



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: S11-I-B1
January 18, 2012

GENERAL LOCATION: On Peace Valley Lane, north of Colmac Drive and south of Vinewood townhouses.

SUPERVISOR DISTRICT: Mason

PLANNING AREA: Area I

PLANNING DISTRICT: Baileys

SUB-DISTRICT DESIGNATION:
B5-Barcroft Community Planning Sector

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

PLANNING COMMISSION PUBLIC HEARING:
Thursday, February 9, 2012 @ 8:15 PM

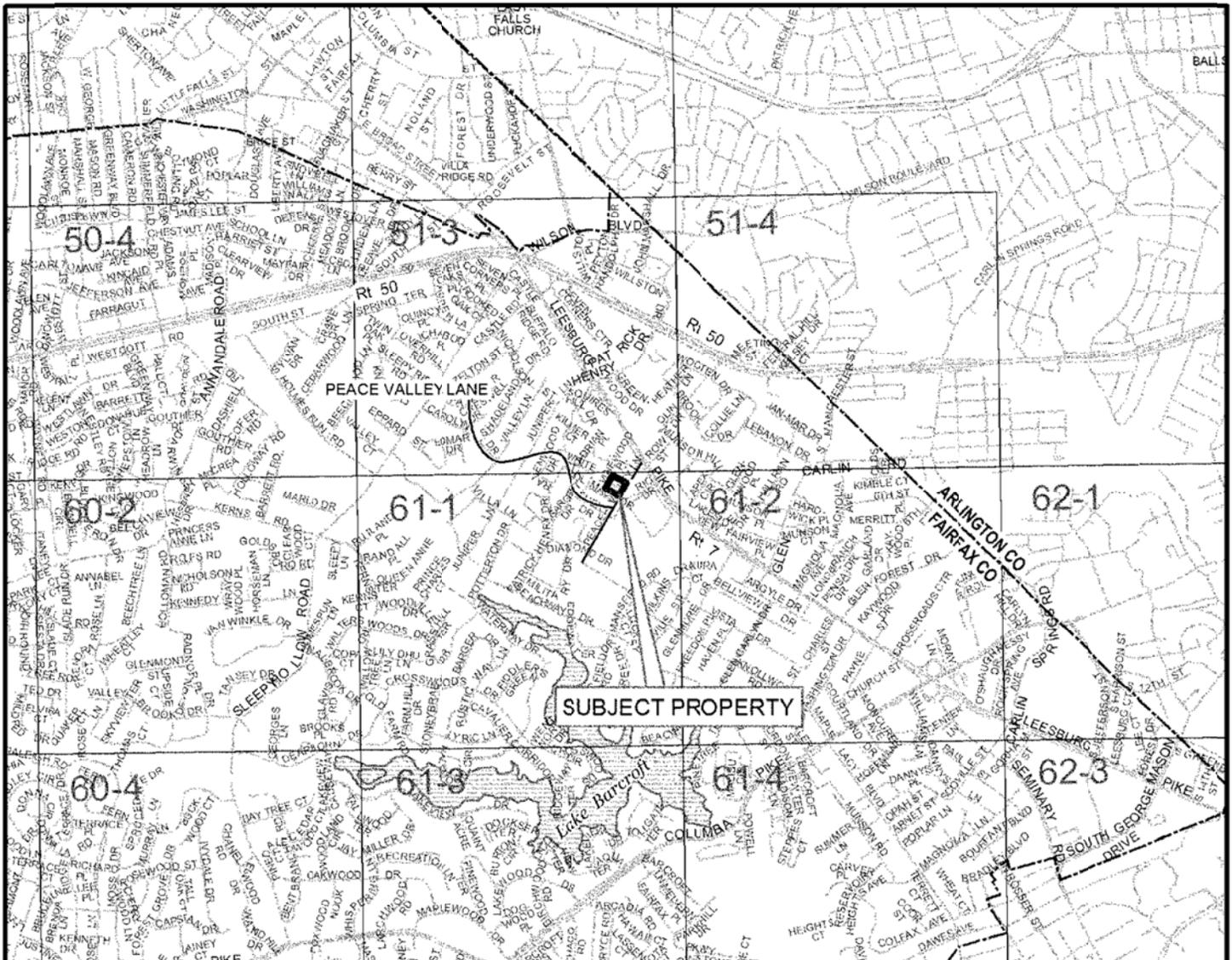
BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, March 6, 2012 @ 4:00 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT



Reasonable accommodation is available upon 48 hours advance notice. For additional information about accommodation call (703) 324-1334.

