

AN AMENDMENT TO  
**THE COMPREHENSIVE PLAN  
 FOR FAIRFAX COUNTY, VIRGINIA  
 2013 EDITION**

**GENERAL LOCATION:**

South side of Lee Highway, east of Cruz Drive

**PLANNING AREA AND DISTRICT:**

Area III, Bull Run Planning District

**SPECIAL PLANNING AREA:**

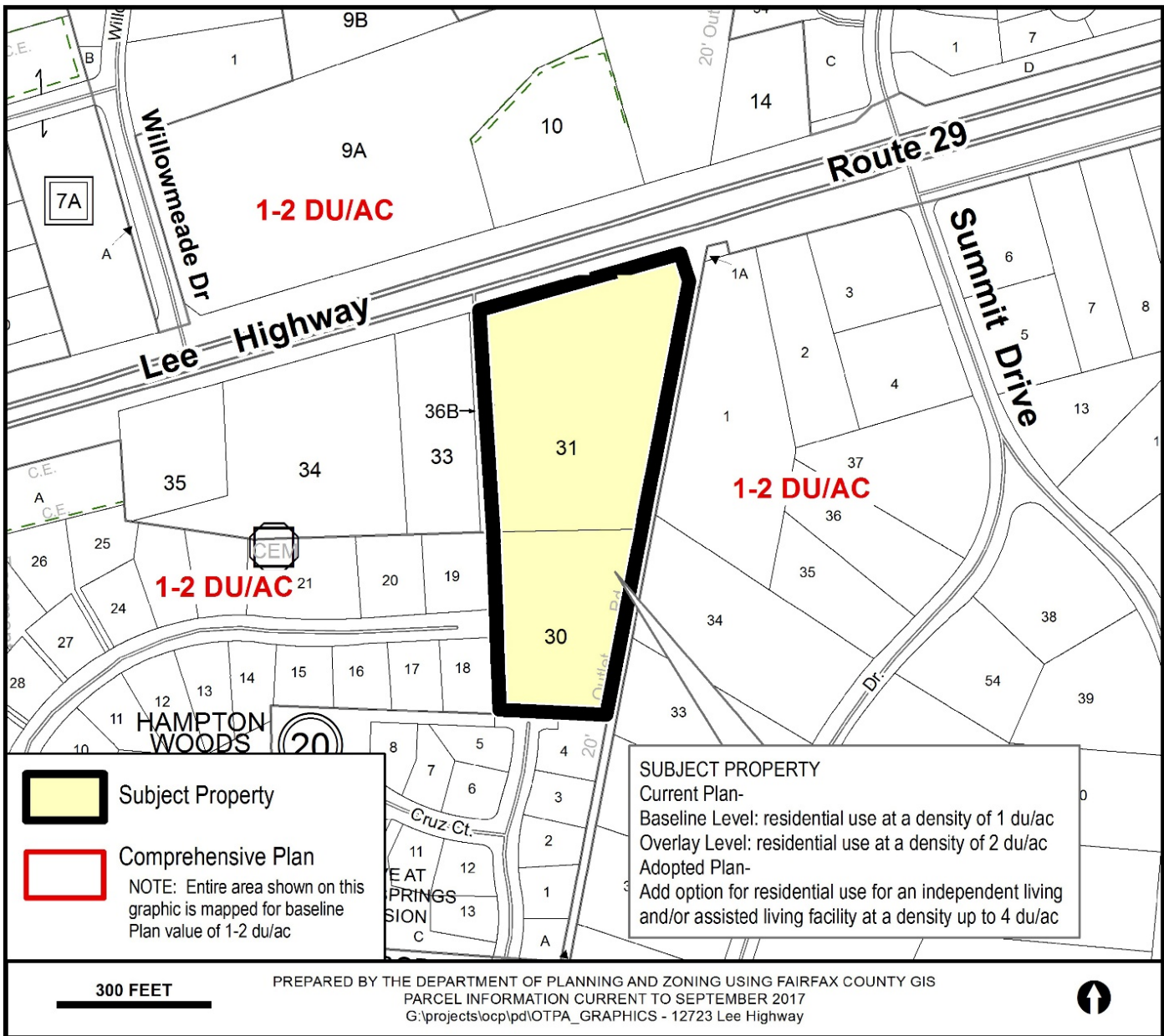
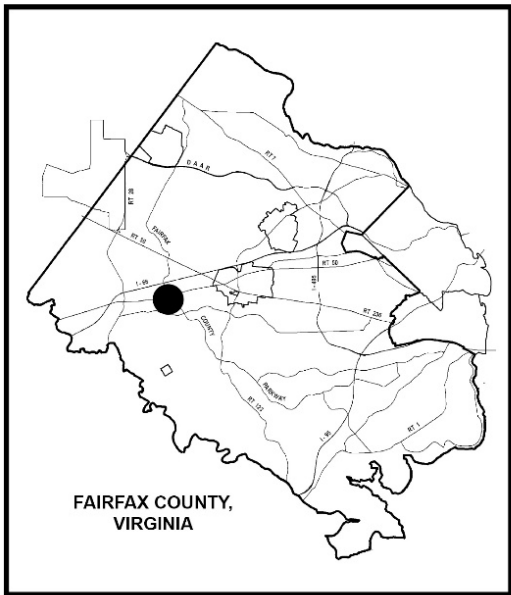
Fairfax Center Area, Land Unit T

**PARCEL LOCATION:** 55-4 ((1)) 30 and 31

**SUPERVISOR DISTRICT:** Springfield

**ADOPTED:** September 26, 2017 **ITEM NO.** PA 2016-III-FC2

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



**AMENDMENT TO THE COMPREHENSIVE PLAN (2013 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 as underlined.

**ADD:** Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, as amended through 1-24-2017, Land Unit T, Land Use, Recommendations-Suburban Neighborhoods and Low Density Residential Areas, page 83:

**“LAND UNIT T**

**CHARACTER**

This land unit is located on the south side of Lee Highway opposite the Willowmeade subdivision. Existing development includes portions of the stable Crystal Springs and Hampton Forest subdivisions.

**RECOMMENDATIONS**

Land Use

Baseline: Residential use at 1 dwelling unit per acre  
Overlay: Residential use at 2 dwelling units per acre

This land unit is planned for low density residential use at 2 dwelling units per acre at the overlay level and generally contains low density single-family homes. New development in this area must be compatible with the existing stable Crystal Springs subdivision. Buffering along Lee Highway should be incorporated in development plans for this area.

Existing spot commercially-zoned parcels along Lee Highway should not be expanded or intensified. Redevelopment to uses which are more compatible to the adjacent planned residential areas should be encouraged.

As an option at the overlay level, Tax Map Parcels 55-4((1))30 and 31 may be appropriate for residential use up to a density of 4 du/ac for an independent and/or assisting living facility, provided the following conditions are met:

- Visual impacts to the adjacent existing neighborhoods are minimized to the extent possible through the provision of architecture that is compatible with the residential character of the area, appropriate buffering and screening that maximizes the use of existing vegetation;

- New development articulates building heights and massing to respond to the scale of adjacent uses and provides a gradual reduction in height toward the existing neighborhoods;
- Maximum building height is limited to 3 stories if oriented to Lee Highway;
- Supplemental landscape plantings are provided to assist in breaking up the building mass and to screen the parking area from Lee Highway; and,
- No vehicular connection is provided from Crouch Drive or Tractor Lane to the property.”

**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.