

Address/Tax Map Parcels:	2806 Popkins Lane Tax Map (TM) Parcel 93-1 ((1)) 7	
Nominator:	Sheri Akin, AICP, McGuire Woods LLP	
Supervisor District:	Mount Vernon	
Planning Area:	Area IV	
Planning District:	Mount Vernon, Groveton Community Planning Sector, Recommendation #1	
Acreage:	5.57-acre total; residential use proposed on 4.2 acres	
Current Plan Map/Text:	Text: Residential use at 3 – 4 dwelling units per acre (du/ac); Comprehensive Land Use Plan Map shows residential use at 2 – 3 du/ac	
Proposed Amendment:	Residential use at 5 – 8 du/ac, yielding up to 33 townhomes	

The subject site is developed with a Verizon switching station and vacant, wooded land. The property is approximately one-quarter mile east of Richmond Highway. The planned Bus Rapid Transit (BRT) stations along Richmond Highway at the Beacon Hill Road and at Lockheed Boulevard are located approximately 0.7 miles from the current access point on Popkins Lane. The site is designated as a Suburban Neighborhood by the Concept for Future Development and planned as part 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. The Plan Map shows a density of 2 – 3 du/ac at the baseline level. Suburban Neighborhoods contain a broad mix of residential densities, are planned for little to no change in land use, and recommend that infill development be of compatible use, type, and intensity with the surrounding areas.

The properties to the north and west of the parcel are located in the Memorial Heights neighborhood and planned for residential use at 3 – 4 du/ac. These properties are developed as single-family detached homes, many of which are sited on smaller lots than would otherwise be developed under the density range recommended in the adopted plan. Property to the south of the parcel and Popkins Lane is planned for institutional use and developed as Bryant High School.

The areas to the east of the property are generally planned for residential uses at 2 – 3 du/ac; however, a community of 14 townhouses directly to the east of the subject parcel along Popkins Lane is planned for 3 – 4 du/ac and developed at approximately 8 du/ac. This higher density was approved consistent with a site-specific plan recommendation for residential use at 5 – 8 du/ac providing all units for moderate income households, and with proffers approved with the rezoning case ensuring that the homes would be sold at the moderate-income housing level and that a recreational area would be developed for the residents. The site-specific recommendation was removed from the Plan during the Planning Horizons effort in 1991.

