

AN AMENDMENT TO

THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2011 EDITION

GENERAL LOCATION: On Peace Valley Lane, between Leesburg Pike and Colmac Drive.

PLANNING AREA AND DISTRICT: Area I, Baileys

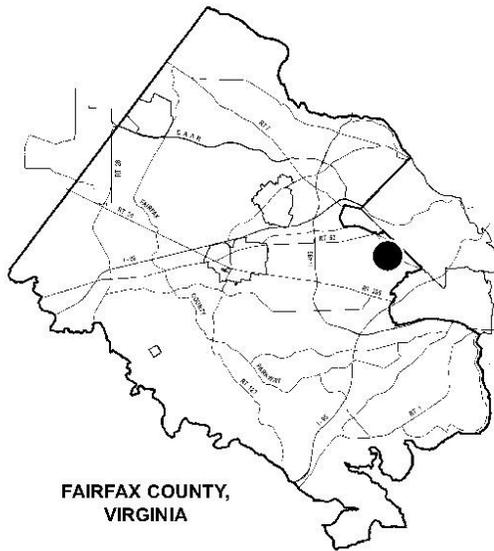
SUB-DISTRICT DESIGNATION: B5-Barcroft Community Planning Sector

PARCEL LOCATION: 61-1((1))7

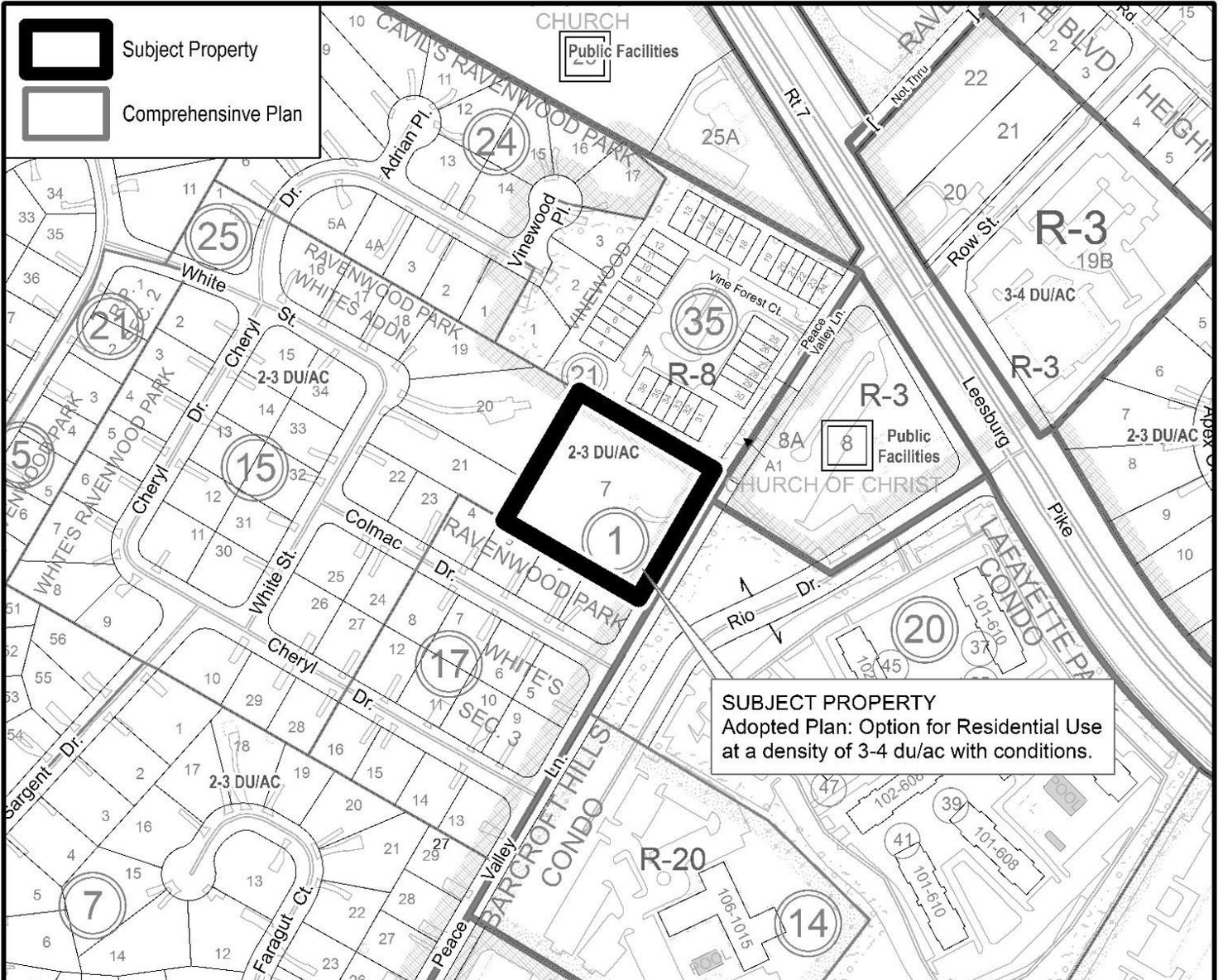
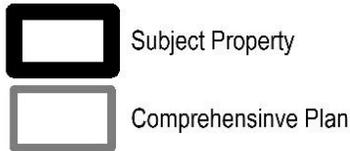
SUPERVISOR DISTRICT: Mason

ADOPTED: May 22, 2012 **ITEM NO.** S11-I-B1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



FAIRFAX COUNTY, VIRGINIA



300 FEET



AMENDMENT TO THE COMPREHENSIVE PLAN (2011 EDITION)

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

ADD: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District as amended through 3-6-2012; B5 - Barcroft Community Planning Sector, Recommendations, Land Use, a new recommendation (#5), page 161:

“5. Parcel 61-1((1)) 7 is planned for residential use at 2-3 du/ac. As an option, single family detached units may be appropriate at a density of 3-4 du/ac. The traffic impact associated with this option does not require the through connection of Peace Valley Lane. The following are conditions for this option:

- Clearing and grading at the site periphery is minimized to preserve trees, subject to the approval by the Urban Forester; supplemental plantings should be provided and houses should be placed a minimum of 35’ from the rear property line to maximize the existing quality vegetation and preserve mature trees;
- Vehicular access to Leesburg Pike is preferred;
- A trail for pedestrians and bicyclists is provided to connect existing segments of Peace Valley Lane. The trail should be designed and constructed in a manner which maximizes existing quality trees and vegetation; and
- A phase one archaeological survey is conducted to document any on-site cultural resources before development occurs.”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District as amended through 3-6-2012; B5 - Barcroft Community Planning Sector, Figure 48, “Land Use Recommendations, General Locator Map,” page 160, to add the new recommendation (#5) to the figure.

PLAN MAP: The Comprehensive Plan map will not change.