For additional information about this amendment call (703) 324-1380.



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS



STAFF REPORT FOR PLAN AMENDMENT S11-I-B1**BACKGROUND**

On February 8, 2011, the Board of Supervisors (BOS) authorized staff to evaluate and determine the appropriate residential density for a vacant property located at 3236 Peace Valley Lane, Falls Church, VA 22044 (Tax Map parcel 61-1 ((1)) 7). The subject property is nearly two acres in size and is adjacent to townhouses on the north and single family detached homes on the south and west. A church and multifamily apartments are located to the east. Density ranges of 3-4 and 4-5 dwelling units per acre (du/ac) were evaluated against the current Comprehensive Plan recommendation of 2-3 du/ac. The property was the subject of a 2005 Area Plans Review (APR) nomination to increase residential density to 5-8 du/ac. The APR nomination was withdrawn early in the process prior to full staff analyses and community Task Force consideration. The 2011 BOS authorization for this Plan amendment indicates that this review process should provide a structure for discussion and consideration by the community and staff that did not occur in 2005. Although 5-8 du/ac was requested in 2005, this Plan amendment review is limited to consideration of a density up to 4-5 du/ac as a higher density is not being pursued by the property owner. In addition to land use issues, consideration of this Plan amendment will include an examination of access and transportation issues as well.

CONTEXT

General Location: The subject property is located on Peace Valley Lane, north of Colmac Drive and south of the Vinewood townhouses. An access easement is provided for the subject property from the northern segment of Peace Valley Lane that connects to Leesburg Pike (Route 7). There is no through connection at this location, from Leesburg Pike to the segment of Peace Valley Lane located to the south of the subject property.

Planned and Existing Land Use and Zoning

Subject Property: Parcel 61-1 ((1)) 7 is a vacant 1.89 acre property that is planned for residential use at a density of 2-3 du/ac. The property is zoned R-3 and is located within the Highway Corridor overlay district associated with Leesburg Pike.

