



# PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA-2021-00006  
June 2, 2021

**GENERAL LOCATION:** North-side of Popkins Lane, east and south of the Memorial Heights neighborhood, and west of Bryant Town Court.

**SUPERVISOR DISTRICT:** Mount Vernon

**PLANNING AREA:** Area IV

**PLANNING DISTRICT:**  
Mount Vernon Planning District

**SPECIAL PLANNING AREA:**  
MV-5 Groveton Community Planning Sector

**PARCEL LOCATION:** 93-1 ((1)) 7

**PLANNING COMMISSION PUBLIC HEARING:**  
Wednesday, June 23, 2021 at 7:30 p.m.

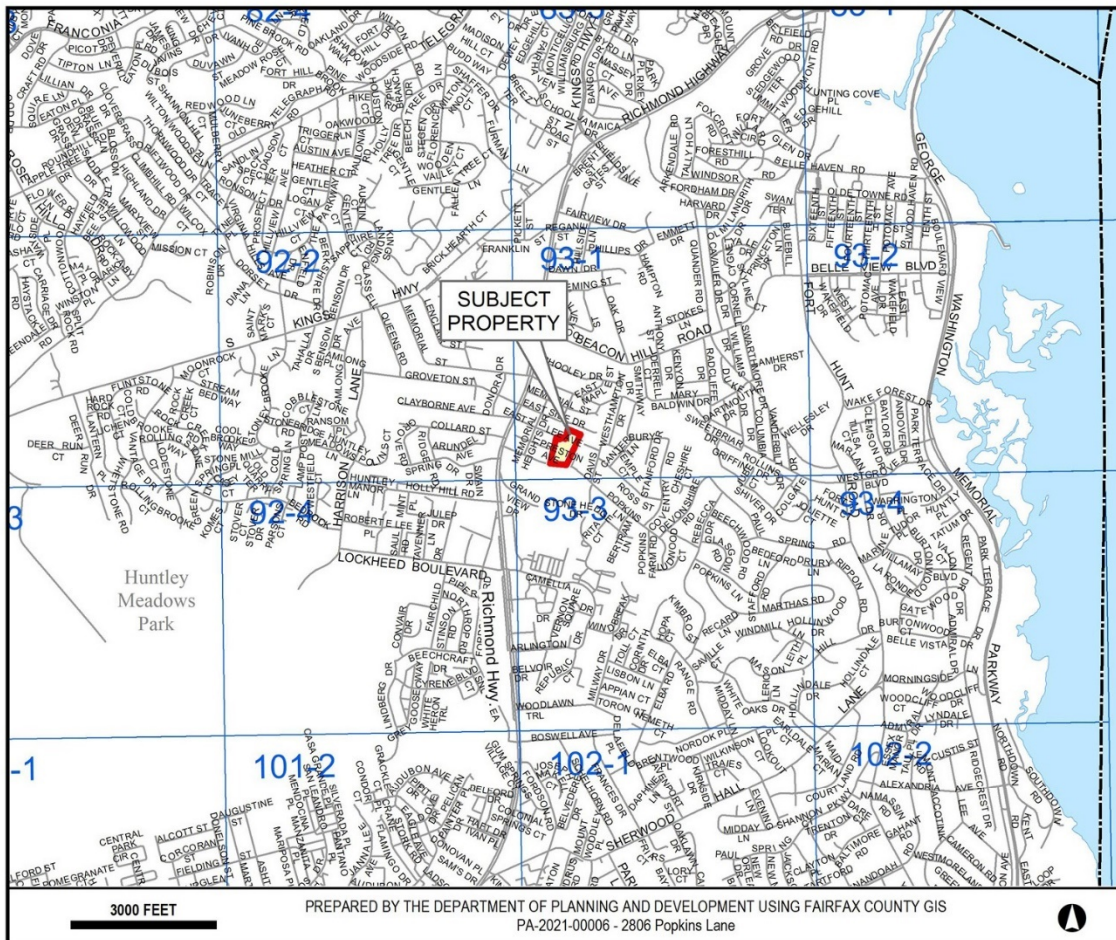
**BOARD OF SUPERVISORS PUBLIC HEARING:**  
Tuesday, July 27, 2021 at 4:00 p.m.

**PLANNING STAFF DOES RECOMMEND  
THIS ITEM FOR PLAN AMENDMENT**



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

For additional information about this amendment call (703) 324-1380.

