

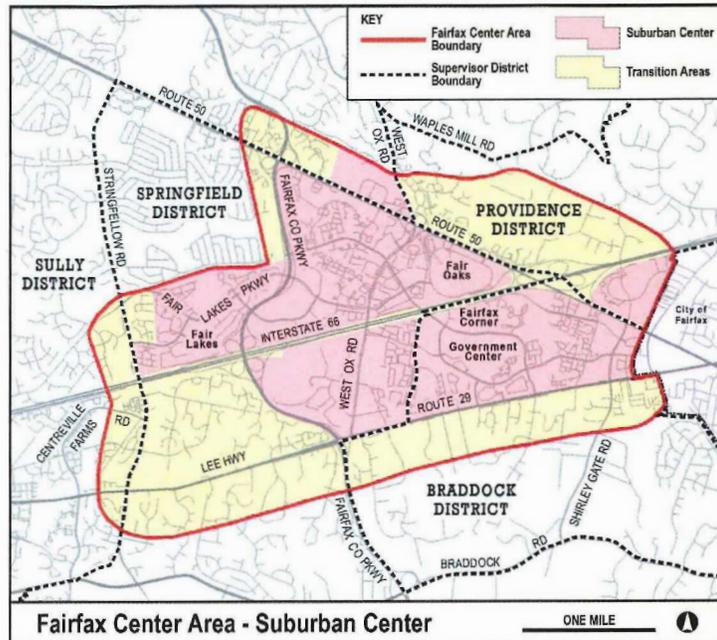
Submission Form for Proposed Changes to the Fairfax Center Area Comprehensive Plan (Phase II)



Phase II of the Fairfax Center Area study will focus on Comprehensive Plan recommendations for the Suburban Center portion of the area, as is illustrated in the map to the right. Phase II will also include an examination of the [Area-wide Recommendations](#) for the Fairfax Center Area. The purpose of this submission form is to solicit potential changes to the Comprehensive Plan guidance for this area.

Complete this form detailing the proposal by May 22, 2015 to propose a change. Anyone can submit a proposed change. Please use a separate form if you have more than one change to propose.

Review of proposed changes is anticipated to begin in June 2015. Interested parties are encouraged to notify and consult with landowners prior to the submission of a proposed change. Planning staff and district supervisors' offices are available to answer questions. Proposed changes will be used to inform the study of the Suburban Center, and may be modified or combined with other proposed changes in similar geographic areas. Proposed changes that are contrary to longstanding Plan policies or do not meet the criteria stated on this form may be excluded from consideration.



To use this form, type responses or print in ink. Attachments may be used as necessary. An online version of this form is also available on the Web at: http://www.fairfaxcounty.gov/dpz/fairfaxcenter/submission_form/

1. Proposal Type (choose one)

- Site-specific
- Areawide topic

2. Subject Property Information (for site-specific proposals.) For help visit the [Planning & Zoning Viewer](#)

Identify general location, street address, or Tax Map parcels, if available.

- a) General Location: southeast quadrant of the intersection of West Ox Rd and Post Forest Dr.
- b) Street Address: 4601 West Ox Road
- c) Tax Map Parcel Numbers: 56-1((1)) 11H
For help visit the [Department of Tax Administration website](#) or the [Digital Map Viewer](#).
- d) Identify total aggregate size of all subject parcels in acres or square feet: 21.66 acres
For help visit the [Department of Tax Administration website](#)
- e) Do you own the subject property or represent the owner of the subject property:
 - Yes
 - No

If you answered no, what is your relationship to the property? _____

3. Proposed Amendment to Comprehensive Plan recommendations

a) (for site-specific proposals) Describe the proposed change and how it would modify the current Plan recommendations. For proposed land use changes, explain the character and type of proposed development. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale. (email supporting documents to DPZFairfaxCenter@fairfaxcounty.gov)

Amend the text for Sub-unit O2 to read: This sub-unit is planned for institutional uses up to a .15 FAR at the overlay level. It contains a church, a former private school and several acres of largely undeveloped land owned by the church.

