

Proposed Changes for: Reston Master Plan Special Study, Phase II – Residential Neighborhoods and Village Centers ST09-III-UP1(B)

UP4 Greater Herndon Community Planning Sector

Staff recommended modifications to the Comprehensive Plan are shown as underlined for text to be added and as ~~strikethrough~~ for text to be deleted.

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, as amended through 12-02-2014; UP4 Greater Herndon Community Planning Sector, Land Use Recommendation #4, page 163 & 166:

~~“4. The land west of Stuart Road, south of Reston (Tax Map 17-1((24))A, 1-38) is planned for development at 3-4 dwelling units per acre. As an option, this area may be developed at 7-9 dwelling units per acre, contingent upon the following conditions:~~

- ~~• Complete consolidation of all parcels, including the commercially-zoned parcels immediately north of Laurel Way;~~
- ~~• Provision of a minimum 50-foot landscaped buffer including preservation of mature vegetation supplemented by evergreen and deciduous trees and shrubs (which includes the right-of-way located along the northern boundary) to provide substantial buffering and screening to the single-family detached residential community to the north;~~
- ~~• Provision of a substantial landscaped buffer along the Fairfax County Parkway, maintaining mature vegetation and supplemented with at a minimum 6-foot evergreen trees;~~
- ~~• Provision of a minimum 35-foot landscaped buffer (supplemented with deciduous and evergreen trees) or a minimum 7-foot barrier wall and 15-foot landscaped buffer including shade and ornamental trees with underplantings along the southern and western boundary;~~
- ~~• Provision of a pedestrian system that links new Laurel Way to the residential area on the north;~~
- ~~• Provision of recreational amenities such as a tot lot, picnic area, etc.;~~
- ~~• Noise attenuation measures (which may include noise barriers), as may be determined appropriate by the county.”~~

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, as amended through 12-02-2014; UP4 Greater Herndon Community Planning Sector, Land Use Recommendations, p. 165, Figure 59 “Land Use Recommendations General Locator Map”

Removed land use recommendation #4, insert shaded area of Reston within eastern area of UP4 and insert note referring readers to the Reston Plan for recommendations.