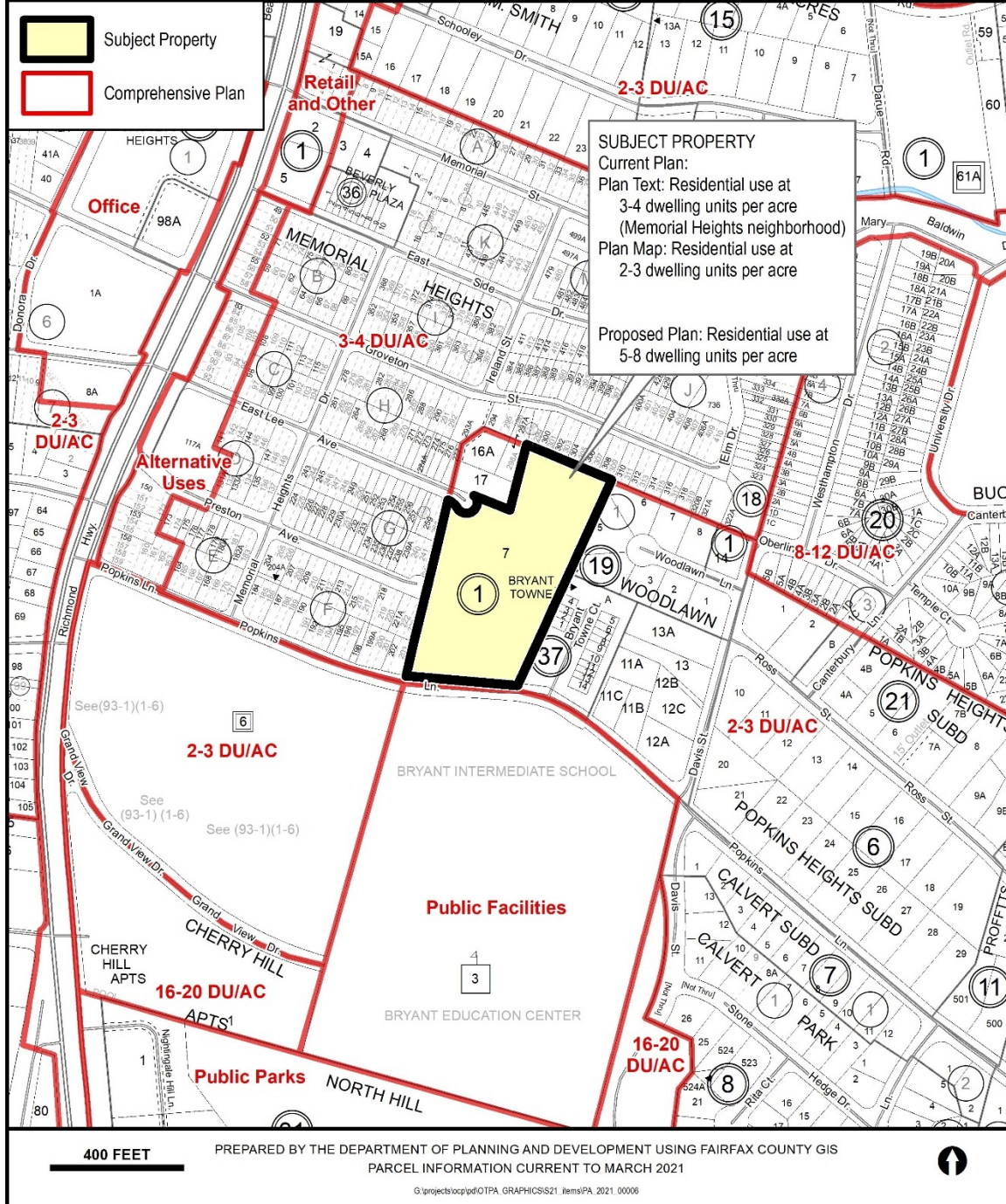


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**CURRENT PLAN AND PROPOSED CHANGE**  
 PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR  
 SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

**ITEM:**  
**PA-2021-00006**



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# STAFF REPORT FOR PLAN AMENDMENT 2021-00006

## BACKGROUND

On January 26, 2021, the Board of Supervisors (Board) authorized consideration of Plan Amendment (PA) 2021-00006 for a 5.5 acre site (Tax Map Parcel 93-1 ((1)) 7) on the north side of Popkins Lane, approximately ¼-mile east of Richmond Highway, east of Memorial Heights Drive, and west of Bryant Town Court, in the Mount Vernon District. This property was nominated for a land use change through the 2019-2020 South County Site-Specific Plan Amendment (SSPA) process and was screened by the Mount Vernon SSPA Task Force and the Planning Commission for inclusion on the Comprehensive Plan Amendment Work Program prior to the Board's authorization. The nomination proposed up to 33 single family attached (townhouse) units. The nomination noted that Verizon purchased and developed the property in the 1950s with a telecommunication switching station, and, since that time, only the portion of the site with frontage on Popkins Lane has been needed for this use. As a result, Verizon intends to subdivide and sell the rear portion of property for development.

