

AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2011 EDITION

GENERAL LOCATION: South of Buckman Road, east of Janna Lee Avenue, northwest of Richmond Highway.

PLANNING AREA AND DISTRICT: IV, Mt. Vernon

SUB-DISTRICT DESIGNATION: Woodlawn (MV8), Richmond Highway Corridor, Suburban Neighborhood Area between Hybla Valley/Gum Springs and South County Center CBCs, Recommendation 4

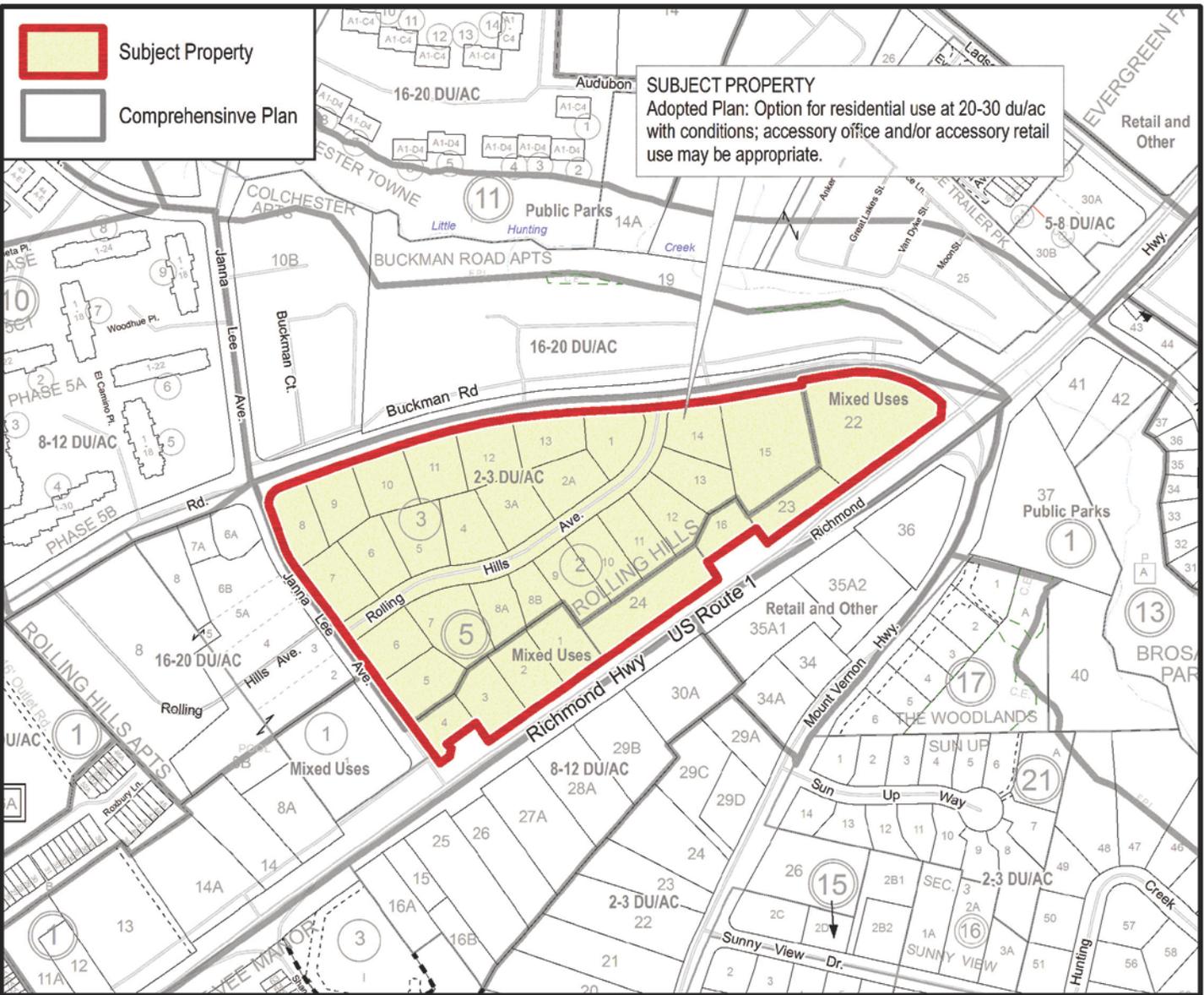
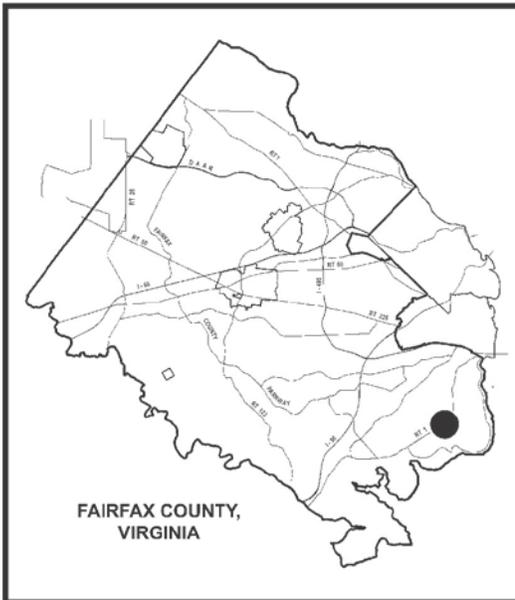
PARCEL LOCATION: 101-2 ((1)) 22-24, ((5)) (2) 1-7, 8A, 8B, 9-16, (3) 1, 2A, 3A, 4-13

