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**PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN  
(Associated modifications to the Springfield Planning District text)**

**DELETE:** Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District, Monticello Woods Community Planning Sector, as amended through 8-3-2009, pages 87-88:

**“Recommendations**

Land Use

The Monticello Woods Community Planning Sector is largely developed as stable residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 42 indicates the geographic location of land use recommendations for this sector.

1. ~~Commercial development along Commerce Street and Franconia Road should be limited to existing commercially zoned locations to prevent commercial encroachment into adjacent residential neighborhoods. The commercially developed area along Commerce Street and Franconia Road is planned for community serving retail use up to .35 FAR. Buffering and screening and other measures should be provided from any new development to adjacent residential uses to create appropriate transitions and mitigate adverse impacts. Lighting on commercial sites should be designed to be non-intrusive to nearby residential areas.”~~

(Subsequent conditions in Plan text should be renumbered accordingly.)

**MODIFY PLAN FIGURES: (Proposed Maps are located in Attachment VI)**

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District, as amended through 8-3-2009:

- Land use Figures 15, page 37; Figure 23, page 52; Figure 38, page 81; and Figure 42, page 89 should be revised to show extent of Franconia-Springfield Area. The illustration of CBC alone is unnecessary.

- Land use Figure 42, page 89, should be revised to show area outlining condition #1 as part of Franconia-Springfield Area. Subsequent numbers should be renumbered accordingly.
- Transportation Figures 16, page 39; Figure 24, page 56; Figure 39, page 83; should be revised to show extent of Franconia-Springfield Area. (Note to Reader: Figure 43, page 91 is not proposed to be revised.)
- Transportation Figure 2, page 6 should be revised to show recommended improvements.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area, Engineer Proving Ground section figures will be renumbered accordingly.