AN AMENDMENT TO

THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2013 EDITION

GENERAL LOCATION: Generally along Route 50 and Route 29 west of the City of Fairfax to Stringfellow Road.

PLANNING AREA: Area III

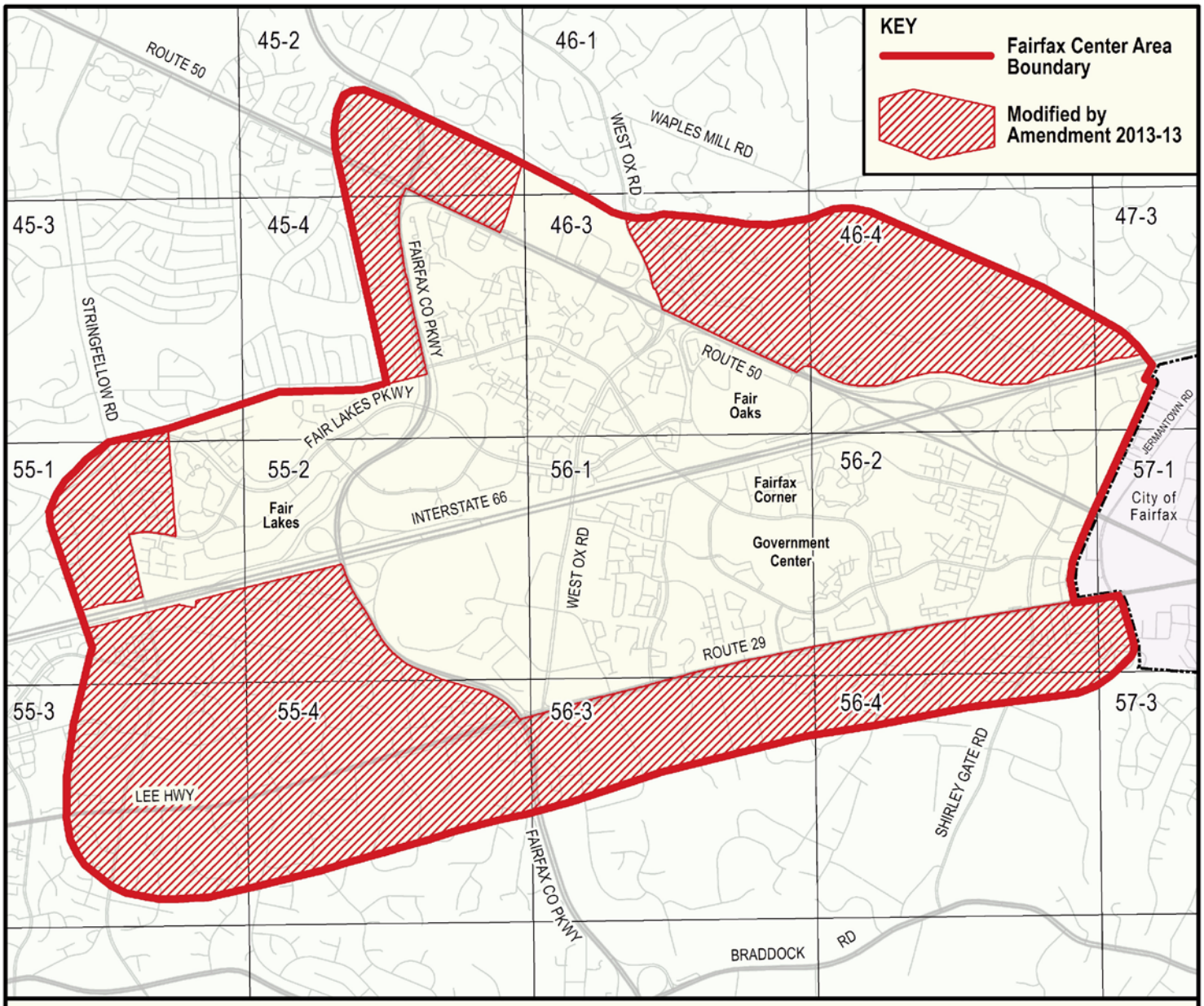
SPECIAL AREA: Fairfax Center Area

SUPERVISOR DISTRICTS: Braddock, Providence, Springfield and Sully

ADOPTED: December 2, 2014

ITEM NO. 2013-III-FC1(A) and S13-III-FC1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



ONE MILE

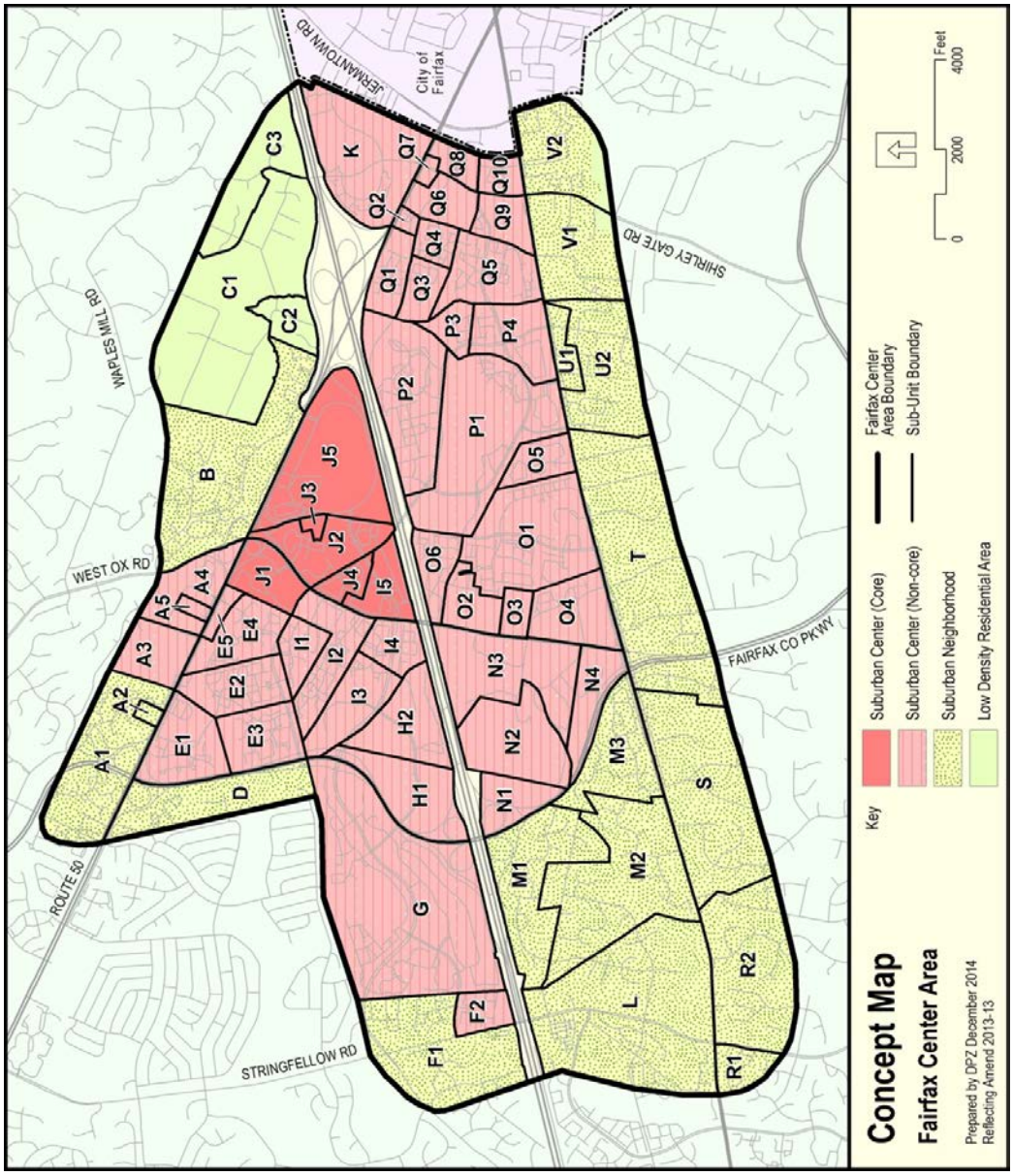
PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
G:\projects\ocp\pd\OTPA_GRAPHICS – Fairfax Center Area Suburban Center Study

