

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

Date Received: 9/8/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: John H. Thillmann Daytime Phone: 703-927-2017

Address: LANDMARK PROPERTY DEVELOPMENT, LLC
2700 SOUTH NELSON ST. ARLINGTON, VA 22206

Nominator E-mail Address: THECAVE@AOL.COM

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

John H. Thillmann

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:

AGENT: V.P. Landmark Property Development, LLC

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 9

Total aggregate size of all nominated parcels (in acres and square feet): _____ sq. ft. 17.05 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/:**

LAND UNIT V-1 FAIRFAX CENTER
3 DU/AC WITH COMMERCIAL

Current Plan Map Designation: _____

Proposed Comprehensive Plan Designation:

RESIDENTIAL AT 5 TO 8 DU/AC - SINGLE FAMILY DETACHED
SMALL LOTS AND TOWN HOMES WITH OPTION FOR COMMERCIAL AT
THE RT-29 AND SHIRLEY GATE INTERSECTION

Mixed Use	
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.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* 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).	

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	136
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** 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.	

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.

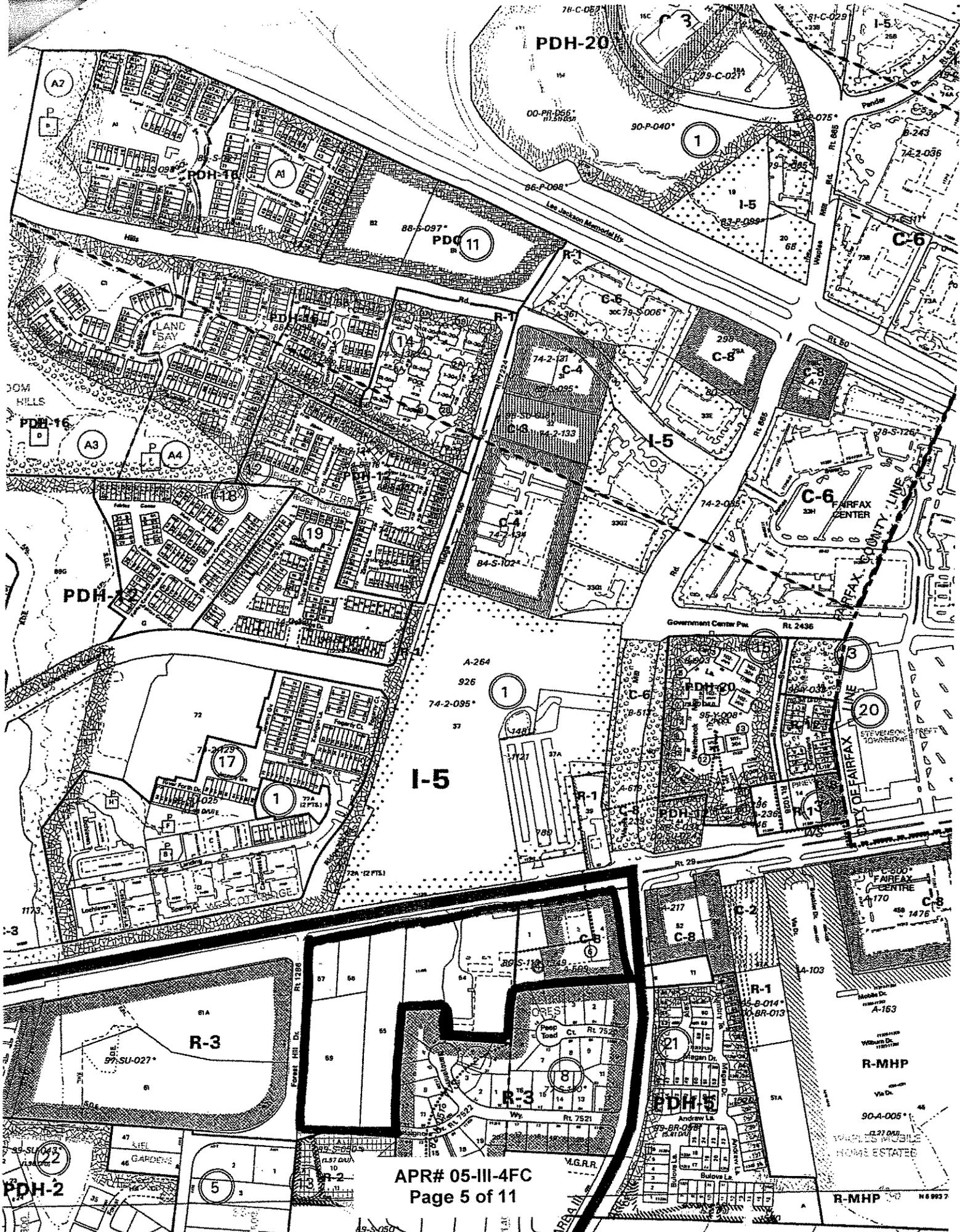
All completed nomination forms must be submitted between July 1, 2005 - September 21, 2005 to:
 Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

