



# PROPOSED COMPREHENSIVE PLAN AMENDMENT ADDENDUM

ITEM: 2023-III-3UP

Original Staff Report Published November 30, 2023

Date of Addendum: December 20, 2023

**GENERAL LOCATION:** 3870 Centerview Drive,  
Chantilly, VA 20151

**SUPERVISOR DISTRICT:** Sully

**PLANNING AREA:** Area III

**PLANNING DISTRICT:** Dulles Suburban Center

**SUB-DISTRICT DESIGNATION:**  
Land Unit E-1

**PARCEL LOCATION:** 34-4 ((12)) C7

**PLANNING COMMISSION PUBLIC HEARING:**

Thursday, December 14, 2023 @ 7:30 PM

**BOARD OF SUPERVISORS PUBLIC HEARING:**

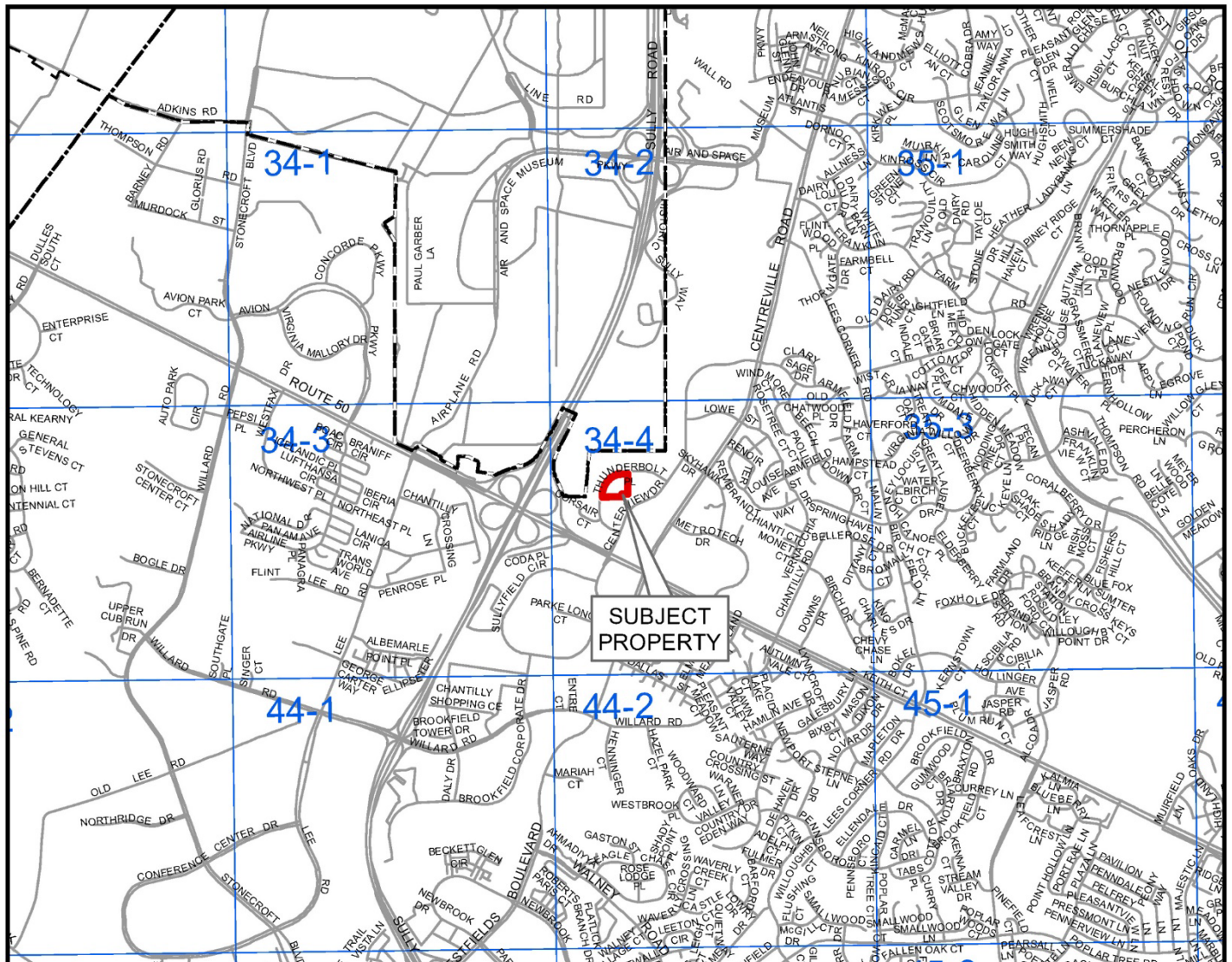
Tuesday, January 23, 2024 @ 4:00 PM

**PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT**



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

For additional information about this amendment call (703) 324-1380.



