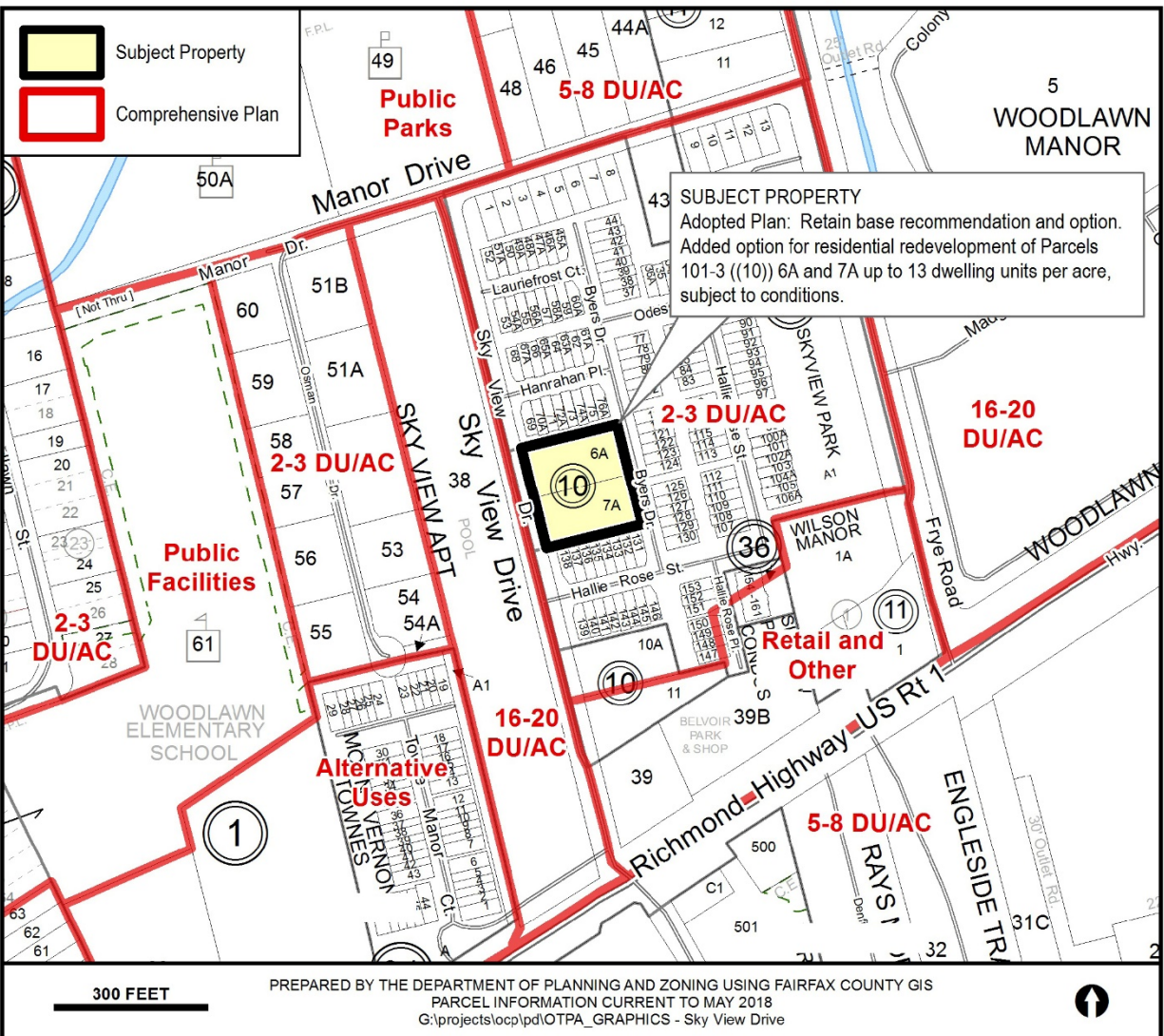


FOR ADDITIONAL INFORMATION CALL (703) 324-1380



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AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITITON)

The following changes to the Comprehensive Plan map have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, text which has been added is shown as underlined and text which has been deleted is shown with a strikethrough.

REPLACE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, as amended though 3-20-2018, Land Use Recommendations, Suburban Neighborhood Areas Between South County Center CBC and Woodlawn CBC Recommendation #5, page 179:

“5. The area bounded by Richmond Highway, Frye Road, Sky View Drive, and Manor Drive is planned for community-serving retail use up to 0.35 FAR and residential use at 2-3 dwelling units per acre, as shown on the Comprehensive Land Use Plan Map. Much of the area has previously been developed under a Plan option at approximately 13 du/ac, including ~~As an option, residential use at 14-16 dwelling units per acre may be considered if some of the commercially zoned parcels along Richmond Highway are included in the consolidation.~~ Residential development at this density is subject to the following conditions:

- ~~Substantial consolidation should be achieved including at least 75 percent of the residentially zoned area. Development at the option level should be considered only if it is in conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan;~~
- Residual parcels not included in the ~~initial~~ prior consolidated Skyview Park rezoning(s) under this option may be appropriate for residential use up to 8 dwelling units per acre provided that units are fully integrated and compatible with development, either approved or constructed, under the initial Skyview Park rezoning in terms of unit type, design and architecture, except that Parcels 101-3 ((10)) 6A and 7A may be appropriate for residential use up to 13 dwelling units per acre, if fully integrated and compatible with the neighboring Skyview Park development, and if such additional density provides sufficient open space and appropriate tree preservation;
- Single-family detached units should be located at the northern end of the area across from the single-family detached community along Manor Drive;
- Effective buffering and screening should be provided by the residential development to screen it from nonresidential uses and Richmond Highway. The screening should consist of barriers comprised of brick, masonry, and/or wood;
- Access should be provided from both Sky View Drive and Frye Road, and these two roadways should be interconnected with the internal street system for the residential development. There should be no access to Richmond Highway.”

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.