



Submission Form for Proposed Changes to the Comprehensive Plan or Comprehensive Plan Amendment Work Program

To use this form, type responses or print in ink. Attachments may be used as necessary. This form is also available on the Web at: <http://www.fairfaxcounty.gov/dpz/fairfaxforward/submissionformproposedchangescompplan2.pdf>

1. Subject Property Information (Not required for countywide proposal.) For help visit the Planning & Zoning Viewer

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

a) General Location: Gum Springs Revitalization District.

b) Street Address: 7700 Richmond Highway, Alexandria, VA 22306

c) Tax Map Parcel Numbers: 102-1 ((1)) 79A and 79B

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: _____

38,446 square feet

For help visit the Department of Tax Administration website

2. Proposed Amendment to Comprehensive Plan recommendations

a) Describe the character and type of proposed development, if a land use change is proposed. 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.

See attachment

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.

c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. 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; and,
- Respond to or incorporate research derived from technical planning or transportation studies.

continued on reverse side

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

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

a) Name: Jane Kelsey

b) Daytime Phone: 703-385-3358 (office); 703-623-1574 (cell)

c) Street Address: 4041 Autumn Ct, Fairfax, VA 22030

d) Email Address: jckelse@aol.com

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

Select: Yes or No

Yes No

4a. If yes, how should we contact you? e-mail phone

****Staff review of all submissions is anticipated to begin February 2016****

Submit the completed form or direct questions to:

Fairfax County Department of Planning and Zoning

The Herrity Building

12055 Government Center Parkway

Suite 730

Fairfax, Virginia 22035-5500

703-324-1380, TTY 711 (Virginia Relay)

DPZmail@fairfaxcounty.gov



**Comprehensive Plan Amendment Request for Property Located on Tax Map 102-1
(1) 79A and 79B:**

Attachment - Response to Question No. 2 (a) page 1

Proposed Amendment to Comprehensive Plan Recommendation

Lot 79A (now residential) is located directly behind Lot 79B (zoned C-8). The applicant wants to consolidate these two lots for one building lot and construct one building to establish retail uses and a martial arts school of special education. This includes tutoring classes before and after school for the students taking the martial arts classes. This is a triangular building lot with a narrow commercial lot contiguous to the north, backing up to residential lots on Fordson Road and townhouses, zoned R-20, contiguous to the west. A Rezoning Application will be filed for either C-5 or C-6 in order to accommodate these proposed uses. We anticipate the Comprehensive Plan amendments will be considered concurrently with the rezoning application. The retail uses envisioned would be neighborhood serving uses such as, cafe, dry cleaners, small office, and/or a personal service establishment.

The commercial lot is too small for a reasonable, economically feasible development. Even with the the revisions to the Comprehensive Plan to include Lot 79A the size of the lot, 38,446 square feet make any development difficult. Efforts to purchase additional land have not been successful. The development is proposed to comply with the bulk regulations for the proposed zoning district and the Revitalization Area requirements and allowances.

Response to Question No. 2 c. (page 2)

Richmond Highway is in the Gum Springs Revitalization District. Consolidation and development of these two lots by providing a new attractive building with a facility that provides education and recreation opportunities for children would be a benefit to the surrounding community and the community at large. The lot is currently vacant, overgrown, and unsightly. A commercial building with good architectural features which will blend with other recent developments in the area, will be an attractive addition to Richmond Highway area, as well as the surrounding community.