

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

**GENERAL LOCATION:** Countywide

**PARCEL LOCATION:** Countywide

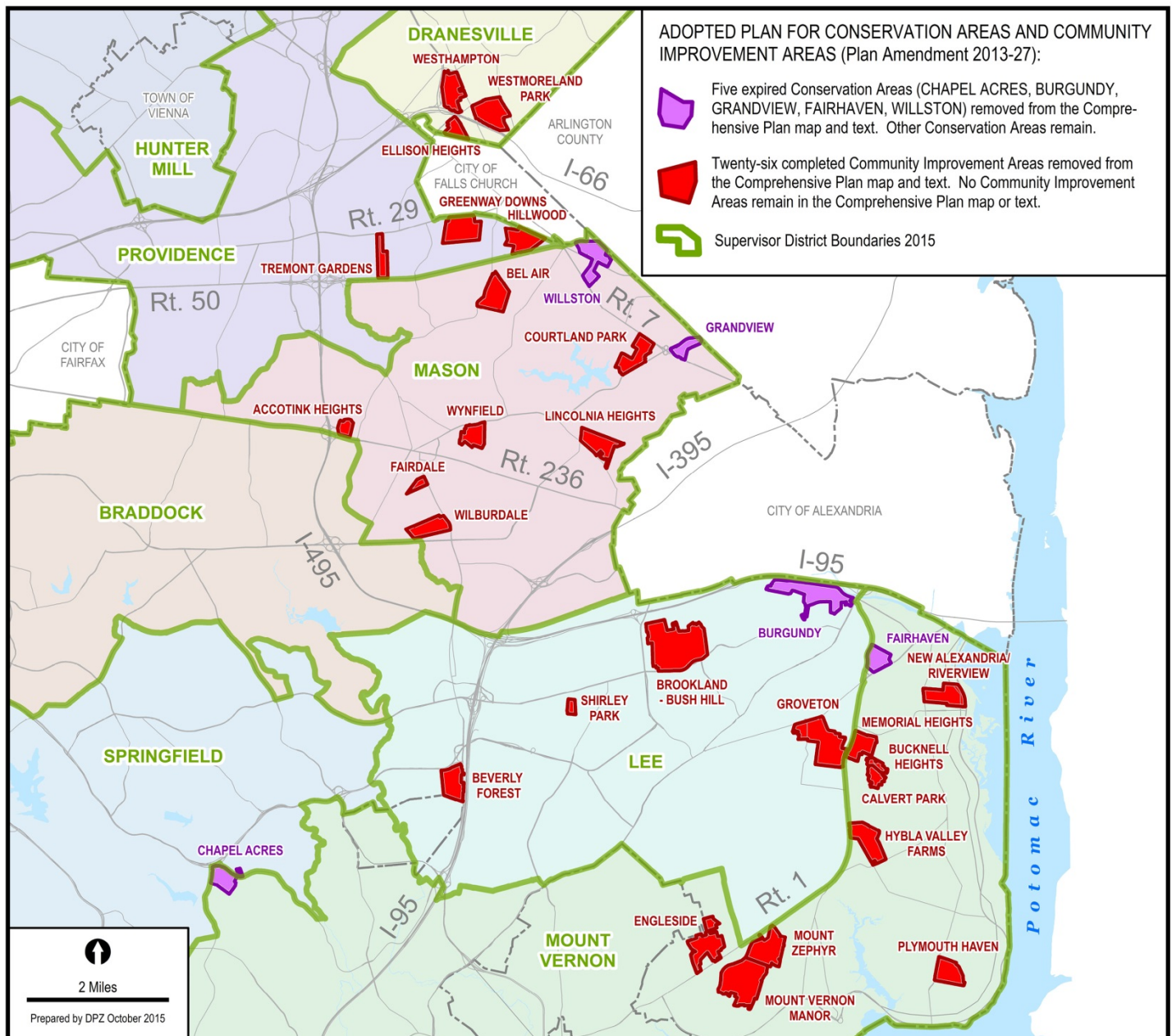
**PLANNING AREA AND DISTRICT:** All

**SUPERVISOR DISTRICT:** N/A

**ADOPTED:** October 20, 2015

**ITEM NO.** 2013-CW-4CP

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



**AMENDMENT TO THE COMPREHENSIVE PLAN (2013 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 as underlined and deleted text is shown with a ~~strike through~~.

