

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

GENERAL LOCATION: East side of Loisdale Road, just east of Interstate 95, south of Loisdale Estates and west of Loisdale Park.

PLANNING AREA AND DISTRICT:
 Area IV, Springfield Planning District

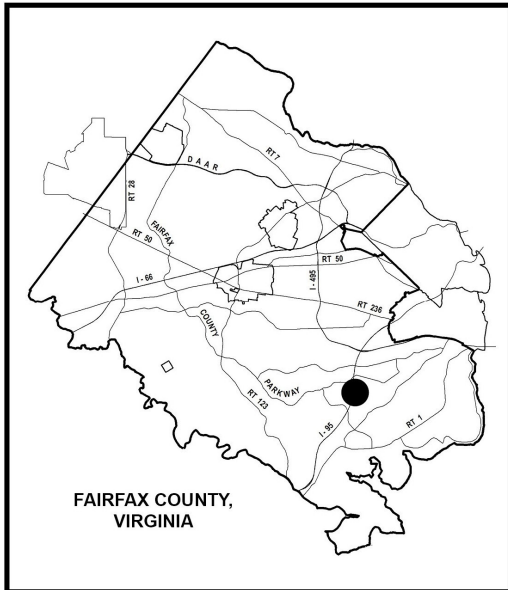
SUB-DISTRICT DESIGNATION:
 S7 - Springfield Community Planning Sector and I-95 Corridor Industrial Area