The plan amendment authorization directed staff to consider an option on the property for residential use at 5-8 dwelling units per acre (du/ac), consistent with the SSPA nomination. The proposed amendment represents a potential net increase of 16 units above the site's current plan recommendation of residential use at 3-4 du/ac, consistent with the adjacent Memorial Heights neighborhood to the east. Specific considerations for the review of the plan amendment identified with the Board's authorization include workforce housing, a review of the watershed plans, and an evaluation of the optimal points of site access and impacts to the localized transportation network. The site is zoned R-3, which allows for residential uses at 3 du/ac by-right and light public utility uses (telecommunication facilities) pursuant to the previous approval of a special exception.

**Figure 1. Aerial Photograph**



## CHARACTER OF THE SITE

The site is developed with a Verizon switching station and associated surface parking in a 1.3-acre portion of the site fronting on Popkins Lane. The remaining 4.2 acres in the site's interior and rear are undeveloped, wooded land. The site's topography slopes down toward the northwest, with higher elevations along the Popkins Lane frontage and eastern boundary. Vehicular access to the site is provided from two points on

Popkins Lane. The site also contains frontage on the cul-de-sacs of East Lee Avenue and Preston Avenue in the Memorial Heights neighborhood, which abut the site to the northeast; however, these cul-de-sacs are not currently used for vehicular access to the site.





View from Popkins Lane



View from Preston Avenue



View from East Lee Avenue

## CHARACTER OF THE AREA

The site is located on Popkins Lane approximately ¼-mile east of Richmond Highway, and the majority of the surrounding area consists of suburban, residential development at a variety of densities. The Memorial Heights neighborhood, developed with single-family detached homes, is located adjacent to the north and northeast of the site. Memorial Heights is planned for residential use at 3-4 du/ac and zoned R-3. Most of Memorial Heights was developed in the 1940s and predates much of the surrounding residential development. Memorial Heights contains a variety of parcel sizes, many of which are smaller than typical for the R-3 District. The Woodlawn subdivision, planned for residential use at 2-3 du/ac and zoned R-3, and Bryant Town Court, a townhouse development planned for a density of 2-3 du/ac and zoned R-8, are adjacent to the east of the site. Bryant Town Court was rezoned and developed in the late 1970s under a Comprehensive Plan option recommending residential use at 5-8 du/ac, provided the units would be sold to households with moderate incomes. The plan option for Bryant Town Court was removed from the plan with the Planning Horizons update in 1991 as it had been implemented. Bryant High School and St. Louis Catholic School are located across Popkins Lane from the site and are planned for public facilities and residential use at 2-3 du/ac, respectively. Both schools are zoned R-2.

## PLANNING AND ZONING HISTORY

County records indicate that a Chesapeake and Potomac Telephone Company switching station was approved (application S-5258) and developed on the site in the early 1950s, and a second story addition to the facility was approved (application S-133-71) in the early 1970s. A special exception application (application SE 2014-MV-017) was approved in 2014 to permit a site modification associated with a proposed subdivision of the property into a 1.3-acre parcel for continued Verizon operations, with the remaining 4.2 acres to be available for future residential development. One of the two existing vehicle access points on Popkins Lane is subject to removal per the Special Exception conditions. Additionally, the Special Exception included an approved deviation from the tree preservation target (which constitutes a portion of the 10-year tree canopy requirements that would otherwise apply under the Public Facilities Manual) to the front portion of the site due to the poor quality of the existing trees near the facility and parking area. The trees on the remaining 4.2 acres were not assessed as a part of the Special Exception application. Despite the special exception approval, the site has not been subdivided, and residential development in the rear portion under the existing zoning (R-3) was not previously pursued.

## ADOPTED COMPREHENSIVE PLAN TEXT

The site is planned for residential use at 3-4 du/ac as part of plan recommendation for the Memorial Heights neighborhood. The plan map shown on page 3 of this report indicates a current plan recommendation of 2-3 du/ac for the site, however, the Plan text noted below indicates a recommendation of 3-4 du/ac. In the event of a discrepancy between the specific recommendations of the text and the Plan map, the text, in this case the 3-4 du/ac plan recommendation, takes precedence, as development on the site is being considered as an extension of Memorial Heights.

In addition to the aforementioned area plan guidance, the following excerpts from the Policy Plan of the Comprehensive Plan are of particular relevance to the review of the amendment.

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 4-13-2021, MV-5 Groveton Community Planning Sector, page 82.

*“Outside of Richmond Highway Corridor*

*Figure 33 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.*

- 1. Residential infill in Memorial Heights is planned for 3-4 dwelling units per acre.”*

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use, Amended through 2-23-2021, pages 5, 6, and 10:

*“Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.”*

*“Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.”*

*“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.”*

*“Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.”*

*“Policy j. Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would compliment surrounding development.”*

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, Amended through 12-3-2019. Pages 8, 9, and 18.

