

PA 2016-III-FC1 – 12723 Lee Highway
Draft Plan Text
(SUBJECT TO CHANGE BASED ON RZ PRESTAFFING)

RECOMMENDATION

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 ~~strikethrough~~. Text shown to be replaced is noted as such.

ADD: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through December 6, 2016, Land Unit T, Land Use Recommendations, page 81:

“LAND UNIT T

CHARACTER

This land unit is located on the south side of Lee Highway opposite the Willowmeade subdivision. Existing development includes portions of the stable Crystal Springs and Hampton Forest subdivisions.

RECOMMENDATIONS

Land Use

Baseline: Residential use at 1 dwelling unit per acre
Overlay: Residential use at 2 dwelling units per acre

This land unit is planned for low density residential use at 2 dwelling units per acre at the overlay level and generally contains low density single-family homes. New development in this area must be compatible with the existing stable Crystal Springs subdivision. Buffering along Lee Highway should be incorporated in development plans for this area.

Existing spot commercially-zoned parcels along Lee Highway should not be expanded or intensified. Redevelopment to uses which are more compatible to the adjacent planned residential areas should be encouraged.

As an option at the overlay level, Tax Map Parcels 55-4((1))30 and 31 may be appropriate for residential use up to a density of 4 du/ac for senior housing, provided the following conditions should be met:

- Visual impacts to the adjacent existing neighborhoods are minimized to the extent possible through compatible architecture and building height, and appropriate buffering

and screening that maximizes the usage of existing vegetation. Building heights may step-down to respond to the scale of adjacent uses and the residential character of the area;

- Supplemental landscape plantings and landscaped berms are utilized to assist in screening the building and any parking from Lee Highway;
- No connection is provided from Tractor Lane to Lee Highway.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Transportation Plan Map will not change.

DRAFT