

Draft Staff-Recommended Plan Language for PA 2021-00006 (2806 Popkins Lane)

Draft April 27, 2021

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~. Text shown to be replaced is noted as such.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 12-1-2020, MV-5 Groveton Community Planning Sector, page 84.

“Outside of Richmond Highway Corridor

Figure 34 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Residential infill in Memorial Heights is planned for 3-4 dwelling units per acre. Additional guidance for Tax Map 93-1((18))(D)130 pt. and 138 is included in Land Unit E of the Beacon/Groveton Community Business Center within the Richmond Highway Corridor. Tax Map 93-1 ((1)) 7 is heavily wooded with approximately 4 acres of tree cover and contains the potential for an unmapped floodplain on the property. As an option, residential use at up to 6 dwelling units per acre may be considered with the preservation of approximately 35% of the existing tree cover on the parcel, supplemented through native plantings and management of invasive species. Stormwater management measures should achieve the benefits of the existing forested conditions and avoid conflicts with the preserved trees. Primary access to the site should be provided from Popkins Lane, with potential secondary access to Preston Avenue or East Lee Avenue.”