



PLANNING & DEVELOPMENT

SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

2 0 2 1

MASON DISTRICT

SSPA Task Force Meeting December 15, 2021 [Standard Track]

Table of Contents



How Plan Text is Used

Staff Recommendation &
Plan Text Review

Task Force Discussion

Task Force
Recommendation
(optional)

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The streets are clearly visible, forming a grid pattern. The text is centered over the image.

DRAFT PLAN TEXT

Comprehensive Plan Text is used to guide elected officials and staff in the review of development proposals. It offers a general framework and identifies key considerations (such as stormwater) that should be evaluated as part of any future proposals.

EXAMPLE PLAN TEXT

COMPREHENSIVE PLAN LOCATION

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition
Baileys Planning District, Amended through 2-23-2021
B5-Barcroft Community Planning Sector

AREA I
Page 200

RECOMMENDATIONS

Land Use

The Barcroft sector, outside of the Seven Corners and Baileys Crossroads Community Business Centers, is largely developed as residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan in Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 62 indicates the geographic location of land use recommendations for this sector.

1. The small commercially-zoned tract in the northwest quadrant of Marshall Drive and Columbia Pike is planned for residential use at 2-3 dwelling units per acre.

SITE LOCATION

PLAN OPTION

As an option, development at a density of 5-8 dwelling units per acre may be appropriate to provide a transition between the Americana Barcroft garden apartments to the north, and the low density single-family residential areas to the west if the following conditions are met:

- Consolidation of Parcels 61-4((1))160, 160A, 161, 162, 163;
- Construction of a brick wall and extensive screening and buffering along the north, east, and west perimeters of the site where these adjoin residential uses; and
- Access is provided as shown on Figure 64.

CONDITIONS

2. The four parcels located at the southeast corner of Sleepy Hollow Road and Nicholson Street, (Tax Map 51-3((14))1A, 2A, 3A and 4A), are planned for residential use at 2-3 dwelling units per acre. The commercial use at Parcel 1A may continue under special permit, if adequate buffering to the adjacent residential uses is provided.

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets, buildings, and trees. The text "DRAFT RECOMMENDATION & PLAN TEXT" is centered in the middle of the image in a white, sans-serif font.

DRAFT RECOMMENDATION & PLAN TEXT

STAFF DRAFT RECOMMENDATION

Based on analysis, staff **supports** the recommendation from First Christian Church in partnership with Wesley Housing for age-restricted, affordable housing on a portion of the First Christian Church property **with conditions** outlined in staff's draft Plan text.



Plan conditions are in addition to existing policies found in the Fairfax County Comprehensive Plan.

DRAFT PLAN TEXT

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:*

DRAFT PLAN TEXT

BUILDING SCALE

Find an optimal balance of scale (height and width) to lessen the impact of impervious service and visual impacts.

- Visual impacts to adjacent residential neighborhoods should be minimized through building and site design, including appropriate transition in scale and height;

DRAFT PLAN TEXT

BUFFERING | SCREENING

Existing wooded areas provide both a visual (including light pollution) and auditory buffer.

- 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;

DRAFT PLAN TEXT

AMENITIES

Fairfax County Park Authority

- Onsite open space amenities should be provided and include active amenities appropriate for residents of the age-restricted housing;

DRAFT PLAN TEXT

TREE PRESERVATION

Urban Forestry Management Div.

- 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;

DRAFT PLAN TEXT

STORMWATER

Address the additional stormwater runoff generated from the creations of new impervious surfaces; particularly in a manner that does not contribute to existing localized flooding events.

- 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;
- Additional stormwater control measures may be appropriate and provided in partnership with Fairfax County.”

”

DRAFT PLAN TEXT

Draft Plan text could continue to evolve after the task force work concludes, up to and through public hearings before the Fairfax County Planning Commission and Board of Supervisors.

WHAT'S NEXT ?

MASON DISTRICT SSPA TASK FORCE MEETING
JANUARY 2021 | TBD
VIA WEBEX

Please visit the SSPA **Track A Plan Amendment Webpage** to register.

PUBLIC COMMENT



PUBLIC COMMENT DURING MEETING

Opportunities will be made available for public comment and question for a period time throughout each meeting. The Task Force chair will invite public comment at a time sufficient for task force discussion.



WRITTEN PUBLIC COMMENT BEFORE MEETING

Written comments can be emailed to the Mason District Office. Please note that while written public comment can be sent at any time throughout the process, all written comment intended for Task Force review must be submitted by the Friday preceding each task force meeting.

ADDITIONAL RESOURCES

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SSPA TRACK A PLAN AMENDMENT WEBPAGE

www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/south/track-plan-amendment

DEPARTMENT OF PLANNING & DEVELOPMENT

WWW.FAIRFAXCOUNTY.GOV/PLANNING-DEVELOPMENT

P: (703) 324-1380

M – F 9:00a – 12:00p



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End of Presentation | Thank You