

**MOUNT VERNON APR TASK FORCE  
RECOMMENDATION  
2009-2010 SOUTH COUNTY AREA PLANS REVIEW**

**APR ITEM OTPA S09-IV-MV2**

**DATE(S) REVIEWED BY TASK FORCE: April 22, 2010  
NOMINATOR(S): Fairfax County Board of Supervisors**

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**SUMMARY TASK FORCE RECOMMENDATION:**

Approve Nomination as submitted \_\_\_\_\_  
Approve Nomination with Modification \_\_\_\_\_  
Retain Adopted Plan \_\_\_\_\_  
Approve Staff Alternative ✓

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**VOTE TALLY**

In favor: 10  
Opposed: 3  
Abstentions: 2

**Task Force member(s) who recused themselves from the vote:**

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adding text. **TASK FORCE EXPLANATION/COMMENTS:**  
~~adding~~ including eating establishment  
and fast food restaurants without drive-through.

Task Force Chairman (initials): JKS

**EXCERPT OF STAFF'S RECOMMENDATION FOR LAND UNIT E  
WITH LAND OWNER'S PROPOSAL IN YELLOW**

With the full consolidation of Tax Map Parcels 93-1 ((18))(D) 117, 126, 130 and 138 located between East Lee Avenue and Preston Lane, development of townhouse-style office and retail use, **including eating establishments and fast food restaurants without drive-through**, up to .15 ~~.50~~ FAR with maximum building height of 45 25 feet may be developed provided that:

- ~~Buildings are oriented to Richmond Highway with parking located at the rear of the property;~~
- ~~Effective screening and buffering are provided and maintained between the proposed development and the adjacent residential neighborhood;~~
- ~~Retail use is limited to no more than 10,000 gsf; and~~
- ~~Development should provide for compatible architecture to mitigate impacts on adjacent residential development.~~
- The lots are fully consolidated;
- Buildings and parking are oriented to encourage pedestrian traffic;
- Development is screened and buffered from the adjacent residential neighborhood in accordance with zoning regulations.
- Development provides compatible architecture treatments to avoid creating an adverse visual impact on adjacent residential development.

Limited parking may be considered along the property frontage provided the preceding conditions are addressed and ~~the intent of~~ all other applicable Richmond Highway Streetscape elements are met.

Modification to the minimum building set back from Richmond Highway may be appropriate in order to further revitalization goals.