*“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.*

*“Policy k (part): Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.”*

*“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.”*

*“Policy a. Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.”*

*“Policy c. Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the county.”*

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing, Amended through 2-23-2021. Pages 4 and 5.

*“Countywide Objectives and Policies (part): Higher densities can help to support housing affordability as the prices of new homes and the rents of new apartments are directly related to allowable density. Determining acceptable locations for higher density residential development is necessary as part of a strategy to provide more units addressing a range of affordability. In addition, older, more affordable, residential communities will need to be enhanced and protected from the encroachment of new commercial development and redevelopment.”*

*“Countywide Objectives and Policies (part): The county has steadily increased its role in providing low- and moderate-income housing. Despite this continuing effort, there remains a significant need for housing assistance in the county.”*

## **PROPOSED PLAN AMENDMENT**

The proposed plan amendment considers a Plan option for the site for residential density at 5-8 du/ac. Considerations identified in the Board authorization included, but are not limited to, workforce housing in the development, an evaluation of the localized transportation network to determine the optimal site access and minimize potential conflicts on streets surrounding the site, and review of the adopted watershed plans and appropriate recommendations as part of the analysis.



## ANALYSIS

### Land Use

The site is designated as a Suburban Neighborhood by the Comprehensive Plan's Concept for Future Development. Suburban Neighborhoods contain a broad mix of residential densities and are planned for little to no change in land use. Infill development in Suburban Neighborhoods should be of compatible use, type, and intensity with the surrounding areas. The site is located in the Groveton Community Planning Sector, an area that contains stable residential neighborhoods, and outside of the Richmond Highway Corridor, an area where transit-oriented redevelopment associated with a future Bus Rapid Transit system is planned within Community Business Centers. The site is located too far from the nearest planned bus rapid transit stations at Beacon Hill Road and Lockheed Boulevard to be considered for transit-oriented development.

The site is planned as part of a Plan recommendation for Memorial Heights that states that residential infill should be developed at 3 – 4 du/ac, compatible with the surrounding land uses. In accordance with Objective 8, Policy a. of the Policy plan, existing neighborhoods should be protected and enhanced “[...]by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur. Moreover, Objective 14, Policy b. of the Policy Plan encourages infill development “[...] in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems”.

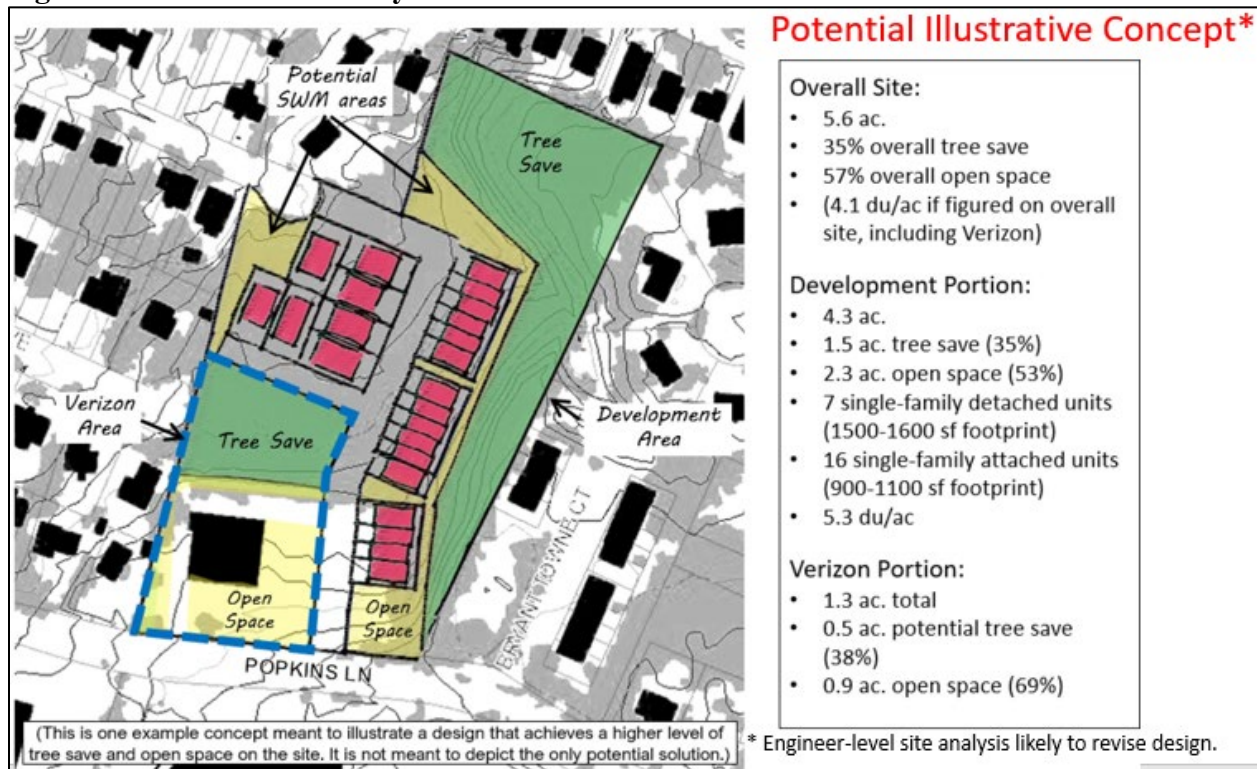
The areas to the east of the property (outside of Memorial Heights) are generally planned for residential uses at 2 – 3 du/ac; however, a community of 14 townhouses adjacent to the east of the subject parcel along Popkins Lane is planned for 2 – 3 du/ac but, as discussed previously, developed at approximately 8 du/ac.