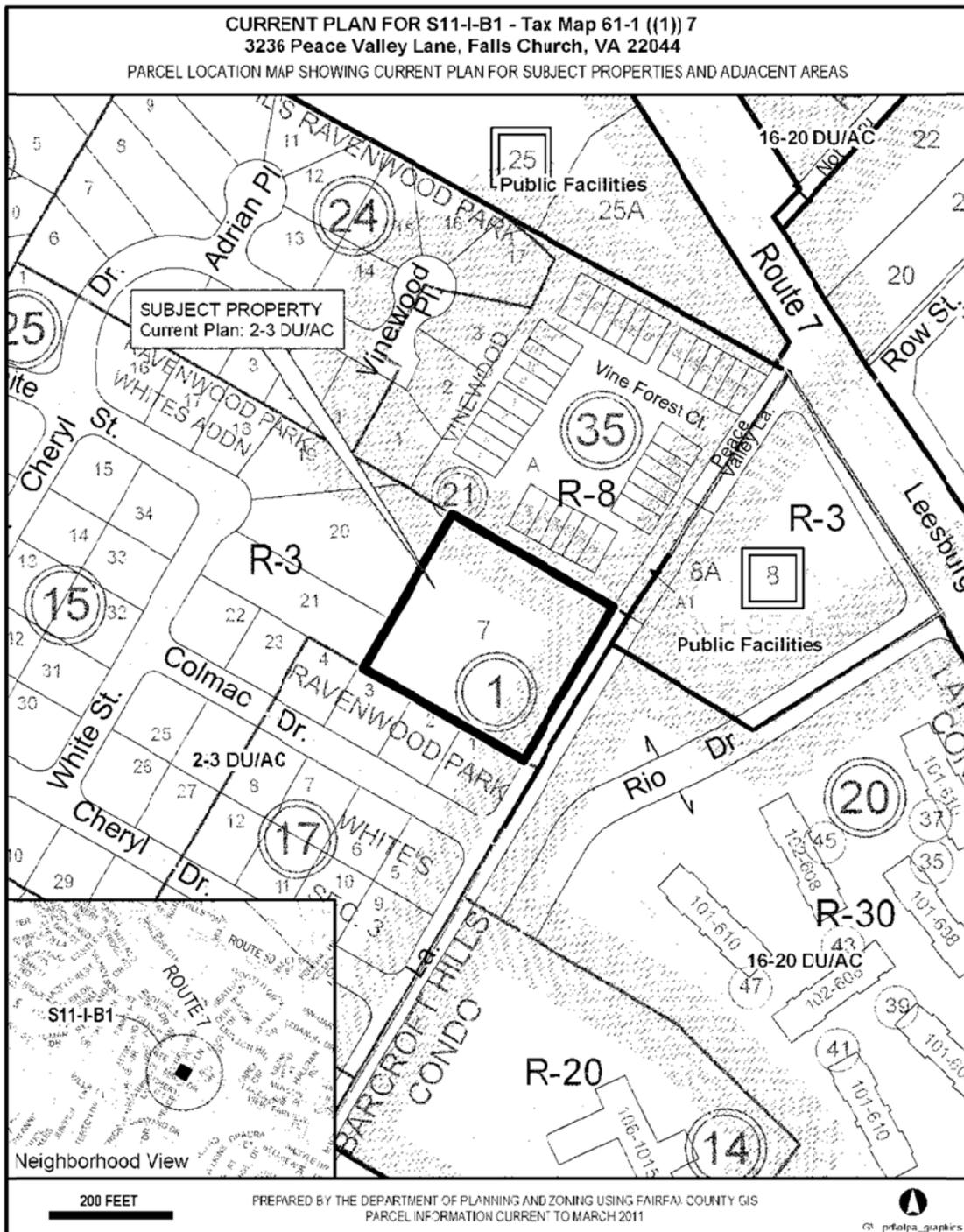
Adjacent Area:

North: The area to the north is planned 2-3 du/ac and was rezoned to R-8 in 1980. This property is developed with the Vinewood townhouses at a density of 7.9 du/ac. At the time of this rezoning, there was an option in the Plan for a density of 5-8 du/ac on this property. This recommendation has been implemented and was removed by 1991.

East: The area to the east, across from Peace Valley Lane, is developed with the Church of Christ and the Lafayette Park Condominiums. The church property is planned for Public

Facilities, Governmental and Institutional uses and is zoned R-3. The Lafayette Park property is planned for Residential uses at 16-20 du/ac and is zoned R-30, with a built density of 25 du/ac.

South and West: The area to the south and west is developed with single family detached housing in the Ravenwood Park community. The area is planned for Residential use at a density of 2-3 du/ac and is zoned R-3.



PLANNING HISTORY

The property has been planned for residential use at 2-3 du/ac since the Fairfax Planning Horizons process in the early 1990's. During the 2005 APR, a nomination was submitted for the subject property that proposed changing the planned density to 5-8 du/ac. The nomination was withdrawn early in the process; a staff report and task force recommendation were never issued, nor were public hearings held. Previously, the property was developed with a single family house. In September of 2010, the house and accessory structure on the property were determined to be blighted property under the County's Blight Ordinance and were demolished.

In October of 1980, rezoning # RZ 79-M-076, for the adjacent Vinewood townhouses, was approved by the BOS. The proffers associated with that approval called for the vacation of a portion of Peace Valley Lane. This included an agreement to convey an ingress/egress easement to the owner of the subject property, parcel 61-1 ((1)) 7. On February 27, 1984, the BOS ordered the abandonment of an approximately 200 foot portion of Peace Valley Lane. The subject property continues to have access from Leesburg Pike by way of an access easement on the private property that is the abandoned right-of-way. The right-of-way across the frontage of the subject property is not improved.