**Changes to the Conservation Area Plans:**

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through 7-28-2015, Baileys Crossroads Community Business Center, Town Center – Land Unit Recommendations, page 76:

“LAND UNIT A

Dominant features of Land Unit A include the Burlington Plaza and the Leesburg Pike Plaza community-serving shopping centers, the Rock Spring Professional Center and the Nassif Building office uses; and the Goodwin House West, an adult congregate living facility. Other uses include office buildings, restaurants and retail uses in the vicinity of the Columbia Pike and Leesburg Pike interchange and older industrial areas along Rock Springs Road and a variety of retail and office uses along Leesburg Pike. ~~The Grandview Conservation Area is located to the north.~~ The Arlington County boundary is on the north side of this Land Unit along with single-family residential uses planned and developed at densities of 2-3 du/ac.”

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through 7-28-2015, B1-Willston Community Planning Sector, Character, page 173:

“CHARACTER

...

The planning sector contains a variety of residential uses. The Federal Hill and Ash Lawn Ridge townhouse developments are located on Arlington Boulevard. Willston Apartments, a large garden apartment complex ~~that is included in the Willston Conservation Area~~, is located along Patrick Henry Drive. ~~The Willston Conservation Area expired on January 24, 1988 and is no longer active.~~ Cavalier Club, a high-rise apartment complex, is located north of Wilson Boulevard.”

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through 7-28-2015, B3-Commerce Park Community Planning Sector, Character, page 185:

“CHARACTER

...

~~The Grandview Conservation Area was located east of the Columbia Pike/Leesburg Pike interchange, also within the Baileys Crossroads CBC. This conservation area expired on April 20, 1990 and is no longer active.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, amended through 10-28-2014, RH3-Burgundy Community Planning Sector, page 47:

~~“Burgundy Conservation Area~~

~~A conservation plan was adopted on April 30, 1979 for the Burgundy community, located south of the Capital Beltway/Interstate 95/495 (I-95/I-495) in the northeastern portion of the planning sector. The program expired on April 30, 2004. A neighborhood improvement program was also adopted for the Burgundy community. The basic goal of the plan was the conservation and development of a viable and sound residential community in the Burgundy neighborhood. The neighborhood improvement program listed a series of public improvement projects that were necessary to improve living conditions in Burgundy. The conservation plan provided the legal mechanisms for carrying out the proposed improvement activities, and it set standards for development and rehabilitation in the community.”~~

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, Amended through 10-28-2014, RH3-Burgundy Community Planning Sector, Land Use, recommendation #7, page 51:

~~“7. A neighborhood improvement program and conservation plan was adopted for the Burgundy community by the Board of Supervisors on April 30, 1979. The basic goal of this document is the conservation and development of a viable and sound residential community in the Burgundy neighborhood. The neighborhood improvement program lists a series of public improvement projects that will be necessary to improve living conditions in Burgundy. The conservation plan provides the legal mechanisms for carrying out the proposed improvement activities, and it sets standards for future development and rehabilitation in the community. The appropriate uses and intensities are reflected in the Comprehensive Plan for the area, which is residential use at a density of 3-4 dwelling units per acre for most of the area; open space uses for the existing park and other vacant parcels immediately south of the Beltway; continued public facility use for the Cameron Elementary School and the Community Center; and transitional commercial uses.”~~

**Changes to The Community Improvement Plans:**

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, amended through 11-18-2014, A2-Columbia Community Planning Sector, Character, page 98:

**“Wynfield Community Improvement Area**

~~On November 24, 1986, the Board of Supervisors adopted the Wynfield Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area is generally bounded by Columbia Pike, Mason District Park and the Annandale Methodist Church property.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, amended through 11-18-2014, A9-Holmes Run Community Planning Sector, Character, pages 143:

**“Accotink Heights Community Improvement Area**

~~On September 13, 1982, the Board of Supervisors adopted the Accotink Heights Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area includes the residential community focusing on Estabrook Drive and Hirst Drive, north of the Little River Turnpike service road.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, amended through 11-18-2014, A10-Ossian Hall Community Planning Sector, Character, page 149:

**“Wilburdale Community Improvement Area**

~~On September 13, 1982, the Board of Supervisors adopted the Wilburdale Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area includes Laburch Lane, Wills Lane, and portions of Vellex Lane and Wilburdale Drive.”~~

**Fairdale Community Improvement Area**

~~On July 22, 1991, the Board of Supervisors adopted the Fairdale Community Improvement Plan to upgrade and preserve the neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the costs. The improvement area is bounded by Backlick Park on the~~

~~north, Backlick Road on the east, Annandale Acres subdivision on the south, and Saint Michael's Church on the west.”~~

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through 7-28-2015, B4-Glasgow Community Planning Sector, Character, page 192:

“CHARACTER

...