Alternatively and in place of institutional uses, parcel 56-1 ((1)) 11H may develop as residential use at 8 dwelling units per acre at the overlay level. (attached find conceptual layouts for a single family attached development)

b) (for areawide topics) Describe the proposed change and why it should be addressed at an areawide level within the Fairfax Center Area.

c) (for site-specific and areawide topics) Provide justification for the proposed change. Describe how the proposal meets any of the following criteria and why the proposal should be included in this phase of the study. Check all that apply.

- Address emerging community concerns or changes in circumstance
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development
- Better implement the Concept for Future Development
- Reflect implementation of Comprehensive Plan guidance through zoning approvals
- Respond to or incorporate research derived from technical planning or transportation studies
- Other

Explanation for (c). (Additional sheets may be attached.)

A portion of this parcel was planned as an alternative use of residential 8 units per acre in 1994. The plan text was amended to reflect changes in parcel numbering and when 7 acres of the area for alternative 8 units per acre was subdivided off and rezoned to R-8. The Church desires to relocate to a new, larger property and believes the best use of the parcel is for single family attached units with bonus density for affordable housing. The parcel is surrounded by high density residential uses and has frontage on both West Ox Road and Post Forest Drive .

4. **Contact Information** (Name and daytime phone required. Provide street address and/or email address.)

- a) Name: Keith C. Martin
- b) Daytime Phone: 703 734-4800
- c) Street Address: 8245 Boone Blvd #400 Vienna, VA 22182
- d) Email Address: kmartin@tyrlawfirm.com

5. **Would you like to speak with staff about this submission?**

- Yes
 No

If you answered yes, how should we contact you? e-mail phone

Review of proposed changes is anticipated to begin in June 2015. In the meantime, you can contact the Planning Division by phone or email if you have any questions about the submission procedure.

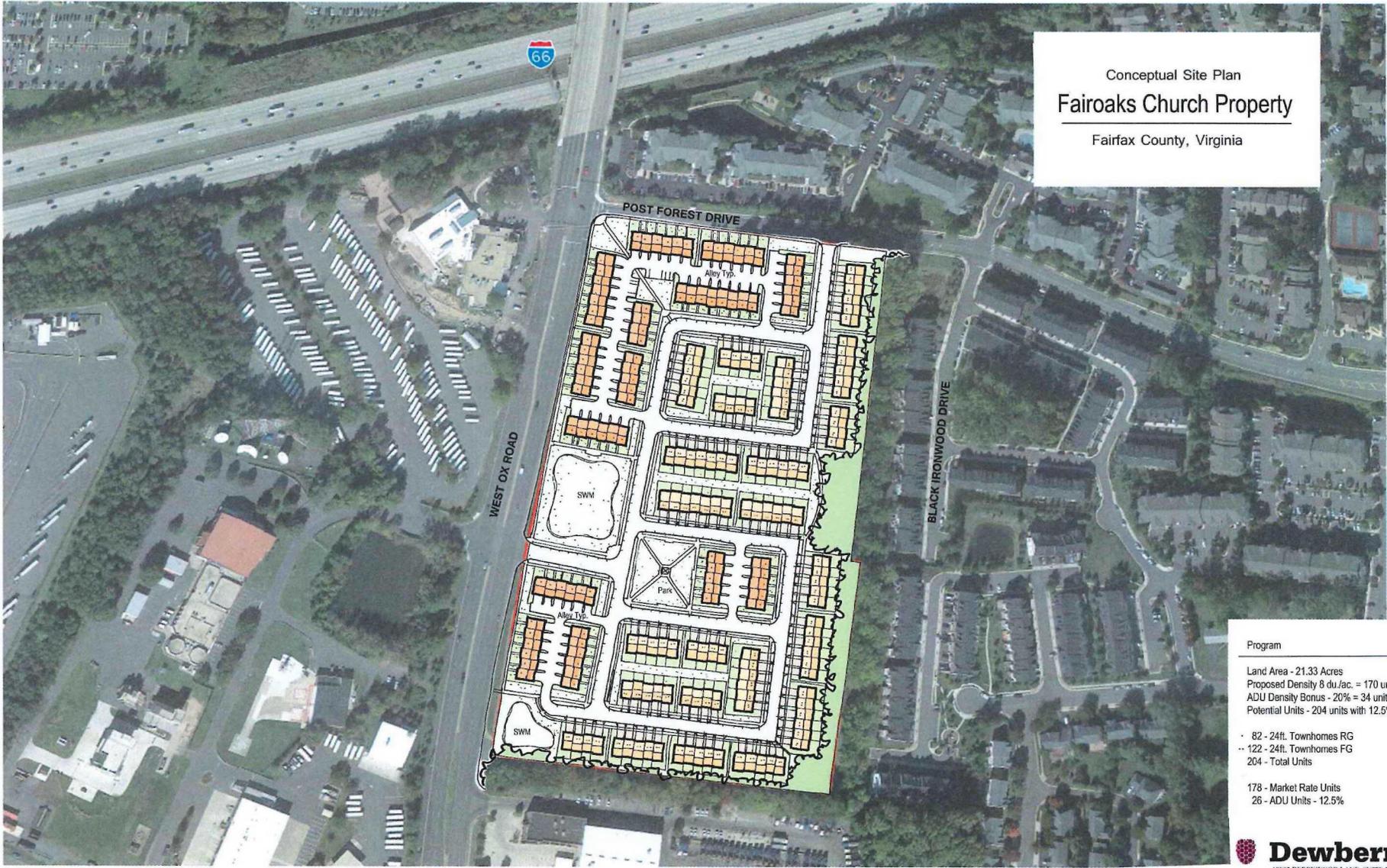
Submit the completed form or direct questions to:

