



County of Fairfax, Virginia

October 5, 2016

Dear Resident,

Planning Commissioner Pete Murphy and I would like to provide residents an opportunity to review proposed recommendations to the Fairfax County Comprehensive Plan in the Fairfax Center Area. You are invited to attend the following community meeting to review and comment on these proposed recommendations.

Monday, October 24, 2016, 7:00 p.m.
Fairfax County Government Center
12000 Government Center Parkway
Conference Rooms 9/10
Fairfax, VA 22035

The Comprehensive Plan is an advisory document and guides the County's Planning Commission, Board of Zoning Appeals and the Board of Supervisors when they are making decisions about land use. It is also a guide for county staff and the public to use in the planning process. In addition to editorial and organizational changes, a number of site-specific land use and intensity recommendations in the Springfield District are also proposed as shown on the table on the reverse side of this page.

County staff will be present at this meeting to answer questions and receive comments. Please call Marlae Schnare of my staff at 703-451-8873, should you require additional information about this meeting.

Sincerely,

Pat Herryty

SUPERVISOR PAT HERRYTY
SPRINGFIELD DISTRICT
FAIRFAX COUNTY BOARD OF SUPERVISORS
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Springfield, VA 22152
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Proposed Site-specific Land Use Changes within Springfield District:

Address	Current Plan Maximum	Proposed Change
4531 and 4601 West Ox Rd	Institutional use up to 0.15 floor area ratio (FAR) (overlay level)	Add option for residential use up to 8 dwelling units per acre (du/ac)
4100—4108 Legato Rd	Office use up to 1.0 FAR (overlay level)	Add option for residential use up to 2.5 FAR
12100 Lee Hwy	Residential use at 6 du/ac (intermediate level); overlay level not recommended	Modify overlay level for residential use up to 12 du/ac
Land Units G, H, and I of Fairfax Center Area	Office mixed use up to 0.25 FAR (overlay level); Options for retail, office, residential, and hotel uses	Modify options to allow greater flexibility for Fair Lakes to enable a quicker response to market demands

Copies of the staff report may be obtained two weeks prior to the Planning Commission public hearing scheduled for November 9, 2016 from the Department of Planning and Zoning, 7th Floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia or by visiting <http://fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. If you have questions regarding the proposed Plan Amendments, you may direct them to the Department of Planning and Zoning at (703) 324-1380.