ADOPTED COMPREHENSIVE PLAN

The Comprehensive Plan Map shows the property is planned for residential use at 2-3 du/ac. Although there is no site specific Plan text, the Fairfax County Concept for Future Development designates this area as a Suburban Neighborhood. These areas are planned to be protected and enhanced by assuring compatible relationships between uses. These neighborhoods include a variety of residential densities as well as neighborhood-serving retail, public facilities and institutional uses. Countywide policies provide guidance about land use compatibility and some of those policies are cited below.

Fairfax County Comprehensive Plan, 2011 Edition, Land Use, Land Use Pattern, Amended through 9-22-2008, pp 6 and 8:

“Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur...

Objective 12: The location and level of development intensity should be utilized as a means of achieving a broad range of County goals.

Policy d. Locate development intensity in a manner which assists in achieving appropriate community character.”

Fairfax County Comprehensive Plan, 2011 Edition, Land Use, Land Use Compatibility, Amended through 9-22-2008, pp 9-10:

“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.”

ANALYSIS

The subject property is located in one of the many stable suburban neighborhoods in Fairfax County. As stated previously, “Suburban Neighborhoods” are areas containing a many housing types and neighborhood supporting uses. The subject property reflects the concept of a suburban neighborhood as it is located adjacent to single family detached housing, townhomes, multi-family housing and a church.

The BOS authorization indicated that this review process was to provide a structure for discussion and consideration by the community that did not occur with the previous plan amendment review. At an April 2011 meeting of the Mason District Land Use Committee, the community was invited to learn about the proposed Plan amendment and to share their views and comments. Some of the issues raised by the community included concerns about possible adverse impacts of introducing new traffic from Route 7 directly into the neighborhood if Peace Valley were constructed as a through street. Other issues centered on the need to improve stormwater management and whether development under existing R-3 zoning (3 du/ac) would result in a more compatible development than the alternatives being evaluated by the Plan amendment. The following analysis provides information about these issues and aims to answer these questions.

Land Use Compatibility

Under the current zoning of R-3, it appears that the subject property could be developed with up to five single family detached houses on 1.89 acres. This Plan amendment evaluates densities that could result in up to eight single family houses. Given that the property is adjacent to the Ravenwood Park and Vinewood communities, there is special consideration given to how infill residential development will fit with the character of the existing neighborhoods. New housing development tends to be significantly larger than older housing stock. Therefore, an examination is necessary to determine if the proposed changes to planned residential density for the subject property would result in development that would be compatible with the surrounding neighborhoods.

The property is surrounded by a diverse mix of uses that are typical and appropriate for suburban neighborhoods. The neighboring uses that are most closely related to the subject property are the single family detached houses to the south and west and the Vinewood townhouses that are located to the north. The Lafayette Condominiums to the east are developed as mid-rise multifamily housing; however, these buildings are at least 300 feet from the subject property and are separated by an extensive landscaped buffer. In terms of residential density, the current planned density of 2-3 du/ac is consistent with the single family neighborhood to the south but is much lower than the higher density townhomes to the north, which are developed at a density of 7.9 du/ac. A small increase in planned residential density may be appropriate if it could provide opportunity for improved design and be compatible with each adjacent neighborhood.

In 2006, Fairfax County approved a preliminary site plan for the subject property for a conventional subdivision under the existing R-3 zoning. Figure 1 shows the layout of the approved plan, in which five single-family, detached houses are designed to be an average of 6,200 square feet in size. For comparison purposes, the six adjacent houses to the south and west average 1,570 square feet in size. In this layout, the new structures are located toward the edge of the property as they are arranged around a required public cul-de-sac. The stormwater infiltration structure is located on the southwest corner of the property. This design meets the subdivision requirements but does not provide an opportunity for significant landscaping along the perimeter of the property, particularly on the northern and southern boundary and the southwest corner. The existing R-3 zoning allows building height of up to 35 feet and requires building setbacks of 12-25 feet from the property lines, based on front, side or backyard setback requirements. No screening or barriers would be required between the approved and existing houses.