Fairfax County Department of Planning and Zoning



**FAIRFAX COUNTY
DEPARTMENT OF
PLANNING
& ZONING**

Planning Division
The Herrity Building
12055 Government Center Parkway
Suite 730
Fairfax, Virginia 22035-5500
703-324-1380, TTY 711 (Virginia Relay)
DPZFairfaxCenter@fairfaxcounty.gov



Conceptual Site Plan
Fairoaks Church Property
 Fairfax County, Virginia

Program

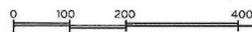
Land Area - 21.33 Acres
 Proposed Density 8 du./ac. = 170 units
 ADU Density Bonus - 20% = 34 units
 Potential Units - 204 units with 12.5% ADU's

- 82 - 24ft. Townhomes RG
- 122 - 24ft. Townhomes FG
- 204 - Total Units

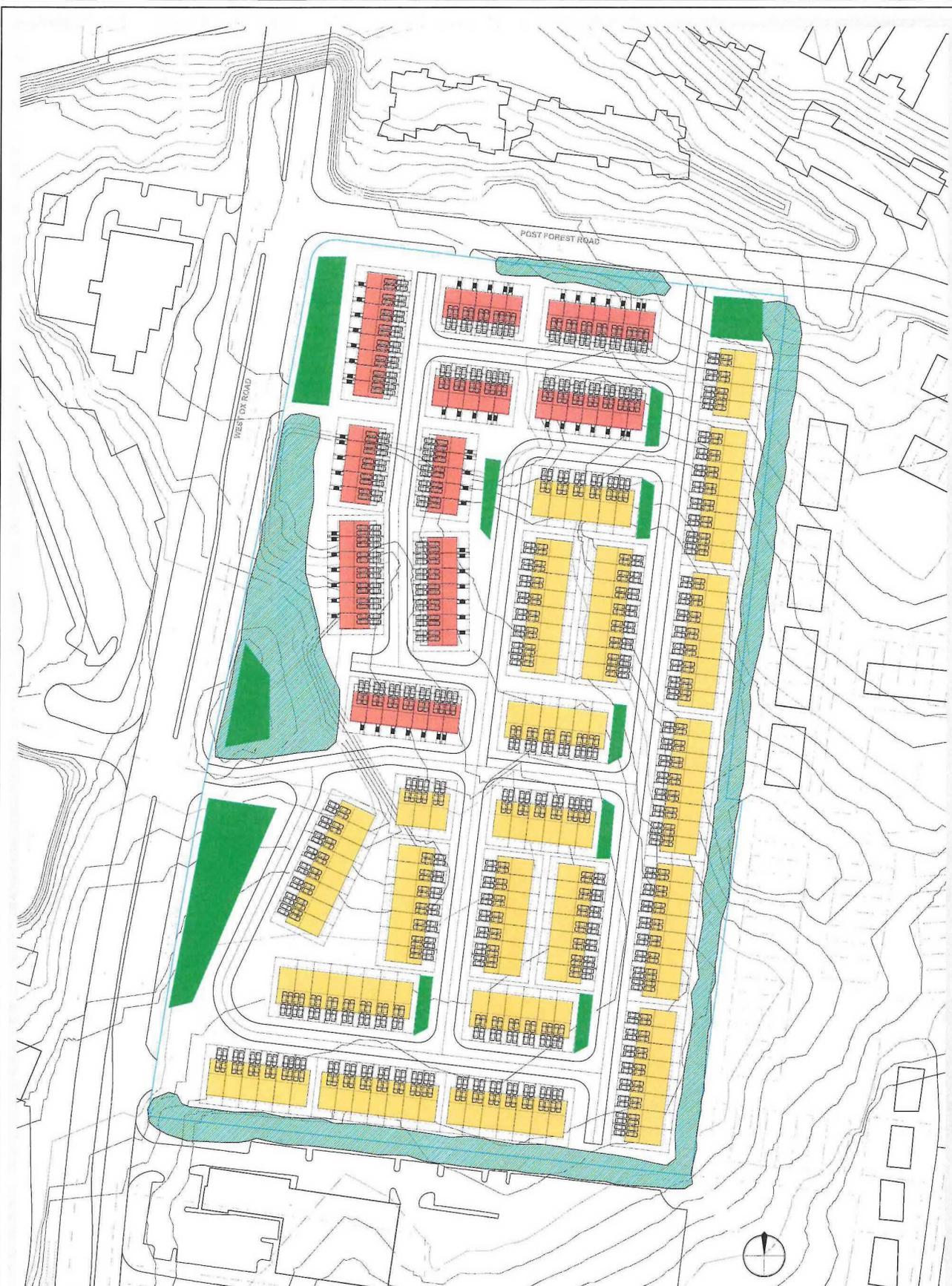
178 - Market Rate Units
 26 - ADU Units - 12.5%

Dewberry
 10803 DEERWOOD LANE, SUITE 304
 LANHAM, MD 20706
 P 301.731.5554
 F 301.731.0188

□ April 2, 2015



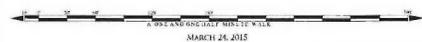
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SUMMARY