While the current planned density of 3-4 du/ac is harmonious with the Memorial Heights density and current plan policies on infill, given the variety of densities and unit types of the surrounding residential neighborhoods, an increase in density could provide a compatible transition between the lower density Memorial Heights neighborhood and the higher density Bryant Town Court townhouses if a proposal advanced additional policy objectives. Any alternative plan recommendation would need to be evaluated against the considerations, which are described in the following sections of this report, including a superior tree preservation target, topography, zoning standards, stormwater, and multimodal access needs. In particular, as described below, the proposed density range may provide for greater tree canopy preservation on the site, which may enhance the compatibility of the site with the surrounding communities. It is however noted that the aforementioned considerations may limit the ability for the site to achieve the high end of the requested density range.

Figure 2 below provides a potential site layout illustrating how a compatible land use density, as well as the other key elements discussed in the staff analysis (tree preservation, drainage and stormwater management, and access) might be addressed through site design, while also providing and the minimum lot area necessary for the continued telecommunications facility use.

As described, a density of up to 6 du/ac, constituting a middle-ground within the authorized 5-8 du/ac, would allow for a mix of attached and detached single-family development on the site that can address the relevant policy objectives highlighted in the report and included in staff's recommendation. The maximum authorized density of 8 du/ac would double the planned density on the site and in comparison to the adjacent Memorial Heights neighborhood, and provides less assurance that a compatible transition can be provided through buffering, site design, and unit mix. Moreover, the maximum 8 du/ac may be less able to achieve environmental objectives compared to 6 du/ac, the latter of which would provide for both attached and detached units.

**Figure 2. Illustrative Site Layout**

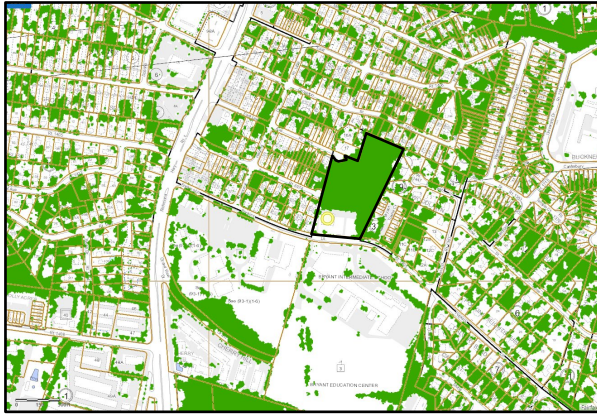


## Tree Preservation

As illustrated in Figure 3, approximately 78 percent of the site is heavily wooded with a mix of hardwood and evergreen tree species. The Urban Forestry Management Division of the Department of Public Works and Environmental Services notes that the site includes a variety of oaks, red maple, blackgum, black locust, Virginia pine, and white pine, many of which are specimens with a caliber, age, and condition that make them highly desirable for preservation. The site also contains a variety of native and non-native invasive shrubs and vines, and unofficial trails connecting from Memorial Heights to other nearby housing developments. The approximately four acres of forest cover on the site represents a unique environmental condition and asset for the greater Richmond Highway Corridor and provides important ecological benefits, including reducing urban heat island effect, removing air pollutants and sequestering carbon dioxide from the atmosphere, while also providing stormwater benefits by intercepting, filtering, and absorbing stormwater before it enters the neighborhood conveyance system and

ultimately flows into Paul Spring Branch. In some areas of the site, supplemental plantings and management of invasive species may be desirable in order to enhance and restore ecological functions.