AMENDMENT TO THE COMPREHENSIVE PLAN (2013 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 as underlined and deleted text is shown with a ~~strikethrough~~.

ADOPTED PLAN TEXT CHANGES TO THE FAIRFAX CENTER AREA

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Overview, Concept for Future Development, Figure 2, "Fairfax Center Area, Land Units and Sub-units," page 3, to illustrate revised Land Units A, C, F, L, M, and S:



MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Fairfax Center Area-wide Recommendations, Housing, Figure 10, page 32, the below sub-unit as follows:

"FIGURE 10
FAIRFAX CENTER AREA
ASSISTED HOUSING
(Occupied or Under Construction, as of October 2004)

Location	Land Sub-Unit	Number of Assisted Units	Type of Ownership And Program
Rental Projects			
Penderbrook Penderbrook Drive	B~~1~~	48	Fairfax County Rental"

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Fairfax Center Area-Wide Recommendations, Public Facilities, Recommendation #8, page 40:

"7. Construct a police forensics facility and public safety operations center at the former state Camp 30 site at West Ox Road and Lee Highway.

~~8. Provide additional finished water transmission facilities along Stringfellow Road.~~"

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit A, Land Use, page 46:

"**Sub-unit A1**

This sub-unit contains the portion of the former Murray Farms subdivision located south of the Fairfax County Parkway and is planned for residential use at 5 dwelling units per acre at the overlay level. This includes the Kensington Parc and Kensington Square neighborhoods, developed under ~~T~~the same conditions for development that applied to ~~apply for~~ the portion of Murray Farms in UP8 Lee-Jackson Community Planning Sector (Upper Potomac Planning District) ~~should apply to Sub-unit A1~~.

~~**Sub-unit A2**~~

~~This~~ The remainder of the sub-unit ~~is planned for residential mixed-use at 5 dwelling units per acre at the overlay level and~~ contains the stable Fairwoods residential townhouse subdivision developed at a density of approximately 5 dwelling units per acre.

~~**Sub-unit A3**~~

~~There are no recommendations for this sub-unit.~~

Sub-unit A4~~3~~2

This sub-unit is planned for residential use at 3 dwelling units per acre at the overlay level. The existing church is expected to remain."

Note: Subsequent sub-units will be renumbered.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit A, pages 49-50:

LAND UNIT SUMMARY CHART – LAND UNIT A

Sub-units	Approximate Acreage
A1	~~22~~132
~~A2~~	~~79~~
~~A3~~	~~4~~
~~A4~~A2	~~4~~5
~~A5~~A3	~~35~~45
~~A6~~A4	~~44~~51
~~A7~~A5	~~5~~6

Sub-units	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
A1~~, A2~~	RESIDENTIAL		2
~~A3, A4~~A2	RESIDENTIAL		2
~~A5 [1], A6~~A3 [1], A4	RESIDENTIAL		2
~~A7~~A5	PUBLIC FACILITIES		
Intermediate Level			
A1~~, A2~~	RESIDENTIAL		3.5
~~A3, A4~~A2	RESIDENTIAL		2.5
~~A5~~A3 [1]	OFFICE	.07	
~~A6~~A4	OFFICE	.15	
~~A7~~A5	PUBLIC FACILITIES		

LAND UNIT SUMMARY CHART – LAND UNIT A
(continued)

Overlay Level			
A1 [2]	RESIDENTIAL		5
~~A2~~	~~RESIDENTIAL/MIX~~		~~5~~
~~A3, A4~~A2	RESIDENTIAL		3
~~A5~~A3 [1, 3]	RESIDENTIAL, OFFICE, RETAIL AND INSTITUTIONAL PUBLIC FACILITIES	.25	
~~A6~~A4 [4]	OFFICE	.25	
~~A7~~A5	PUBLIC FACILITIES		

[1] Tax Map 46-3((1))15B, existing electrical substation and related transmission lines, is planned for public facilities.

[2] See Area III, Upper Potomac Planning District, UP8 Lee-Jackson Community Planning Sector, for conditions for development at the overlay level for a portion of this sub-unit.

[3] See Sub-unit ~~A5~~A3 text for hotel and elderly housing options. Parcel 45-4((1))9 is planned for office up to .15 FAR at the overlay level.

[4] See text for additional options.

Note: These sub-units are within the Water Supply Protection Overlay District.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Use, Figure 13, "Fairfax Center Area" pages 44-45, to illustrate revised Land Units A, C, F, L, M, and S.