PARCEL LOCATION: 90-4 ((1)) 3, 4, and 5

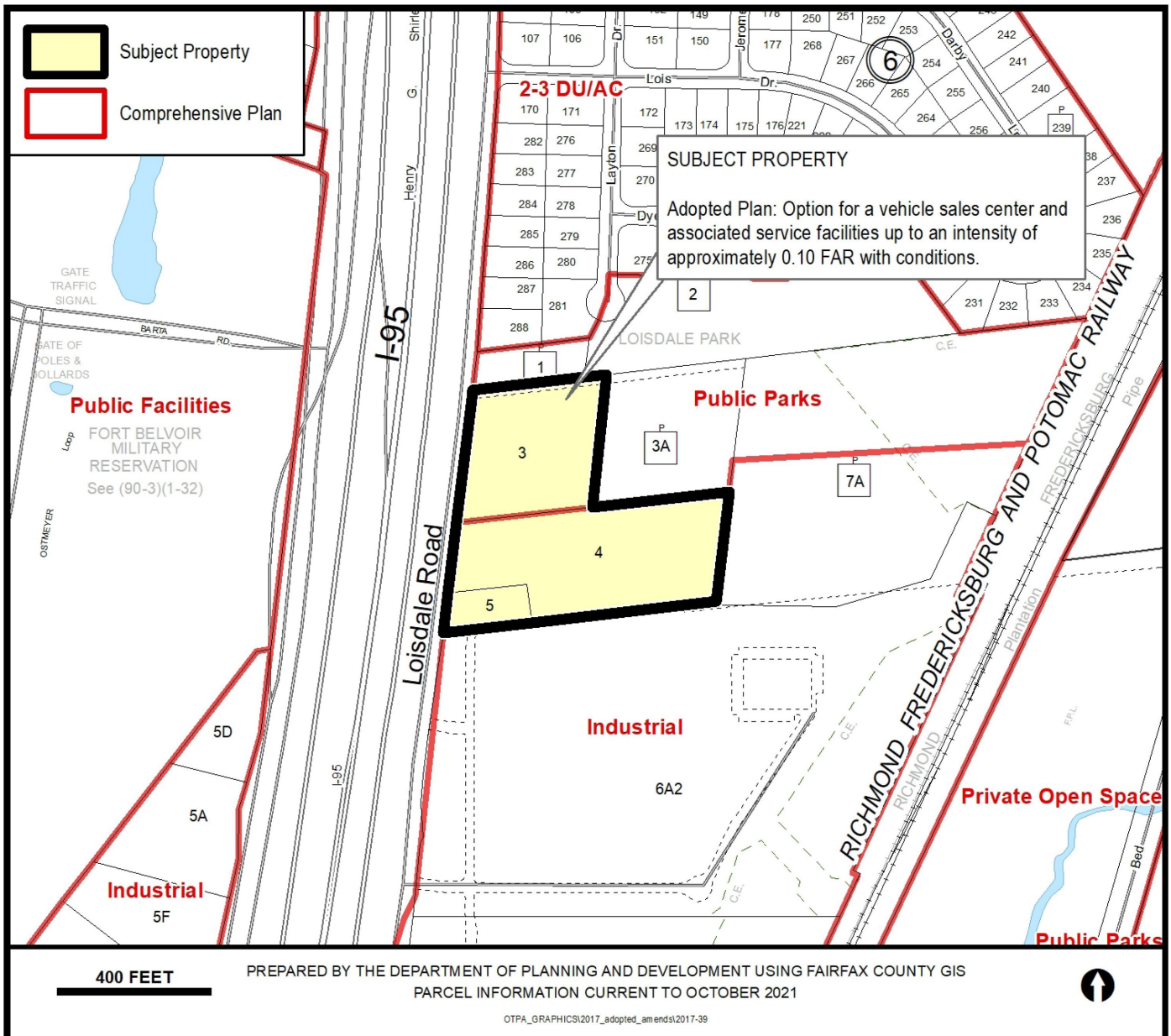
SUPERVISOR DISTRICT: Lee

ADOPTED: November 9, 2021 **ITEM NO.** PA 2020-IV-S1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



FAIRFAX COUNTY,
 VIRGINIA



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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 underlines.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District, as amended through 2-23-2021, I-95 Corridor Industrial Area, Pages 25-26:

“Land Unit K

Land Use

The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR at the baseline.

Tax Map Parcels 90-4 ((1)) 4 and 90-4 ((1)) 5 are planned for industrial uses at an intensity of up to .35 FAR. As an option, these parcels may be appropriate for a vehicle sales center and associated service facilities up to an intensity of approximately 0.10 FAR, if consolidated with Tax Map Parcel 90-4 ((1)) 3, which is outside of the industrial area in the S7-Springfield East Community Planning Sector. Ancillary uses, such as those to serve customers, may also be considered. This use may be appropriate provided the development will not produce peak hour vehicle trips on Loisdale Road in excess of those generated by the baseline planned intensity for industrial use on Parcels 4 and 5 and the underlying zoning for transitional low-rise office use on Parcel 3. Additionally, development of this optional use should meet the following conditions:

- The provision of a substantial open space buffer to the north and east to mitigate the visual impact on nearby residences, and protect existing healthy and mature trees in Loisdale Park;
- Land disturbing activities are managed to minimize the risk for damaging existing healthy and mature trees on the adjacent Loisdale Park, as determined by the Park Authority in consultation with the Urban Forest Management Division of the Department of Public Works and Environmental Services (DPWES);
- Impervious surfaces are balanced with a substantial amount of green space, supplemented by natural landscaping practices and other solutions, such as green stormwater infrastructure to offset the impacts of runoff from impervious coverage on the site. Stormwater management controls should be provided on-site and above the minimum standards to the extent possible. Additional measures may be considered to exceed minimum standards in consultation with DPWES;

- The limitation of the vehicle sales and service building(s) to a height which is compatible with nearby existing and planned activity to the north and east;
- The design, size, character and location of outdoor lighting and signage are compatible with and minimize adverse visual impacts on nearby residential uses; and,
- Provision of a quality inter-parcel connection to facilitate the circulation of vehicular and pedestrian traffic between the subject site and existing vehicle sales and service facilities to the south.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established.

...”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District, as amended through 2-23-2021, S7-Springfield East Planning Sector, Recommendations, Land Use, page 77:

- “4. The planned use of Parcel 90-4((1))3 is public park. If the property is not acquired and develops at its underlying zoning for transitional low-rise office use, the following conditions should be met:
- The provision of a substantial landscaped open space buffer which would mitigate the visual impact on nearby residences to the north;
 - The limitation of the low-rise office units to a height which is compatible with nearby existing and planned activity to the north and east; and
 - The provision of signs, whose size, character, and location are compatible with and result in no adverse visual impact on nearby residential units.

As a secondary option, this parcel may be suitable for a vehicle sales center and associated service facilities, if consolidated with Tax Map Parcels 90-4((1)) 4 and 5, up to an intensity of 0.10 FAR on the consolidated site, subject to the conditions set forth in the Land Use recommendations for Land Unit K of the I-95 Corridor Industrial Area.”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District as amended through February 23, 2017; S7-Springfield East Community Planning Sector, Figure 31, “Land Use Recommendations, General Locator Map,” page 76 to polygon for the site of the Plan options listed as recommendation #4.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.