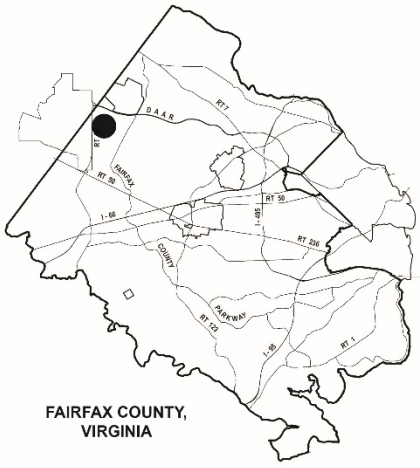
AMENDMENT NO. 2017-25



AN AMENDMENT TO

THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2017 EDITION

GENERAL LOCATION: South and east of the Sunrise Valley Drive and Frying Pan Road intersection.

PLANNING AREA AND DISTRICT:
Area III, Dulles Suburban Center

SUB-DISTRICT DESIGNATION:
Land Unit D-1 (eastern portion)

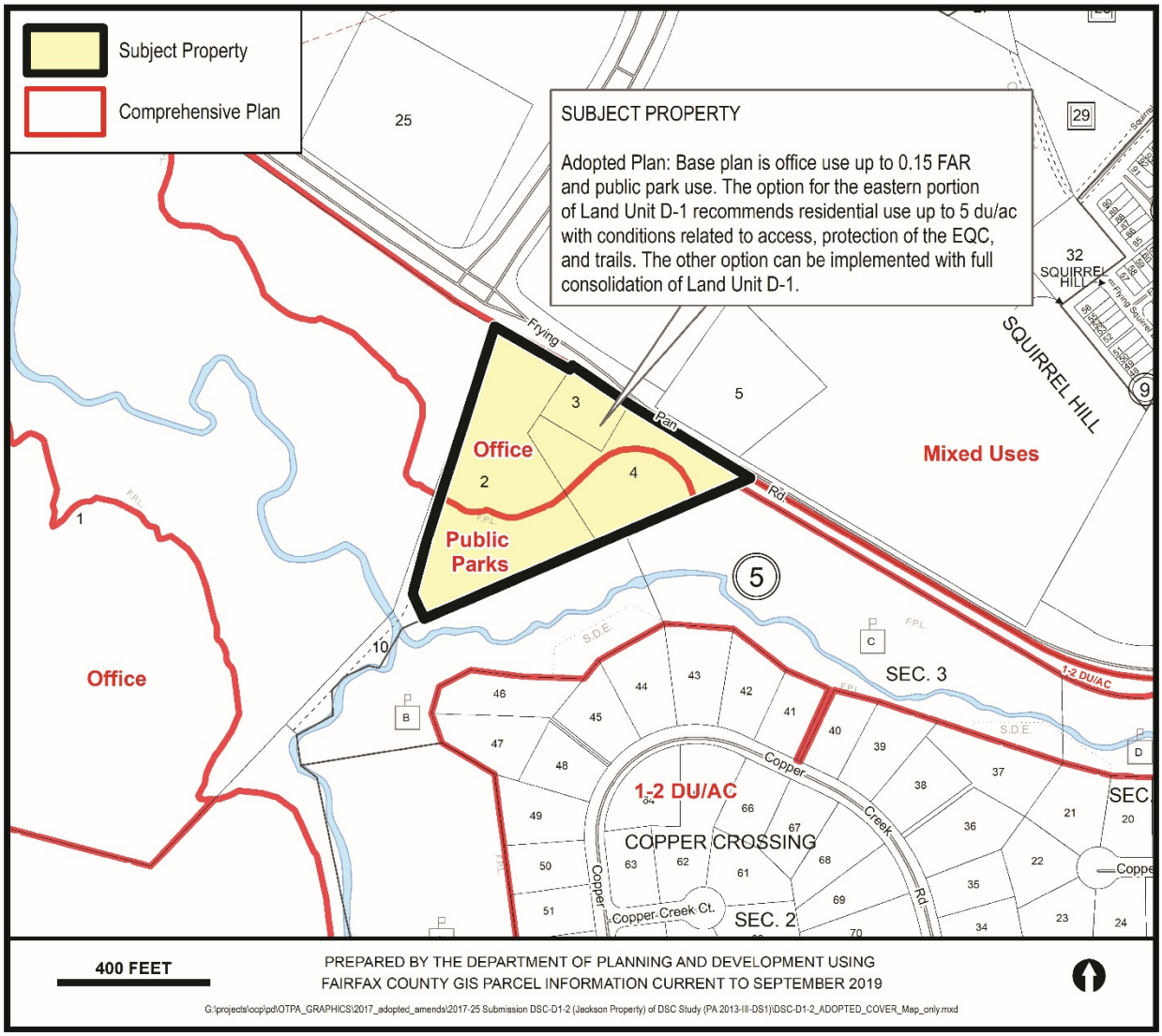
PARCEL LOCATION: 24-2 ((1)) 2, 3, 4

SUPERVISOR DISTRICT: Dranesville

ADOPTED: September 24, 2019

ITEM NO. Submission DSC-D1-2 of PA 2013-III-DS1

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 been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with double underline, and deleted text shown with ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center as amended through May 7, 2019, Land Unit D-1 Recommendations, pages 78-79:

Eastern Portion of the Land Unit – Tax Map Parcels 24-2((1))2, 3 and 4

3. The eastern portion of ~~this land unit~~ Land Unit D-1 ~~which~~ includes Tax Map Parcels 24-2((1))2, 3 and 4 contains a significant amount of EQC. Horse Pen Run Stream Valley traverses the southern portion of the Tax Map Parcels 24-2((1))2, 3 and 4 and is planned for public park use. The remainder of the sub-unit is planned for office use up to .15 FAR to provide development that is compatible with existing and planned adjacent land uses within this land unit and Land Unit C. Adequate access should be provided to the Park Center Road/Sunrise Valley Drive extension. If necessary, a secondary access should be provided on Frying Pan Road. In addition, all trails shown on the Countywide Trails Plan Map should be constructed in consultation with county staff.

