

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

**GENERAL LOCATION:** South of Leesburg Pike,  
East of Charles Street and West of Washington Drive

**PLANNING AREA AND DISTRICT:** I, Baileys Crossroads CBC

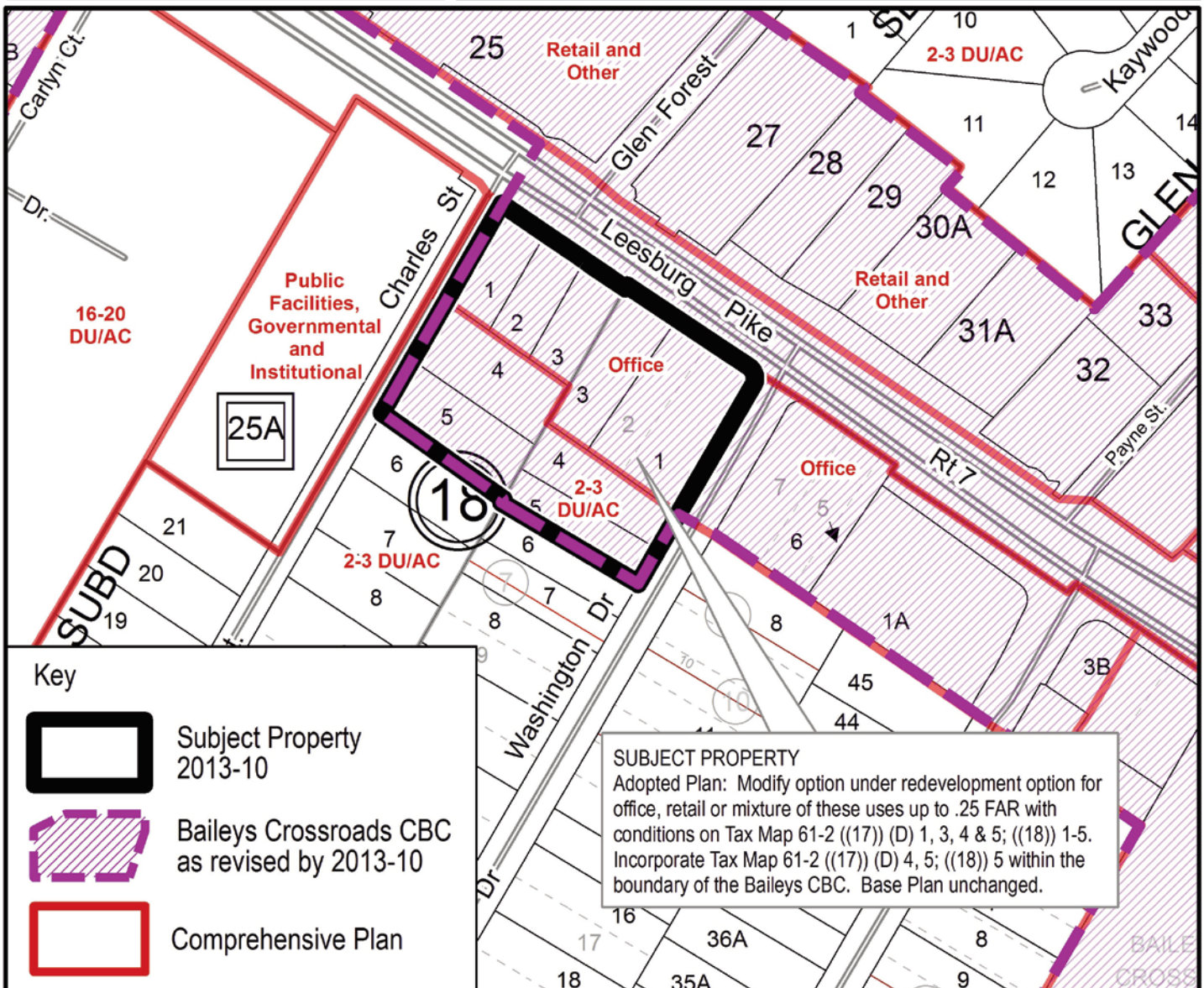
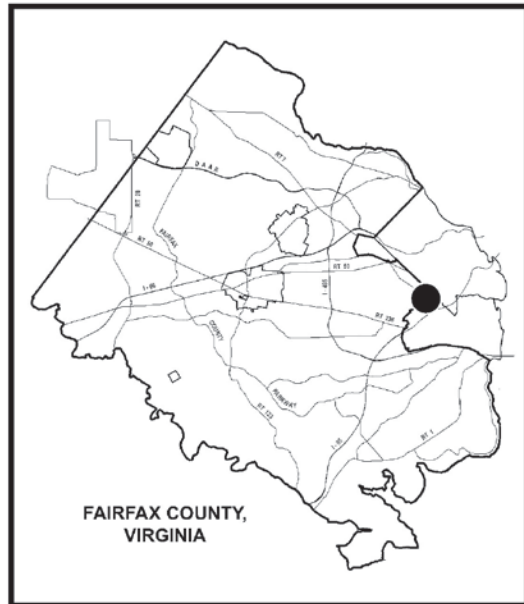
**SUB-DISTRICT DESIGNATION:**  
Sub-Unit D-2

**PARCEL LOCATION:**  
61-2 ((17)) (D) 1, 3, 4 and 5; 61-2 ((18)) 1, 2, 3, 4 and 5

**SUPERVISOR DISTRICT:** Mason

**ADOPTED:** September 23, 2014 **ITEM NO.** 2013-I-B1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



200 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
PARCEL INFORMATION CURRENT TO SEPTEMBER 2014  
G:\projects\lcp\pd\OTPA\_GRAPHICS - Charles Street



**AMENDMENT TO THE COMPREHENSIVE PLAN (2013 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 and deleted text shown with ~~striketrough~~.