SPECIFIC INFORMATION TABLE

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing address of Owner	Parcel Size In Acres	Certified Receipt Number
56-2 ((1)) 54	Lonardelli Joint Venture LLC c/o Garden World	11401 Lee Highway	11343 Lee Highway Fairfax, VA 22030	5.0	7005 0390 0003 3218 8944
56-2 ((1)) 55	Seung K. Hong, Tr.	11421 Lee Highway	1410 Woodhurst Blvd McLean, VA 22102	3.29	7005 1160 0000 8455 2461
56-2 ((1)) 57	Forest Hill Joint Venture LLC c/o Garden World	Not listed	11343 Lee Highway Fairfax, VA 22030	0.87	7005 1160 0000 8455 2985
56-2 ((1)) 58	Forest Hill Joint Venture LLC c/o Garden World	11425 Lee Highway	11343 Lee Highway Fairfax, VA 22030	0.79	7005 1160 0000 8455 2992
56-2 ((1)) 59	Forest Hill Joint Venture LLC c/o Garden World	4315 Forest Hill Drive	11343 Lee Highway Fairfax, VA 22030	3.44	7005 1160 0000 8455 2978
56-2 ((4)) 1	Garden World RE LLC c/o Garden World	11327 Lee Highway	11332 Lee Highway Fairfax, VA 22030	0.49	7005 1160 0000 8455 3005
56-2 ((4)) 2	Garden World RE LLC c/o Garden World	11343 Lee Highway	11343 Lee Highway Fairfax, VA 22030	0.81	7005 0390 0003 3218 8937
56-2 ((4)) 4	Robert M. Rosenthal c/o Geneva Management	11335 Lee Highway	1100 S. Glebe Road Arlington, VA 22204	0.85	7005 1160 0000 8455 2947
56-2 ((4)) 6	Robert M. Rosenthal c/o Geneva Management	Not listed	1100 S. Glebe Road Arlington, VA 22204	1.51	7005 1160 0000 8455 2954

Statement of Justification

This is a consolidation of the remaining undeveloped parcels along Lee Highway from Shirley Gate Rd. to Forest Hill Drive and represents a classic Comprehensive Plan update and correction. It provides, 1) a final in-fill development opportunity at medium density and, 2) a single owner coordinated development opportunity for this area possibly integrating the commercial zoned land at the SW corner of Lee Highway and Shirley Gate Road. It can provide a medium density residential transition from the heavy impact of Lee Highway and the current I-5 development to the north of Lee Highway to the stable residential development to the south. With the of turn plan amendment just north of Rt. 29 a more significant development than allowed by the current I-5 argues even more strongly for a reasonable higher density transition on this site. Furthermore, the recent addition of a Multi Family Assisted Living Facility directly adjacent on Forest Hill Drive has added density directly adjacent to this nominated area, again arguing for a consolidated approach to development at medium density residential. A small lot single-family development on this site is envisioned to unfold in the same manner and would provide similar transitions as the currently developed PDH-5 along Shirley Gate Road. Such a development would seem to meet the objectives of consolidated in-fill planning and logical development.



Hush, Leanna L.

From: Hush, Leanna L.
Sent: Thursday, October 20, 2005 2:06 PM
To: 'jhtcav@aol.com'
Subject: RE: Area Plans Review Nomination

Mr. Thillman,
Two additional items for clarification:

The proposed Plan designation is for 5-8 du/ac **at the overlay level with an option for commercial (retail) use at the Rt. 29 and Shirley Gate Road intersection.** The nomination form does not specifically state that this would be at the overlay level.

For the option for retail use at the intersection, what density are you proposing? The current Plan recommendation for the commercially zoned properties at the southwestern quadrant of Shirley Gate Road and Route 29 is for low intensity office use at a maximum FAR of .25.

Thanks-
Leanna Hush

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

From: Hush, Leanna L.
Sent: Thursday, October 20, 2005 1:47 PM
To: 'jhtcav@aol.com'
Subject: Area Plans Review Nomination

Mr. Thillman,

I will be working on the Springfield District APR nominations for the South County APR cycle. I would like to correct the street address that is currently listed on the APR nomination form for the property south of Lee Highway between Shirley Gate Road and Forest Hill Drive.

