



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/submissionformproposedchangescomplan2.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: Intersection of Edsall Road & I395 in Springfield, VA

b) Street Address: 5411-5415 Industrial Drive, Springfield, VA

c) Tax Map Parcel Numbers: 80-2-(1)-53, 24,059 Sq ft; 80-2-(1)-54 for 56.143 sq ft.

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: approx 82,000 sq. ft of land w/main bldg 12,000 sq. ft; small bldg - 2,000 sq. ft.

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 attached 2 - a through c-4 FOR Section 2

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.) _____

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

- a) Name: Mark Eisenberg
- b) Daytime Phone: Cell Phone: 443-250-4871; Balto. Office: 410-799-6162
- c) Street Address: 7920 Tarbay Drive, Jessup, MD 20794
- d) Email Address: markeiseb@aol.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 Cell 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



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

1. Subject Property Information:
 - a. Intersection of Edsall Road and I-395
 - b. Street Address: 5411-5415 Industrial Drive, Springfield, VA
 - c. Tax Map Parcel Numbers: 80-2-(1)-53 for 24,059 Square feet; 80-2-(1)-54 for 56,143 square feet –(under Cavalero LLC)
 - d. Size of Parcels: approximately 82,000 square feet of land with the main building of 12,000 square feet and an additional small building in the amount of 2,000 square feet

2. Describe character etc.
 - a. Presently a truck repair, rental, leasing and sales activity with rights for fueling services. Potential use as a public storage facility with projected one FAR ratio. Height to be 2 or 3 stories with potential underground floor.
 - b. This current industrial park is 225 acres and the last industrial area (to my knowledge) inside the 495/395 road system. This industrial park will be developed over time and this parcel will be particularly valuable as an attractive gateway to the park which will provide amenities for employees and visitors to the business interests in the park. Amenities could be such as a drugstore, a higher level coffee and healthy food sales area.
 - c.
 1. Could be upgraded with screening and other amenities. The industrial use of this area creates a high employment value as such areas within the Fairfax County area.
 2. There are proposed state and local improvements to the roads and ramps to the main highways.
 3. There is a land parcel to the north/west which is contiguous to this parcel and an additional parcel to the south/east contiguous area where there is no present development. The combined parcels could enhance development and other revitalization but not housing development.
 4. The transportation and structures of facilities will significant with the development of this property.

The comprehensive plan and guidance will support future development. There is a small area (approximately 8,000 square feet) on the 82,000 square foot parcel that was grandfathered (R2) which is inconsistent with the future development of this property. We have provided these comments and our ideas and thoughts for the future to Penny Gross.

COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Administration Division
NON-RESIDENTIAL USE PERMIT

THIS PERMIT SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES IN THE ESTABLISHMENT

Non-RUP #: 150900123

Issued March 31, 2015

Tenant Name: **ARLINGTON TRUCK RENTAL, INC.**
Address: 5415 INDUSTRIAL DR
Bldg: N/A Floor: 1 Suite #: N/A
SPRINGFIELD VA 22151-4406
Tax Map: 0802 01 0054
Square Footage: 4868
Use: HVY EQUIP & SPEC VEHICLE SALE

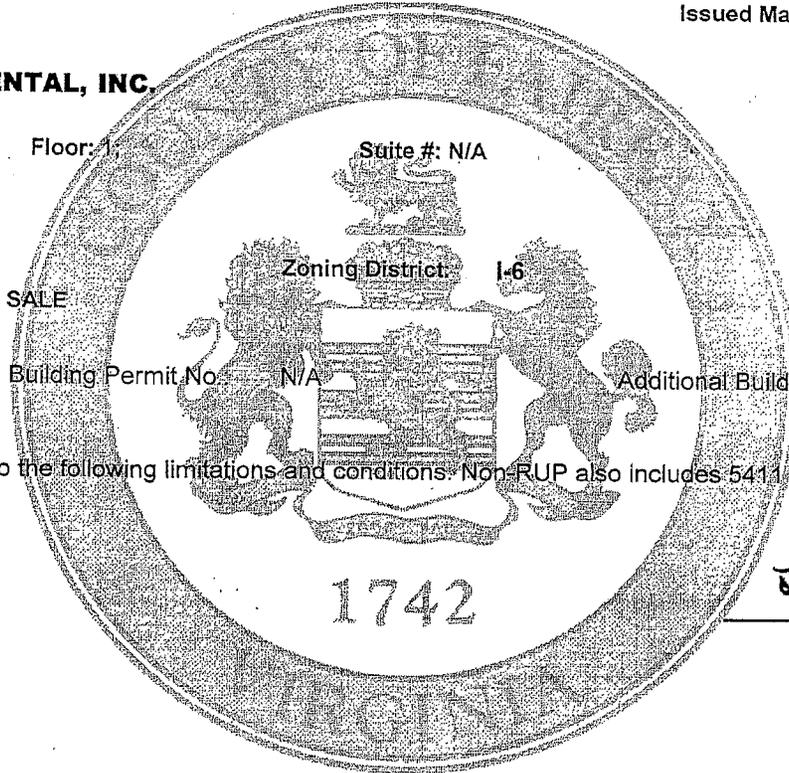
Must comply with Zoning Case No. :

Const. Type Use Grp
2C B

Building Permit No. N/A Additional Building Permit No.: N/A

INFORMATION TAKEN FROM A-2417-92

This Non-Residential Use Permit is issued subject to the following limitations and conditions. Non-RUP also includes 5411 Industrial Drive.



Jessie B. Johnson

Zoning Administrator

Note: Occupancy approval subject to final inspection by the Fairfax County Fire Marshal's office. Please call 703 246-4849 to schedule final occupancy inspection. This permit does not take the place of any license or other permit required by law. Any change in the use, occupancy or proprietorship, or any enlargement or expansion of the premises for which this permit is issued shall require the application and approval of a new Non-Residential Use Permit.

Amin, Homaira

From: Suchicital, Bernard S.
Sent: Tuesday, February 16, 2016 3:24 PM
To: Amin, Homaira
Subject: FW: WP16-011 - 5411 and 5415 Industrial Dr

After reading the submitted attachment for WP16-011, the submitter made clear that this is for parcels **80-2 ((1)) 53 and 54** as suspected by staff.

Bernard S Suchicital

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