Adjacent to the CBC are stable residential areas, with both low and medium density residential uses. The low density, single-family subdivisions predominate and are sited primarily in the center of this planning sector. Among the older subdivisions east of the Holmes Run Stream Valley are the Sunset Manor, Dowden Terrace, Springdale, and Lacey Boulevard neighborhoods. The planning sector also includes ~~the Lincolnia Heights Community Improvement Area, which is located east of the Parklawn Elementary School.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through 7-28-2015, B4-Glasgow Community Planning Sector, Character, page 192:

~~“Lincolnia Heights Community Improvement Area~~

~~On January 25, 1988, the Board of Supervisors adopted the Lincolnia Heights Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Braddock Road, Sano Street, and the northern border of the Sherry Heights subdivision.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, amended through 7-28-2015, B5-Barcroft Community Planning Sector, Character, page 202:

~~“Courtland Park Community Improvement Area~~

~~On August 1, 1988, the Board of Supervisors adopted the Courtland Park Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by the Columbia Pike/Leesburg Pike interchange, and roughly encompasses the single-family neighborhoods between the Culmore apartment area and Columbia Pike.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, amended through 7-28-2015, J1-Hillwood Community Planning Sector, Character, page 16:

~~“Hillwood Community Improvement Area~~

~~On November 24, 1986, the Board of Supervisors adopted the Hillwood Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Hillwood Avenue, South Street, Arlington Boulevard, and Cherry Street.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, amended through 7-28-2015, J2-Sleepy Hollow Community Planning Sector, Character, page 23:

~~“Bel Air Community Improvement Area~~

~~On November 24, 1986, the Board of Supervisors adopted the Bel Air Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Barrett Road, Kerns Road and Annandale Road.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, amended through 7-28-2015, J7-Pine Spring Community Planning Sector, Character, page 46:

~~“Tremont Community Improvement Area~~

~~On November 24, 1986, the Board of Supervisors adopted the Tremont Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Arlington Boulevard and Lee Highway, and Strathmeade and Fairmont streets.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, amended through 7-28-2015, J9-Greenway Village Community Planning Sector, Character, page 59:

~~“Greenway Downs Community Improvement Area~~

~~On October 29, 1979, the Board of Supervisors adopted the Greenway Downs Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage~~

~~improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Lee Highway, Woodlawn Avenue, Custis Parkway, and Tripps Run Stream Valley.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, amended through 3-24-2015, M2-Pimmit Community Planning Sector, Character, page 93:

~~“Ellison Heights Community Improvement Area~~

~~On November 26, 1990, the Board of Supervisors adopted the Ellison Heights Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of the improvements and shared in the cost of some facilities. The area is bordered by Haycock Road on the northwest and includes residential properties along Highland Avenue on the northeast boundary, with the City of Falls Church on the south forming the remaining boundary.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, amended through 3-24-2015, M3-Kirby Community Planning Sector, Character, page 99:

~~“Westmoreland Park Community Improvement Area~~

~~On January 25, 1988, the Board of Supervisors adopted the Westmoreland Park Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of the improvements and shared in the cost of some facilities. The area includes residential properties bounded on the south and west by Interstate 66 (I-66) and Great Falls Street, on the north by Haycock Road, and on the east by Westmoreland Street, and includes properties fronting on Gordon Avenue and Meridian Street.”~~

~~Westhampton Community Improvement Area~~

~~On September 16, 1991, the Board of Supervisors adopted the Westhampton Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements; however, the improvements were not done. The area includes single-family residential properties bounded on the north by Kirby Road, on the west by I-66, on the south by Haycock Road and Grande Lane and on the east by Westmoreland Street.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, amended through 6-2-2015, MV2-Hybla Valley Community Planning Sector, Character, page 132:

~~“Groveton Community Improvement Area~~

~~On October 29, 1979, the Board of Supervisors adopted the Groveton Community Improvement Plan to upgrade and preserve the neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The portion of the Groveton Community Improvement Area in the Hybla Valley Community Planning Sector is generally bounded by Lenclair Street, South Kings Highway, Harrison Lane, Holly Hill Road and Richmond Highway.”~~