**Figure 3. Existing Tree Cover**



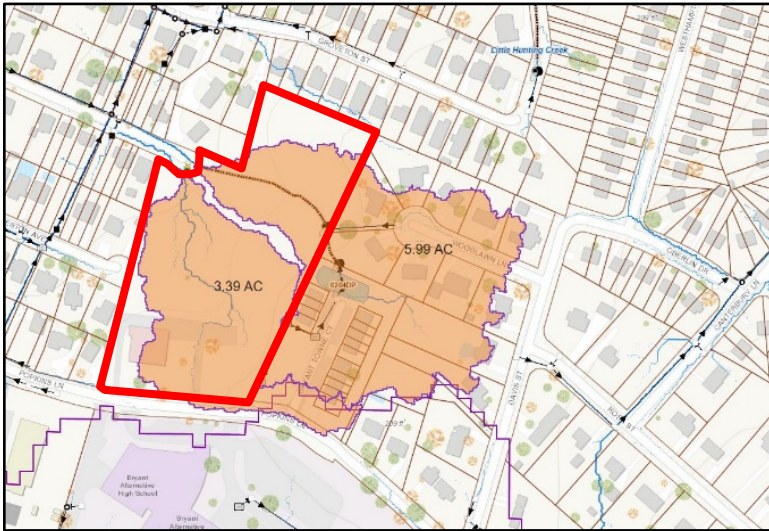
The Environment element of the Policy Plan supports the preservation of woodlands and tree cover on developed and developing sites, including through the use of open space/conservation easements as appropriate. Maximizing the amount of tree canopy on developing sites through preservation, rather than by just replanting once development has occurred, is also noted in the Policy Plan as a means for protecting county streams from impacts of new development.

In assessing the importance of tree canopy on the site and the current County tree canopy standards that would apply, staff notes that 10-year tree canopy requirements under the Public Facilities Manual (PFM) are typically reduced as zoned density increases, even as open space zoning requirements increase. For example, if developed for residential use under the existing R-3 zoning, a 10-year tree canopy target of 25% of undisturbed tree canopy would apply. If developed at R-5, R-8, PDH-5, or PDH-8, the 10-year tree canopy target would be reduced to 20% of undisturbed tree canopy. Preservation of existing trees is required as a component in the 10-year tree canopy target, calculated as a percentage equivalent to the percentage of tree cover on the pre-development site. For example, for a site with approximately 78% existing tree cover, such as the subject site, 78% of the area required to meet the 10-year tree canopy target should be preserved (78% of the 25% target). However, deviations from this standard may be requested. Given the standards that would be applied under each zoning district, setting a higher recommendation through proposed plan language for the site would ensure a greater preservation of existing trees during the rezoning process. Preserving a total of 35 percent of the total existing canopy, rather than as a component of the 10-year canopy target, would provide a superior target over the PFM standards in the R-3 District or the current planned density of 3-4 du/ac.

### **Stormwater and Watershed Management**

As shown in Figure 4, the undeveloped, wooded portion of the site contains a natural channel conveying flow from about 6 acres of the upstream residential neighborhood. Another 3.4 acres of on-site stormwater is conveyed overland across the site.

**Figure 4. On-Site Drainage**



The total 9.4 acres of drainage flows to the existing stormwater conveyance system along East Lee Avenue, which is located in an unmapped minor floodplain that serves a larger drainage area of approximately 137 acres. Much of the surrounding Memorial Heights neighborhood developed prior to county stormwater management requirements and lacks stormwater quality and quantity control. The County has received multiple yard flooding complaints

downstream of the property and one structural flooding complaint directly upstream at Preston Avenue. Any development proposal would be required to examine and address stormwater management during the rezoning phase, which may include on-site requirements or potential options that would improve offsite conditions to improve system capacity.

The Little Hunting Creek Watershed Management Plan (WMP) recommends, among other items, a neighborhood stormwater best management practice (BMP) retrofit through the installation of rain barrels and rain gardens to improve stormwater management. The Department of Public Works and Environmental Services retrofitted the existing dry pond in the adjacent Bryant Town Court townhouse community in 2011. As noted in the Tree Preservation section above, the current forested land cover on the site helps meet the WMP BMP retrofit objective by filtering and absorbing stormwater before it enters the conveyance system and ultimately flows into Paul Spring Branch. However, conversion of the site from forested cover to impervious surfaces will trigger stormwater management requirements, and future development would need to carefully consider the location and design of any engineered controls to avoid conflicting with the tree preservation targets for the site.

