

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

**GENERAL LOCATION:** Countywide

**PLANNING AREA AND DISTRICT:** All

**SUB-DISTRICT DESIGNATION:** All

**PARCEL LOCATION:** All

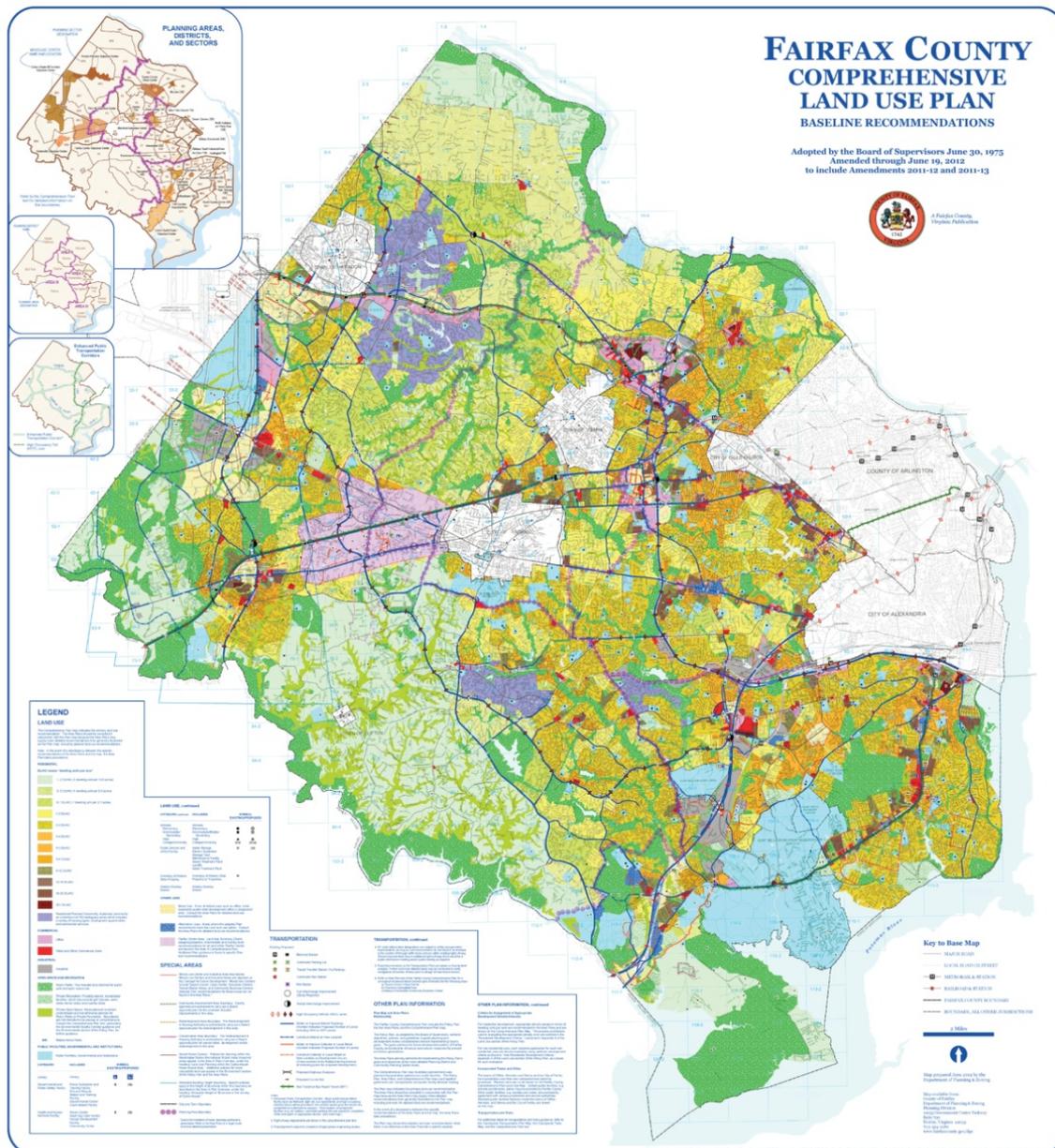
**SUPERVISOR DISTRICT:** All

**ADOPTED:** June 19, 2012      **ITEM NO. S11-CW-1CP**

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



FAIRFAX COUNTY,  
VIRGINIA



## FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN BASELINE RECOMMENDATIONS

Adopted by the Board of Supervisors June 30, 1975  
Amended through June 19, 2012  
to include Amendments 2011-12 and 2011-13



