

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

GENERAL LOCATION: 3870 Centerview Drive, Chantilly, VA

PLANNING AREA AND DISTRICT:

Area III, Dulles Suburban Center

SUB-DISTRICT DESIGNATION:

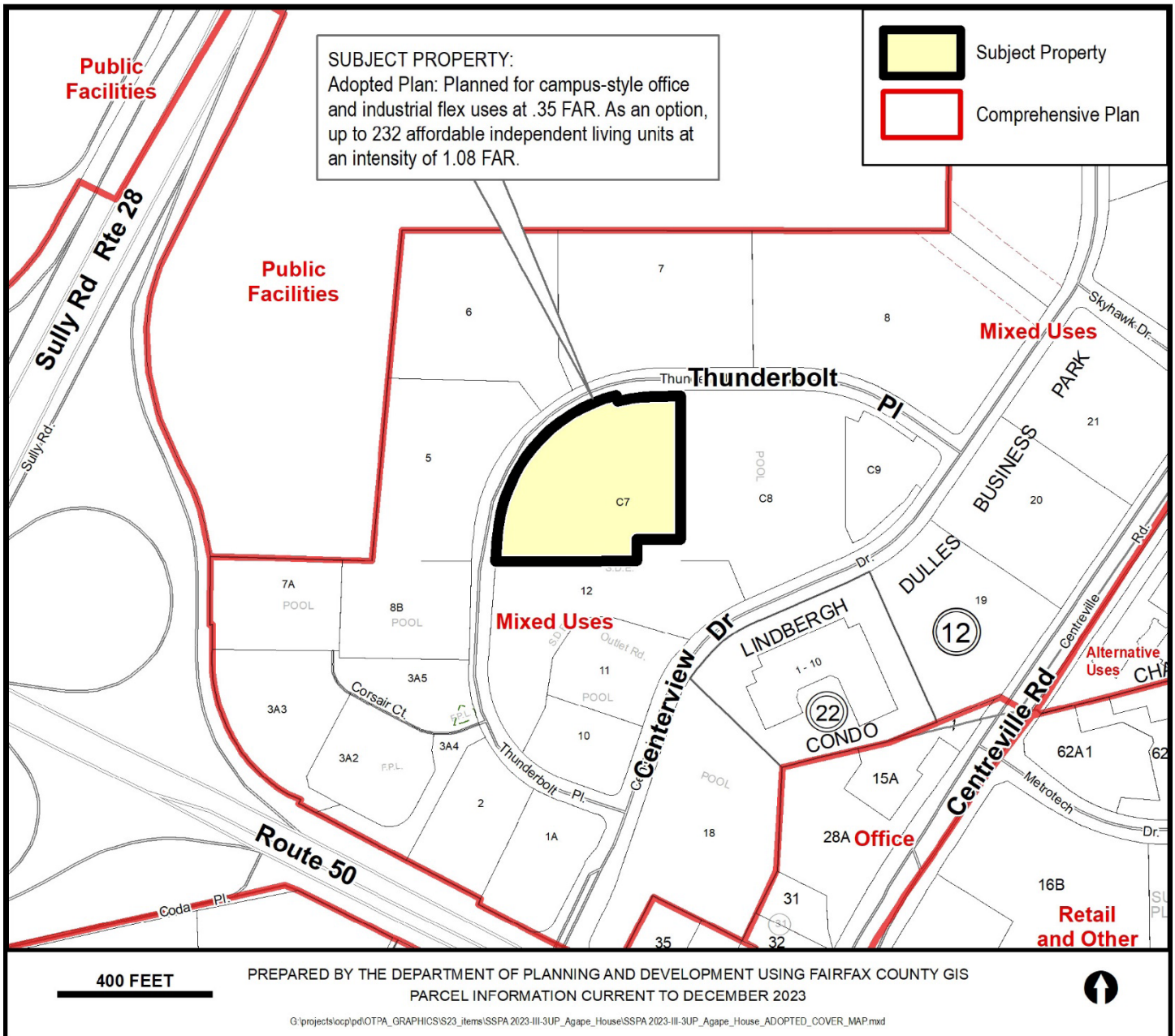
Land Unit E-1

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

SUPERVISOR DISTRICT: Sully

ADOPTED: January 23, 2024 **ITEM NO.** PA 2023-III-UP

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.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through March 21, 2023, Dulles Suburban Center Land Unit Recommendations, Land Unit E-1, Recommendations, add new land unit recommendation #4, page 93:

4. Tax Map Parcel 34-4 ((12)) C7 is planned for campus-style office and industrial flex uses at .35 FAR. As an option, up to 232 affordable independent living units at an intensity of 1.08 FAR may be appropriate with the following conditions:

- Provision of compatible transitions with surrounding uses, including screening and vegetated buffers;
- Provision of 5-foot minimum width sidewalks along Thunderbolt Place;
- Provision of accessible trails and sidewalks for enhanced pedestrian connectivity to nearby services and transit; and
- Creation of adequate and usable urban park space to serve and meet the needs of the area and of new residents.

Renumber subsequent recommendations.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan map will not change.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.