



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: South side of Arlington Boulevard at the intersection of Allen Street

b) Street Address: 7400 Parkwood Court

c) Tax Map Parcel Numbers: 050-3-1-005B, 5C, and 5D

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: _____

39.7929 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.

See attached

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 attached

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

a) Name: * David Gill

b) Daytime Phone: * 703.712.5039

c) Street Address: McGuireWoods LLP, 1750 Tysons Blvd. Suite 1800, Tysons, VA 22102

d) Email Address: dgill@mcguirewoods.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



**Monticello Gardens
Fairfax Forward
January 28, 2016**

Justification and Proposal

The current development is strategically located off a major arterial in Arlington Boulevard and just inside I-495, less than 2 miles from several major transit and employment hubs. The current plan calls for simple retention of the existing garden apartments, which were built in 1964. As the development pattern in this portion of the County continues to evolve, automobile-oriented, surface parked garden apartments will continue to struggle to be viable and the Plan should be reevaluated to encourage more modern development patterns that will be better for traffic, the environment, and ultimately the community as a whole.

Given this context, we respectfully request consideration of the site to study appropriate planning tools to encourage appropriate reinvestment, including but not limited to potentially creating a more appropriate transition to established single-family community to the south.