

AMENDMENT TO THE COMPREHENSIVE PLAN (2011 EDITION)

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Bailey’s Planning District, Amended through 2-23-2021; B5 Barcroft Planning Sector, page 202:

“RECOMMENDATIONS

Land Use

[...]

6. Tax Map Parcel 51-3 ((1)) 25 is planned for institutional use and developed with a place of worship. In addition to the church, up to approximately 115 affordable multifamily age-restricted residential units with up to 5,000 square feet of ancillary office use may be appropriate under the following conditions:
 - Visual impacts to adjacent residential neighborhoods should be minimized through building and site design, including appropriate transition in scale and height;
 - Screening and buffering should be provided to minimize visual impacts. Existing buffer areas should be supplemented with appropriate evergreen deciduous and understory vegetation to provide year-round visual screening to adjacent residences, as well as to improve the general effectiveness of existing screening;
 - Onsite open space amenities should be provided and include active amenities appropriate for residents of the age-restricted housing;
 - In consultation with the Fairfax County Urban Forest Management Division, the existing mature tree canopy should be preserved to the extent possible and land disturbing activities managed to minimize the risk for damaging trees in buffer areas;
 - Stormwater management controls above the minimum standards should be provided to reduce runoff to good forested conditions to the greatest extent possible to help mitigate downstream flooding. These stormwater quantity and quality control measures should be provided with the goal of minimizing downstream flood risk, reducing the total runoff volume and/or significantly delaying its entry into the stream system. Reduction of impervious cover and Green Stormwater Infrastructure (GSI) should be prioritized over conventional stormwater management practices; and
 - As may be appropriate, these stormwater volume and water quality controls may be provided in partnership with Fairfax County.