Figure 1: Conventional Subdivision - Existing R-3

A density of 4-5 du/ac would allow for three additional houses. This density would require rezoning approval to implement. Elements of this process would include consideration of house placement, landscaping and screening and would be subject to community review and public hearings before the Planning Commission and Board of Supervisors. Figure 2 proposes a scenario of eight houses that would need to be supported by new Comprehensive Plan text. The eight unit development concept was created by the property owner for the purpose of this evaluation. This development concept represents one possible outcome of a planned density of 4-5 du/ac and is useful for comparison purposes

The houses in Figure 2 average 5,100 square feet in size and structures are located more centrally than in the previous concept due to the ability to create a private street to serve the development. This concept suggests that new houses could be located more than 50 feet from adjacent rear property lines. In contrast to the approved stormwater management facility, a stormwater infiltration structure could be located under the private road allowing for more open space around the periphery of the site. In this example, the underground infiltration system would connect to stormwater lines by way of the northwestern part of the property. This design would allow more opportunity for saving trees or creating a landscaped buffer along the perimeter of the property, especially for the northern and southern boundary and on the southwest corner.



Figure 2: Single Family Detached - 8 Unit Concept

If adopted by the Board of Supervisors, site specific Comprehensive Plan text developed as a part of this Plan amendment process would provide guidance to be used in the evaluation of the rezoning request. The Comprehensive Plan could include guidance about the design of the new development and those factors that would influence how the new development would fit in with the existing community. The rezoning process would also provide the opportunity for community participation in the review of the design.

Transportation

The subject property is entered from Leesburg Pike via an access easement that runs across an abandoned portion of Peace Valley Lane. Access to the north via Leesburg Pike that would utilize the current access easement was evaluated as was access from the south through the Ravenwood Park community. A through connection was evaluated and it was determined that it was not necessary to support development of the subject property.

The adopted Transportation Plan Map shows Leesburg Pike is to be widened to six lanes. Additionally, the corridor has been designated as an enhanced public transportation corridor, which means that a major public transportation facility, such as light-rail/streetcar or bus rapid transit, could be provided in the corridor based on the results of a comprehensive alternatives analysis. A major paved trail is shown on the south side of Leesburg Pike on the Countywide Trails Plan Map. There is minimal difference between the number of vehicle trips generated between five single family homes and nine single family homes which was the maximum evaluated in this planning study.

Existing Peace Valley Lane

There are four sections of Peace Valley Lane from Leesburg Pike to the intersection of Colmac Drive as shown in Figure 3. These are described as follows:

- Section A) This segment of Peace Valley Lane currently exists and is owned and maintained by the Virginia Department of Transportation (VDOT).
- Section B) The segment of Peace Valley Lane was abandoned in February 1984. The abandoned portion of Peace Valley Lane reverted to the underlying owners. In this case, 50% of the abandoned road was returned to the Vinewood townhouse development and 50% to the Church of Christ.
- Section C) This segment consists of public right-of-way for Peace Valley Lane; and is currently unimproved. This section is owned by Fairfax County.
- Section D) Peace Valley Lane from the end of section C to the south towards JEB Stuart Park is owned and maintained by VDOT. This segment is partially improved.



Figure 3: Peace Valley Drive Land Ownership

Access

The parcel currently has access via an easement, across the abandoned portion of Peace Valley Lane (Section B) to publicly owned Peace Valley Lane (Section A) that connects to Leesburg Pike. The easement agreement is held by the Vinewood townhouses, the Church of Christ, and the subject property. Two other easement agreements run with the abandoned portion of Peace Valley Lane between the Vinewood townhouse community, Church of Christ, and Fairfax County. One is a utility easement and the other is a 10 foot public walkway easement.

Two access points were evaluated as part of this Plan amendment. One access point could be from the north via Leesburg Pike and would utilize the current access easement between the Vinewood townhouses and Church of Christ. The other could be from the south through the Ravenwood Park community. In this latter case, the property would be accessed from the intersection of Peace Valley Lane and Colmac Drive from the south using the existing right-of-way currently owned by the County. For clarity, the southern access point will be called the Colmac Drive access because Peace Valley Lane exists both north and south of the subject property.