## Housing

The Board authorization, as well as task force, staff, and the Planning Commission discussion during the screening phase, included considerations for workforce housing on the site. As noted in the Adopted Plan section of this report, the Housing Element of the Policy Plan states that there is “[...] a significant need for housing assistance in the county” and that “*Determining acceptable locations for higher density residential development is necessary as part of a strategy to provide more units addressing a range of affordability*”. For private developments, the two main tools the County has for securing commitments to affordable housing are the Affordable Dwelling Unit (ADU) Ordinance and the Workforce Dwelling Unit (WDU) policy. However, the ADU Ordinance exempts developments of less than 50 units from the provision of on-site units in favor of a Housing Trust Fund contribution, and as a result, on-site ADUs would not be required with development on the subject site. Townhouses on the site would be expected to contribute to the Housing Trust Fund based on current policies, should the site be rezoned in line



with the proposed amendment. Moreover, the WDU policy applies to developments located in activity centers and where higher densities (multifamily and stacked townhouse unit types) above the base plan are proposed. As a result, WDUs would not be expected for of 5-8 du/ac. Site-specific language could be recommended with the plan amendment to incorporate WDUs on site; however, the potential yield of committed units would be low. For example, applying the 12% countywide WDU policy for for-sale units to the site would yield up to 3 WDUs, only 1 of which would be committed for households earning 80% or less of the Area Median Income. As a result, staff does not recommend site-specific text regarding workforce housing for the site, however, a contribution to the Housing Trust Fund would be expected with a future rezoning application.

## **Transportation**

The site contains frontage along Popkins Lane, as well as the cul-de-sacs terminating Preston Avenue and East Lee Avenue. Given the multiple existing frontages and discussions regarding access during the screening phase, the authorization included specific considerations for the study to determine the optimal site access and the need to minimize potential conflicts on streets surrounding the site. An evaluation of the surrounding area was conducted by the Fairfax County Department of Transportation (FCDOT), which examined the location of the site in relation to the surrounding street network, both existing and planned, the vehicle trips that would be generated from the proposed plan change, and the sidewalk and trails networks. The evaluation noted that the site is located immediately across Popkins Lane from Bryant High School, and that given the current bell schedules for the school, morning (AM) peak hour trips exiting the site using the Popkins Lane access may coincide with morning drop-offs. The current bell schedule does not coincide with the evening (PM) peak hour. The vehicle trips associated with the net increased density were derived from the Institute of Traffic Engineers (ITE) Trip Generation Manual, a review of which noted that the proposed density and land use change would result in 16 net daily vehicle trips (209 total daily trips), 1 net AM trips (17 total AM trips), and 5 net PM trips (22 total PM trips), as shown on Figure 5 below.

Popkins Lane is a collector road and provides the most direct multimodal access to surrounding destinations. As such, Popkins Lane is recommended as the primary access for the site. However, in order to reduce potential conflicts associated with Bryant High School, as well as to provide for vehicular, bicycle, and pedestrian connections to and from the Memorial Heights neighborhood, a potential secondary access is recommended for either of the Preston Avenue or E Lee Avenue cul-de-sacs on the site's western bounds.

The Countywide Trails Plan recommends a minor paved trail along Popkins Lane, which should be designed to connect with the sidewalks and trails on the site.

**Figure 5. Trip Generation Table**

Development Type	Quantity	Unit	Daily	In	AM Out	Total	In	PM Out	Total
<b>Current Plan</b>									
Single Family Detached Housing (210)	16	DU	193	4	12	16	11	6	17
<b>Proposed Plan</b>									
Townhouses - Multifamily Housing - Low-Rise (220)	33	DU	209	4	13	17	14	8	22
<b>Net (Versus Current Plan)</b>			<b>16</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>5</b>
* Trip generation estimates are derived from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition (2018). Trip Generation estimates are provided for general, order-of-magnitude comparisons only, and do not account for pass-by, internal capture, or mode-share traffic reductions.									

### Public Facilities

The proposed plan amendment was assessed for impacts to county facilities, including wastewater, schools, and parks. Sewer lines within the study area have adequate capacity to handle the projected flow with the proposed plan increase. The schools serving this area are West Potomac High School (HS), Sandburg School (MS), and Bucknell Elementary School (ES). Figure 6 includes five-year student projections for these schools and do not reflect the increase in the number of students resulting from the proposed plan amendment.

**Figure 6. School Capacity**

School	Capacity SY 2019-20 / SY 2024-25	Current Membership (9/30/19)	Capacity Utilization SY 2019-20	Projected Membership SY 2024-25	Capacity Utilization SY 2024-25
West Potomac HS	2,229 / 3,000	2,654	119%	2,871	96%
Sandburg MS	1,455	1,516	104%	1,509	104%
Bucknell ES	744	286	38%	331	44%

Source: FCPS, FY 2021-25 Capital Improvement Program, January 2020.

Note: Numbers in italics are future design capacity and projected capacity utilization percentages after a renovation or capacity enhancement.

