

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

GENERAL LOCATION: Southeast corner of the Westfields Boulevard and Stonecroft Boulevard intersection, and bordered to the south by Sequoia Farms Drive.

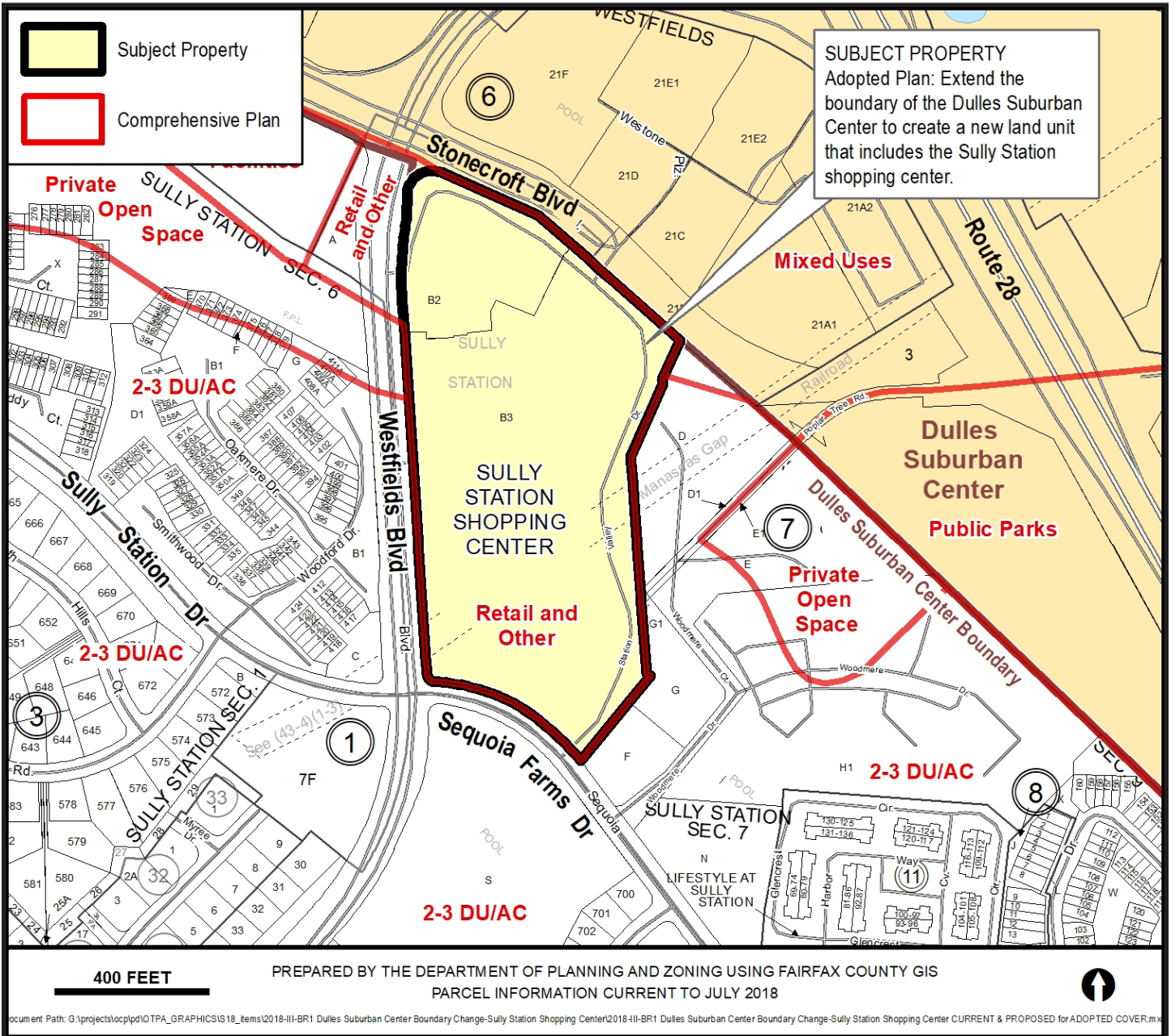
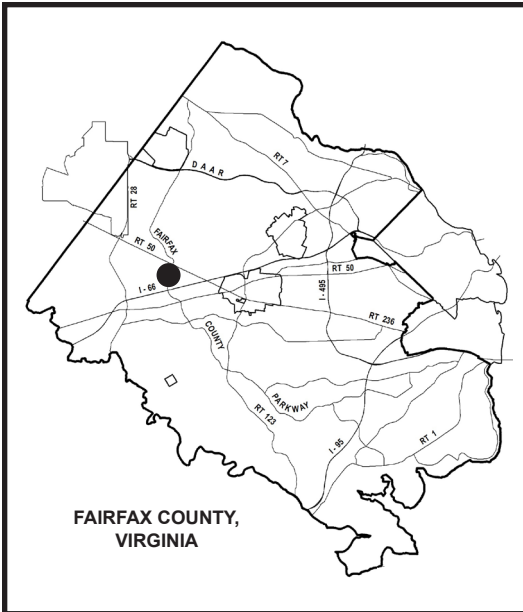
PLANNING AREA AND DISTRICT:
 Area III, Bull Run Planning District