(Western Half)

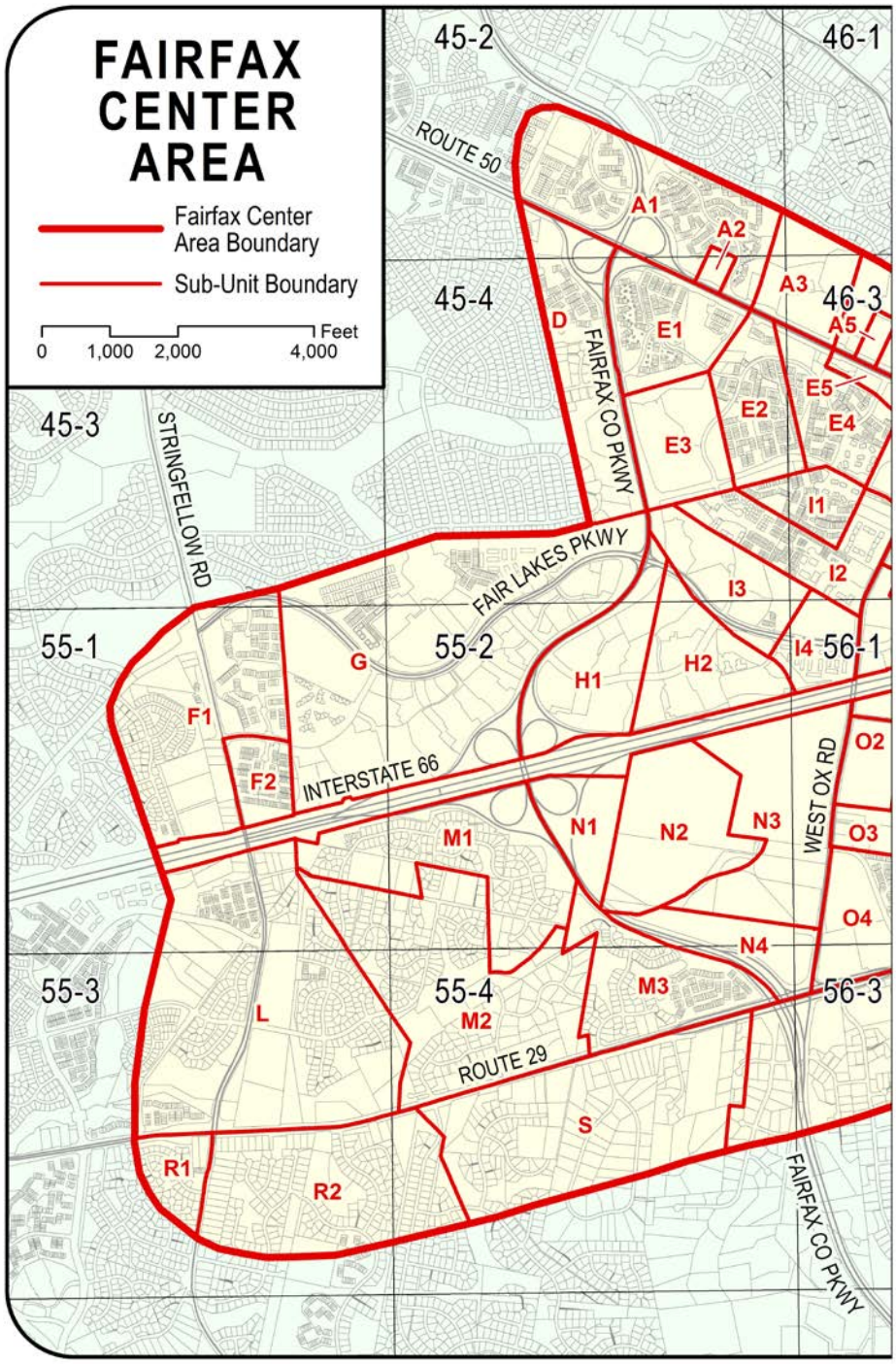


FIGURE 13

(Eastern Half)

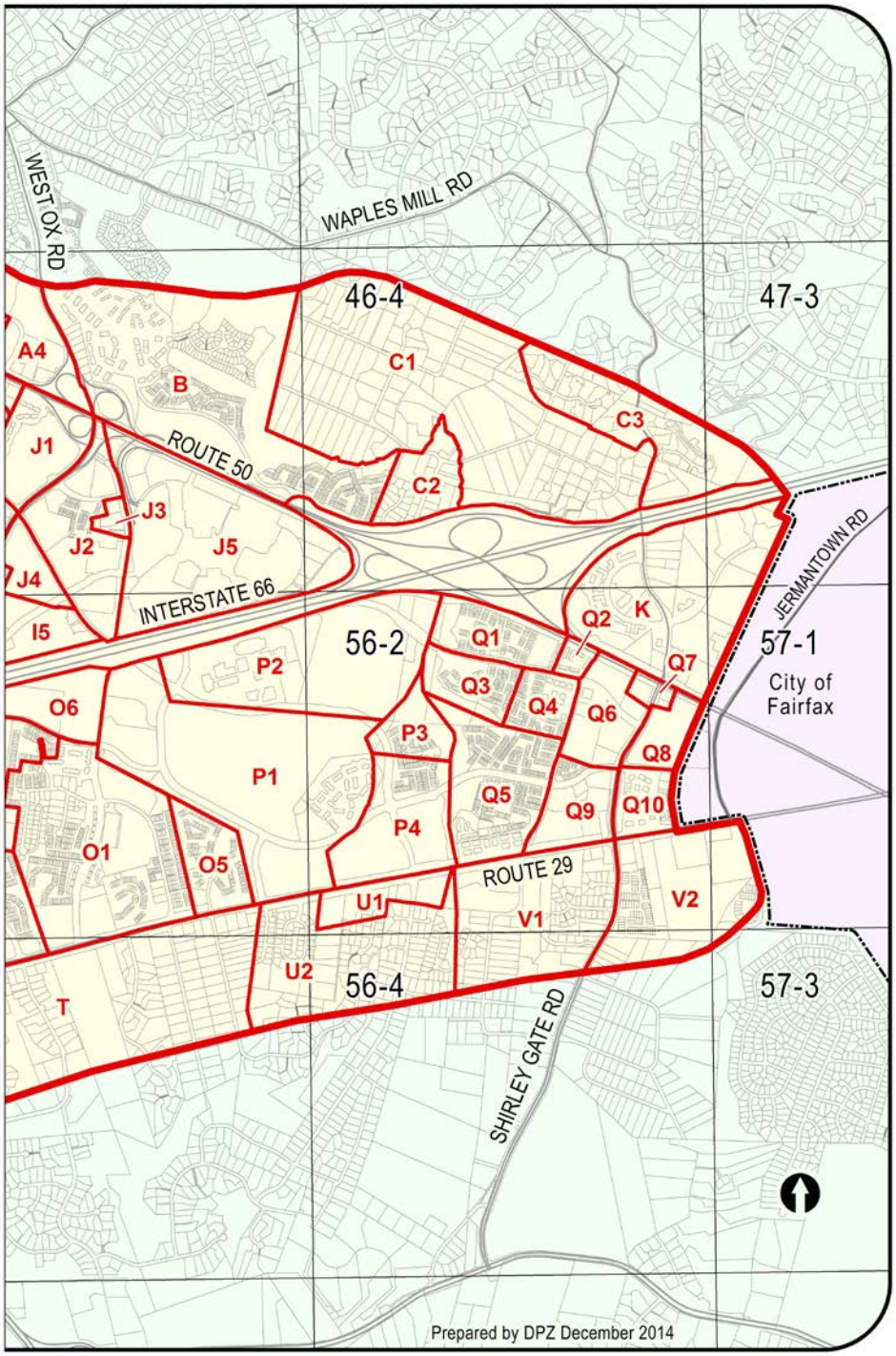


FIGURE 13

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit B, page 51:

LAND UNIT SUMMARY CHART – LAND UNIT B

Land Unit	Approximate Acreage
B	206~~163~~ (~~322~~ including the ~~entire~~ golf course)

Land Unit	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
B	RESIDENTIAL; GOLF COURSE		1
Intermediate Level			
B	RESIDENTIAL; GOLF COURSE		4

~~Sub-units~~Land Unit	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Overlay Level			
B	RESIDENTIAL; GOLF COURSE		6.6

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit C, Land Use, page 52:

"**Sub-units C1, C2, C3~~, C4, C5, C6, C7, C8~~**

These sub-units contain the stable Fairfax Farms subdivision which should be buffered and preserved. The easternmost part of ~~Sub-unit C5, and~~ Sub-units ~~C7~~C1 and ~~C8~~C3 contain low density residential areas adjacent to Fairfax Farms and should reflect that land use, density and character. West and north of Difficult Run the area is planned for .5-1 dwelling unit per acre. East of Difficult Run it is planned for .5-1 and .1-.2 dwelling unit per acre, private open space or stream valley park. The area adjacent to Fairfax Farms Road is planned for private open space or stream valley park and 1-2 dwelling units per acre. Redevelopment to higher densities or intensities should not occur. Infill of vacant lots in the subdivision and in adjacent areas should be compatible with existing development in terms of use, intensity, and dwelling unit type. Fairfax County should continue to exercise its best efforts to protect the residential neighborhood of Fairfax Farms.~~ For development of Parcel 42 above the baseline level,~~

~~substantial screening from the adjacent townhouse development and appropriate site design and other measures to mitigate traffic noise should be provided.~~"

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit C, pages 52-53:

LAND UNIT SUMMARY CHART – LAND UNIT C

Sub-units	Approximate Acreage
C1	~~17~~264
C2	~~130~~28
C3	~~29~~76
~~C4~~	~~31~~
~~C5~~	~~55~~
~~C6~~	~~49~~
~~C7~~	~~30~~
~~C8~~	~~7~~

Sub-units	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
C1~~, C2, C5~~	RESIDENTIAL		.5
~~C3~~C2	RESIDENTIAL		1
~~C4, C6~~	~~RESIDENTIAL~~		~~.1, .5~~
~~C7, C8~~C3	RESIDENTIAL		.1
Intermediate Level			
C1~~, C2, C5~~	RESIDENTIAL		.75
~~C3~~C2	RESIDENTIAL		1.5
~~C4, C6~~	~~RESIDENTIAL~~		~~.15, .75~~
~~C7, C8~~C3	RESIDENTIAL		.15
Overlay Level			
C1~~, C2, C5~~	RESIDENTIAL		1
~~C3~~C2	RESIDENTIAL		2
~~C4, C6~~	~~RESIDENTIAL~~		~~.2, 1~~
~~C7, C8~~C3	RESIDENTIAL		.2

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit D, Parks and Recreation Recommendations, page 54:

"~~Parks and Recreation~~

~~Identify and develop a safe pedestrian/bikeway crossing at the Fairfax County Parkway to provide a continuous trail from the Big Rocky Run Stream Valley trail to the linear park along the north side of Monument Drive.~~"

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit D, page 54:

LAND UNIT SUMMARY CHART – LAND UNIT D

Land Unit	Approximate Acreage
D	~~78~~96

Land Unit	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
D	RESIDENTIAL; PUBLIC PARK		2
Intermediate Level			
D	RESIDENTIAL; PUBLIC PARK		2.5
~~Sub-units~~Land Unit	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Overlay Level			
D	RESIDENTIAL; PUBLIC PARK		3

Note: This land unit is within the Water Supply Protection Overlay District.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit F, Land Use, pages 58-59:

"**Sub-unit F1**

This sub-unit is planned for residential use at 3 dwelling units per acre at the

overlay level. In addition, land in this sub-unit is proposed for use as a Metrorail commuter parking facility adjacent to I-66 as part of the I-66 Enhanced Public Transportation Corridor. Final site selection should be contingent upon the completion of a study of alternative sites which includes consideration of traffic impacts, environmental impacts and the potential impacts such a location would have on creating increased density pressures around it. Resolution of the final site location should be accomplished as part of the Enhanced Public Transportation Corridor study yet to be undertaken, or as a separate study effort. Prior to the completion of the study effort, steps should be taken to preserve the site identified in this sub-unit as shown on Figure 7.

~~**Sub-unit F2**~~

~~This sub-unit is planned for residential use at 3 dwelling units per acre at the overlay level.~~

Sub-unit ~~F3~~F2

Fair Lakes Boulevard intersects Stringfellow Road at the northern edge of Sub-unit ~~F3~~F2. The area south of Fair Lakes Boulevard is planned for office mixed-use development at .25 FAR at the overlay level and is part of the Fair Lakes mixed-use development."

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit F, page 59:

LAND UNIT SUMMARY CHART – LAND UNIT F

Sub-units	Approximate Acreage
F1	~~99~~150
F2	~~54~~25
~~F3~~	~~23~~

Sub-units	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
F1, F2~~, F3~~	RESIDENTIAL		1
Intermediate Level			
F1~~, F2~~	RESIDENTIAL		2
~~F3~~F2	OFFICE/MIX	.14	

Overlay Level			
F1~~, F2~~	RESIDENTIAL		3
~~F3~~F2	OFFICE/MIX	.25	
Note: These sub-units are within the Water Supply Protection Overlay District.			

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit L, Land Use, page 83:

"~~**Sub-unit L1**~~

Arrowhead Park is located in this ~~sub-~~land unit and is planned for public park use. The remainder of the area is planned for low density residential use at 2 dwelling units per acre at the overlay level. The western portion of Land Unit L ~~Sub-unit L1~~ is part of the Centreville Farms Area and ~~may be considered~~ has generally developed under the redevelopment option for that area (see land use recommendations for the Centreville Area and Suburban Center). Sensitivity in site planning is required in areas affected by utility easements and rights of way that traverse this land unit. Noise and visual mitigation methods should be employed in portions of this sub-unit adjacent to I-66. Little Rocky Run traverses the southern portion of this sub-unit. This area should be left undeveloped as part of an open space system. The planned roadway improvements for this area are shown on Figure 5.