SUPERVISOR DISTRICT: Lee

ADOPTED: May 1, 2012

ITEM NO. S11-IV-MV1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



Subject Property

Comprehensive Plan

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2012
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AMENDMENT TO THE COMPREHENSIVE PLAN (2011 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 and deleted text is shown with ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District as amended through 4-10-2012; Richmond Highway Corridor, Recommendations, Land Use, Suburban Neighborhood Areas Between Hybla Valley/Gum Springs And South County Center CBCs, recommendation #4, pages 61-64, Options 2 and 3:

- “4. The area fronting on the west side of Richmond Highway south of its intersection with Buckman Road to Janna Lee Avenue is planned for townhouse-style office and neighborhood-serving retail use up to .25 FAR to provide a transition to the adjacent single-family neighborhoods. The remainder of the land unit is planned for residential use at 2-3 dwelling units per acre. As an option, a mix of predominantly residential use up to 25 dwelling units per acre with 50,000 – 80,000 square feet of use consisting of office and ground floor retail may be appropriate if the area is redeveloped in accordance with Appendix 8 of the Land Use section of the Policy Plan “Guidelines for Neighborhood Redevelopment,” and all of the following conditions are met:

...

~~As a second option for a subset of Area 4 (Tax Map Parcels 101-2((1))22,23; 101-2((5))(2) 13-15; and 101-2((5))(3) All), development of residential use at a density of 8-12 dwelling units per acre may be appropriate if the area is redeveloped in accordance with Appendix 8 of the Land Use section of the Policy Plan “Guidelines for Neighborhood Redevelopment,” and the following conditions are met. Construction of the residential units may be phased.~~

~~Design:~~

- ~~• Substantial and logical parcel consolidation is desired. If total consolidation is not achieved, the development plan should demonstrate how the unconsolidated parcels could be integrated within the project at a later date, and buffered from the development in the interim.~~
- ~~• High quality, pedestrian-oriented architectural and landscape design, and other elements are incorporated.~~
- ~~• Useable, well-landscaped open space is provided throughout the site.~~
- ~~• Landscaping is employed to offset the effect of parking lots, driveways and pavement areas adjacent to structures.~~
- ~~• All townhouses are designed to ensure an attractive “front door” appearance from all sides. Blank walls should be avoided. High~~

quality building materials should be used.

Environment:

- Noise should be mitigated consistent with guidance outlined in the Environment element of the Policy Plan through appropriate design of the site, and the design and construction of buildings. Noise walls along Richmond Highway are not appropriate.
- Trees determined to be of value by the Urban Forester are preserved if feasible.

