

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2011 EDITION**

GENERAL LOCATION: North of University Drive, east of Route 123 (Ox Road), and south of School Street.

PLANNING AREA AND DISTRICT: II, Fairfax Planning District

SUB-DISTRICT DESIGNATION:

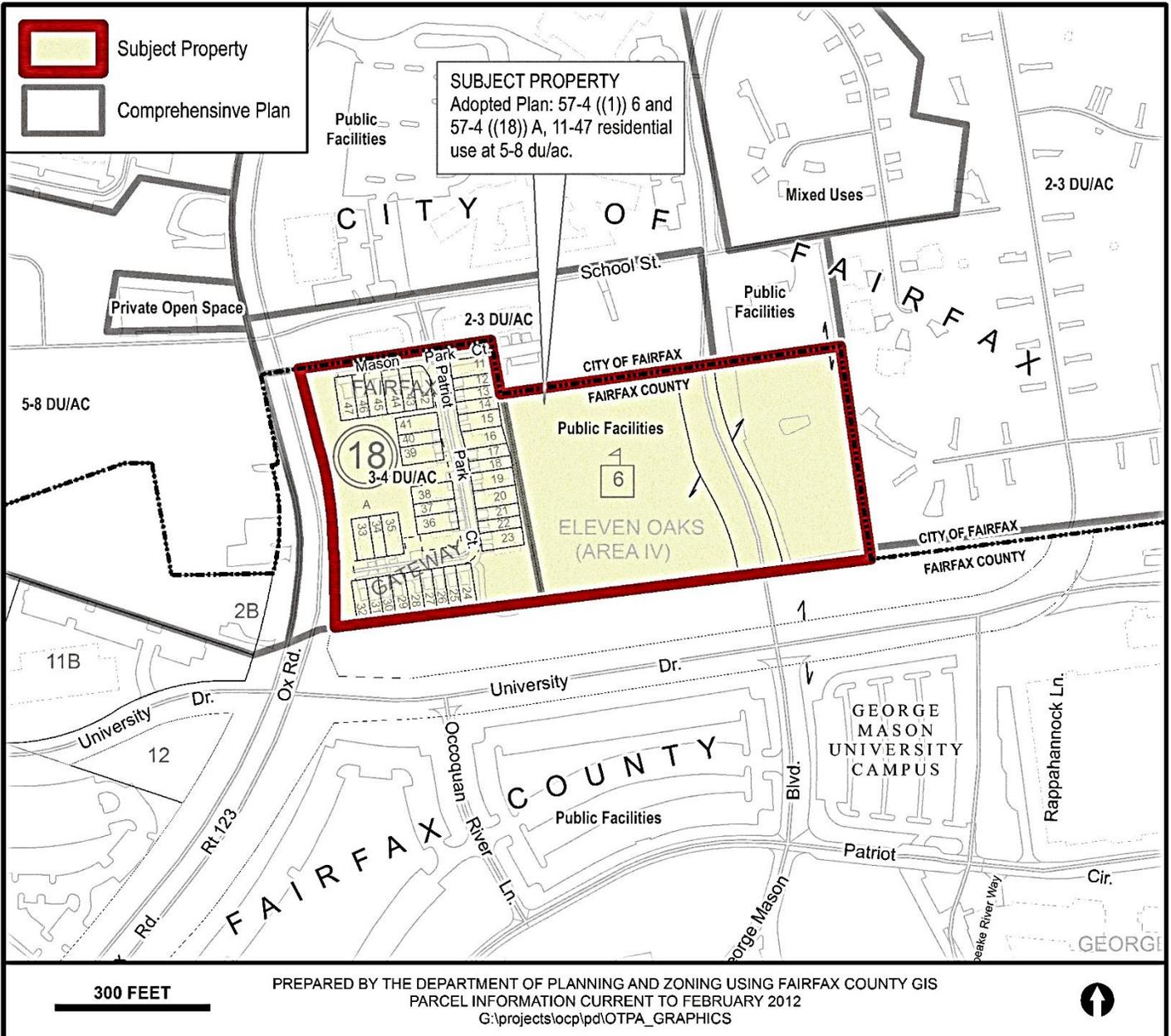
F7 George Mason Community Planning Sector

PARCEL LOCATION: 57-4 ((18)) A, 11-47, 57-4 ((1)) 6

SUPERVISOR DISTRICT: Braddock

ADOPTED: February 28, 2012 **ITEM NO.** S11-II-F1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



AMENDMENT TO THE COMPREHENSIVE PLAN (2011 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through 3-9-2010; F7 George Mason Community Planning Sector, Recommendations, Land Use, recommendation #3, pages 70-72:

- ~~“3. The land on the east side of Route 123 between the Fairfax County boundary and George Mason University (Tax Map 57-4((1))1A, 1, 3 and 7) is planned for residential use at a density of 3-4 dwelling units per acre.~~