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, amended through 6-2-2015, MV2-Hybla Valley Community Planning Sector, Land Use, recommendation #4, page 135:

~~“4. The Groveton neighborhood should be preserved and upgraded in accordance with the Groveton Community Improvement Plan. Development in the area to which the Richmond Highway Corridor policy does not apply should be of the same use, character and density as existing development.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, amended through 6-2-2015, MV3-Belle Haven Community Planning Sector, Character, page 141:

~~“New Alexandria/Riverview Community Improvement Area~~

~~On May 18, 1987, the Board of Supervisors adopted the New Alexandria/Riverview Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Fort Hunt Road on the west, Olde Towne Road and Belle Haven Road on the north, Boulevard View on the east and I Street on the south.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, amended through 6-2-2015, MV5-Groveton Community Planning Sector, Character, page 157:

~~“Memorial Heights, Bucknell Heights, Calvert Park, and Hybla Valley Farms Community Improvement Areas~~



~~Community improvement plans are adopted by the Board of Supervisors to upgrade and preserve neighborhoods by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The following community improvement areas are located in the Groveton Community Planning Sector:~~

~~Memorial Heights Community Improvement Area, adopted November 25, 1985, is generally bounded by Richmond Highway on the west, the north parcel line of lots along Schooley Drive to the north, Darue Road right of way and the east lot lines of parcels located on Elm Drive on the east and Popkins Lane on the south.~~

~~The Bucknell Heights Community Improvement Area, adopted on February 8, 1988, includes lots located on both sides of Ross and Davis Streets.~~

~~The Calvert Park Community Improvement Area, adopted on June 30, 1986, includes lots located on both sides of Davis Street, Popkins Lane, Stone Hedge Drive, Rita Court and Bertram Lane.~~

~~The Hybla Valley Farms Community Improvement Area, adopted on April 9, 1984, includes lots located along both sides of Woodlawn Trail, Boswell Avenue, Schelhorn Road, Frances Drive, Brentwood Place and Delafield Place.”~~

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, amended through 6-2-2015, MV5-Groveton Community Planning Sector, Land Use, recommendation #2, page 159:

“2. Development is planned to conform with the recommendations cited in the ~~Hybla Valley Farms, Gum Springs, Bucknell Heights, Calvert Park and Memorial Heights Community Improvement Plans and the Gum Springs Conservation and Redevelopment Plans~~ as adopted by the Board of Supervisors. [Not shown]”

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, amended through 6-2-2015, MV6-Fort Hunt Community Planning Sector, Character, page 163:

~~“Plymouth Haven Community Improvement Area~~

~~On October 29, 1979, the Board of Supervisors adopted the Plymouth Haven Community Improvement Plan to preserve and upgrade this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of the improvements and shared in the cost of some facilities. The community improvement area includes Plymouth Road, part of Potomac Lane, Standish Road, Winthrop Drive, and part of the east-west section of Fort Hunt Road.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, amended through 6-2-2015, MV7-Mount Vernon Community Planning Sector, Character, page 171:

~~“Mount Zephyr and Mount Vernon Manor Community Improvement Areas~~

~~Community improvement plans are adopted by the Board of Supervisors to upgrade and preserve neighborhoods by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The following community improvement areas are located in the Mount Vernon Community Planning Sector:~~

~~The Mount Zephyr Community Improvement Area, adopted March 26, 1990, includes residential properties along and west of Mohawk Lane and Mount Zephyr Drive and along and northwest of Laurel Road, bounded by commercially-zoned parcels along Richmond Highway on the west.~~

~~The Mount Vernon Manor Community Improvement Area, adopted January 28, 1991, includes residential properties along and within the boundary defined by Gateshead Road, Union Farm Road, Old Mill Road and Lea Lane. It also includes the subdivision of Colonial Farms which abuts the south side of Old Mill Road.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, amended through 6-2-2015, MV8-Woodlawn Community Planning Sector, Character, page 178:

~~“Engleside Community Improvement Area~~

~~On February 8, 1988, the Board of Supervisors adopted the Engleside Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Pole Road on the north, Woodlawn Elementary School and Woodlawn Park on the east, Richmond Highway and Engleside Plaza on the south and the western lot lines along Woodlawn Court on the west.”~~

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, amended through 10-28-2014, RH2-Bush Hill Community Planning Sector, Character, page 38:

~~“CHARACTER~~

~~...~~

Outside of the TSA, most of the planning sector is developed with single-family detached residential units. ~~Much of the stable residential area in the western half of the planning sector, immediately south of the TSA, is included in the Brookland-Bush Hill Community Improvement Area.~~ Townhouses are located along South Van Dorn Street, near the intersection with Franconia Road. Some commercial development is also present at the edge of the residential area, along Franconia Road between Brookland Road and Old Rolling Road.”