The Fairfax County Department of Transportation (FCDOT) does not have a preference about which access point should be chosen but the implications of either connection differ and are summarized below.

1. ACCESS TO LEESBURG PIKE –The following improvements could be required:
 - A median on Leesburg Pike which would limit access to Peace Valley Lane to right-in and right-out turns only;
 - A sidewalk or major paved trail along Peace Valley Lane;
 - A 10-foot trail to connect both segments of Peace Valley Lane;
 - A hammer-head terminus or some other form of turnaround for emergency vehicles would be required within the site.

The developer could request that Peace Valley Lane either be made a public or private road. If Peace Valley Lane is extended as a *public* road, the road would need to meet VDOT secondary street acceptance requirements for maintenance in the state system. This would include making Peace Valley Lane a two lane through road (i.e. connecting Section A to Section D). To achieve this connection, the abandoned portion of Peace Valley Lane (Section B) will need to be purchased from the Vinewood townhouses and Church of Christ by the developer and dedicated to VDOT. Waivers to some of these standards can be granted by VDOT. For example, if Peace Valley Lane is extended as a *public* road and developer requests and receives a *waiver* from VDOT, the road could terminate at the subject property with a cul-de-sac with a minimum 35-foot radius at the end of the public portion of Peace Valley Lane.

If Peace Valley Lane is extended as a *private* road, the street would be required to conform to the County's Public Facilities Manual and would be privately maintained. A minimum 35-foot radius cul-de-sac would need to be constructed at the end of the public portion of Peace Valley Lane (Section A), which would probably require additional right-of-way from the Church Christ and/or the Vinewood townhouse community. Of concern is that the maintenance of a 550-600 foot privately maintained road could be difficult for a small number of homes. Sufficient funds would need to be escrowed into an account by the developer to assist these homeowners with future maintenance of the road.

2. ACCESS TO COLMAC DRIVE –The following improvements could be required:

- A sidewalk or major paved trail
- A 10 foot trail to connects both segments of Peace Valley Lane
- A hammer-head terminus or some other form of turnaround for emergency vehicles would be required within the site.

If the extension of the road is *public*, then a cul-de-sac that is a minimum 35-foot in radius would need to be constructed at the end of the public portion of Peace Valley Lane (somewhere in Section C). The abandoned portion of Peace Valley Lane would not need to be acquired for access to the site. Neither the County nor VDOT own Section B making it less likely that Peace Valley Lane would become a through road.

If the extension of the road is *private*, a minimum 35-foot cul-de-sac at the end of Section D (where Colmac Drive meets Peace Valley Lane) may not be needed. The case may be made that this street is a right-angle continuous street. VDOT would need to approve this situation. The County would need to abandon most, if not all, of Section C. An access easement could also be obtained if the County chooses not to abandon the road. In this case, a similar but lesser concern exists about placing responsibility to pay for a privately maintained road on a few homeowners. As in the previous scenario, sufficient funds would need to be escrowed into an account by the developer to assist with future maintenance of the road.

The following Figure 4 summarizes the possible improvements that would be required under these scenarios.

Figure 4: Possible Transportation Improvements

Access	Public Road				Private Road			
	Connect Peace Valley Lane	Cul-de-sac	Private Property Needed	Mainten-ance	Connect Peace Valley Lane	Cul-de-sac	Private Property Needed	Mainten-ance
Leesburg Pike	May be Required	Required if Waiver Approved	Yes, to connect Peace Valley Lane	VDOT	Not Required	Required at end of public right-of-way	Yes, to build cul-de-sac	Private
Colmac Drive	Probably not Required	At end of public right-of-way	Probably but very minor	VDOT	Not Required	May not be required	Probably but very minor	Private

*Any access will require a turnaround in the site for Fire/EMS vehicles

**Regardless of the access chosen, Peace Valley Ln. would need to be connected with a trail for pedestrians and bicyclists.

Peace Valley Connection and Possible Future Conditions

Based on the operational analysis of the Patrick Henry Drive and Leesburg Pike intersection, staff does not recommend that Peace Valley Lane be connected (Sections A to D) at this time. If this intersection were failing, connecting Peace Valley Lane would have been evaluated to provide another point of access out of these neighborhoods. The analysis showed that the intersection operates at a level of service (LOS) D or better during the AM and PM peak hour, which is within acceptable standards for the County.

