

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

GENERAL LOCATION: Northeast quadrant of the intersection of Richmond Highway and Groveton Street.

PLANNING AREA AND DISTRICT: Area IV, Mount Vernon Planning District

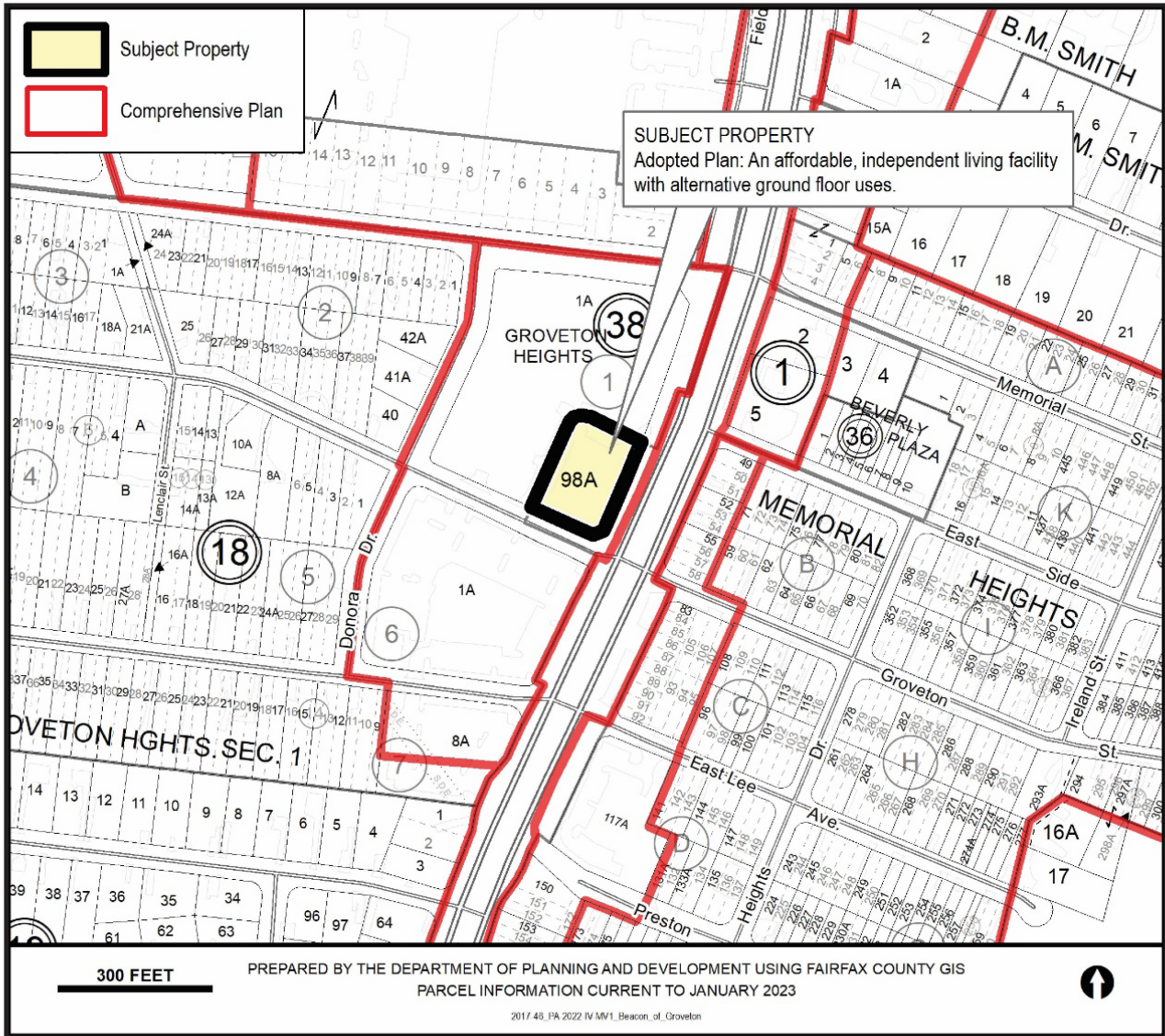
SPECIAL PLANNING AREA: Richmond Highway Corridor Area; Land Unit D, Beacon/Groveton Community Business Center.

