

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2017 EDITION**

GENERAL LOCATION: Northeast quadrant of the intersection of Kingstowne Village Parkway and South Van Dorn Street, east of South Van Dorn Street.

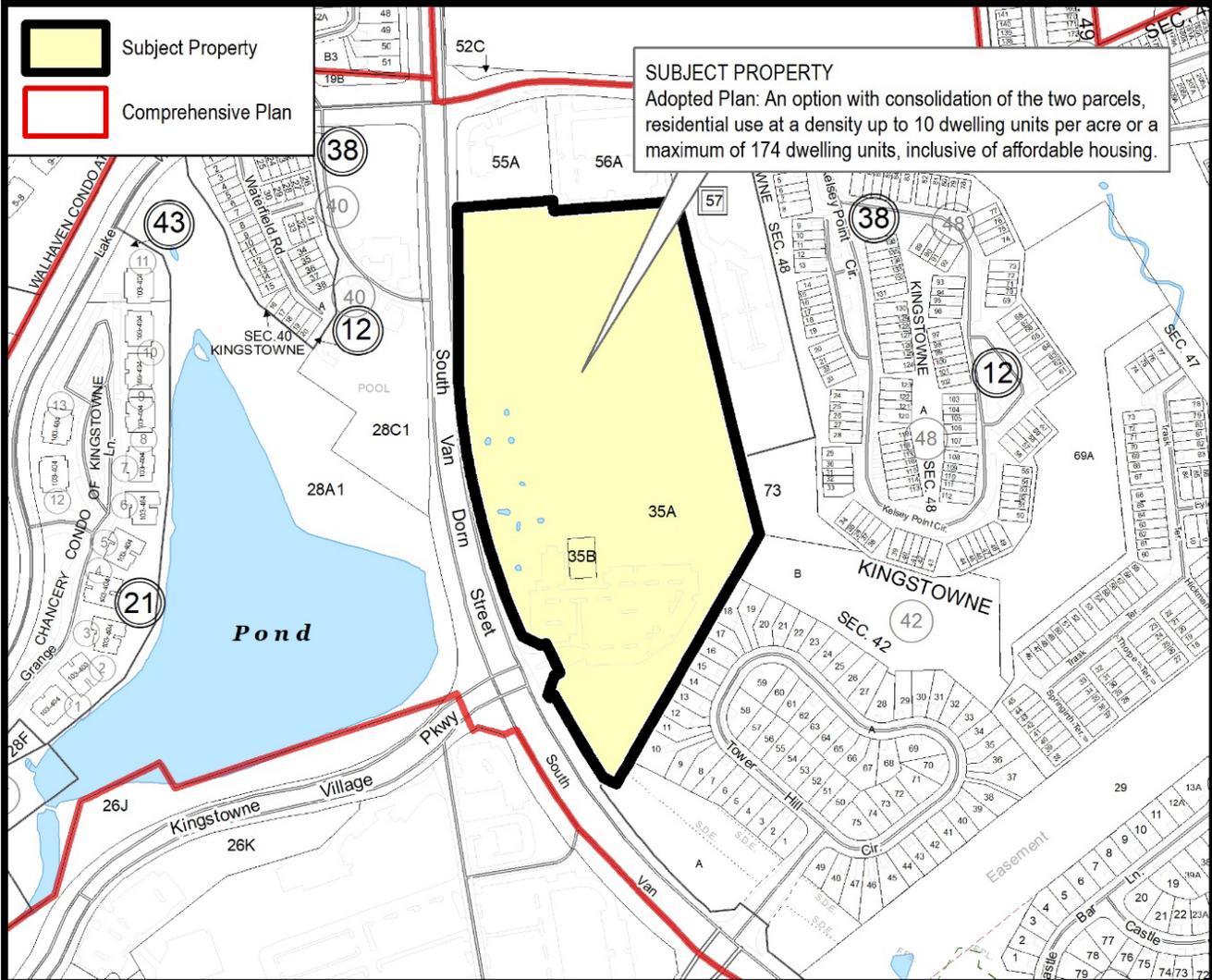
PLANNING AREA AND DISTRICT:
 Area IV, Rose Hill Planning District

SUB-DISTRICT DESIGNATION:
 Community Planning Sector: Lehigh (RH4)

PARCEL LOCATION: 91-2 ((1)) 35A and 35B

SUPERVISOR DISTRICT: Franconia

ADOPTED: January 23, 2024 **ITEM NO.** PA 2015-IV-RH1
 FOR ADDITIONAL INFORMATION CALL (703) 324-1380



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO DECEMBER 2023



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AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