In addition, land in this ~~sub-~~land unit is proposed for use as a Metrorail commuter parking facility adjacent to I-66 as part of the I-66 Enhanced Public Transportation Corridor. Final site selection should be contingent upon the completion of a study of alternative sites which includes consideration of traffic impacts, environmental impacts and the potential impacts such a location would have on creating increased density pressures around it. Resolution of the final site location should be accomplished as part of the Enhanced Public Transportation Corridor study yet to be undertaken, or as a separate study effort. Prior to the completion of the study effort, steps should be taken to preserve the site identified in this sub-unit as shown on Figure 7.

~~**Sub-unit L2**~~

~~This area is planned for low density residential use at 2 dwelling units per acre at the overlay level. The western portion of Sub-unit L2 is part of the Centreville Farms Area and may be considered under the redevelopment option for that area (see land use recommendations for the Centreville Area and Suburban Center). Sensitivity in site planning is required in areas affected by utility easements and rights-of-way that traverse this sub-unit. Noise and visual mitigation methods should be employed in portions adjacent to I-66. The planned roadway improvements for this area are shown on Figure 5.~~

~~Little Rocky Run traverses the southern portion of this sub-unit. This area should be left undeveloped as part of an open space system.~~"

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit L, Parks and Recreation, page 84:

"Parks and Recreation
. . .

~~Expand Arrowhead Park through the acquisition of land to the north. A masterplan should be completed and this park developed as a Community Park to serve the needs of adjacent residential areas.~~"

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit L, page 84:

LAND UNIT SUMMARY CHART – LAND UNIT L

~~Sub-units~~Land Unit	Approximate Acreage
L~~1~~	~~59~~291
~~L2~~	~~205~~

Sub-units Land Unit	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
L~~1~~	RESIDENTIAL; PUBLIC PARK		1
~~L2~~	~~RESIDENTIAL~~		~~1~~
Intermediate Level			
L~~1~~	RESIDENTIAL; PUBLIC PARK		1.5
~~L2~~	~~RESIDENTIAL~~		~~1.5~~
Overlay Level			
L~~1~~	RESIDENTIAL; PUBLIC PARK		2
~~L2~~	~~RESIDENTIAL~~		~~2~~

Note: ~~These sub-units are~~This land unit is within the Water Supply Protection Overlay District. ~~Sub-unit L1 and Sub-unit L2 are~~ A portion of this land unit is within the Centreville Farms Area.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit M, Land Use, pages 85-86:

"**Sub-unit M1**

This sub-unit is planned for low density residential use. Noise mitigation methods must be employed to buffer impacts from I-66. Visual buffering should also be incorporated into development plans for parcels adjacent to I-66. ~~As an option at the overlay level, property identified as 55-2((3))F and G2; 55-1((8))Pt. H; 55-1((7))27, 28, 29; 55-2((2))12, 13, 14, 24, 25, and 26; and 55-2((4))B is planned for a Senior Care Community which may include independent living units, assisted living, acute care and related support facilities/uses. In support of this concept and in order to accommodate the different residential and medical related uses proposed for a Senior Care Community, a residential density of up to 4 du/ac at the overlay level would be appropriate. This optional use may be considered for this land if the following conditions are met:~~

- ~~Substantial consolidation of the property occurs and the proposed community is planned and designed to function as a single integrated project.~~

- ~~The proposal incorporates appropriate urban design features in order to present a strong residential appearance and to protect the residential character along Westbrook Drive.~~

- ~~A development plan should be submitted which defines the land area to be developed for independent living facilities at 4 du/ac, as may be increased by the multiplier as allowed by Special Exception in the Zoning Ordinance, and also defines the land area to be developed up to .30 FAR for assisted living and acute care facilities.~~

- ~~Appropriate screening, buffering, and design to accommodate tree preservation is provided, with particular attention to preservation along common property lines with adjacent residential areas.~~

- ~~Appropriate noise attenuation measures are incorporated in the design and development of the proposed community.~~

- ~~Independent Living units should not exceed 200 market units.~~

- ~~All support facilities/uses should be limited to residents, employees and guests.~~

- ~~Substantial open space should be retained, including the drainage areas, to promote a natural setting. Tree preservation is a high priority.~~

- ~~Fencing should be provided to minimize disturbance to existing residents along Westbrook Drive.~~

- ~~The 2-story Colonial-style house located on Tax Map 55-2((3))F should be preserved for use as a part of the Senior Care Community.~~

- ~~Building height is limited to four stories.~~

- ~~The eastern most entrance to the senior care community should be located on Tax Map Parcels 55-2((3))F and/or G2 as far west of the Lincoln Drive intersection as possible and the western most entrance to said facility be off-set from Whisper Willow Drive.~~

Sub-units M2~~, M3~~

~~These~~This sub-unit~~s~~ ~~are~~is planned for residential use at 2 dwelling units per acre at the overlay level. ~~See Sub-unit M1 for the option that includes Tax Map 55-2((3))F (north of Westbrook Drive) as part of a Senior Care Community.~~ Any new development proposed in this area must be compatible with the stable Willowmeade residential subdivision and other residential subdivisions. Visual buffering should be provided in any development plan for parcels fronting on Lee Highway.

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.

Sub-unit ~~M4~~M3

Sub-unit ~~M4~~M3 is planned for residential use at 4 dwelling units per acre at the overlay level and is developed with the Buckley's Reserve neighborhood. This area contains townhouses within the eastern portion of the neighborhood and single family residential units tapering to existing neighborhoods to the north and west. Visual buffering should be provided in any development plan for parcels fronting on Lee Highway."