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through April 29, 2014, Baileys Crossroads Community Business Center, Baileys West and Baileys East–Land Unit recommendations, page 99:

**“Sub-Unit D-2**

This sub-unit is located on the south side of Leesburg Pike and east side of Charles Street and is developed with office and retail uses in existing residential scale structures.

*Base Plan Recommendations* – The base Plan recommendation for this sub-unit is 33,500 square feet of office uses, ~~and~~ 4,000 square feet of retail uses and 4 single-family detached dwellings.

*Redevelopment Option* – The parcels east of Charles Street (Tax Map parcels 61-2 ((18)) 1-4) are planned and approved for townhouse-style office use of up to .25 FAR with full consolidation. ~~Any development on these parcels should include dedication for the Right of Way for the planned realignment of Charles Street with Glen Forest Drive.~~ As an option, office, retail, or a mixture of these uses in an integrated development that is oriented to Leesburg Pike, up to .25 FAR may be appropriate with consolidation of all four Tax Map parcels 61-2((17))(D)1,3,4,5; 61-2((18))1,2,3,4,5 provided that the following conditions are met: ~~the proposed development should be urban in character and pedestrian friendly; auto-oriented uses, including drive thru facilities, should be prohibited; restaurant uses are strongly discouraged; a~~

- The intersection of Charles Street, Glen Forest Drive and Leesburg Pike should be realigned to remove the offset intersection on Leesburg Pike to improve vehicular and pedestrian safety and operations. It is intended that the improvement align Charles Street with Glen Forest Drive. The realignment should preclude a severe angled intersection, while minimizing the impact to the existing residentially zoned properties to the south. Any development of these parcels should provide an engineered alignment to Virginia Department of Transportation standards and acceptable to Fairfax County Department of Transportation. Right-of-way for the engineered alignment should be dedicated to realign Charles Street and possible funding provided toward the construction of this improvement.
- ~~p~~Primary pedestrian entrances should be visible and accessible from Leesburg Pike;

- ~~p~~Parking should be located to the rear or side of the main structure;
- ~~vehicle~~ Vehicular access to the property should be restricted to Charles Street and/or Washington Drive with ~~to limit additional curb cuts along no additional~~ vehicular access to Leesburg Pike.
- Drive-thru fast food restaurants should be prohibited.
- To protect the existing residential community, substantial buffering and screening should be provided between the non-residential use and the adjoining residential properties.

The remainder of this area is planned for neighborhood serving retail and office uses up to 0.35 FAR. Building heights within this sub-unit should not exceed 40 feet, and buffering to adjacent residential neighborhoods should consist of a solid wall and landscaping with a setback area designed as a transition to adjacent residential uses.

Redevelopment of this sub-unit (approximately ~~4.7~~ 5.5 acres) is envisioned to include a maximum of ~~35,000~~ 26,000 square feet of office uses and ~~22,000~~ 29,000 square feet of retail uses.”

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through April 29, 2014, Baileys Crossroads Community Business Center, Table 7 – Baileys West and Baileys East Districts Land Unit Recommendations Summary, Sub-Unit D-2, page 105:

**“Base Plan**

33,500 square feet of office uses, ~~and~~ 4,000 square feet of retail uses and 4 single-family dwelling units

**Redevelopment Option**

A maximum of ~~35,000~~ 26,000 square feet of office uses and ~~22,000~~ 29,000 square feet of retail uses

**Comprehensive Plan Map**

Office Use, Residential Use at 2-3 du/ac”

**MODIFY:** The following figures and maps in the Comprehensive Plan to incorporate Tax Map parcels 61-2 ((17)) (D) 4, 5 and 61-2 ((18)) 5 within the boundary of the Baileys Crossroads CBC and within the boundary of Sub-Unit D-2 of the Baileys Crossroads CBC, including:

**Area I, Baileys Planning District as amended through April 29, 2014:**

- Baileys Crossroads Community Business Center Locator Map (Map 1, page 15)
- Baileys Crossroads CBC Districts (Map 2, page 24)

- Town Center District – Sub-Units (Map 10, page 77)
- Baileys West and Baileys East District Sub-Units (Map 12, page 95)

**Area I, Area Plan Overview as amended through March 4, 2014:**

- Area I Planning Districts and Sectors (Figure 1, page 2)
- Concept for Future Development Map (Figure 2, page 4)

**Area II, Area Plan Overview amended through March 4, 2014:**

- Concept for Future Development Map (Figure 2, page 4)

**Area III, Area Plan Overview amended through March 4, 2014:**

- Concept for Future Development Map (Figure 2, page 4)

**Area IV, Area Plan Overview amended through March 4, 2014:**

- Concept for Future Development Map (Figure 2, page 4)

**Comprehensive Land Use Plan map**

**LAND USE**

**PLAN MAP:** The Comprehensive Plan map will continue to depict the base recommendations for residential use at 2-3 dwellings unit per acre for Tax Map parcels 61-2 ((17)) (D) 4, 5; 61-2 ((18)) 4, 5 and office use for Tax Map parcels 61-2 ((17)) (D) 1, 3 and 61-2 ((18))1, 2, 3. However, it will be modified to include Tax Map parcels 61-2 ((17)) (D) 4, 5 and 61-2 ((18)) 5 within the boundary of the Baileys Crossroads CBC.

**TRANSPORTATION**

**PLAN MAP:** The Countywide Transportation Plan map will not change.