

**PRELIMINARY  
STAFF REPORT  
2004 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** SULLY

**APR ITEM(S) :** 04-III-9BR

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**NOMINATOR(S):** Ted Troscianecki

**ACREAGE:** 0 Acres

**TAX MAP I.D. NUMBERS:** NA

**GENERAL LOCATION:** Pleasant Valley Rd corridor between Lee Hy and Blue Spring Dr.

**PLANNING AREA(S):** III

**District(s):** BULL RUN

**Sector:** UPPER CUB RUN (BR2) , FLATLICK (BR3) , STONE BRIDGE (BR5)

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** RIGHT OF WAY

**ADOPTED PLAN TEXT:** No specific text for the Pleasant Valley Rd corridor.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.ht>

**PROPOSED PLAN AMENDMENT:** Add text to recognize that the Pleasant Valley Rd corridor has been designated a Virginia Byway. Encourage protection of scenic, historic and environmental resources

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**CRITICAL ISSUES:** Character Sections

Character Sections in the Plan: Character sections are intended to be only descriptive; therefore, the land use, transportation and conservation easement recommendations included in this nomination cannot be included in the Character sections. These include:

- “Planning efforts should focus on protecting this corridor from additional traffic volumes...” The proposed language does not belong in a Character section because it goes beyond description to provide a land use recommendation. Staff does not support this language on its own merit because it is not clear how this objective would or could be implemented. Additional traffic volumes will result from the implementation of the current recommendations of the Comprehensive Plan for these community planning sectors. Since new transportation facilities are part of the Comprehensive Plan, it is unclear if this proposed Plan text is meant to forestall these improvements. The intent of the statement is not clear because it is not possible to protect this area from additional traffic impacts.
- Scenic and Conservation Easements: The recommendation for the use of scenic and conservation easements is inappropriate in the Character section, for the reason cited above. In addition, staff does not support such language because it is too restrictive, implying that easements should be required as a part of land use application approvals. Easements are one of many tools that could be used, but staff believes that the Plan should not limit the preservation tools or appropriate measures that could be used to protect and preserve heritage or environmental resources.

Changes to the Character Section:

- Staff agrees that it is appropriate to include new language in the Character section that states that Pleasant Valley Road has been designated a Virginia Byway by the Virginia General Assembly. However, the proposed language equates the Pleasant Valley Road Virginia Byway with a broader undefined “corridor.” Staff would prefer not to use the term “corridor” since none has been delineated by the action of the General Assembly. The byway designation is limited to the road. The surrounding area contributes to the byway designation, but no corridor outside the right-of-way was defined.
- Additional description of the area: Staff agrees that a sentence describing the existence of the rare oak-hickory forest should be

added to the Character section, as well as the suggested reference to the view to the mountains. Since considerable parkland has been recently acquired along the road, this is worth mentioning as well.

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**SUMMARY OF STAFF RECOMMENDATION**

\_\_\_\_\_ Approve Nomination as submitted

X  Approve Staff Alternative

\_\_\_\_\_ Retain Adopted Plan

Staff recommends limited revisions to the Character sections of Community Planning Sectors BR2, BR3 and BR5, as follows:

ADD: Area III volume of the Comprehensive Plan, Bull Run Planning District, Community Planning Sectors BR2, BR3, BR5, a new paragraph as follows:

“Pleasant Valley Road between U.S. Route 29 (Lee Highway) and Blue Spring Drive has been designated a Virginia Byway by the Virginia General Assembly. This road passes through the largest known stand in Virginia of a rare oak-hickory forest and associated plant species on diabase soil. At some points along the road, a view of the mountains to the west can be seen. Parkland flanks the road along part of its length.”

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