



AN AMENDMENT TO  
**THE COMPREHENSIVE PLAN  
FOR FAIRFAX COUNTY, VIRGINIA  
2017 EDITION**

**GENERAL LOCATION:** North of Route 50, bordering Loudoun County to the west.

**PLANNING AREA AND DISTRICT:**  
Area III, Bull Run Planning District

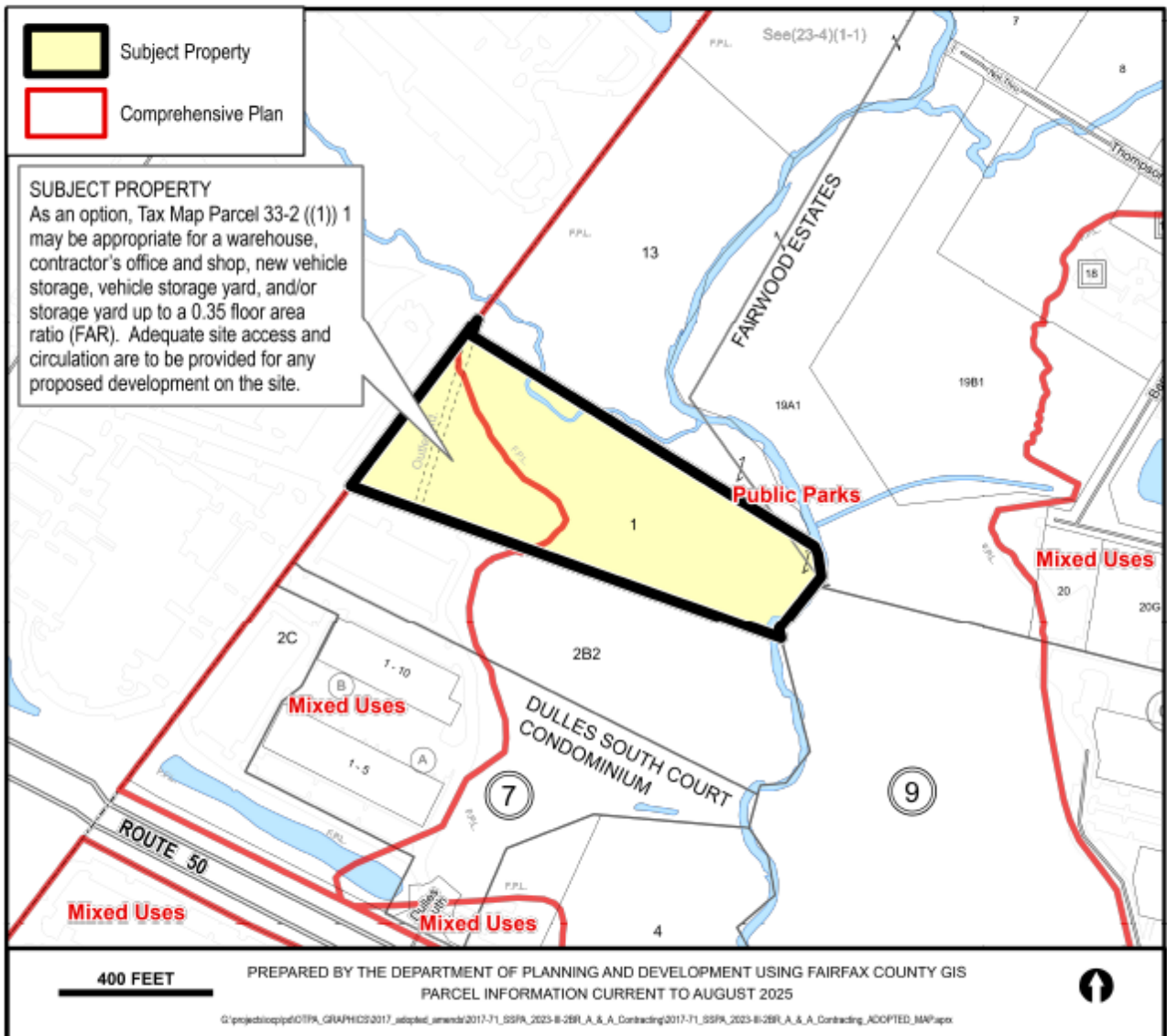
**SUB-DISTRICT DESIGNATION:**  
Community Planning Sector: Upper Cub Run (BR2)

**PARCEL LOCATION:** 33-2 ((1)) 1

**SUPERVISOR DISTRICT:** Sully

**ADOPTED:** September 9, 2025 **ITEM NO.** SSPA 2023-III-2BR

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



**AMENDMENT TO THE COMPREHENSIVE PLAN (2017 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 with underline and deleted text shown with ~~strikethrough~~.

Add: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, Amended through 9-10-2024, Dulles Suburban Center Land Unit F-1 Recommendations, a new recommendation (#1.c), page 108:

“Land Use

1. Land Unit F-1 is planned for office and industrial/flex uses along Route 50 and industrial uses on the northern portion adjacent to the Dulles Airport, with the exception of the Cub Run EQC which is planned for public park use as shown on the Plan Map.
  - a. The southern portion (along Route 50) is planned for high-quality campus-style office and industrial/flex use up to a maximum intensity of .35 FAR, consistent with the type and character of development established in adjoining land units. Substantial setbacks, landscaping and screening should be provided along Route 50 and along Stonecroft Boulevard for an attractive appearance. Substantial consolidation of small parcels is recommended and should be carried out in a manner that ensures that unconsolidated parcels have adequate access and can be developed in accord with the Comprehensive Plan. Architecture should also function as an element of design integration and architectural sketches should be made available for the public review process.
  - b. The northern portion, which is east of the EQC and includes properties fronting Murdock Street and areas to the north, are planned for industrial uses at an intensity up to .35 FAR. Outdoor storage should be screened from public view. Development applications for new and expansion of existing uses should perform an environmental assessment to mitigate any prior industrial contamination.
  - c. As an option, Tax Map Parcel 33-2 ((1)) 1 may be appropriate for a warehouse, contractor’s office and shop, new vehicle storage, vehicle storage yard, and/or storage yard up to a 0.35 floor area ratio (FAR). Adequate site access and circulation are to be provided for any proposed development on the site.
2. As optional uses, a hotel and/or conference facilities, restaurants, or cultural facilities may be appropriate. Given the extensive EQC in this land unit, public and/or private recreational uses, and public facilities should be considered if developed in an environmentally sensitive manner.”