

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

GENERAL LOCATION: West of Ravensworth Road, north of McWhorter Place, and south of Little River Turnpike

PLANNING AREA AND DISTRICT:
Area I, Annandale Planning District

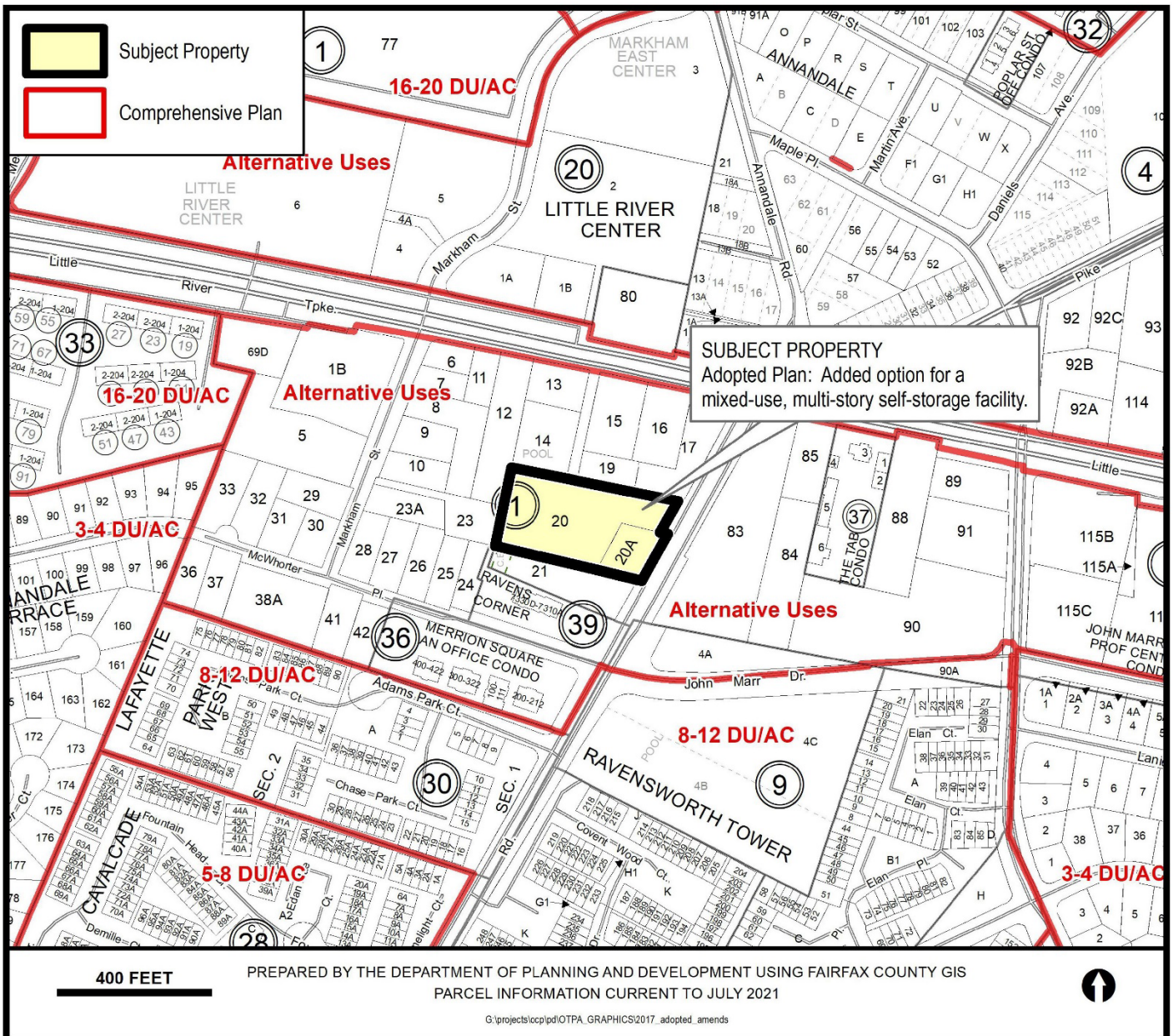
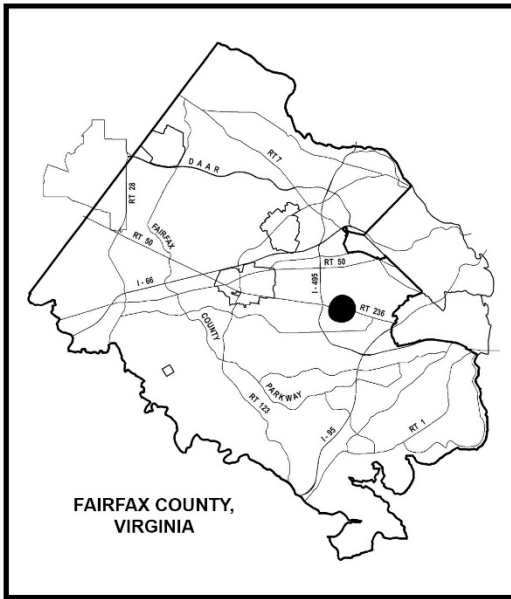
SPECIAL PLANNING AREA:
Annandale Community Business Center

PARCEL LOCATION: 71-1 ((1)) 20 and 20A

SUPERVISOR DISTRICT: Mason

ADOPTED: July 27, 2021 **ITEM NO.** PA-2021-00009

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



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AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan have adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underlines. No text was deleted.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Community Business Center as amended through 2-23-2021; Sub-unit B1, Land Unit Recommendations, page 32:

“Sub-unit B-2

This sub-unit is planned for residential, commercial, or mixed-use development. The tallest buildings should be located along Little River Turnpike. New streets and pedestrian corridors should be utilized to create separate blocks within the sub-unit. Communal surface or structured parking should be considered to address parking needs. Parcel consolidation for redevelopment is highly recommended. Ground floor commercial uses are recommended, with residential, office or mixed-use above.

Under the incentive development option, a minimum consolidation of approximately three acres is recommended. Under this option, a majority of any abutting street frontage should be consolidated to address access management issues, especially along Little River Turnpike and Markham Street. No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan. An urban park should be located in the sub-unit. This park should be located to provide for utilization by the residents of both Sub-units B-1 and B-2. Sub-unit C-1 This sub-unit is planned for residential and office development.

Tax Map Parcels 71-1 ((1)) 20 and 20A are located in the eastern part of the sub-unit along Ravensworth Road and are developed with a self-storage facility and service station. To encourage redevelopment that advances Annandale CBC objectives, as an option, mixed-use development that includes multi-story self-storage and other uses planned for the sub-unit may be appropriate under the following conditions:

- Consolidation of Tax Map Parcels 71-1 ((1)) 20 and 20A is provided, to enable a single, coordinated development;

- Development should, at a minimum, include ground floor uses such as retail, office, and/or community serving uses that activate the street frontage and enhance the pedestrian realm;
- Mid-block interparcel pedestrian and bicycle facilities should be provided in the northern and western sides of the development;
- Building design should include a ground floor that has a strong relationship with the street, and a building form, character and façade treatment, including signage, that is consistent with that of an office use rather than one that visually distinguishes itself as a storage facility.
- The site layout should be designed consistent with District Design Guidelines for Annandale.

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.