

SULLY DISTRICT TASK FORCE
APR TASK FORCE RECOMMENDATION
2004 AREA PLANS REVIEW

APR ITEM # **04-III-1BR**

DATE(S) REVIEWED BY TASK FORCE: **12/7/04** (Carry over from 9/14/04)

NOMINATOR(S): Lynne Strobel _____

SUMMARY TASK FORCE RECOMMENDATION:

Approve Nomination as submitted _____

Approve Nomination with Modification X
(Add modification below under Explanation/Comments or attach a separate page to this document.)

Retain Adopted Plan _____

VOTE TALLY:

In favor: 18
Opposed: 0
Abstentions: _____

Task Force member (s) who recused themselves from the vote:

None _____

TASK FORCE EXPLANATION/COMMENTS:

See attached text.

Task Force Chairman (initials) JCK 

**CARRYOVER: DISCUSSION AND VOTE
PROPOSED TEXT**

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 Edition
AREA III
Bull Run Planning District, Amended through 2-10-2003
Centreville Area and Suburban Center
Pages 24, 25**

New text is underlined

~~Removed text has a strikethrough~~

D-9 (192 Acres)

Because of the relative distance from the Centreville core area, this land unit is planned for residential use at 1-2 dwelling units per acre. Development under a Planned Development Housing (PDH) zoning concept is desirable. The historic Confederate Military Railroad Terminus is a feature that should be preserved and protected.

An option for residential use at 2-3 dwelling units per acre may be considered for land south of Centre Ridge and Centre Ridge Park and north of the power and gas easement, excluding Parcel 65-1 ((1)) 21 that is associated with an existing public utility use, if the following conditions are met:

- Substantial and logical consolidation of land north of the easement (excluding Parcel 65-1((1))21) should be achieved. Consolidation with parcels already planned 2-3 du/ac south of the easement is encouraged;
- Lots adjacent to Centre Ridge should be similar in size to those in the existing subdivision;
- Tree preservation and protection of environmentally sensitive areas are priorities and should be addressed in any development;
- Roads and intersections should be improved to VDOT standards; and
- At least one additional access road should be provided to correct a long single-ended access road from Old Centreville Road to the end of Old Mill Road.

Development of Parcels 65-1 ((1)) 15 and 65-1 ((1)) 16 may be appropriate for residential use at 2-3 dwelling units per acre under this option if the following conditions are met:

- Consolidation of lots 15 and 16 is achieved, permitting a unified access point off of Old Centreville Road to any future development;
- Tree preservation and protection of environmentally sensitive areas are high priorities and should be addressed in any future development of the site;
- Research should be conducted to determine if this is a site of historic interest. If such historic interest can be documented, then upon the recommendation of the Fairfax County History Commission, a historical marker may be recommended;
- Roads and intersections should be improved to VDOT standards.