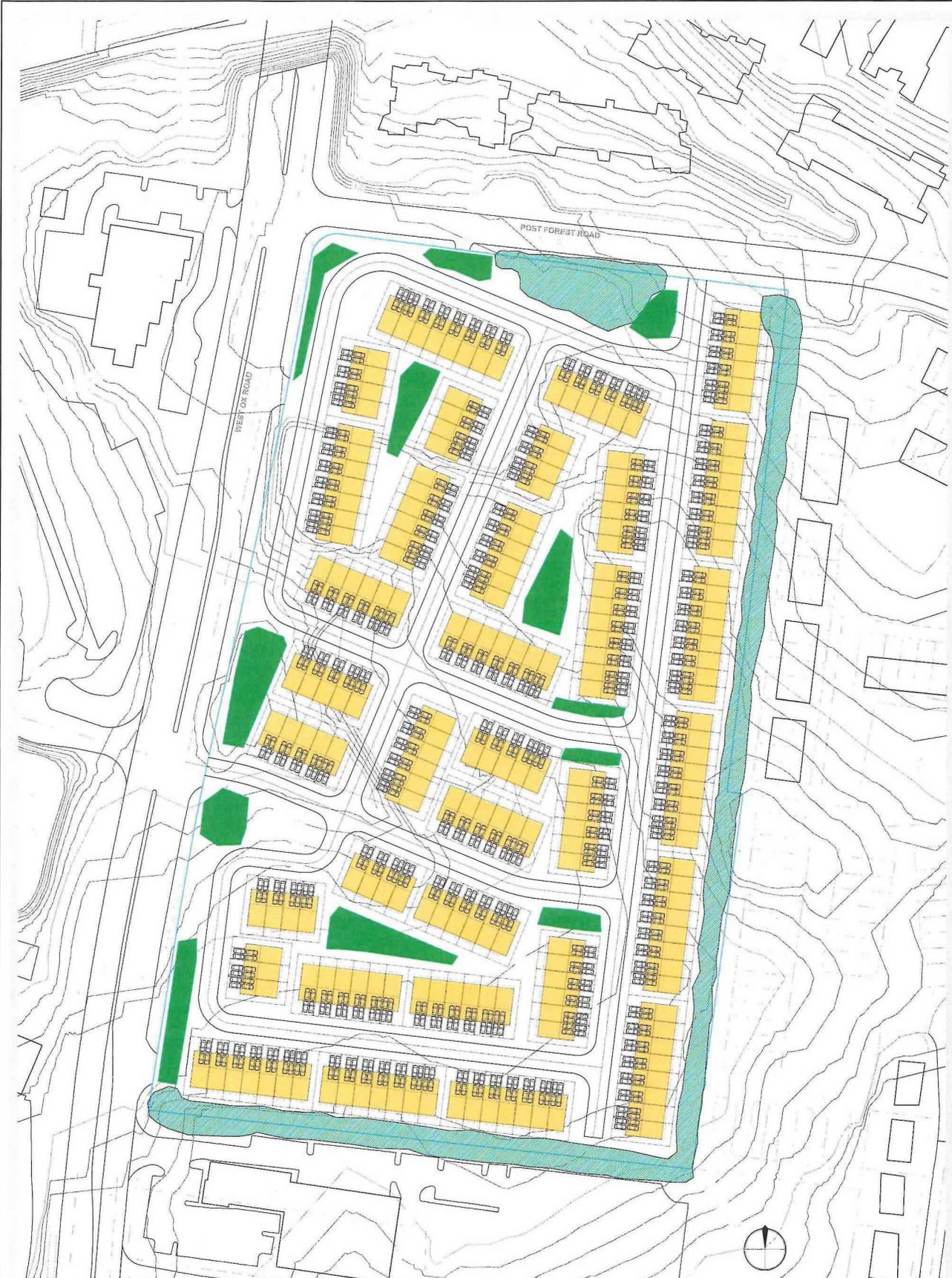
KEY	UNIT SIZE	YIELD
	24' TOWNHOME 24' TOWNHOME ADU	131 13
	22' TOWNHOME ALLEY 22' TOWNHOME ALLEY ADU	50 13
TOTAL		207

CONCEPTUAL MASTER PLAN
WEST OX ROAD



MARCH 24, 2015

PARKER RODRIGUEZ, INC.
PLANNER & LANDSCAPE ARCHITECT



SUMMARY

KEY	UNIT SIZE	YIELD
	24' TOWNHOME	181
	24' TOWNHOME ADU	26
TOTAL		207

CONCEPTUAL MASTER PLAN
WEST OX ROAD

1" = 50' AND 0.5" = 10' (SEE TITLE BLOCK)
 MARCH 24, 2015

PARKER RODRIGUEZ, INC.
 PLANNER & LANDSCAPE ARCHITECT