Fairfax County  
Public Information

### LEGEND

#### LAND USE

- Residential Single-Family
- Residential Medium-Density
- Residential High-Density
- Office
- Commercial
- Industrial
- Public Use
- Open Space
- Water
- Transportation
- Special Areas
- Other Plan Information

#### LAND USE Overlay

- Historic District
- Historic Landmark
- Historic Street
- Historic Building
- Historic Site
- Historic District
- Historic Landmark
- Historic Street
- Historic Building
- Historic Site

#### SPECIAL AREAS

- Historic District
- Historic Landmark
- Historic Street
- Historic Building
- Historic Site

#### TRANSPORTATION

- Major Road
- Minor Road
- Interstate
- State Route
- County Route
- Local Road

#### OTHER PLAN INFORMATION

- Water
- Wetland
- Open Space
- Public Use

#### Key to Base Map

- Major Road
- Minor Road
- Interstate
- State Route
- County Route
- Local Road

**AMENDMENT TO THE COMPREHENSIVE PLAN (2011 EDITION)**

The following changes to the Comprehensive Land Use Plan Map have been adopted by the Board of Supervisors, as illustrated on the cover of this document. Consult the appendices within the staff report for Plan Amendment S11-CW-1CP to receive additional detail on the changes.

**Land Use Category:**

*Residential, Commercial, Industrial, and Other uses*

- Revise baseline land use recommendations to reflect all adopted Comprehensive Plan amendments since June 26, 1995, up to and including Amendment Number 2011-09.
- Change the term “Retail and Other” under the Commercial use category to “Retail and Other Commercial Uses.”

*Open Space and Recreation Uses*

- Show land acquired (not leased) by the Fairfax County Park Authority (FCPA) since 1995, which neither conflicts with Plan text recommendations nor was previously planned for private open space, as planned for Public Parks.
- Amend the definition of Private Open Space to reflect current policy. Delete current definition: “This designates portions of Environmental Quality Corridors which should not be developed and portions of the 100-year floodplain not planned for public uses,” and replace with new definition: “Areas planned to remain undeveloped and not otherwise planned for Public Parks or Private Recreation. Boundaries are not intended to be precise or comprehensive. Consult the Comprehensive Plan text, particularly the Environmental Quality Corridor guidance and the Environmental section of the Policy Plan, for further guidance”.
- Modify eight sites planned for Private Recreation.
- Remove the Proposed Public Park “” symbol.

*Public Facilities, Governmental, and Institutional Uses*

- Delete symbols for facilities that no longer act as a public facility or that cannot be identified as a public facility, governmental, or institutional uses.
- Add symbols for new or existing facilities, built since 1995 and are referenced in the Public Facilities section of the Area Plans text.
- Replace the current library symbol “L” with the blue and white universal library icon “.
- Remove pipeline and transmission lines from the base map.
- Change the reference “Historic Sites” to “Inventory of Historic Sites Property” and the reference “Historic District” to “Historic Overlay District.”
- Illustrate the most recent BOS actions related to historic sites and historic overlay districts, including Comprehensive Plan Amendment Number 2011-09, adopted on April 12, 2012.

*Adjacent Jurisdictions*

- Remove land use designations for the towns of Clifton, Vienna, and Herndon, and the City of Fairfax and replace with a white color.

**Special Areas Category:**

*Development Center Boundary*

- Change the term “Development Center Boundary” to “Mixed-Use Center and Industrial Area Boundaries.”
- Amend the boundaries to reflect all Comprehensive Plan changes through Adopted Amendment Number 2012-09, adopted April 12, 2012.

*City and Town Boundary and the Planning Area Boundary*

- Amend the City and Town Boundary with adjacent jurisdictions as per minor boundary adjustments that occurred since 1995.

*Airport Noise Contour*

- Revise the Airport Noise Contour lines, as amended through Adopted Comprehensive Plan Amendment Number 95-21, to include the Day-Night Average Sound Level (DNL) 60 decibels (dBA), DNL 65 dBA, DNL 70 dBA, and DNL 75 dBA contours.
- Remove note on legend that states “Airport Noise Contours currently (June 26, 1995) under study.”