PARCEL LOCATION: 93-1 ((1)) 98A

SUPERVISOR DISTRICT: Franconia

ADOPTED: January 24, 2023 **ITEM NO.** PA 2022-IV-MV1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



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AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

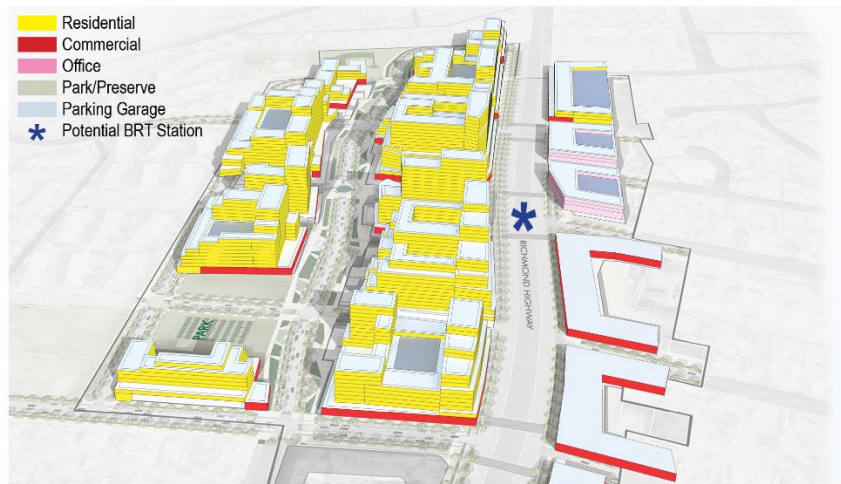
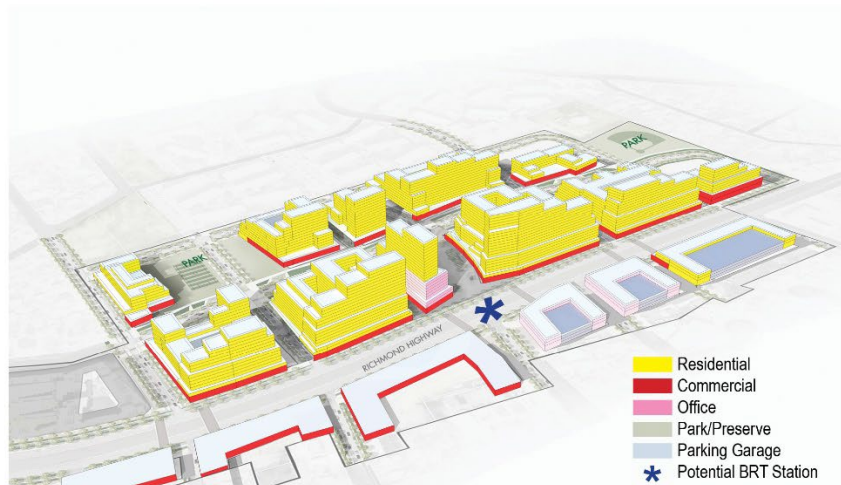
The following changes to the Comprehensive Plan have adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, as amended through 2-23-2021, Figure 38, “Conceptual Plan Beacon/Groveton CBC,” page 110 to change the green square depicting the interim park to grey to depict non-park uses.



