863-1311

Page: 4 of 6
 Date: 01/01/05



APR# 05-III-2FC
 Page 4 of 6

SUSPECT PROPERTY
 ↑ 0563 01 0006A

SECTION S: MAP OF SUBJECT PROPERTY

LAND UNIT T

CHARACTER

This land unit is located south of Route 29 in the area south of the intersection of West Ox Road and Route 29. This land unit contains portions of the Lee Pines, Piney Branch, Glen Alden, Marymead, Cannon Ridge, and Buckner Forest subdivisions. The Fairfax County Parkway will extend through the western portion of this land unit.

RECOMMENDATIONS

Land Use

This land unit is planned for low density residential use at 2 dwelling units per acre at the overlay level. Buffering along Route 29 should be provided.

Existing spot commercially-zoned parcels along Route 29 should not be expanded or intensified. Redevelopment to uses which are more compatible to the adjacent planned residential areas should be encouraged.

LAND UNIT SUMMARY CHART – LAND UNIT T			
<u>Land Unit</u>	<u>Approximate Acreage</u>		
T	215		
<u>Land Unit</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
Baseline Level			
T	RESIDENTIAL		1
Intermediate Level			
T	RESIDENTIAL		1.5
Overlay Level			
T	RESIDENTIAL		2
Note: This land unit is within the Water Supply Protection Overlay District.			

**TO: Fairfax County Planning Commission
South County Review Nomination
Tax Map Parcel 0563-01-0006A 8.01 Acres**

Section 6: Justification

This eight acre parcel on the southeast corner of the route 29 and 7100 interchange has a future use of much higher density than 1du/ac.

I recommend a residential use of 16-20du/ac based on the housing and transportation demand facing Fairfax County as per the 2003 Transportation Policy Plan, specifically noting objectives 5E, 6A and 10. This number is a significant increase over existing density but ties in very well with county transportation and housing goals of the future.

It is vacant land and I would ask the nominating process to examine the quality of this key location to meet future needs. There is a saying, "You can not jump a wide chasm in two short hops." By putting this property to correct future use at this time the needs of the county will be met much better than by keeping existing density of 1du/ac.

In regard to entrance and exit from Rte. 29, a ramp could connect direct with the 29 North feeder lane rather than come thru existing neighborhoods.

Thank you,

Peter Winfield