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, amended through 10-28-2014, RH2-Bush Hill Community Planning Sector, Character, page 38:

~~“Brookland-Bush Hill Community Improvement Area~~

~~On November 21, 1988, the Board of Supervisors adopted the Brookland-Bush Hill Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by the western lot lines of properties along the west sides of Pratt, Piedmont and Saratoga Streets, the Van Dorn TSA, the eastern lot lines of parcels along the east side of Jane Way, and Franconia Road.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, amended through 10-28-2014, RH6-Mount Comfort Community Planning Sector, Character, page 82:

~~“Groveton Community Improvement Area~~

~~The portion of the Groveton Community Improvement Area in the Mount Comfort Community Planning Sector consists of Benson Drive and Memorial Street which are bounded by Gentele Court on the north, Berkshire Drive on the west, South Kings Highway on the south, and Mount Comfort Cemetery on the east. On June 25, 1990, the Board of Supervisors added Benson Drive and Memorial Street to the Groveton Community Improvement Plan, which had been adopted by the Board of Supervisors on October 29, 1979. The purpose of the community improvement plan is to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, amended through 10-28-2014, RH7-Huntley Meadows Community Planning Sector, Character, page 89:

~~“Groveton Community Improvement Area~~

~~A small part of the Groveton Community Improvement and Redevelopment area is located in the northeast corner of the planning sector. (See~~

~~the Hybla Valley Community Planning Sector in the Mount Vernon Planning District).~~”

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, amended through 10-28-2014, S4-Springvale Community Planning Sector, Character, page 49:

~~“Beverly Forest Community Improvement Area~~

~~On November 24, 1986, the Board of Supervisors adopted the Beverly Forest Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Backlick Road on the east, Franconia Springfield Parkway (Route 286) on the north, the Beverly Park subdivision on the west, and the Fort Belvoir North Area on the south.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, amended through 10-28-2014, S4-Springvale Community Planning Sector, Land Use, recommendation #7, page 52:

~~“7. — Development in the Beverly Forest subdivision should be in accordance with the recommendations cited in the Beverly Forest Community Improvement Plan.”~~

**DELETE:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, amended through 10-28-2014, S9-Beulah Community Planning Sector, Character, page 88:

~~“Shirley Park Community Improvement Area~~

~~On June 30, 1986, the Board of Supervisors adopted the Shirley Park Community Improvement Plan to upgrade and preserve this neighborhood by installing curb and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by the CSX railroad and Metrorail tracks on the west, Old Franconia Road on the north and Yadkin Court on the south.”~~

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, amended through 10-28-2014, S9-Beulah Community Planning Sector, Land Use, recommendation #5, page 96:

~~“5. — Development in the Shirley Park neighborhood should be in accordance with the recommendations cited in the Shirley Park Community Improvement Plan.”~~

