



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: Shawnee Road and Edsall Road - Annandale Comprehensive Plan

b) Street Address: 5301 and 5321 Shawnee Road

c) Tax Map Parcel Numbers: 72-3, Double Circle One, Parcels X, 17 and 17-E and 72-3 ((25)) 11 *WA*

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: 3.65 Acres

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.

Please consider multifamily residential uses compatible with adjoining Windy Hill neighborhood abutting sites to the east. 50 units per acre.

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.
Adds economic vitality to suburban office park by providing work-life options and amenities.

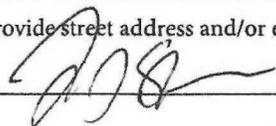
c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. Check all that apply.

- 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.) _____

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

a) Name: Thomas D. Cafferty 

b) Daytime Phone: (703) 448-0121, ext 12

c) Street Address: 8341-B Greensboro Drive
McLean, VA 22102

d) Email Address: tdcafferty@caffertycommercial.com

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

Select: Yes or 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





8341-B GREENSBORO DRIVE McLEAN, VIRGINIA 22102
TELEPHONE 703-448-0121 FACSIMILE 703-448-0524

January 28, 2016

Marianne R. Gardner
Director - Planning Division
Department of Planning and Zoning
12055 Government Center Parkway
Suite 730
Fairfax, Virginia 22035

Re: Comprehensive Plan

Marianne:

Given your kind assistance, I wanted to provide you with a copy of the submittal forwarding on my three properties on Shawnee Road that I believe merit consideration for future residential consolidation with the Windy Hill Community to our east. As you know, suburban office parks that do not offer work-life amenities are struggling. Accordingly, by expanding the Windy Hill residential uses onto potentially my three properties, as well as I have invited my neighbor to the south, Otis Pool, to give consideration on his site, it creates the potential to construct a quality multifamily development similar to Sullivan's Place that may be able to support a small retail component. These are indeed futuristic development concepts but I believe it is wise that the Comprehensive Plan be expanded in that the Annandale District Plan update in 2013 mentioned Residential Uses proximate to my three parcels but not specifically addressing the prospect of multifamily residential, which would involve both a Comprehensive Plan and Re-Zoning Proposal. Accordingly, I hope the attached has merit in that the dynamics of the Northern Virginia office market are such that office parks that offer nearby residential options, particularly multifamily and parks that have retail amenities are significantly out-performing those suburban parks without the mixed use benefits.

Sincerely,

CAFFERTY COMMERCIAL REAL ESTATE SERVICES


Thomas D. Cafferty, CRE®, SIOR
President

cc: Ervin Uriarte, Fairfax County

Amin, Homaira

From: Suchicital, Bernard S.
Sent: Monday, February 08, 2016 12:35 PM
To: Amin, Homaira; Rado, Harry; Cerdeira, Lilian
Subject: WP16-006 - 5301 and 5321 Shawnee Rd

Mr. Cafferty just called to confirm that staff is correct in assuming the right parcel numbers, listed below:

72-3 ((1)) 17 and 17E;
72-3 ((25)) 11.

Thanks!
Bernie

Bernard S Suchicital

Senior Planner
Policy & Plan Development Branch
Department of Planning & Zoning
County of Fairfax, Virginia
P: 703-324-1254