Parks and Recreation:

- The existing park and recreation deficiencies are offset through provision of neighborhood park land through a dedication to the Park Authority of a proportional share of the total 2.5 to 4 acres to be dedicated in the first option for Area 4, if provided on-site, or a proportional share of 3 to 4 acres, if provided off-site. Any on-site dedication should be located such that it can be expanded upon at the time the remainder of Area 4 redevelops. As a substitute, funds may be dedicated to the Park Authority for off-site land acquisition and/or facilities. Appropriate neighborhood park recreation facilities should also be provided. In addition, urban park features should be integrated within the site, such as gathering spaces, special landscaping, street furniture, and pedestrian amenities.

Transportation and Pedestrian Circulation:

- Primary access is provided via Rolling Hills Avenue.
- Janna Lee Avenue between Richmond Highway and Buckman Road is improved and modifications of the Janna Lee/Richmond Highway intersection are made to achieve efficient circulation patterns.
- Continuous sidewalks and trails within a streetscape consistent with the Richmond Highway Corridor guidelines are provided along Richmond Highway, Janna Lee Avenue and Buckman Road. Hard surface material that enhances the corridor's urban character should be used. Within the site, trails and sidewalks are provided to create a pedestrian friendly environment and to connect the site with transit services along the Richmond Highway corridor and surrounding areas.
- An effective Transportation Demand Management (TDM) program applicable to residential and non-residential uses that utilizes a combination of measures as deemed appropriate by the Department of Transportation is provided. These measures may include shuttle services, transit subsidies, vanpool or carpool matching services and bus shelters as well as telework office space with advanced telecommunication systems. The program should be monitored periodically.

As a third option for a subset of Area 4 (Tax Map Parcels 101-2((1))-24; and

~~101-2((5))(2) 1,2,5-7,8A,8B,9-12,16~~, development of residential use at a density of 20-30 dwelling units per acre with up to 80,000 square feet of office and ground floor retail use may be appropriate if the area is redeveloped in accordance with Appendix 8 of the Land Use section of the Policy Plan “Guidelines for Neighborhood Redevelopment,” and the following conditions are met. Limited stand-alone retail uses, such as a bank or a coffee shop, may be appropriate.

Design:

- ~~• Substantial and logical parcel consolidation is desired. If total consolidation is not achieved, the development plan should demonstrate how the unconsolidated parcels could be integrated within the project at a later date, and buffered from the development in the interim.~~
- ~~• High quality, pedestrian-oriented architectural and landscape design, and other elements are incorporated.~~
- ~~• Buildings provide appropriate transition in scale and mass from Richmond Highway towards adjacent residential areas along Buckman Road and Janna Lee Avenue.~~
- ~~• Useable, well-landscaped open space is provided throughout the site.~~
- ~~• Landscaping is employed to offset the effect of parking lots, driveways and pavement areas adjacent to the commercial and residential structures.~~
- ~~• All buildings are designed to provide an attractive appearance on all sides. Blank walls should be avoided. High quality building materials should be used.~~

Environment:

- ~~• Noise should be mitigated consistent with guidance outlined in the Environment element of the Policy Plan through appropriate design of the site, and the design and construction of buildings. Noise walls along Richmond Highway are not appropriate.~~
- ~~• Trees determined to be of value by the Urban Forester are preserved if feasible.~~
- ~~• Low Impact Development (LID) practices should be incorporated to the maximum extent possible.~~

Parks and Recreation:

- ~~• The existing park and recreation deficiencies are offset through provision of neighborhood park land through a dedication to the Park Authority of a proportional share of the total 2.5 to 4 acres to be dedicated in the first option for Area 4, if provided on-site, or a proportional share of 3 to 4 acres, if provided off-site. Any on-site dedication should be located such that it can be expanded upon at the~~

time the remainder of Area 4 redevelops. As a substitute, funds may be dedicated to the Park Authority for off-site land acquisition and/or facilities. Appropriate neighborhood park recreation facilities should also be provided. In addition, urban park features should be integrated within the site, such as plazas, gathering spaces, special landscaping, street furniture, and pedestrian amenities.

