

BOARD OF SUPERVISORS MODIFICATION TO STAFF RECOMMENDATION

Plan Amendment (PA) 2021-IV-S2 Villa Park Road Comprehensive Plan Amendment

July 25, 2023

Additional modifications to the staff recommendation are proposed. The modifications to the staff recommendation are identified below in bold font and yellow highlight. Staff-recommended text that is proposed to be deleted is shown as ~~strikethrough~~, and text proposed to be added is shown as underlined.

The Comprehensive Plan will be modified as shown on page 18 of the staff report dated March 29, 2023, with the following modifications:

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District as amended through 11-9-2021; S4-Springvale Community Planning Sector, page 51:

“3. The vacant parcels north of the Franconia-Springfield Parkway should be developed in residential uses in accordance with the Plan map.

As an option on Tax Map Parcels 90-2 ((4)) 19 and 20, residential development up to a density of 5-8 dwelling units per acre may be appropriate if the following conditions are met:

- A 10-year post development tree canopy of at least 20 percent should be provided, supplemented through native plantings and management of invasive species, and fully meet the tree preservation target to the extent feasible;
- Stormwater management controls should be provided on-site and above the minimum standards to the extent possible. Additional measures may be considered to exceed minimum standards in consultation with DPWES;
- ~~Vehicular~~ Access should be provided from Villa Park Road and Wesley Road, with consideration for safe pedestrian and vehicular travel between the site and its adjacent, neighboring communities. ~~Secondary access should be provided from Wesley Road.”~~