Leesburg Pike is shown on the Transportation Plan Map to be widened to six lanes from Baileys Crossroads to Seven Corners. There is no funding at this time to implement this improvement but it is shown in the Constrained Long Range Plan to be constructed by 2025. If this widening is implemented, then the service drive may need to be removed to accomplish this improvement and minimize the impacts on private property. If the service drive is removed, then connecting Peace Valley Lane would need to be re-evaluated because the residents of the Vinewood townhouses and possibly the development associated with this Plan amendment would no longer have safe access to a signal to go east or west along Leesburg Pike. Additionally, Peace Valley Lane or Row Street may need to be evaluated to determine if they could be aligned to create a cross intersection instead of the current skewed intersection. A corridor analysis and study would need to take place along Leesburg Pike prior to any decision about where the widening should occur or realigning intersections.

Environment

The previously existing house and accessory structure have been demolished and the existing tree canopy is primarily located around the perimeter of the site and is made up of scattered large mature trees. Some of the existing good quality trees are on adjacent properties along the shared property boundaries. Much of the area that was undisturbed during the demolition is overgrown with invasive vegetation which includes vines growing in the existing trees. The five-lot single family detached layout provides about 6% less impervious surface on the site and retains sizable opportunities for planting. However, the open space would be located on the individual home owners' properties rather than on shared open space. Further, it remains unclear how the existing mature trees would respond to the impacts of development. The 8-unit scenario would provide the greatest potential for preservation of existing trees which are mostly located along the perimeter. If development were to be subject to a Plan amendment and rezoning process, there would be the opportunity to add Plan guidance to address limits of clearing and grading to protect the existing mature trees and root zones of on and off site trees, and provision of additional landscaping in perimeter buffer areas.

The subject property is located in the Tripps Run sub-watershed of the Cameron Run watershed which makes up part of the headwaters of Lake Barcroft. Cameron Run is one of the poorest-condition watersheds in the county. The surrounding area is heavily developed and highly impervious, with most of the development occurring prior to the advent of effective stormwater controls. If the parcel is

developed under either scenario, the opportunity exists for green redevelopment of the site. Opportunities to improve stormwater quality have been identified in the Cameron Run Watershed Management Plan which was adopted 2007. The watershed management plan proposes a project to retrofit a dry pond which receives water flow from Vinewood townhomes and their parking area. The Plan also proposes an infiltration trench in Peace Valley Lane and a bioretention area in the grassy open space between the townhomes and the existing dry pond. It is possible that this pond could be retrofitted to receive some runoff from the northwest portion of the subject property. Low Impact Development (LID) approaches would be advisable to maintain the subject property's existing hydrology, which is to say that the property's current ability to absorb stormwater should, at a minimum, be maintained. If the development of the property were to be subject to Plan guidance and then a rezoning application process, there would be an opportunity to improve stormwater management measures and LID approaches that would be in addition to what would be required under the current zoning.

Parks

There are five public parks within a mile of the site. JEB Stuart Park is the park with recreation facilities that are reasonably accessible to the proposed development and include a diamond field, tennis courts, basketball court, playground and picnic area. Additionally, Baileys Elementary School Site has a rectangle field. Although located across Route 7, Munson Hill Park has trails and a playground.

Existing parks meet only a portion of the demand for parkland generated by residential and commercial development in the service area of the subject property. The result is a severe need to all types of parkland and recreational facilities in this area. If the property were to develop under the current zoning, there would be no requirement to offset the impact on area parks and recreation levels of service. If there were a Plan amendment and subsequent rezoning, there would be an opportunity through the rezoning process to offset existing park and recreational deficiencies in the parks service area through contributions. For example, contributions could be used toward construction of master planned park facilities or improvement of aging park facilities at nearby parks.