3000 FEET


PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
PA 2023-III-3UP Agape House




**CURRENT PLAN AND PROPOSED CHANGE**

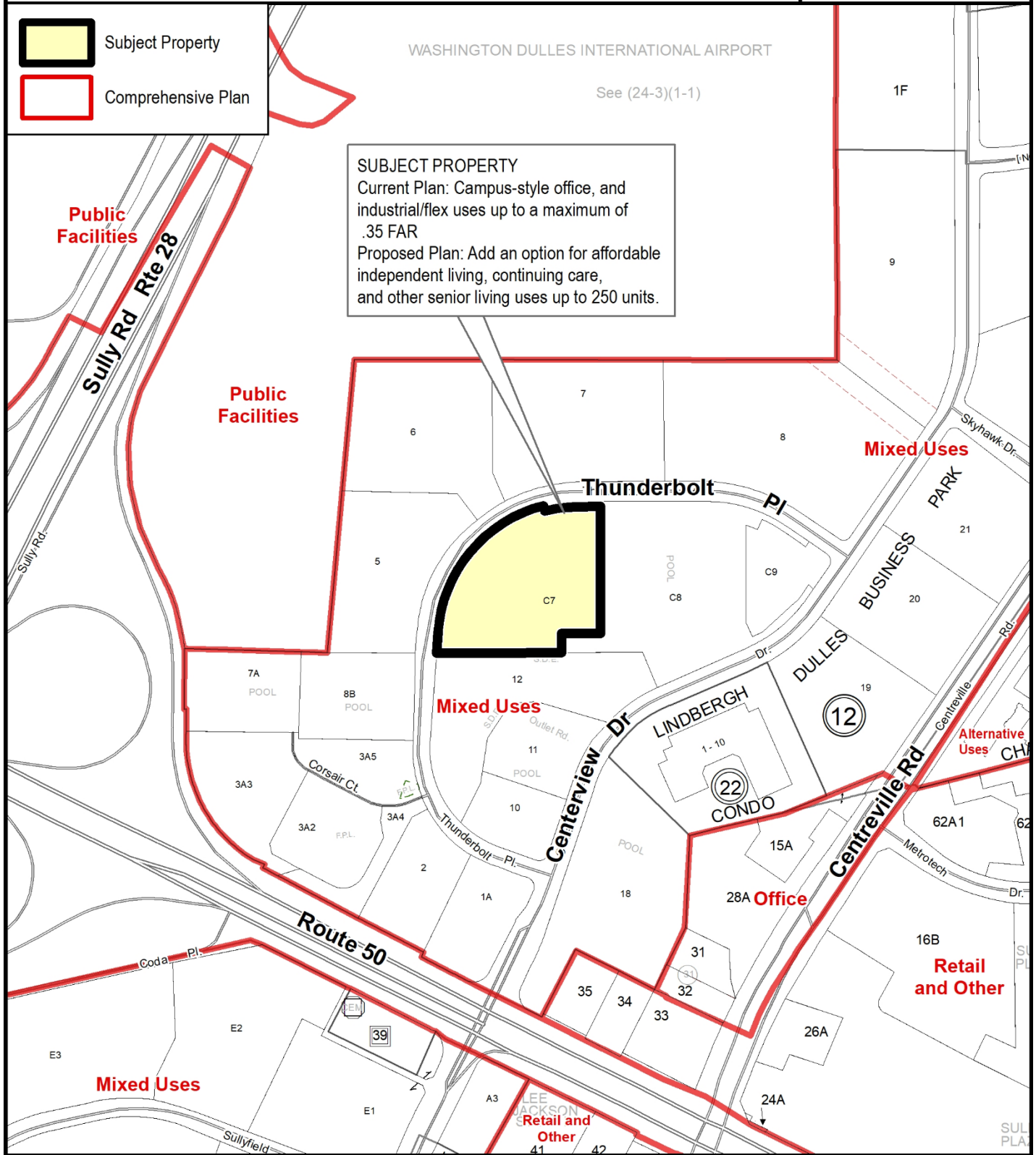
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

**ITEM:  
PA 2023-III-3UP**

 Subject Property

 Comprehensive Plan

**SUBJECT PROPERTY**  
 Current Plan: Campus-style office, and industrial/flex uses up to a maximum of .35 FAR  
 Proposed Plan: Add an option for affordable independent living, continuing care, and other senior living uses up to 250 units.



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
 PARCEL INFORMATION CURRENT TO OCTOBER 2023



**PLAN AMENDMENT 2023-III-3UP  
STAFF REPORT ADDENDUM  
December 20, 2023**

**BACKGROUND**

This addendum supplements the staff report for Plan Amendment 2023-III-3UP published on November 30, 2023, and corrects a reference to Airport Noise Contour policy on page 9 of the staff report. At the Planning Commission public hearing on December 14, 2023, the Planning Commission moved to support the staff recommendation with the additional clarification to be made to the staff report regarding mitigation for interior noise as well indicating that the concurrent rezoning application be reviewed in accordance with the Airport Noise Policy. The original staff report published on November 30, 2023, can be found at the following link:

[Staff Report for SSPA 2023-III-3UP \(Agape House\)](#)

**REVISION**

This document revises and corrects the Airport Noise section found on page 9 of Staff Report SSPA 2023-III-3UP, dated November 30, 2023, to correct reference to policy regarding structural mitigation for interior noise levels, which should be reduced to DNL 45 dBA or lower. Text to be added is shown as underlined and text to be deleted is shown with a ~~striketrough~~.

“As recommended by Objective 4 of the Environment element of the Policy Plan, residential development should not occur in areas with a projected noise level above DNL 65 dBA. Residential uses in areas with noise levels between DNL 60 and 65 dBA will require structural mitigation, and interior noise within residential units should be reduced to DNL 45 dBA or lower.”