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit M, page 87:

LAND UNIT SUMMARY CHART – LAND UNIT M

Sub-units	Approximate Acreage
M1	~~102~~121
M2	~~273~~189
M3	~~7~~82
~~M4~~	~~69~~

Sub-units	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
M1, M2, M3~~, M4~~	RESIDENTIAL		1

Intermediate Level		
M1	RESIDENTIAL	1.75
M2~~, M3~~	RESIDENTIAL	1.5
~~M4~~M3	RESIDENTIAL	2.5
Overlay Level		
M1	RESIDENTIAL	2.5 ~~*~~
M2~~, M3~~	RESIDENTIAL	2 ~~*~~
~~M4~~M3	RESIDENTIAL	4

~~* See text for option at the overlay level.~~

Note: These sub-units are within the Water Supply Protection Overlay District.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit R, page 107:

LAND UNIT SUMMARY CHART – LAND UNIT R

Sub-units	Approximate Acreage
R1	~~22~~27
R2	~~140~~150

Sub-units	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
R1, R2	RESIDENTIAL		1
Intermediate Level			
R1	RESIDENTIAL		2
R2	RESIDENTIAL		1.5
Overlay Level			
R1	RESIDENTIAL		3
R2	RESIDENTIAL		2

Note: These sub-units are within the Water Supply Protection Overlay District.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit S, Land Use, pages 107-108:

"~~**Sub-units S1, S2, S3**~~

~~These sub-units are~~This land unit is planned for low density residential use at 2 dwelling units per acre at the overlay level and generally contains ~~large-lot~~low density single-family homes~~ and vacant tracts~~. New development in this area must be compatible with the existing stable Crystal Springs subdivision~~ in Sub-unit S2~~. 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."

LAND UNIT SUMMARY CHART – LAND UNIT S

~~Sub-units~~Land Unit	Approximate Acreage
S~~1~~	~~70~~195
~~S2~~	~~60~~
~~S3~~	~~50~~

~~Sub-units~~Land Unit	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
S~~1, S2, S3~~	RESIDENTIAL		1
Intermediate Level			
S~~1, S2, S3~~	RESIDENTIAL		1.5
Overlay Level			
S~~1, S2, S3~~	RESIDENTIAL		2

Note: ~~These sub-units are~~This land unit is within the Water Supply Protection Overlay District.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit T, page 109:

LAND UNIT SUMMARY CHART – LAND UNIT T

Land Unit	Approximate Acreage
T	~~215~~263

Land Unit	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
T	RESIDENTIAL		1
Intermediate Level			
T	RESIDENTIAL		1.5
Overlay Level			
T	RESIDENTIAL		2

Note: This land unit is within the Water Supply Protection Overlay District.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit U, Land Use, pages 109-110:

"**Sub-unit U1**

This sub-unit contains retail, auto repair, and office uses in addition to vacant land and a cemetery. The retail uses should not be expanded or intensified. Redevelopment to office use at a maximum FAR of .25 is appropriate to be more compatible with the adjacent residentially planned areas. Any commercial development in this sub-unit should provide effective screening and buffering to adjacent residential uses through landscaping and other measures including architectural treatments on all sides of the structures. Adequate landscaping should also be provided along Lee Highway. The existing cemetery should be preserved and adequately buffered. Development of the area adjacent to Village Drive should be designed to allow for the development of the planned interchange of Monument Drive, Village Drive and Lee Highway.

As an option, alternative uses of a similar intensity, such as assisted living, may also be appropriate for Tax Map parcels 56-2 ((1)) 62, 63B, 63C, 66, 67A and 67B to be more compatible with the adjacent residentially planned areas. These

uses should be sited in a way such that screening, buffering, building tapering, landscaping along Lee Highway, open space, architectural treatments on all sides of the structure, and internal circulation may be provided in such a way to minimize visual impact on the adjacent residential uses. Residential use up to 2 du/ac may also be appropriate."

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit U, page 110:

LAND UNIT SUMMARY CHART – LAND UNIT U

Sub-units	Approximate Acreage
U1	~~17~~22
U2	~~68~~106

Land Unit	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
U1, U2	RESIDENTIAL		1
Intermediate Level			
U1	OFFICE	.15	
U2	RESIDENTIAL		1.5
Overlay Level			
U1	OFFICE	.25	
U2	RESIDENTIAL		2

Note: Part of these sub-units is within the Water Supply Protection Overlay District.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit V, Land Use, pages 111-113:

"**Sub-unit V1**

Parcels north of the right-of-way for the Manassas Gap Railroad or north of the Kiel Gardens subdivision are planned for residential use at 3 dwelling units per acre at the overlay level to provide for infill development that is compatible with the Deerfield Forest subdivision. The only exceptions to this recommendation are

the commercially-zoned properties at the southwestern quadrant of Shirley Gate Road and Lee Highway, which are planned for low intensity office use at a maximum FAR of .25. However, much of this commercially-zoned area may be used to accommodate the planned interchange at Shirley Gate Road and Lee Highway. Any development of this area should not preclude the construction of the interchange. As an option, these commercially zoned parcels may be appropriate for residential use up to 3 du/ac, consistent with land use recommendations for adjacent properties to the west."

Sub-unit V2

This area contains the Fairfax Centre shopping center, the Waples Mobile Home Park, a self-storage facility, and several single-family homes. The mobile home park, located on Tax Map parcel 56-2((1))46, should remain located in this area, in accordance with the Guidelines for Mobile Home Retention in Land Use Appendix 10 of the Policy Plan.

Parcel 56-2((1))52 located at the southeastern quadrant of Shirley Gate Road and Lee Highway contains a self-storage facility. Should it redevelop, it is planned for office use at .25 FAR at the overlay level. In addition, Parcels 56-2((1))50 and the northern portion of 47A, not to exceed a depth from Lee Highway that corresponds to the southern boundary of Parcel 50, are planned for office use at .25 FAR at the overlay level.

~~The remainder of the area, Parcels 48, 49 and the southern portion of Parcel 47A, is planned for residential use up to 3 dwelling units per acre at the overlay level.~~

~~As an option at the overlay level, restaurant use, in the form of not more than two freestanding sit-down eating establishments (no drive-thru windows) may be appropriate under the following conditions:~~

- ~~Parcels 47A and 51A are fully consolidated and developed under a single development plan; it is desirable but not required that parcels 48 and 49 be consolidated;~~

- ~~The restaurant use is limited to the northern portion of Parcel 47A not to exceed a depth from Lee Highway that corresponds to the southern boundary of Parcel 50;~~

- ~~Consideration may be given to allow parking for the restaurant uses on a small portion of the residentially zoned land if screening and buffering in excess of Zoning Ordinance requirements is provided to the remaining portion of the residentially zoned land;~~

- ~~Consolidated vehicular access for all parcels oriented to the service drive along Lee Highway is provided;~~

- ~~Substantial open space in the southern portion of the site adjacent to the Occoquan Basin is provided;~~

- ~~Development applications demonstrate that adequate sewer service capacity will be available to serve the proposed uses; and~~

- ~~Development on these parcels is sited close to Lee Highway and within 400 feet of the approved sewer service area.~~

~~Whether~~ Design for the property fronting on Lee Highway ~~is developed with office or with restaurant uses, the design~~ should incorporate dedicated access along the eastern or western boundary to allow for development to the rear of the site.