In the Specific Information Table, the address listed for 56-2 ((4)) 1 is 11327 Lee Highway; **this address should be 11347 Lee Highway.**

Please reply to this email to let me know that you have received it.

Feel free to contact me with any questions.

Thanks,
Leanna Hush

Leanna L. Hush
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
(703) 324-1239
(703) 324-3056 FAX
Leanna.Hush@fairfaxcounty.gov

APR# 05-III-4FC
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10/26/2005

Hush, Leanna L.

From: Hush, Leanna L.
Sent: Monday, October 24, 2005 3:02 PM
To: 'Jhtcav@aol.com'
Subject: RE: Area Plans Review Nomination

John,

For clarification, the proposal is for residential use at 5-8 du/ac on the overall site, with an option for commercial/retail/office use at .25 FAR with residential use above, or an option for commercial/retail/office use up to .40 FAR. These options would be specific to Tax Map parcels 56-2 ((4)) 2, 56-2 ((4)) 4, and 56-2 ((4)) 6, which are currently zoned for commercial use.

Please let me know if this is correct, thanks!
Leanna Hush
(703) 324-1239

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

From: Jhtcav@aol.com [mailto:Jhtcav@aol.com]
Sent: Friday, October 21, 2005 10:33 AM
To: Hush, Leanna L.
Subject: Re: Area Plans Review Nomination

Leanna:

Thanks for making the address correction for me.

On your other question, our proposal is that we be allowed to go to 8.0 DU/AC on the overall site. We have a layout for some small lot singles, some rear and front loaded townhouses and some stacked townhouses. Because the corner of 29 and Shirley Gate is now zoned commercial the land owner doesn't want to loose the right to do commercial. Our thoughts are that we might want to do some commercial/retail and office on the ground floor with residential above, but we are still looking this possibility over and have not decided to go with it until we know how it can be accomplished both financially and market wise. If so, it could be really nice use of that part of the site and add nice close to the road urban architecture and street scape. So, I think that commercial .25 can work with residential but commercial at .30 to .40 for that part of the site as a stand alone would be the other option.

Does this help? I'd be more than happy to come in and discuss it with you.

All the best,
John T.

Hush, Leanna L.

From: Hush, Leanna L.
Sent: Tuesday, October 25, 2005 12:38 PM
To: 'Jhtcav@aol.com'
Subject: RE: Area Plans Review Nomination

I'm going to go with those options in terms of our preliminary review. If other options/ideas surface during the process we can address those as they come up.
Thanks-
Leanna

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

From: Jhtcav@aol.com [mailto:Jhtcav@aol.com]
Sent: Tuesday, October 25, 2005 12:28 PM
To: Hush, Leanna L.
Subject: Re: Area Plans Review Nomination

Leanna:

Yes, I think that that covers it but just for the sake of flexibility we & You & the task Force may wish to extend the commercial a bit more along 29 in case that makes sense.

John

Rt 29 and Shirley Gate APR:

Residential Only Option:

16 by 38 Rear load town homes ADU's	16
20 by 38 Rear load town homes	6
20 by 40 Rear loaded town homes	46
32 by 65 Rear loaded town homes	65
<hr/>	
Total Dwelling Units incl. ADU's	133

Residential Commercial Mixed use Option:

Condos (1,050 Gross Sq. Ft.) ADU's	15
Condos (1,575 Gross Sq. Ft.)	10
20 by 38 rear loaded town homes	24
20 by 40 rear loaded town homes	40
32 by 65 rear loaded town homes	46
<hr/>	
Total Dwelling Units on Residential portion of site	110 (14 acres)
Total Dwelling Units incl. ADU's	135 (17 acres)

Before ROW Given UP Along Rt 29

Retail/Residential parcel = 2.97 acres	
Retail =	17,850 Sq. Ft. FAR = .13
25 condos over retail=	31,500 Sq. Ft. FAR= .24
<hr/>	
Total FAR Retail plus Res.	FAR= .37

After 70 Feet of ROW Given Up Along Rt. 29

Retail/Residential parcel = 2.41 acres (dedicate 24,500 Sq. Ft. for ROW)	
Retail =	17,850 Sq. Ft. FAR = .17
25 condos over retail=	31,500 Sq. Ft. FAR = .30
<hr/>	
Total FAR Retail plus Res.	FAR = .47

