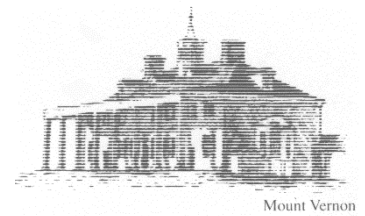




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Infill Development Improvements Supervisor Dan Storck Jointly with Supervisor James N. Bierman

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The County's Strategic Plan identifies adequate quantity and availability of housing and the need to protect and preserve existing neighborhoods along with environmental resources as a key indicator of the Housing and Neighborhood Livability outcome. The need for additional housing, the increased value of land and the aging housing stock have resulted in the redevelopment of single-family homes in Fairfax County. Each year, the County reviews approximately 650 permits for the development of individual single-family homes, which is typically referred to as "infill" development.

Infill development sometimes generates community concerns among which are tree loss, whether the homes are appropriately mitigating stormwater run-off and the changing nature of neighborhoods. These concerns can arise when a single-family home is simply replaced with another single-family home or when houses are built on lots platted prior to the adoption of the County's first Zoning Ordinance in 1941 that are substandard as to lot area and lot width based on today's regulations. In the latter instance, sometimes a home that was on more than one substandard lot is torn down and replaced with a home on each of the platted lots.

Toward that end, a Mount Vernon District Infill Development Task Force comprised of residents, development industry professionals, and elected representatives, meeting with the support of County Staff, considered the current infill development review process and potential opportunities for modifications. Some of the ideas of that Infill Development Task Force are already being implemented, such as a recommendation that tree condition assessments for infill projects be conducted by certified arborists using the Counsel of Tree and Landscape Appraisers Condition Analysis, and others are still being responded to and evaluated by staff.

The Fairfax County Tree Commission also expressed the desire for additional considerations to tree preservation on infill lots in its recent annual report.

The Zoning Administrator has proposed consideration of revisions to building height calculations as part of the Zoning Ordinance Amendment Work Program (Tier 2; Item E) to address in part concerns with neighborhood compatibility.

Recently Land Development Services (LDS) released a Technical Bulletin on Localized Flooding Mitigation Policy for Residential Infill Development, focusing requirements for development including infill development to manage increases in runoff.

To address other issues that have been raised, we move that the Board of Supervisors:

- Direct the Staff from LDS and the Department of Public Works and Environmental Services (DPWES) to assess the effectiveness of the Localized Flooding Mitigation Policy for Residential Infill Development and report, once sufficient data has been collected but no later than 2026, on the effectiveness of this policy in regulating stormwater runoff from residential infill development projects.
- Direct LDS Staff to support the Tree Commission in an effort to engage the development community on potential policy modifications that could lead to developments that preserve and protect more mature trees on individual lots, and request that the Tree Commission present its findings to the Board of Supervisors in Fall 2025.
- Direct LDS staff to draft a ***voluntary*** “Good Neighbor” practices guide aimed at improving relations with neighbors during the development of infill lots and report its work at a 2025 Land Use Policy Committee Meeting. We recommend staff considering some of the resources provided to residents of Arlington County such as their information on [“Protecting Your Trees When Your Neighbor Is Developing Their Lot.”](#)

We further move that the Board of Supervisors direct LDS to report to the Board of Supervisors in 2025 as to:

- Whether there are any additions to the Fairfax County Tree Ordinance or amendments to LDS policy, based on regional or national best practices, that should be modified, with or without requesting additional power from the General Assembly; and
- Whether as-built survey submissions should be required for single family infill development grading permits to ensure that approved plans are correctly implemented.