~~Parcels 56-2((4))12-21, Parcels 56-2((1))48 and 49, and Parcel 56-4((6))1, located at the southeastern quadrant of Shirley Gate Road and Lee Highway, are planned for residential use at 1 dwelling unit per acre at the baseline level, 2 dwelling units per acre at the intermediate level, and 3 dwelling units per acre at the overlay level as an appropriate transition to the residential uses planned and developed to the south and west. Development of single-family detached units is appropriate at the overlay level and should be located within 400 feet of the approved sewer service area. In order to achieve the overlay level, parcels should be totally consolidated; development should be concentrated in the northern portion of the consolidated area with a substantial open space and buffer area provided adjacent to the Occoquan Basin. Any proposed development that does not incorporate total consolidation of the parcels should only proceed at the baseline or intermediate level.~~

The Cloisters of Fairfax subdivision is planned for residential use at 1 du/ac at the baseline level, 2 du/ac at the intermediate level, and 3 du/ac at the overlay level As an option at the overlay level, ~~Parcels 56-2((1))48, 49 and 56-2((4))12-21 may be~~ this area developed with single-family detached residential units at a density up to 5 du/ac, subject to the following conditions ~~provided that~~:

- These parcels are fully consolidated;
- Access to Shirley Gate Road is limited to two points (i.e., directly across from Peep Toad Court and Nancyann Way);
- Lots do not have direct access to Shirley Gate Road;
- Mature trees on the site are preserved: interior landscaping and screening is limited to 80% deciduous and 20% coniferous plant material;
- A uniformly designed privacy fence 6 feet in height, with brick columns every 30 feet, landscaped between it and the sidewalk, is placed along Shirley Gate Road;
- A neighborhood character is created with the use of interconnected loop streets, central recreation area, and/or landscaped open space as the focal point; and
- Those portions of the former Civil War railroad right-of-way ~~(located on Parcels 56-2((4))19-20 and Parcels 56-2((1))48-49)~~ that are determined to be of historical or archaeological significance are retained as open space features within this transitional area and identified by a permanent interpretive marker.

Parcel 56-4((6))1, which was not consolidated with the Cloisters of Fairfax subdivision, should only develop at the baseline level of 1 du/ac or the intermediate level of 2 du/ac. Tax Map parcels 56-2((4))11, 56-2((1))51A, 56-2((1))46 and the southern portion of Tax Map parcel 56-2((1))47A are planned for residential use up to 3 du/ac at the overlay level.

Parcels 56-2((1))45B and 57-1((1))11A and 11B are planned for community-serving retail uses at a maximum FAR of .35 at the overlay level. ~~A portion of the mobile home park is located in this area. If redevelopment to retail uses occurs, the property owner should accommodate the displaced mobile home units on adjacent property in accordance with the Guidelines for Mobile Home Retention in the Policy Plan.~~

Parcels at the southernmost edge of this sub-unit are planned for residential use within a density range of .1-.2 dwelling unit per acre or private open space. This conforms with the findings of the Occoquan Basin Study. Additional guidance for this area is included in the land use recommendations for Community Planning Sector F7 in the Fairfax Planning District.

~~Parcels 57-1((1))3-7~~The Chandler Grove neighborhood, located in the southeast corner of this sub-unit, is ~~are~~ planned for residential use at 1 du/ac at the baseline level, 2 du/ac at the intermediate level, and 3 du/ac at the overlay level. This area developed under ~~As~~ an option at the overlay level~~, this area may be considered~~ for 3-4 du/ac ~~provided that~~ with the following conditions ~~are met~~:

- Full consolidation of all parcels is achieved;
- Landscape screening to adjacent residential uses and parklands is provided;
- Mature trees are retained to the extent feasible;
- Pedestrian access is provided to the adjacent commercial area to the north and to the parkland to the south;
- A minimum of four parking spaces per dwelling unit, and 25% additional parking spaces to be scattered throughout the site;
- No side load garages (i.e., a garage that shares circulation and access with an adjoining dwelling unit's garage) should be considered;
- Innovative storm water management techniques should be utilized; and
- Necessary improvements to Rust Road are made."

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 10-28-2014, Land Use Plan Recommendations – The Overlay Level, Land Unit V, page 114:

LAND UNIT SUMMARY CHART – LAND UNIT V

Sub-units	Approximate Acreage
V1	~~95~~97
V2	~~80~~88

Land Unit	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
V1	RESIDENTIAL;		.1, 1
	OFFICE	.15	
V2	RESIDENTIAL;		.1, 1
	RETAIL;	.15	
	OFFICE	.15	
Intermediate Level			
V1	RESIDENTIAL;		.15, 1.5, 2
	OFFICE	.20	
V2	RESIDENTIAL;		.15, 2
	RETAIL;	.25	
	OFFICE	.20	
Overlay Level			
V1	RESIDENTIAL;		.2, 2, 3
	OFFICE	.25	
V2	RESIDENTIAL;		.2, 3
	RETAIL;	.35	
	OFFICE	.25	

Note: Part of these sub-units is within the Water Supply Protection Overlay District.

ADOPTED PLAN TEXT CHANGES TO ADJACENT PLANNING DISTRICTS

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, as amended through 10-28-2014, Overview, District-wide Recommendations, Public Facilities, page 19:

"~~11. Provide additional finished water transmission facilities between Lee-Jackson Memorial Highway and Lee Highway along Stringfellow Road.~~

11~~12~~.Provide additional finished water transmission facilities between Rugby Road and Stringfellow Road along the Route 50 corridor.

12. Expand the Girls' Probation Home to 24 beds. This facility is located on Parcel 55-4((1))10 on the north side of Lee Highway.

13. Expand the Boy's Probation Home to 22 beds. This facility is located on Parcels 56-4((1))10 and 11 on the west side of Shirley Gate Road."

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, as amended through 10-28-2014, "Bull Run Planning District, Existing Public Parks," Figure 7, page 20, the below sectors as follows:

"**FIGURE 7**
BULL RUN PLANNING DISTRICT
EXISTING PUBLIC PARKS
(As of 10/10/94)

	NEIGHBORHOOD	COMMUNITY	DISTRICT	COUNTYWIDE	REGIONAL
BR6		Centre Ridge Old Centreville Road Arrowhead		Rocky Run S.V.	
BR7	Brentwood	West Ox Road Stringfellow Willow Pond		Piney Branch S.V. Little Rocky Run S.V."	

