

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2017 EDITION**

GENERAL LOCATION: 8708 Silverbrook Road, east of the intersection of Silverbrook Road and Southrun Road

PLANNING AREA AND DISTRICT: Area III, Pohick

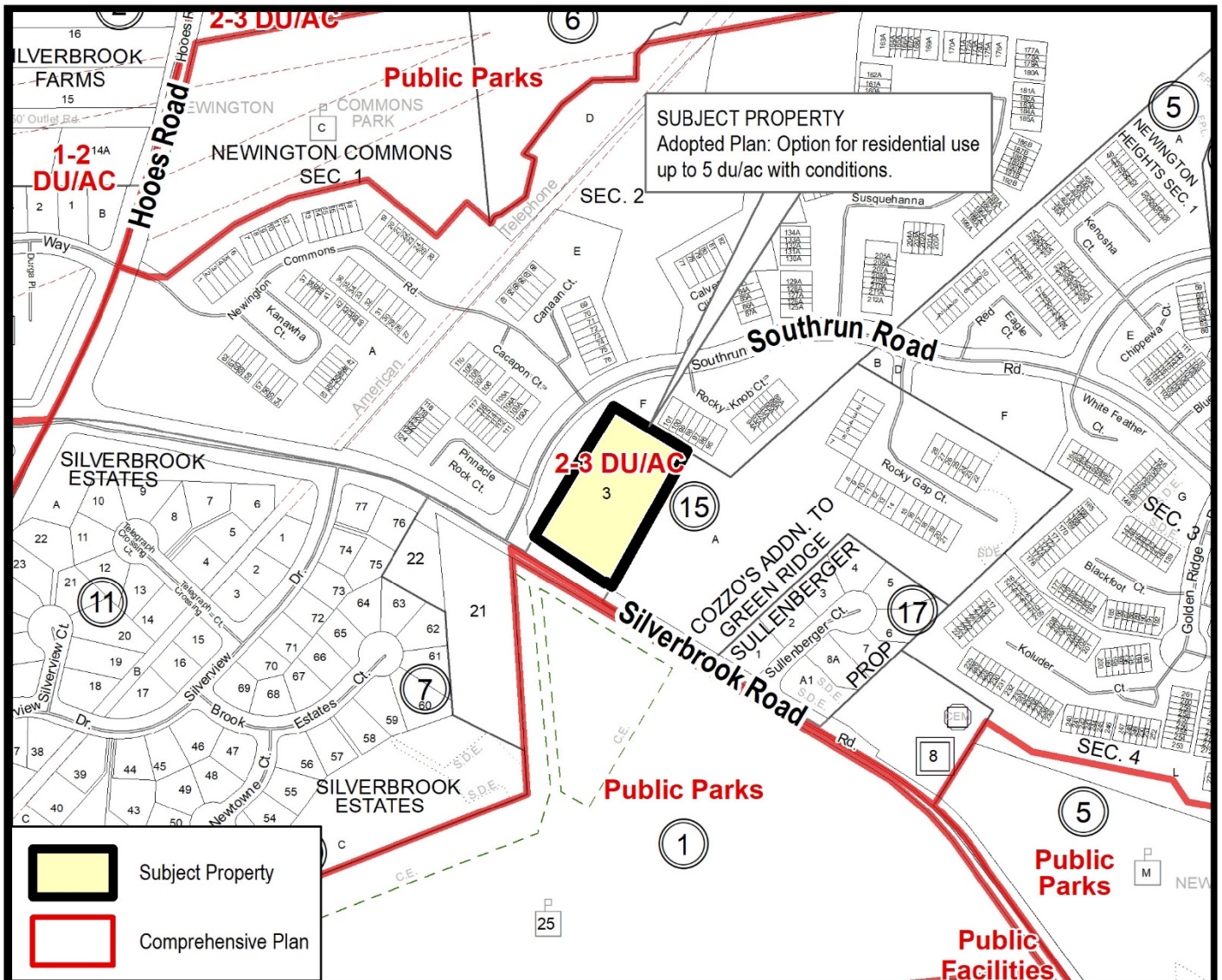
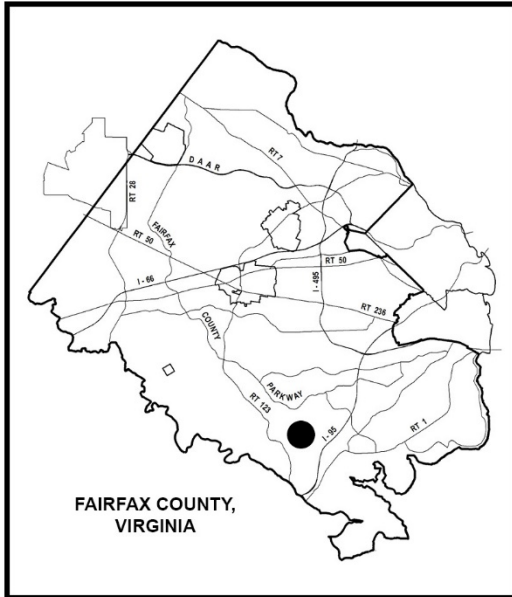
SPECIAL PLANNING AREA:
 Burke Lake (P7) Community Planning Sector

PARCEL LOCATION: 98-3 ((1)) 3

SUPERVISOR DISTRICT: Mount Vernon

ADOPTED: September 14, 2021 **ITEM NO.** PA 2020-00030

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO MARCH 2021

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AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, text which has been added is shown as underlined. No text was deleted.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District, as amended through November 20, 2018, P7-Burke Lake Community Planning Sector, Land Use, Recommendations, page 77:

- "1. Segment between Hooes Road, Pohick Road, and the District of Columbia Department of Corrections Facility. This segment is dominated by the over 700-acre Newington Forest development. The majority of this area is planned for residential use at 2-3 dwelling units per acre. The Chapel Acres subdivision is planned for 1-2 dwelling units per acre. Development coordination and consolidation of parcels where appropriate to allow preservation of environmental features and good internal traffic circulation is a condition for approval of densities above the low-end of the Plan density range as shown on the Plan map.

As an option on Tax Map Parcel 98-3 ((1)) 3, residential development up to a density of 5 dwelling-units-per-acre may be appropriate if it maintains the established character of the surrounding community by satisfying the following conditions:

- Residential units should consist of townhomes arranged in similar configuration as that of the surrounding development;
- Development should achieve a 10-year post-development tree canopy percentage of at least 30 percent, which should include a minimum 30-foot wide landscaped buffer along the Silverbrook Road frontage which includes overstory and understory trees and shrubs sufficient to provide year-round screening of the residential units from the roadway and maintain the established wooded character;
- Development should maintain a minimum open space percentage of 50 percent of the site;
- Vehicular access for the development should be from Southrun Road."

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.