*Allowable Building Height Boundary*

- Update the Allowable Building Height Boundary and its symbology on the 1995 Plan Map to show the five constructed or planned runways at Dulles Airport.

*Potential Dam Failure Impact Areas*

- Remove the Potential Dam Failure Impact Areas from the Plan Map.

**Transportation Category:**

- Modify the planned transportation features on the 1995 Plan Map to reflect features of the Countywide Transportation Plan Map, adopted by the BOS on July 31, 2006 and amended through September 13, 2011

**Other Plan Information**

- Revise the “Other Plan Information” section to provide guidance regarding the relationship of the Land Use Plan Map to the Area Plans volumes and the Residential and Non-residential Development Criteria.
- Modify background information about the incorporated towns and cities to recognize their jurisdiction over land use planning. Fairfax County public facilities in these areas would remain on the map.

The Comprehensive Land Use Plan Map and Countywide Transportation Plan Map be available online and updated as appropriate when the Board of Supervisors adopts amendments to the

maps. The maps will continue to be available in a paper format, and printed and distributed to coincide with the reprint of new versions of the Area Plan and the Policy Plan volumes. Development of an interactive online map will be pursued.

## **FOLLOW-ON CONSIDERATIONS TO THE COMPREHENSIVE PLAN (2011 EDITION)**

As authorized by the Board of Supervisors, continued analysis will be pursued on the following items, coordinated with the appropriate county department and presented to the Planning Commission and the Board of Supervisors for further action:

### **Follow-on considerations to the 2011 Comprehensive Plan Land Use Map**

#### **Land Use**

##### *Residential, Commercial, Industrial, and Other Uses*

- Consider showing option level recommendations or Area Plan options that have been implemented on the Land Use Plan Map, instead of the base recommendations.
- Consider reclassifying the Residential Planned Communities and Fairfax Center Area into unique land use classifications and density or intensity ranges, rather than unified color for each area.

##### *Open Space and Recreation*

- As part of the needs assessment underway by the FCPA, coordinate with other regional and federal entities, such as the Bureau of Land Management, Northern Virginia Regional Park Authority, and the National Park Service to determine if these entities have acquired additional land that would be appropriate to replan as Public Parks.
- Subsequent to the conclusion of the FCPA needs assessment, revise Area Plans recommendations for public parks.

##### *Public Facilities, Governmental, and Institutional Uses*

- Coordinate with other local and state utilities, such as Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if this land should be replanned as Public Facilities, Governmental, and Institutional uses.
- Update Area Plans and Policy Plan text to reflect new public facilities and changes to existing public facilities, including references to intermediate schools that are now planned for middle schools.
- Consider replanning land recommended for residential uses that is developed as public facilities.
- Consider adding new symbols for Fairfax County Public School Administrative Centers, Service Centers, Maintenance Facilities, and/or Adult Education Centers.

#### **Special Areas**

##### *Conservation Area and Community Improvement Areas*

- Consider removing expired Conservation Areas from the Plan Map and the Area Plans recommendations after consultation with Department of Housing and Community Development.

- Consider an amendment to reflect the implementation of the Community and Neighborhood Improvement Plans in the Plan text and removal of the Community Improvement Areas from the Plan Map.

*Allowable Building Height Boundary*

- Examine the feasibility of adding Federal Aviation Administration Part 77 Imaginary Surfaces to the Plan Map and accompanying Comprehensive Plan text for Reagan National Airport and Davison Army Airfield.
- Study a revision to the Plan Map and Area Plan text to change the name of the Allowable Building Height Boundary to a name more reflective of the boundary's meaning.

**Transportation**

- Consider modifications to the Plan Map and the Area Plans volumes to remove designations for planned improvements that have been constructed and add county-owned commuter parking facilities.
- Consider modifications to the Transportation section of the Policy Plan volume of the Comprehensive Plan to define a completed road facility.

**Follow-on considerations to the 2011 Countywide Transportation Plan Map**

- Consider modifications to the Countywide Transportation Plan Map where planned improvements have been constructed and the locations of county-owned commuter parking facilities.
- Consider modification to the Transportation Plan Map to define a completed road facility.