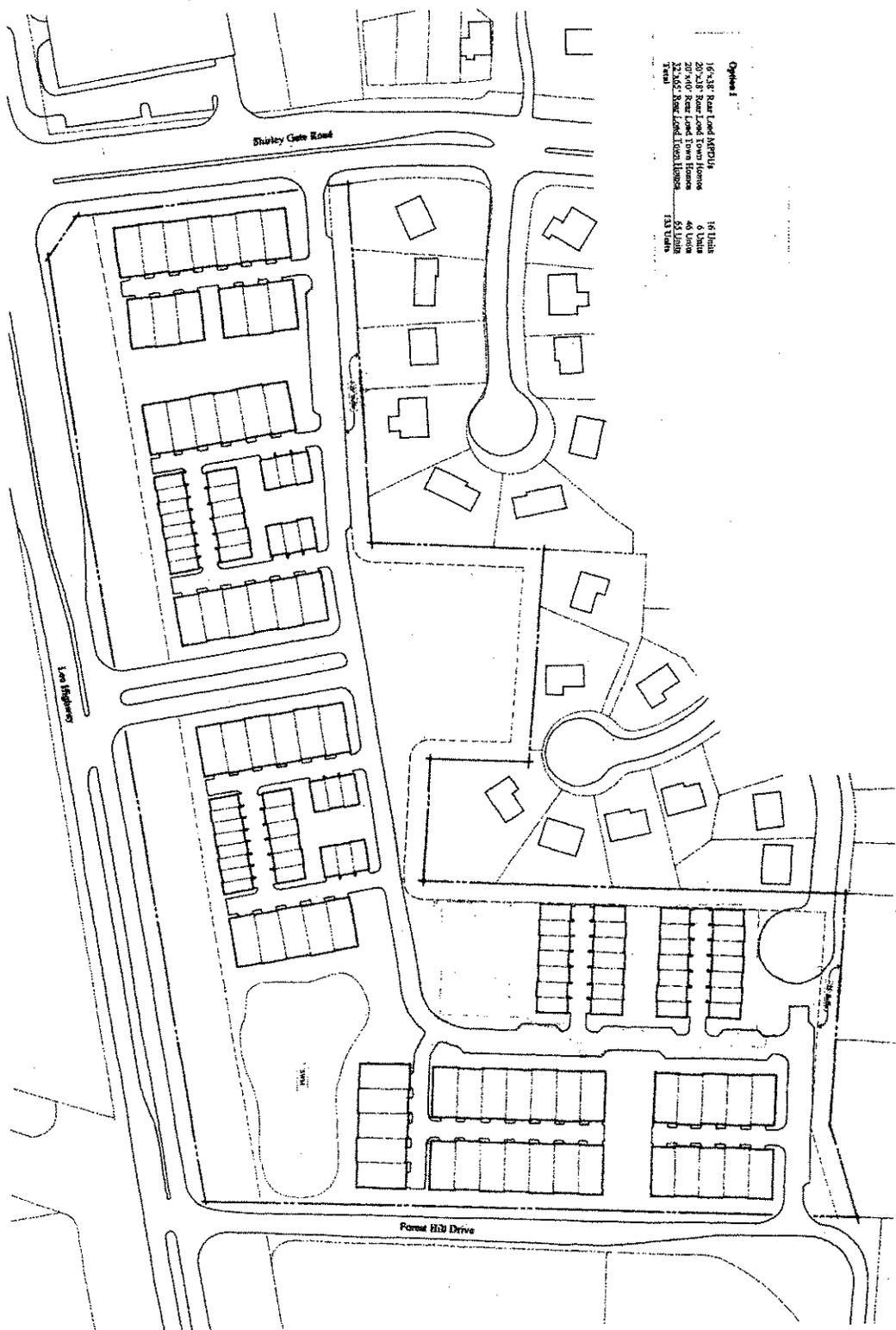
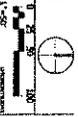


LESSARD GROUP INC.
 6521 LESBROS PINE, SUITE 200 | WYOMING, WY 82198
 P: 307.766.9744 | F: 307.766.9324 | WWW.LESSARDGROUP.COM

Conceptual Site plan

Option 1
 December 5, 2005

Shirley Gateway
 Seven Phase
 Landmark Communities
 LMC-000A-000C



Option 1

16,435	Rear Load Apartments	16 Units
20,745	Rear Load Town Homes	8 Units
22,500	Rear Load Town Homes	4 Units
22,500	Rear Load Town Homes	52 Units
	Total	78 Units

