

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

GENERAL LOCATION: Southeast quadrant of the intersection of South Van Dorn Street and Oakwood Road.

PLANNING AREA AND DISTRICT:
 Area IV, Rose Hill Planning District

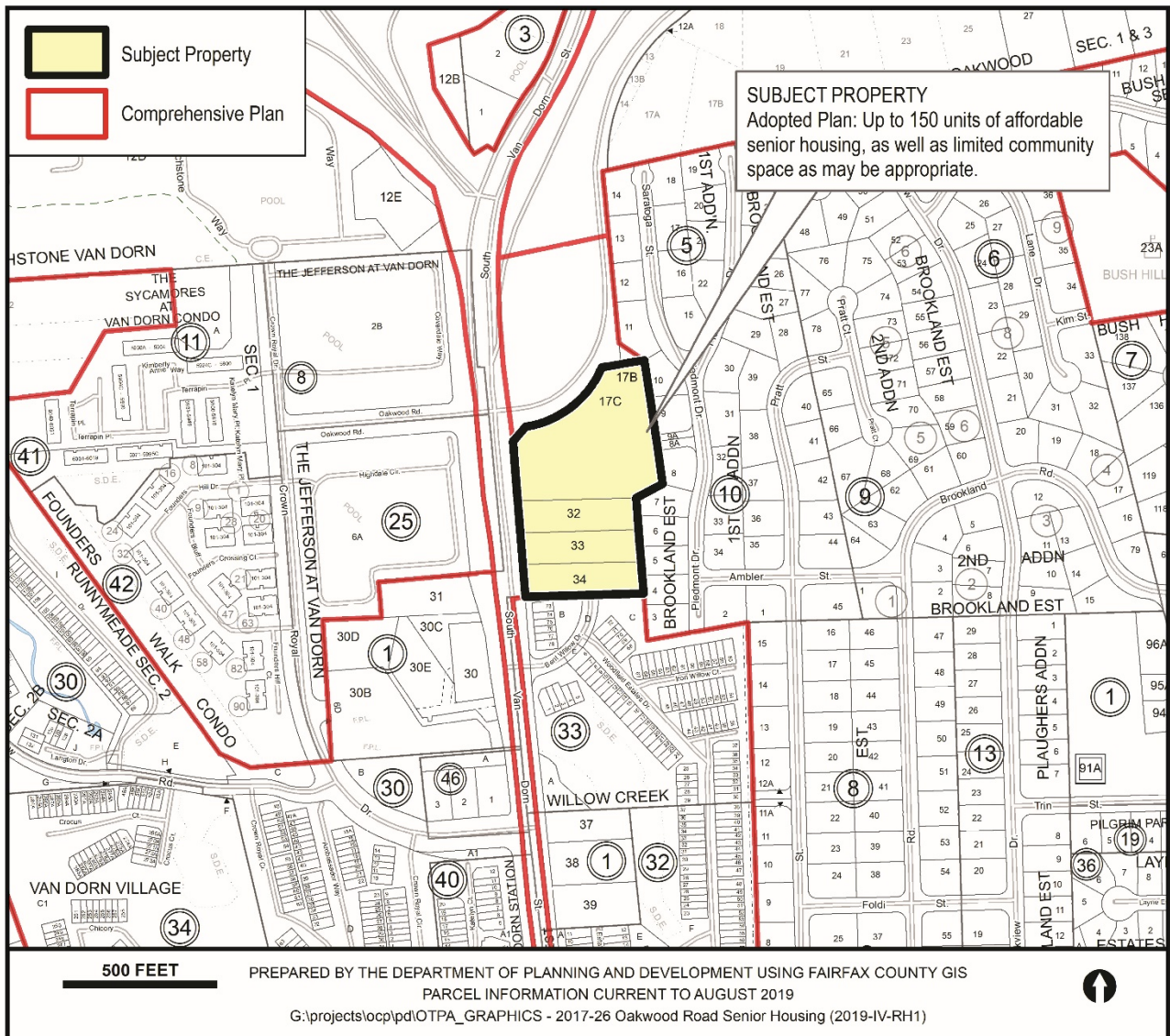
SUB-DISTRICT DESIGNATION:
 Bush Hill Community Planning Sector

PARCEL LOCATION: 81-2 ((1))17C and 81-4 ((1))32, 33, 34

SUPERVISOR DISTRICT: Lee

ADOPTED: September 24, 2019 **ITEM NO.** PA 2019-IV-RH1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



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AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan text 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.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, as amended through February 5, 2019, RH2-Bush Hill Community Planning Sector, Land Use, Recommendations, page 38:

1. “On the east side of South Van Dorn Street, north of Bent Willow Drive, are a series of publicly-owned parcels which were acquired to construct transportation improvements. Any unused portions of these properties should be retained as landscaped open space. As an option, the four parcels that comprise the southeast quadrant of the intersection of Oakwood Road and South Van Dorn Street (Tax Map Parcels 81-2 ((1))17C and 81-4 ((1))32, 33 and 34) may be developed with a maximum of 150 multifamily senior housing units affordable to households earning up to 60 percent of the Area Median Income (AMI). No additional bonus density for the provision of affordable units is appropriate. A limited amount of space within the building should accommodate community serving uses.

Redevelopment under the option should satisfy the following conditions:

- A continuous landscaped buffer area should be provided along the eastern and southern boundaries of the site to reduce impacts to the adjacent lower density residential communities. Existing healthy mature trees located within all buffer areas should be preserved, to the maximum extent feasible, in consultation with the Fairfax County Urban Forest Management Division, and be supplemented with native evergreen, deciduous, and understory vegetation to provide year-round visual screening.
- High-quality architecture should be provided in a manner that is compatible with and complements other uses in the area.
- Stormwater management controls for the new development above the minimum standards should be provided to the extent possible to protect the Cameron Run watershed, one of the most degraded watersheds in Fairfax County, and reduce impacts to critical infrastructure.”

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.