PARCEL LOCATION: 44-3((7))B2 and 44-3((7))B3

SUPERVISOR DISTRICT: Sully

ADOPTED: October 16, 2018 **ITEM NO.** PA 2018-III-BR1

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 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.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, amended through 3-06-2018, BR3-Flatlick Community Planning Sector, Recommendations, page 54:

“Land Use [*underlined in original text*]

See the section on the Dulles Suburban Center for recommendations pertaining to that portion of the Flatlick Community Planning Sector. Recommendations for the remainder of the sector are provided in the text that follows.

Infill development within this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 19 indicates the geographic location of land use recommendations for this sector.

1. The land generally located between Cub Run Stream Valley and Flatlick Branch, Braddock Road, Pleasant Valley Road and Lee Highway is planned for residential use at .1-2 dwelling unit per acre to conform with the findings of the Occoquan Basin Study.
2. Land generally located between Poplar Tree Road, the Cabells Mill Subdivision and Ellanor C. Lawrence Park, Stringfellow Road, and I-66 is planned for residential use at 1-2 dwelling units per acre. This density is compatible with the density of existing residential development in the area. This area is also part of a planned low density transition area between higher density development planned for Centreville and Fairfax Center.
3. ~~Land at the southeast quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map 44-3((7)) A, B, B1, C, C1) is planned and developed as retail use at .25 FAR.~~ Land at the southwest quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map 44-3((1)) 7G and 12) is

planned for public facilities and governmental uses. Tax Map 44-3 ((7)) A is planned for retail use at .25 FAR.

MODIFY

FIGURES:

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Area Plan Overview, amended through 3-20-2018, Area Plan Overview (Inset), Figure 1, “Planning Districts” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, amended through 7-31-2018, Annandale Planning District (Inset), Figure 1, “Planning Districts” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, amended through 7-31-2018, Annandale Planning District Community Planning Sector (Inset), Figure 30, “Planning Districts” to show the change to the Dulles Suburban Center, page 89.

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, amended through 7-31-2018, Baileys Planning District Community Planning Sector (Inset), Figure 47, “Planning Districts” to show the change to the Dulles Suburban Center, page 173.

Fairfax County Comprehensive Plan, 2017 Edition, Area II, Area Plan Overview, amended through 3-20-2018, Area Plan Overview (Inset), Figure 1, “Planning Districts” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area II, Fairfax Planning District amended through 7-31-2018, Fairfax Planning District (Inset), Figure 1, “Planning Districts” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area II, Fairfax Planning District amended through 7-31-2018, Fairfax Planning District Community Planning Sector (Inset), Figure 10, “Planning Districts” to show the change to the Dulles Suburban Center, page 26.

Fairfax County Comprehensive Plan, 2017 Edition, Area II, Vienna Planning District amended through 7-31-2018, Vienna Planning District (Inset), Figure 1, “Planning Districts” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area II, Vienna Planning District amended through 7-31-2018, Vienna Planning District Community Planning Sector (Inset), Figure 14, “Planning Districts” to show the change to the Dulles Suburban Center, page 41.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Area Plan Overview, amended through 3-20-2018, Area Plan Overview, Figure 1, “Planning Districts

and Sectors” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, amended through 7-31-2018, Bull Run Planning District Overview (Inset), Figure 1, “Planning Districts” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, amended through 7-31-2018, Bull Run Community Planning Sector (Inset), Figure 13, “Planning Districts” to show the change to the Dulles Suburban Center, page 43.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, amended through 7-31-2018, BR3- Flatlick Community Planning Sector, Figure 19, “BR3- Flatlick Community Planning Sector Land Use Recommendations General Locator Map” to show the change to the Dulles Suburban Center, page 57.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, amended through 7-31-2018, BR3- Flatlick Community Planning Sector, Figure 20, “Transportation Recommendations” to show the change to the Dulles Suburban Center, page 58.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 7-31-2018, Dulles Suburban Center Overview, Figure 1, “Dulles Suburban Center Boundary” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 7-31-2018, Dulles Suburban Center Overview, Figure 2, “Land Units, Roads and Streets” to show the addition of Land Unit M, page 3.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 7-31-2018, Dulles Suburban Center Area-Wide Recommendations, Figure 3, “Dulles Suburban Center Area-Wide Recommendations” to show the addition of Land Unit M, page 24.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 7-31-2018, Dulles Suburban Center Area-Wide Recommendations, Figure 4, “Dulles Suburban Center High Quality Transit System” to show the addition of Land Unit M, page 26.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 7-31-2018, Dulles Suburban Center Area-Wide Recommendations, Figure 5, “Dulles Suburban Center Dulles Airport Noise