   As an option, Tax Map Parcels 24-2((1)) 2, 3 and 4 may be appropriate for residential use up to 5 du/ac with full parcel consolidation. The following conditions are recommended for the implementation of the Plan option:

   - Provide vehicular and pedestrian access to the Park Center Road/Sunrise Valley Drive extension;

   - Protect, preserve and/or enhance the Horsepen Run EQC; and

   - Provide a trail connection to surrounding trails and connections to other pedestrian/bicycle facilities, including those on Tax Map Parcels 24-2((1))1 and 10.

Option with Full Consolidation of the Land Unit– Tax Map Parcels 24-2((1)) 1,2,3,4 and 10

4. ~~As an option, the land within Tax Map Parcels 24-2((1))2, 3 and 4 may be consolidated with Tax Map Parcels 24-2((1))1 and 10 and used to support the development referred in Option 2 for the western portion of the land unit – Tax Map Parcels 24-2((1))1 and 10 above.~~ With full consolidation of Tax Map Parcels 24-2((1)) 1, 2, 3 4 and 10, the development options in Land Use Recommendation 2 may be appropriate for the entire land unit. Exercising such option requires that the area of all of the parcels within Land Unit D-1 be fully consolidated, and the entirety of Tax Map Parcels 24-2((1))2, 3, and 4 be dedicated and developed with park and open space uses. The intensity associated with parcels dedicated for park and open space can be transferred to the area located south of the EQC. Any recommended use with lighting should minimize light emissions that create sources of glare which may interfere with residents' and travelers' visual acuity.

Amendment No. 2017-24
Adopted September 24, 2019

MODIFY: Countywide Bicycle Master Plan, Adopted by the Board of Supervisors October 2014, Northwest Quadrant:

Change recommendation for on-road bike lane to shared use path for the portion of Frying Pan Road along the frontage of the subject property.