



FAIRFAX COUNTY, VIRGINIA
2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT
PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: _____

Date Accepted: _____

Planning District: _____

Special Area: _____

1. NOMINATOR/AGENT INFORMATION

Name: _____ Daytime Phone: _____

Address: _____

Nominator E-mail Address: _____

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

2. GENERAL INFORMATION

Check appropriate supervisor district: [] Lee [] Mason [] Braddock [] Mount Vernon [] Springfield

Total number of parcels nominated: _____

Total aggregate size of all nominated parcels (in acres and square feet): _____ acres _____ sq. ft.

Is the nomination a Neighborhood Consolidation Proposal: Yes No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

Yes No

3. PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION See Section IV, #4, of the SSPA Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan) for the citation.

b. Current Plan Map (www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps)

Designation: _____

c. Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

d. Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?)

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached			
.2 - .5 du/ac (2-5 acre lots)		Townhouse			
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)			
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)			
2 - 3 du/ac		High-Rise Multifamily (9+ stories)			
3 - 4 du/ac		TOTAL:			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.					

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

- Office
 Retail & Other
 Institutional
 Private Recreation/ Open Space
 Industrial
 Residential, as part of Mixed-Use
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: _____ Total Gross Square Feet: _____

Categories	Percent of Total FAR	Square Feet
Office		
Retail & Other Uses		
Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	
<i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i>		

5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- Addresses an emerging community concern(s);
- Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- Advances major policy objectives:
 - Environmental protection,
 - Revitalization of designated areas,
 - Economic development,
 - Preserving open space,
 - Affordable housing, or
 - Balancing transportation infrastructure and public facilities with growth and development.
- Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- Reflects implementation of Comprehensive Plan guidance;
- Responds to or incorporates research derived from technical planning or transportation studies.

All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:

Fairfax County Planning Commission Office
<https://www.fairfaxcounty.gov/planningcommission/>
Government Center Building, Suite 552
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number

NOMINATION CHECKLIST

- 1. Completed the official nomination form;
- 2. Copy of each the notification letter and map sent by certified mail to the property owner(s), if different than the nominator/agent (Item 3);
- 3. Original and/or copies of each of the postmarked certified mail receipt(s), if different from the nominator/agent (as proof of satisfying notice requirement) (Item 3, Property Information Table);
- 4. 8 ½ x 11 Property Map (tax maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) with nomination area outlined in black ink (Item 5);
- 5. Additional page (not more than two) of justification for proposed Plan change (Item 6).
- 6. Neighborhood petition, only if neighborhood proposes a neighborhood consolidation.