The net potential student yield from 33 townhouses (representing the maximum density in the authorized study) compared to the adopted plan would be 4 elementary school students, 1 middle school student, and 2 high school students. Any future development application would need to be analyzed to determine the future impact to capacity at the schools serving the development.

Impacts to parks and recreational facilities were also assessed, and it was determined that the net potential population increase from 33 townhouses compared to the adopted plan would yield 50 residents, all of which would require access to parks and recreation facilities on site or nearby. Given the low increase in overall units compared to the adopted plan, it is anticipated that any impacts to these facilities can be addressed through the entitlement process without the need for site-specific policy recommendations associated with the plan amendment.

### CONCLUSION

Development of the site under the current Plan recommendation or in the by-right condition would yield single-family detached units (attached units are not permitted in the R-3 or R-4 Districts). Development under the existing zoning would be subject to the development standards

applicable to the R-3 district, including a 25% 10-year tree canopy target, as well as the applicable conditions associated with SE 2014-MV-017 for development of the front portion of the lot, which include, among others, an approved deviation from tree preservation requirements. In comparison, a residential development pattern that is more economical with the arrangement and use of the site, such as attached units or a combination of attached and detached units, has the potential to cluster development in a manner that could retain a greater portion of the existing, forested conditions. The clustering of units either as single family attached units or a combination of single family attached and detached units would provide the ability for a development that could achieve, compatibility with the surrounding Memorial Heights and Bryant Town Court communities and address the issues raised in this staff report. As described in the land use analysis section, a maximum of up to 6 du/ac would provide a transitional density between the Memorial Heights neighborhood, which is planned at 3-4 du/ac, and Bryant Town Court, which is developed at 8 du/ac. A 6 du/ac density maximum also acknowledges that various site elements beyond the tree preservation areas, such as recreational spaces, internal circulation, and stormwater infrastructure, may impede the ability of the site to develop attached townhouse units of typical unit sizes at a higher density.

Given the known drainage and flooding issues in the surrounding area, clustered development of the site that provides for stormwater controls while also preserving substantial portions of the existing tree cover may increase the capacity of the site to absorb, retain, and treat water in furtherance of watershed management goals, and with greater efficacy than development under the existing R-3 zoning.

The site was also assessed for its potential to realize workforce housing in the future development, however, as noted in the Housing section of this report, it was determined that few units would be generated given countywide commitment levels. As a result, staff and the task force prioritized environmental considerations for the site, as discussed in the next sections.

The proposed Plan amendment was reviewed by the Mount Vernon SSPA Task Force in a series of virtual public meetings held from March - May 2021. Task force deliberations centered on the tree cover present on the site, and opportunities to preserve as much of the tree cover as possible through a potential conservation easement as an alternative to development of the site under either the current or proposed plan recommendation. At its meeting on May 10, 2021, the Mount Vernon SSPA Task Force voted 7-1-2 to support the existing Plan recommendations, and to not recommend a plan amendment due to concerns with the impacts of the proposed amendment to traffic, the environment, and tree cover. The Task Force also voted 7-0-3 to recommend that the study be deferred into the SSPA standard track (which contains a longer timeframe of review) to allow for potential discussions to take place between the property owner and the Northern Virginia Conservation Trust. Notwithstanding this second Task Force motion, the Board's authorization for the study included an expedited review, and as a result, the proposed amendment has been forwarded for public hearing to the Planning Commission.

## RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~. Text shown to be replaced is noted as such.

## MODIFY:

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 4-13-2021, MV-5 Groveton Community Planning Sector, page 82.

### “Outside of Richmond Highway Corridor

Figure 34 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Residential infill in Memorial Heights is planned for 3-4 dwelling units per acre. Additional guidance for Tax Map 93-1((18))(D)130 pt. and 138 is included in Land Unit E of the Beacon/Groveton Community Business Center within the Richmond Highway Corridor. Tax Map 93-1 ((1)) 7 is developed with a telecommunications facility and is heavily wooded, with approximately 4.2 acres of tree cover. The property also drains to an unmapped floodplain. As an option, single family attached or a combination of single family detached and attached units at a density of up to 6 dwelling units per acre may be considered on a 4.2-acre portion of the site, with the preservation of approximately 35% of the existing tree cover on the parcel, supplemented through native plantings and management of invasive species. Residential units should be clustered to enable contiguous tree preservation areas to the greatest extent feasible. Stormwater management measures should avoid conflicts with the preserved trees. Primary access to the site should be provided from Popkins Lane. Potential secondary access may be considered to either Preston Avenue or East Lee Avenue.”

## COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Plan Land Use Map will not change.

## TRANSPORTATION PLAN MAP:

The Transportation Plan Map will not change.