



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: East side of Richmond Highway (Route 1), south of Belfield Road.

b) Street Address: 6001 Richmond Highway, Alexandria, Virginia 22303

c) Tax Map Parcel Numbers: 83-3 ((1)) 59

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: _____

Approximately 2.58 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.

Proposed development will be a self-storage facility generally 3 stories, up to 50 feet in height and approximately 106,000 square feet.

Intensity will be approximately 1.94 FAR.

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

N/A

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 Justification

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

a) Name: * Lynne J. Strobel, Attorney/Agent

b) Daytime Phone: * 703-528-4700

c) Street Address: 2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201

d) Email Address: lstrobel@thelandlawyers.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



Proposed Comprehensive Plan Amendment Justification
Fairfax County Tax Map Reference: 83-3 ((1)) 59
6001 Richmond Highway

The property identified as Fairfax County Tax Map Reference 83-3 ((1)) 59 (the "Subject Property") is comprised of approximately 2.58 acres and zoned to the C-8 and R-4 Districts. Currently developed with the Brookside Motel, which was constructed in 1953, the development predates all stormwater management, floodplain, and Resource Protection Area regulations.

The current Comprehensive Plan recommendation for the Subject Property is for residential use at 5-8 dwelling units per acre or a public park. It is unlikely that single family attached dwellings will be built on the Subject Property given its location directly on Richmond Highway, the presence of floodplain and RPA that make a significant portion of the Subject Property unbuildable, and the need for a significant setback from Richmond Highway for single-family attached use.

Johnson Development (the "Applicant") is currently a contract purchaser that proposes to develop the Subject Property with a self-storage facility. The Applicant proposes a contemporary building that will have the appearance of an office building. No garage door or loading is contemplated along Richmond Highway in order to create an attractive street edge. The Applicant anticipates adding new landscaping and a sidewalk, removing impervious surface, and installing stormwater management controls which represent a significant improvement over existing conditions. The Applicant further contemplates preserving a portion of the Subject Property for parkland. Self-storage is a community-serving, low-trip generating use that will fill a void in a currently underserved part of the County. The proposed use is in keeping with the County's revitalization goals and will be a significant improvement over current conditions.