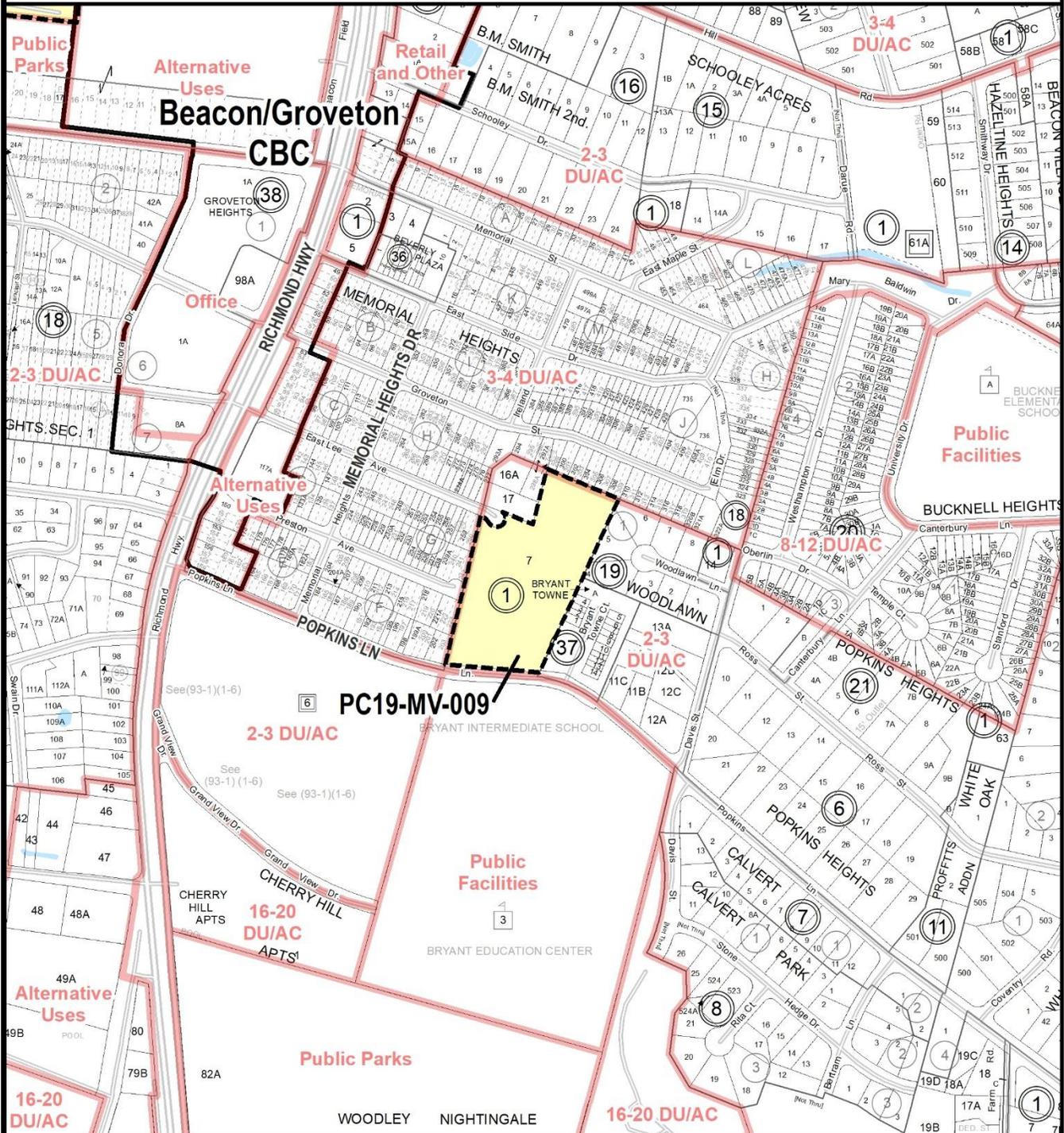
The nomination proposes to retain the existing switching station on approximately 1.3 acres and subdivide the remaining 4.2 acres for the development of townhouses. The nomination cites the proximity to the Beacon/Groveton Community Business Center, the development style of the townhouses to the east, and need for housing in the county as justification for the request. Except for the property immediately to the east, the proposed density would be higher than the surrounding planned densities and the majority of the existing uses to the north, west, and east. Depending on the proposed points of access, the site location is either at or slightly beyond a half-mile travel distance from the nearest planned BRT stations, which is the maximum optimal distance for encouraging transit ridership. Countywide policies support considering increased density in certain locations to encourage the development of affordable units. Absent site-specific Plan guidance, however, the proposed density on the subject site would not yield a unit count that would ensure commitments to the provisions for affordable dwelling units, and the location in a Suburban Neighborhood would not ensure commitments to workforce housing.

**Preliminary Staff Recommendation:**

PC19-MV-009 is recommended to be added to the Comprehensive Plan Amendment Work Program with consideration for a significant percentage of affordable and/or workforce dwelling units in the development. The adopted Plan currently recommends a residential density that would be consistent with the planned densities to the west and would transition to the lower densities generally located to the east. However, the achievement of other county policy objectives, such as affordable and workforce housing, through the proposed increase in density warrants additional consideration of the nomination. Compatibility with surrounding neighborhoods, including Memorial Heights, and access from Popkins Lane should be carefully considered during the review.

# PC19-MV-009

## 2806 Popkins Lane



 **PC19-MV-009**

 **Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO FEBRUARY 2020

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