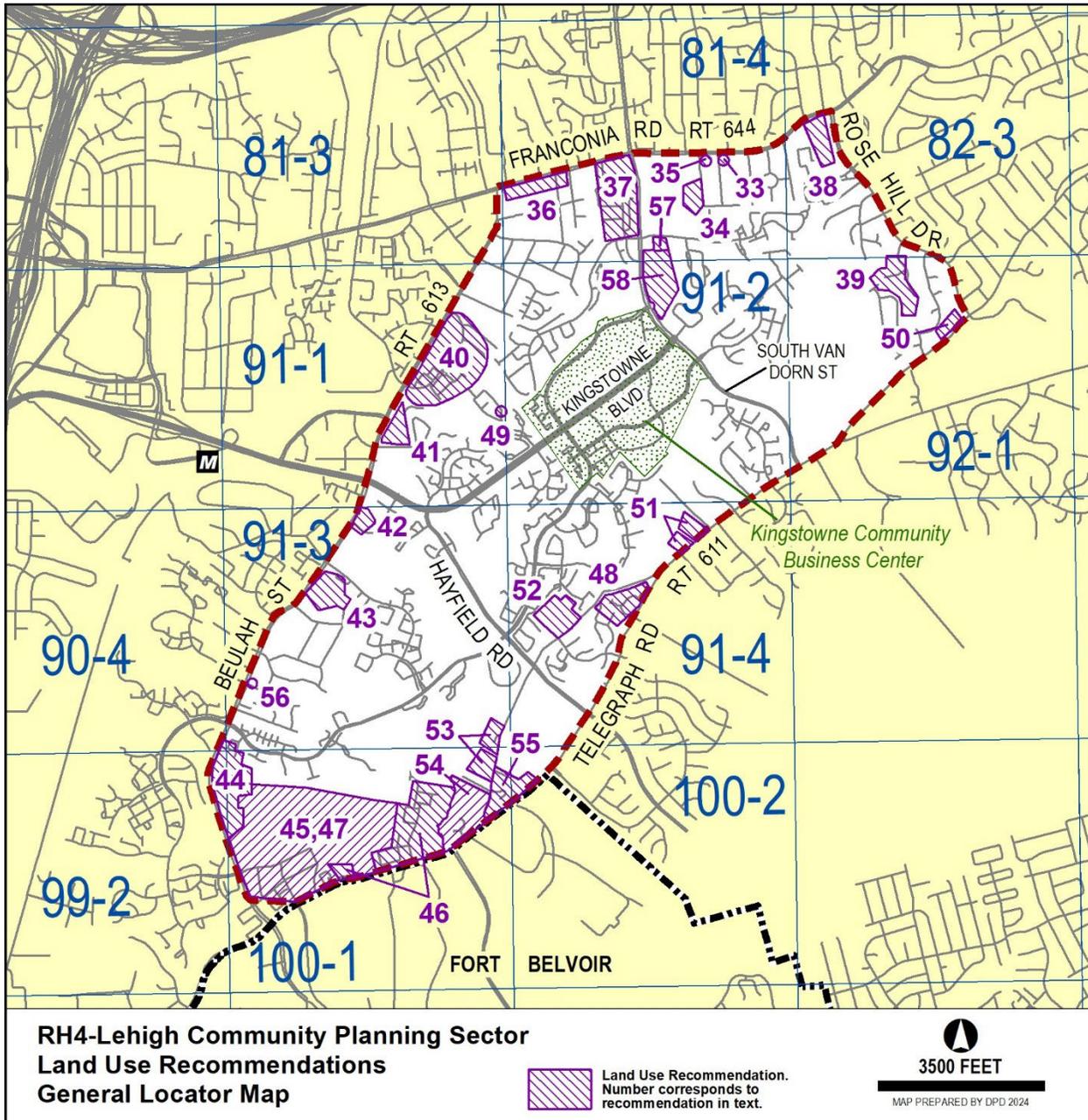
The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, as amended through 4-11-2023, RH4-Lehigh Community Planning Sector, Rest of Sector, new recommendation #58, page 68:

“58. Parcels 91-2((1))35A and 35B are planned for residential use at 3-4 dwelling units per acre. As an option with consolidation of the two parcels, residential use at a density up to 10 dwelling units per acre or a maximum of 174 dwelling units, inclusive of affordable housing bonus densities per the county’s affordable dwelling unit program and workforce dwelling unit policy, may be appropriate subject to the following conditions:

- The development should create a high-quality living environment with a distinct sense of place that includes a variety of well-designed, useable, and attractive open spaces. Site amenities should include a well-connected, publicly accessible community park along the southeast property line.
- Pedestrian and bicycle connections should be provided towards the Kingstowne Towne Center, to the existing trail along South Van Dorn Street, and to other nearby trails, sidewalks, and bus stops to provide greater safety and comfort.
- Transportation impacts to South Van Dorn Street and nearby intersections should be mitigated. A second ingress/egress access point is recommended, as a right-in, right-out access point.
- Consideration should be made for the placement of units within the site, with relatively fewer units and more open space located along the border with the adjacent residential communities to the southeast. Landscape buffers should be provided between the development and adjacent residential uses. In consultation with the Fairfax County Forest Conservation Branch, existing healthy mature trees located within buffer areas, especially those to the neighborhood to the southeast, should be preserved and supplemented with appropriate native, evergreen, deciduous, and understory vegetation to ensure the buffer areas provide year-round visual screening to adjacent residences. As appropriate, existing berms along the southern property line should also be preserved or incorporated into the site design with vegetation or other programmatic elements. Where tree removal is necessary due to site grading, replacement vegetation should provide a similar or greater function.
- The amount of impervious surface should be minimized, and the use of innovative best management practices (BMPs) and stormwater management techniques should be encouraged in order to reduce stormwater runoff volumes and peak flows to adjacent properties, the surrounding area, and to Huntley Meadows Park.”

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, as amended through 4-11-2023, RH4-Lehigh Community Planning Sector, Rest of Sector, Figure 25 RH4-Lehigh Community Planning Sector Land Use Recommendations General Locator Map, page 63, add a new land use recommendation number 58 to the map at the location of the subject property:



COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.