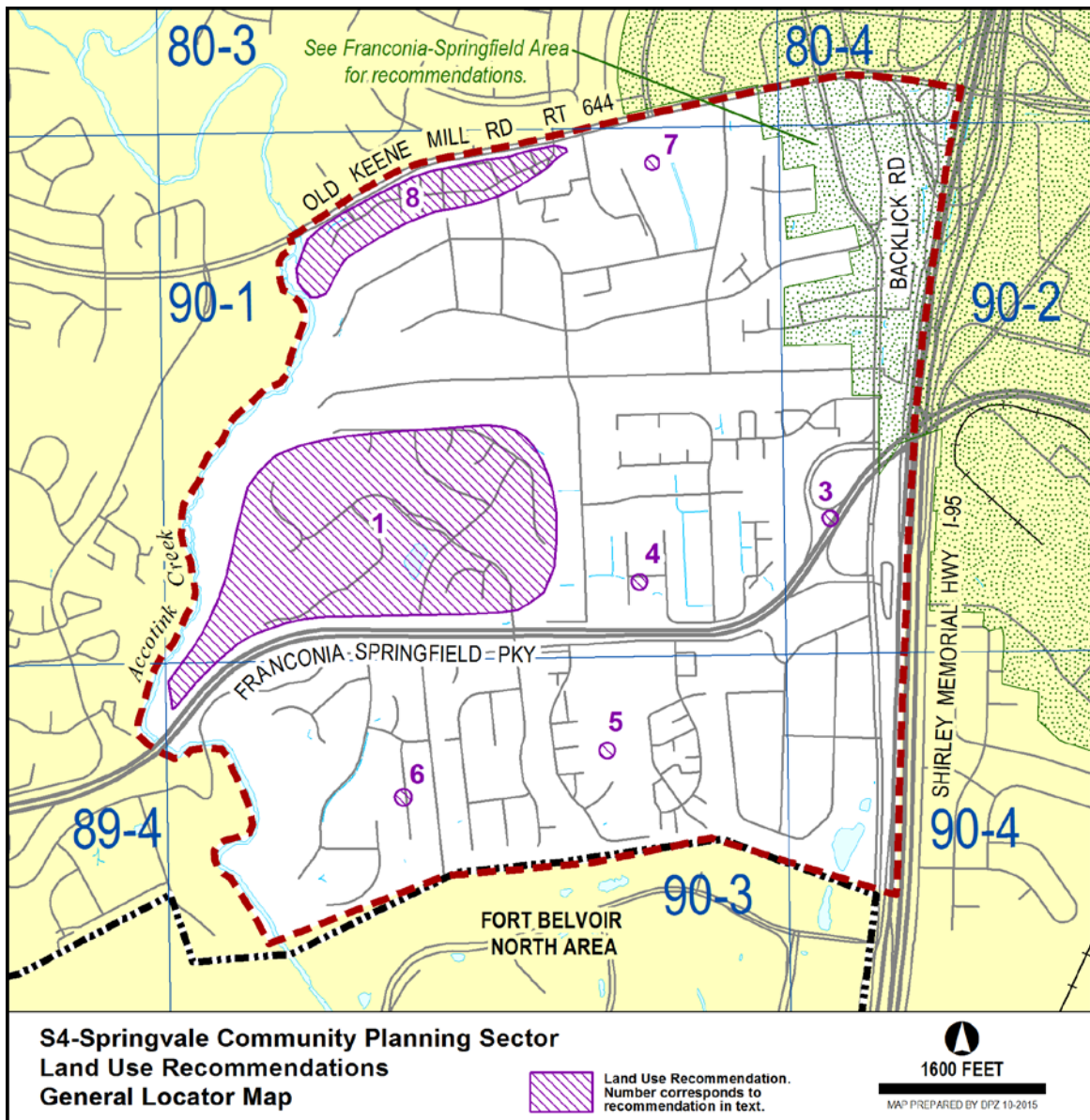
The portion of the Shirley Park neighborhood located between Wills Street and the Franconia Commons townhouses (Tax Map 91-1((1))41 and 41A) is planned for single-family, residential use at 3-4 dwelling units per acre. In order to develop above the low end of the density range, the following conditions should be met:

- A coordinated development should be oriented toward the Shirley Park community;
- To reduce additional access points along Fleet Drive, the roadway connecting to the site should be via Wills Street;
- Every effort should be made to preserve existing stands of trees. In particular, vegetative cover located in the vicinity of the adjacent Franconia Commons townhouses should be retained for buffer purposes; and
- Measures to mitigate traffic and railroad related noise should be implemented in conjunction with development of this site.

As an option to residential development, the heavily wooded southern portion of the Shirley Park Area planned for residential use at 3-4 dwelling units per acre (Tax Map 91-1((1))41 and 41A) is considered appropriate for passive recreation and private open space uses. If this option is implemented, the preservation of quality vegetative cover should be assured through the execution of an appropriate protective easement.