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, as amended through 10-28-2014, BR3-Flatlick Community Planning Sector, Recommendations, Public Facilities, Recommendation #2, page 55:

"Public Facilities

1. Construct a new elementary school or equivalent space.

~~2. Provide additional finished water transmission facilities along Stringfellow Road.~~"

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, as amended through 10-28-2014, Centreville Area and Suburban Center, Recommendations, Centreville Farms Area, Parks, page 42:

"Parks

Arrowhead Park is ~~an existing 13-acre public park~~ located within Land Unit C. ~~Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities.~~ An interconnected open space network should be provided to preserve high quality vegetation and EQC/RPA areas along the stream valley of Little Rocky Run and its tributaries. Remnants of Civil War fortifications should be preserved as deemed appropriate by the county."

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, as amended through 10-28-2014, BR4-Stringfellow Community Planning Sector, Recommendations, Public Facilities, Recommendation #2, page 67:

"Public Facilities

1. Construct a regional senior center on the county-owned property at the intersection of Stringfellow Road and Lee-Jackson Memorial Highway in Sector BR4.

~~2. Provide additional finished water transmission facilities along Stringfellow Road south of Lee-Jackson Memorial Highway.~~"

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, as amended through 10-28-2014, BR7-Braddock Community Planning Sector, Recommendations, Public Facilities, page 92:

"2. Expand the DVS West Ox Maintenance Facility to provide collocation of apparatus and chassis maintenance for 'north' county Fire and Rescue Department vehicles and space for maintenance for Park Authority vehicles.

3. Expand the Girls' Probation Home to 24 beds. This facility is located on Parcel 55-4((1))10 on the north side of Lee Highway.

4. Expand the Boy's Probation Home to 22 beds. This facility is located on Parcels 56-4((1))10 and 11 on the west side of Shirley Gate Road."

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, as amended through 10-28-2014, BR7-Braddock Community Planning Sector, "Parks and Recreation Recommendations, Sector BR7," Figure 39, page 93, the recommendation for countywide parks as follows:

"FIGURE 39
PARKS AND RECREATION RECOMMENDATIONS
SECTOR BR7

PARK CLASSIFICATION	RECOMMENDATIONS
COUNTYWIDE PARKS:	
Piney Branch Stream Valley	Ensure protection of the EQC and provide public access to the stream valley park through land dedication or donation of open space easements to the Fairfax County Park Authority in accordance with county Stream Valley Policy.
Little Rocky Run Stream Valley	Consider designating Little Rocky Run as part of the Fairfax County Park Authority Stream Valley Park system and the main channel of the EQC planned for public park use. Consider seeking open space and public use trail easements on those portions of this and other EQCs where public acquisition of land is not feasible due to existing development."

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District, as amended through 10-28-2014, "Fairfax Planning District, Assisted Housing," Figure 3, page 7, the below table to add facilities as follows:

"FIGURE 3
FAIRFAX PLANNING DISTRICT
ASSISTED HOUSING
(Occupied or Under Construction, as of October 2004)

Location	Planning Sector	Number of Assisted Units	Type of Ownership And Program
Rental Projects			
Penderbrook Penderbrook Drive	F4	48	Fairfax County Rental
Wesley Agape House Lee Highway"	F7	12 beds	Private/Section 811

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District, as amended through 10-28-2014, "Fairfax Planning District, Existing Public Facilities," Figure 6, page 14, the below sector as follows:

"**FIGURE 6**
FAIRFAX PLANNING DISTRICT
EXISTING PUBLIC FACILITIES

	Schools	**Libraries**	**Public Safety**	**Human Services**	**Public Utilities**	**Other Public Facilities**
F4	Oakton, Waples Mill Elementary	Oakton Community Library Site	Oakton Fire Station Co. 34		FCWA Penderwood Storage Site No. 1, Buckley Road Sewage Pumping Station, Oakton Road Sewage Pumping Station, Penderbrook Pumping Station"	

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District, as amended through 10-28-2014, "Fairfax Planning District, Existing Public Parks," Figure 7, page 17, the below sector as follows:

"**FIGURE 7**
FAIRFAX PLANNING DISTRICT
EXISTING PUBLIC PARKS

	NEIGHBORHOOD	COMMUNITY	DISTRICT	COUNTYWIDE	REGIONAL
F4	Oakborough Square	Foxvale Tattersall Wayland Street	Oak Marr	Difficult Run Stream Valley Penderbrook Golf Course"	

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District, as amended through 10-28-2014, F4-Fox Lake Community Planning Sector, "Parks and Recreation Recommendations, Sector F4," Figure 25, page 59, the recommendation for countywide parks as follows:

"**FIGURE 25**
PARKS AND RECREATION RECOMMENDATIONS
SECTOR F4

PARK CLASSIFICATION	RECOMMENDATIONS
COUNTYWIDE PARKS:	
Difficult Run Stream Valley	Protect and preserve significant ecological resources in the Difficult Run headwaters through a combination of land dedication, donation of conservation easements to, and purchase by, the Fairfax County Park Authority. Ensure continuity of public access within Difficult Run EQC through donation and/or purchase of trail easements as necessary. Preserve and protect heritage resources in areas planned for public park use. Seek historic preservation easements on selected privately owned prehistoric sites and historic properties.
Penderbrook Golf Course	The Penderbrook Golf Course, a privately operated facility open to the public, should be maintained for public use. In the event that the current operation ceases, the site should be perpetually available for publicly accessible open space.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District, as amended through 10-28-2014, F7-George Mason Community Planning Sector, Recommendations, Land Use, Recommendation #8, page 70:

"8. ~~Parcels 57-1((1))3-7 are~~ The Chandler Grove neighborhood is primarily located in Sub-unit V2 of the Fairfax Center Area and ~~are~~ is planned for residential use up to 3 du/ac, with an option for residential use at 3-4 du/ac (See the Fairfax Center Area portion of the Area III Plan for guidance on ~~these parcels~~this area)."

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, as amended through 10-28-2014, UP8-Lee-Jackson Community Planning Sector, Recommendations, Land Use, Recommendation #6, page 249:

"6. The former Murray Farms subdivision south of the Fairfax County Parkway, a portion of which was previously located within the suburban neighborhood portion of the Fairfax Center Area Plan, is planned for residential use at 1-2

dwelling units per acre. The area, which includes the Kensington Parc and Kensington Square neighborhoods, developed under ~~As~~ an option~~, development may be appropriate~~ for residential use at 4-5 dwelling units per acre. A goal for ~~R~~redevelopment of this area ~~should strive~~was to create a sense of community and coordinated and attractive residential development on both sides of Rugby Road. This optional density ~~may be~~ was considered under the following conditions:"

LAND USE
PLAN MAP: The Comprehensive Plan map will not be modified.

TRANSPORTATION
PLAN MAP: The Countywide Transportation Plan map will not be modified.