Transportation and Pedestrian Circulation:

- Development should provide for the improvement of Richmond Highway to a six-lane section as depicted on the Countywide Transportation Plan, and associated improvements to address projected traffic congestion and relieve capacity issues at the Buckman Road/Mt. Vernon Highway/Richmond Highway intersection.
- Primary access is provided via Janna Lee Avenue. Vehicular access from Richmond Highway is limited to one right turn in and one right turn out access point only with a possibility of a pick-up/drop-off area along the highway frontage.
- Janna Lee Avenue between Richmond Highway and Buckman Road is improved and modifications of the Janna Lee/Richmond Highway intersection are made to achieve efficient circulation patterns.
- Continuous sidewalks and trails within a streetscape consistent with the Richmond Highway Corridor guidelines are provided along Richmond Highway and Janna Lee Avenue. Hard surface material that enhances the corridor's urban character should be used. Within the site, trails and sidewalks are provided to create a pedestrian friendly environment and to connect the site with transit services along the Richmond Highway corridor and surrounding areas.
- An effective Transportation Demand Management (TDM) program applicable to residential and non-residential uses that utilizes a combination of measures as deemed appropriate by the Department of Transportation is provided. These measures may include shuttle services, transit subsidies, vanpool or carpool matching services and bus shelters as well as telework office space with advanced telecommunication systems. The program should be monitored periodically.

“As a second option, development of residential use at a density of 20 to 30 dwelling units per acre may be appropriate if the area is redeveloped in accordance with Appendix 8 of the Land Use section of the Policy Plan “Guidelines for Neighborhood Redevelopment,” and the following conditions are met. Redevelopment would consist of approximately 275 to 350 multifamily residential units and 150 to 225 townhome units, but flexibility in unit type mix may be appropriate to achieve Comprehensive Plan objectives. Accessory office and/or accessory retail use may be appropriate on the ground floor of one or more of the multifamily buildings. Construction of the residential units may be phased.”

Design:

- Complete parcel consolidation is desired. If total consolidation is not achieved, the development plan should demonstrate how the unconsolidated parcels could be integrated within the project at a later date, and buffered from the development in the interim.
- High quality, pedestrian-oriented architectural and landscape design, and other elements contained in the Urban Design Recommendations for the Richmond Highway Corridor are incorporated.
- Buildings provide appropriate transition in scale and mass from Richmond Highway towards existing adjacent residential areas along Buckman Road and Janna Lee Avenue.
- Useable, well-landscaped open space is provided throughout the site.
- Landscaping is employed to offset the effect of parking lots, driveways and pavement areas adjacent to the residential structures.
- All buildings are designed to provide an attractive appearance on all sides. Blank walls should be avoided. High quality building materials should be used.

Environment:

- Noise should be mitigated consistent with guidance outlined in the Environment element of the Policy Plan through appropriate design of the site, and the design and construction of buildings. Noise walls along Richmond Highway are not appropriate.
- Trees determined to be of value by the Urban Forester are preserved to the maximum extent possible. Preservation of existing trees within proposed open space areas is encouraged.
- Low Impact Development (LID) practices should be incorporated to the maximum extent possible.
- Contributions toward the restoration of Little Hunting Creek should be provided.

Parks and Recreation:

- Well-designed, publicly accessible urban parks should be integrated to enhance the recreational options and sense of place for the development, consistent with the Urban Park Framework document, as modified by the Fairfax County Park Authority. Contributions to offset off-site public park facility service level impacts should be made commensurate with the impact of development approved.

Transportation and Pedestrian Circulation:

- Development should provide for the improvement of Richmond Highway to a six-lane section as depicted on the Countywide

Transportation Plan, and associated improvements to address projected traffic congestion and relieve capacity issues at the Buckman Road/Mt. Vernon Highway/Richmond Highway intersection.

- Janna Lee Avenue between Richmond Highway and Buckman Road is improved.
- Continuous sidewalks and trails within a streetscape consistent with the Richmond Highway Corridor guidelines are provided along Richmond Highway, Janna Lee Avenue and Buckman Road. Hard surface material that enhances the corridor's urban character should be used. Within the site, trails and sidewalks are provided to create a pedestrian friendly environment and to connect the site with transit services along the Richmond Highway corridor and surrounding areas."

PLAN MAP: The Comprehensive Plan map will not change.