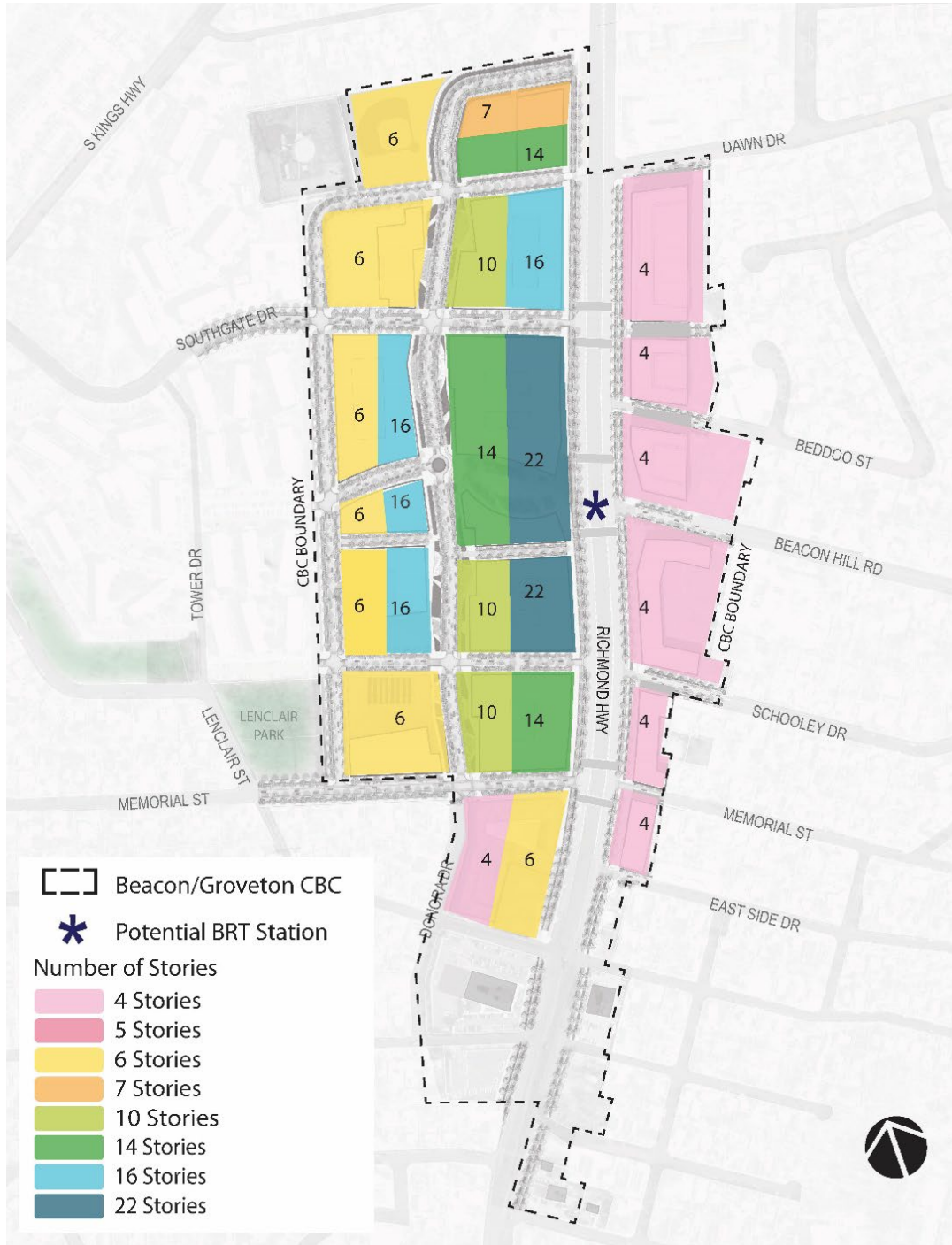
**CONCEPTUAL PLAN
BEACON/GROVETON CBC** **FIGURE 38**

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, as amended through 2-23-2021, Figure 40, “Building Form, Massing, And Planned Uses Beacon/Groveton CBC,” page 112, on the View from the east figure, change the color green depicting the interim park on the Beacon Apartments parcel to grey depicting non-park development.



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**BUILDING FORM, MASSING, AND PLANNED USES
BEACON/GROVETON CBC** **FIGURE 40**

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, as amended through 2-23-2021, Figure 41, “Conceptual Building Heights Beacon/Groveton CBC,” page 114, change the number of stories on the Beacon Apartments parcel to six stories from the current five stories depicted.



**CONCEPTUAL BUILDING HEIGHTS
 BEACON/GROVETON CBC** **FIGURE 41**

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, as amended through 2-23-2021, Figure 42, “Conceptual Open Space Beacon/Groveton CBC,” page 117, change the color green depicting the interim park on the Beacon Apartments parcel to grey depicting non-park development.



**CONCEPTUAL OPEN SPACE
BEACON/GROVETON CBC**

FIGURE 42

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, amended through 2-23-2021, Community Business Centers, Beacon/Groveton CBC, Land Unit D, pages 122-123:

“Land Unit D

The land units comprise approximately 10 acres of land between Richmond Highway and Donora Drive, extending from Memorial Street south to midway between Clayborne Avenue and Collard Street, and has been designated the Groveton Redevelopment Area.

Base Plan

The land unit is appropriate for redevelopment to medium intensity office use up to approximately 305,000 gross square feet of development. This development should be attractive, well-landscaped and be made compatible with adjacent residential uses through attractive building design, site planning, and architectural treatments as well as effective landscaping and buffering. Building height should be compatible with the adjacent community. In order to mitigate impacts on the community, there should be a decrease in building height from Richmond Highway to the west.

Redevelopment Option

Tax Map Parcels 93-1((38))(1)1A and 93-1((1))98A have been approved and partially developed through an option for residential mixed-use development for 290 residential units and 70,000 square feet of non-residential use. If the land approved for non-residential development (Tax Map Parcel 93-1 ((1)) 98A) is dedicated as parkland, the development potential may be transferred to another land unit within the Beacon/Groveton CBC. As a second option for Tax Map Parcel 93-1 ((1)) 98A, a 70,000 square foot, 100-percent affordable, independent living facility may be appropriate with alternative, ground-floor non-residential uses. Additional bonus density for the housing beyond the 70,000 square feet is not appropriate.”

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.