Impact Area” to show the addition of Land Unit M, page 33.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 7-31-2018, Dulles Suburban Center Land Unit Recommendations, Figure 9, “Dulles Suburban Center Land Units, Roads, and Streets” to show the addition of Land Unit M, page 45.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 7-31-2018, Dulles Suburban Center Land Unit Recommendations, Figure 37, “Dulles Suburban Center Land Unit J” to show the addition of Land Unit M, page 132.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 7-31-2018, Dulles Suburban Center Land Unit Recommendations, Figure 38, “Dulles Suburban Center Land Unit K” to show the addition of Land Unit M, page 139.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District, amended through 7-31-2018, Overview, Figure 1, “Planning Districts” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District, amended through 7-31-2018, Overview, Figure 8, “Community Planning Sectors Pohick Planning District (Inset)” to show the change to the Dulles Suburban Center, page 20.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District, amended through 7-31-2018, Overview, Figure 1, “Upper Potomac Planning District” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District, amended through 7-31-2018, Overview, Figure 9, “Community Planning Sectors Upper Potomac Planning District” to show the change to the Dulles Suburban Center, page 29.

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Area Plan Overview, amended through 3-20-2018, Introduction, Figure 1, “Planning Districts and Sectors” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District, amended through 7-31-2018, Overview, Figure 1, “Lower Potomac Planning District” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District, amended through 7-31-2018, Overview, Figure 8, “Community Planning Sectors Lower Potomac Planning District” to show the change to the Dulles Suburban Center, page 22.

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, amended through 7-31-2018, Overview, Figure 1, “Planning Districts Mount Vernon Planning District” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, amended through 7-31-2018, Overview, Figure 8, “Community Planning Sectors Mount Vernon Planning District” to show the change to the Dulles Suburban Center, page 23.

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 7-31-2018, Overview, Figure 1, “Rose Hill Planning Districts” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 7-31-2018, Figure 10, “Community Planning Sectors Rose Hill Planning Districts” to show the change to the Dulles Suburban Center, page 25.

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District, amended through 7-31-2018, Overview, Figure 1, “Planning Districts Springfield Planning District” to show the change to the Dulles Suburban Center, page 2.

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District, amended through 7-31-2018, Figure 9, “Community Planning Sectors Springfield Planning District” to show the change to the Dulles Suburban Center, page 29.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 3-20-2018, Dulles Suburban Center Overview Land Use, page 4:

“Land Use [*underlined in original text*]

The Dulles Suburban Center is approximately ~~6,644~~ 6,661 acres in size”.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 3-20-2018, Dulles Suburban Center Land Unit Recommendations, following Land Unit L, beginning on page 168:

Note: This text is being relocated from Area III, Bull Run Planning District, BR3-Flatlick Community Planning Sector. No substantive changes are proposed. Tax Map Parcels 44-3((7)) B2 and B3, within Land Use Recommendation # 3 of the Flatlick Community Planning Sector have been incorporated into a new Land Unit M. Modified text is shown with ~~strikethrough~~ and underlined text.

“LAND UNIT M

CHARACTER

Land Unit M consists of approximately 17.5 acres located at the southeast corner of the Westfields Boulevard and Stonecroft Boulevard intersection, and is bordered to the south by Sequoia Farms Drive. It is developed with retail use and includes a U.S Post Office and the Sully Station Shopping Center (Figure 40).

RECOMMENDATIONS

Land Use

Land at the southeast quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map 44-3((7)) B2 and B3) is planned and developed for retail use up to an intensity of .25 FAR.

Please refer to Areawide guidance for recommendations related to transportation, heritage resources, parks and recreation, trails, the environment, and public facilities.”

ADD

FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 3-20-2018, Dulles Suburban Center Land Unit Recommendations, Figure 40, “Dulles Suburban Center – Land Unit M” to show the addition of Land Unit M, following the new text for Land Unit M:

CONCEPT FOR FUTURE DEVELOPMENT MAP:

The Concept for Future Development Map will change to show the expanded Dulles Suburban Center boundary.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will change to show the expanded Dulles Suburban Center boundary.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will change to show the expanded Dulles Suburban Center boundary. In addition, the Countywide Trails Plan and Bicycle Master Plan will change to show the expanded Dulles Suburban Center boundary.

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 3-20-2018, Dulles Suburban Center Overview and Area Plans:

Revise figures and text references as needed to reflect the expanded boundary area.

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, amended through 3-06-2017, Bull Run Planning District Overview and Area Plans:

Revise figures and text references as needed to reflect the expanded boundary area.