~~As an option, residential development at a density of 5-8 dwelling units per acre may be considered if all parcels referenced above are consolidated. Development at this higher density must achieve a very high quality design that is consistent with new development that has occurred just north of this site, in the City of Fairfax. In order to compliment development in the City, small lot or “zero-lot-line” single-family detached or single-family attached may be appropriate. Multiplex units or a mixture of housing types may also be considered as a way to foster superior design. The streetscape along Route 123 should be maintained and enhanced with any development. Since access to Route 123 may be limited to right turn in and right turn out, the potential for future access to the planned University Drive realignment through the Eleven Oaks School site should not be precluded. A tree survey should be undertaken identifying and locating all trees 10 inches in diameter or greater. These trees should be analyzed for preservation and to the extent possible, trees in good condition should be preserved and incorporated into the final design.~~

~~As an alternative option, Tax Map parcels 57-4((1))1A, 1, 3, and 7 and the Eleven Oaks School Property (Tax Map 57-4((1))6) may be appropriate for mixed-use with a residential component at 12-16 du/ac and a non-residential component consisting of a hotel/conference center with support retail and service uses, or a higher density residential use at 12-16 dwelling units per acre. For this option to be considered, all of the following conditions should be met:~~

- ~~• Parcels 1, 1A, 3, 6 (the school property), and 7 are consolidated;~~
- ~~• This consolidation occurs as part of the consolidation and redevelopment of a larger area that includes abutting properties located in Fairfax City (on the south side of School Street between Route 123 and the school property) and that portion of George Mason University property [68-2((1)) part of 3] located north of University Drive;~~

- ~~• The hotel/conference center is limited to not more than 200 guest rooms;~~
- ~~• Support retail and service uses do not exceed 25,000 square feet and should be designed as an integral component of the hotel/conference center;~~
- ~~• The hotel/conference center is located on the western portion of the site with other structures diminishing in scale from the west to the residential neighborhood on the east;~~
- ~~• Pedestrian trails and pathways should be provided to facilitate circulation between George Mason University and the surrounding area;~~
- ~~• Affordable housing is included as part of any residential development on the site;~~
- ~~• Effective screening, buffering, and landscaping are provided between new development and adjacent residential neighborhoods and public facilities;~~
- ~~• No direct access onto Route 123 should be provided; however, if hotel/conference center use is to be located on the western portion of the property adjacent to Route 123, consideration may be given to right turn in and right turn out access to Route 123 with an appropriate deceleration lane;~~
- ~~• A traffic study is provided to show the impacts of site-generated traffic on adjacent roads and intersections in the vicinity and how commitments will be made to mitigate the identified impacts;~~
- ~~• Design of the site should be distinctive in its architecture and site design and result in a signature development with a substantial architectural element reflecting the significance of this location as an entry way into both the City of Fairfax and George Mason University.~~

3. The area in Fairfax County generally bordered by Route 123, University Drive, School Street, and lies on both sides of George Mason Boulevard is planned for residential use at a density of 5-8 dwelling units per acre.

It includes Fairfax Gateway, a townhouse community (Tax Map 57-4 ((18)) A, 11-47) and the former Eleven Oaks School site (Tax Map 57-4 ((1)) 6). However, the former Eleven Oaks School site should generally not exceed 7 dwelling units per acre.

As an infill parcel the Eleven Oaks site should provide for a transition between the lower density single-family detached housing types on the east and the townhouses along Route 123. In order to complement existing development small lot or “zero-lot-line” single-family detached and single-family attached may be appropriate. The development should incorporate adjacent parcels along School Street.

A tree survey should be undertaken identifying and locating all trees 10 inches in diameter or greater. These trees should be analyzed for preservation and to the extent possible trees in good condition should be preserved and incorporated into the final design.

A consistent streetscape treatment along George Mason Boulevard, to include street trees, landscaping, sidewalks, and various paving textures should be provided to the extent possible.

The access points to the development should be aligned with each other on opposite sides of George Mason Boulevard and the number of median breaks should be minimized.

The proposed density and/or total number of dwelling units should be balanced against the needs for adequate open space to serve the recreational needs of residents and adequate visitor parking, as parking is not permitted along George Mason Boulevard.”

**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through 3-9-2010; F7 George Mason Community Planning Sector, page 74, Figure 34 “Transportation Recommendations”, will be amended by deleting the arrow that points to the area where George Mason Boulevard has been constructed.

**DELETE
FIGURE:**

Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District as amended through 3-9-2010; F7 George Mason Community Planning Sector, page 75, Figure 35, “Access Recommendations F7 George Mason Community Planning Sector.” Subsequent figures will be renumbered.

PLAN MAP: The Comprehensive Plan Map will be amended in the following manner: The recommendations for Tax Map Parcels 57-4 ((1)) 6 (public facilities/ governmental and institutional uses) and 57-4 ((18)) A, 11-47 (residential at 3-4 du/ac) will be deleted and a new recommendation for residential use at 5-8 du/ac will be added.