**MODIFY  
FIGURE:**

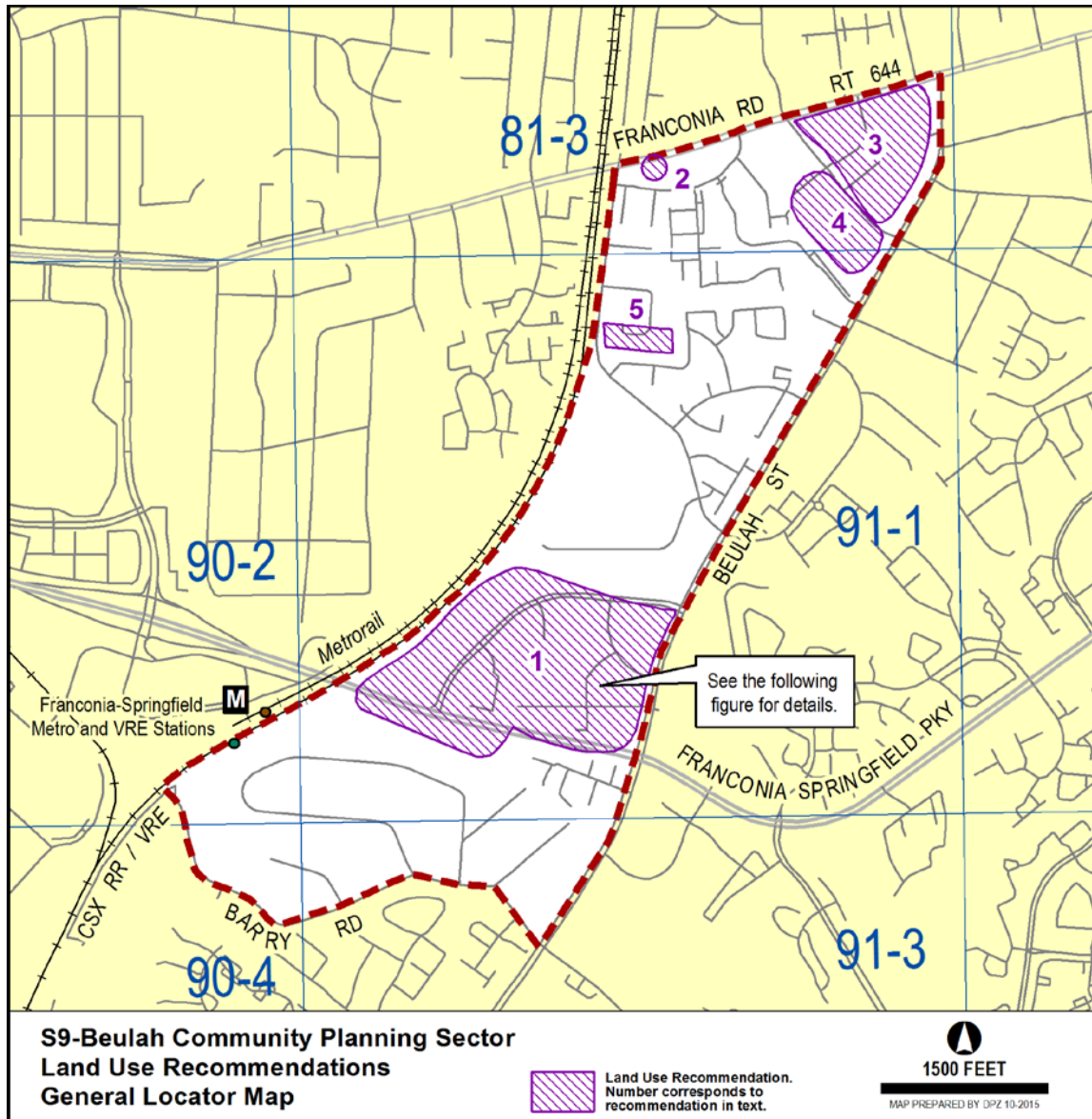
Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, amended through 10-28-2014, S4-Springvale Community Planning Sector, Land Use, page 50, Figure 20, "Land Use Recommendations, General Locator Map," to delete recommendation #7 from the map. Subsequent recommendations will be renumbered accordingly.



**FIGURE 20**

**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, amended through 10-28-2014, S9-Beulah Community Planning Sector, Land Use, page 90, Figure 38, "Land Use Recommendations, General Locator Map," to modify the geography of recommendation #5 to include only Tax Map Parcels 91-1((1))41 and 41A per the remainder of recommendation #5.



**FIGURE 38**

**COMPREHENSIVE  
PLAN LAND**

**USE MAP:** The Comprehensive Plan Land Use map will be modified to delete all Community Improvement Area boundaries from the Comprehensive Plan Map and delete the following expired Conservation Area boundaries from the Comprehensive Plan Map:

Fairhaven  
Willston  
Grandview  
Chapel Acres  
Burgundy

**TRANSPORTATION**

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