Heritage Resources

The current Comprehensive Plan indicates that evidence of camps housing the troops at Civil War Fort Buffalo has been found in this sector. The few remaining open areas may contain significant heritage resources relating the Civil War. Any development or ground disturbance in this sector should be preceded by heritage resource studies.

Schools

The Plan amendment area is within the Bailey's Elementary School, Glasgow Middle School, and Stuart High School boundaries. The school capacity chart below shows a snapshot in time for student

enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17, and are updated annually. At this time, if development occurs within the next six years, all of the schools serving the Plan amendment area are projected to have a capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

School	Capacity	Enrollment (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2016-17 Projected Enrollment	Capacity Balance 2016-17
Bailey's ES	1,049	1,218	1,401	-352	1,559	-510
Glasgow MS	1,523	1,385	1,355	168	1,826	-303
Stuart HS	1,959	1,741	1,711	248	2,033	-74

Capacity and enrollment are based on the draft FCPS 2013-17 CIP.

It is noted that this spring the School Board approved the Annandale Regional Study, which changed the school attendance areas for Glasgow Middle and Stuart High schools, among other schools in the Annandale region. It is anticipated that the capacity deficits should improve after the boundary changes are implemented in 2012.

The Plan amendment considers three scenarios: a “no change” option and two other development options that include 3-4 du/ac and 4-5 du/ac. Based on the maximum potential units under each option, the charts below show the number of anticipated students by school level based on the current countywide student yield ratio.

Current Plan: 2-3 du/ac

School Level	Single Family Detached Ratio	Maximum Units	Student Yield
Elementary	0.266	5	1
Middle	0.084	5	0
High	0.181	5	1

Scenario 1: 3-4 du/ac

School Level	Single Family Detached Ratio	Maximum Units	Student Yield
Elementary	0.266	7	2
Middle	0.084	7	1
High	0.181	7	1

Scenario 2: 4-5 du/ac

School Level	Single Family Detached Ratio	Maximum Units	Student Yield
Elementary	0.266	9	2
Middle	0.084	9	1
High	0.181	9	2

Fire and Rescue

The nearest fire station is the Seven Corners Fire and Rescue Station located approximately 1.0 mile East on Leesburg Pike (Route 7.) According to the Station Captain, the quickest response access to the High School and surrounding neighborhoods is via Patrick Henry Drive. Connecting the two sections of Peace Valley Lane is not necessary for emergency response. Any potential for improved response time would depend on the time of day and traffic. There would be times of the day when entering the neighborhood via Patrick Henry Drive would be the quickest way to respond to an emergency. Both development scenarios provide sufficient room for emergency response vehicles. However, due to the narrow width of the new street into the neighborhood, street parking would not be permitted in this development in order to accommodate emergency vehicles.

RECOMMENDATION

The current planned residential density should remain at the base level Plan of 2-3 du/ac. A modest increase in density that creates the opportunity, through the Plan amendment and rezoning process, to improve the site layout and overall development is appropriate. A planned density of up to 8 single family detached houses (which represents a density of 4-5 du/ac) is recommended to be added as an option with conditions such as landscaped buffers, clearing and grading limits, site design, trails access, and energy and stormwater measures to achieve the goal of compatible infill development.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

ADD: Fairfax County Comprehensive Plan, 2011Edition, Area I, Baileys Planning District as amended through 7-27-2010; B5-Barcroft Community Planning Sector, Land Use Recommendations, p 161

“5. Parcel 61-1((1)) 7 is planned for residential use at 2-3 du/ac. As an option, up to 8 single family detached units may be appropriate if the following conditions are met:

- Clearing and grading at the site periphery is minimized to preserve trees, subject to the approval by the Urban Forester;
- Maximize the depth of rear yards to offset building height differences between new and existing houses;
- Vehicular access is provided to Peace Valley Lane via Colmac Drive from the south or Leesburg Pike from the north;
- A trail for pedestrians and bicyclists is provided to connect segments of existing Peace Valley Lane; and
- A phase one archaeological survey is conducted to document any on-site cultural resources before development occurs;

MODIFY**FIGURE:**

Fairfax County Comprehensive Plan, 2011Edition, Area I, Baileys Planning District as amended through 7-27-2010; 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.