

Revised Planning Commission Proposed Text for Land Unit A  
December 10, 2009

(Includes Revisions Made at Planning Commission Public Hearing, December 9, 2009)

**MODIFY:** Staff Report Proposed Comprehensive Plan Text for the Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area, Land Unit Recommendations, dated November 25, 2009, page 49-50  
(Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area, Land Unit Recommendations, amended through August 3, 2009, page 69.)

“Redevelopment along the northern border of Land Unit A should utilize design and screening opportunities to reduce the impact on the adjacent neighborhood. Year round screening, enhanced with evergreen trees and supplementary shrubbery, should be provided by at a minimum through a 50-foot vegetated buffer located along the northern boundary of Land Unit A in 80-4((1)) 3 and 5D and in 80-4 ((10)) all parcels 80-3((1)) 1, 1A, 3 and 5D. New buildings should be located approximately 80 feet from the residential neighborhood, although appropriately landscaped on-street parking, streets, or other non-structural elements may be located within the area outside of the 50-foot vegetated buffer. Redevelopment along this northern edge should be compatible in scale with the adjacent residential neighborhood, and lighting should be designed so that it is not intrusive to the neighborhood. Building heights should taper to a maximum of 40-feet along the edge to reduce the impact on the neighborhood, and design techniques, such as stair-stepping the façade may be utilized. This buffer may be utilized for surface parking.

- ~~• Parking areas are landscaped with planting beds and trees in excess of that prescribed by the Zoning Ordinance;~~
- ~~• A minimum of 40 feet wide fully vegetated buffer is placed along the residential neighborhood with an eight foot high brick or architectural wall constructed along the parking edge;~~
- ~~• Buildings are located a minimum of 120 feet from the residential neighborhood. Appropriately landscaped surface parking may be located in this area;~~
- ~~• Office use should be compatible in design with the residential neighborhood; and~~
- ~~• Lighting from any development should be designed so that it is not intrusive to the adjacent residential development.”~~