

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

GENERAL LOCATION: West side of Heritage Drive between Commons Drive and Rectory Lane in Annandale

PLANNING AREA AND DISTRICT:
 Area I, Annandale Planning District

SUB-DISTRICT DESIGNATION:
 A10-Ossian Hall Community Planning Sector

PARCEL LOCATION: 70-2 ((1)) 1D1, 2A, and 2C

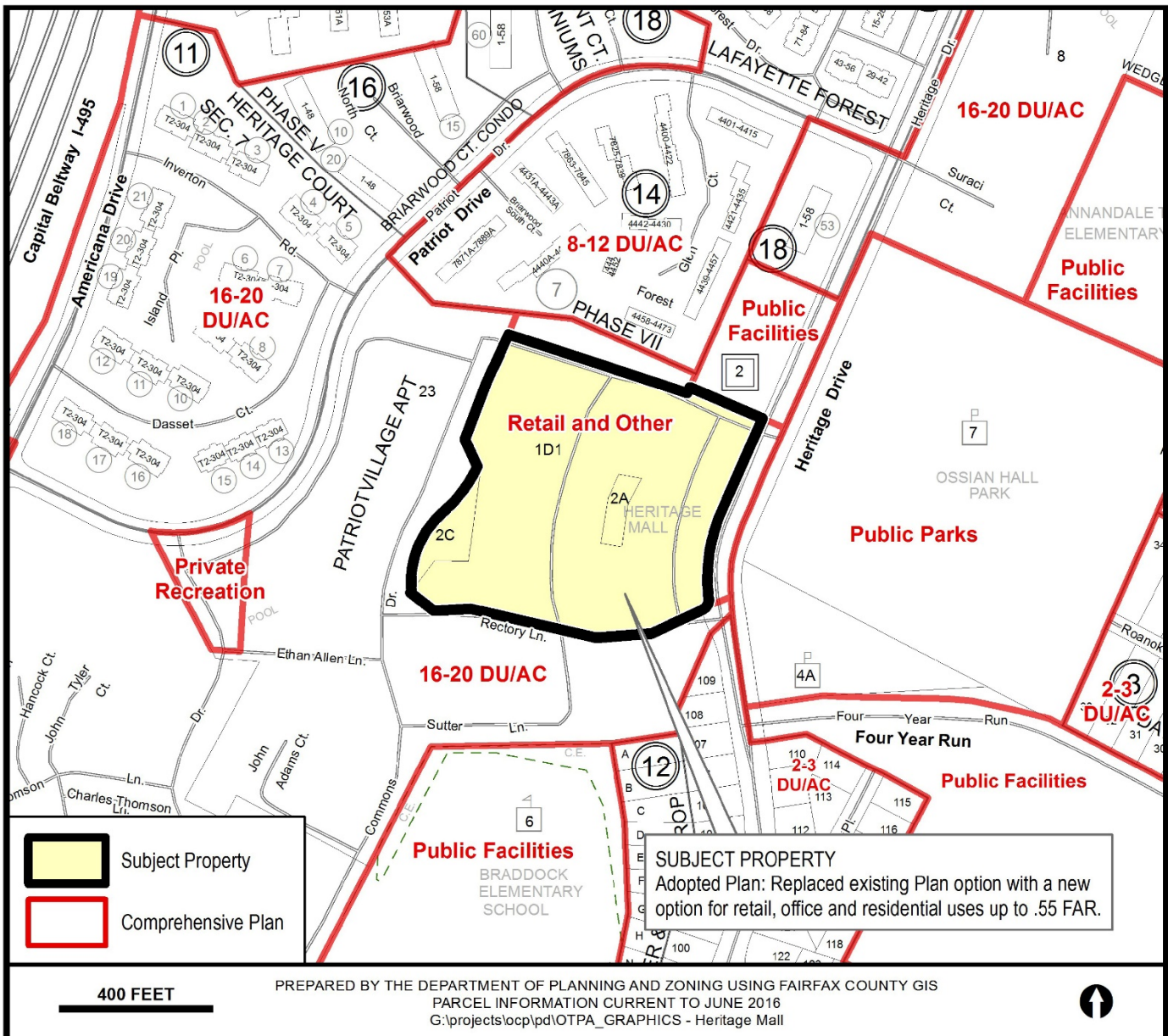
SUPERVISOR DISTRICT: Braddock

ADOPTED: June 21, 2016

ITEM NO. 2016-I-A1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380

FAIRFAX COUNTY,
 VIRGINIA



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 ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, as amended through October 20, 2015, A10-Ossian Hall Community Planning Sector, Recommendations, Land Use, Recommendation #4, pages 148-149:

“4. The Heritage Mall (Parcels 70-2((1))1D1, 2A and 2C) is developed and planned for a neighborhood and community serving retail center which includes an office component. ~~As an option, mixed use up to 0.70 FAR with retail, office and residential uses may be appropriate provided the following conditions are met:~~

- ~~• The commercial component should not exceed a maximum of 91,000 square feet, which should include about 30% office use and about 70% neighborhood and community serving retail uses. In addition, a community serving use such as a community resource center should be provided and located within the structure occupied by the existing convenience retail use at the southwest corner of the property.~~
- ~~• Development should be phased to ensure that the redevelopment of the existing shopping center occurs before or concurrently and is integrated with any new residential development.~~
- ~~• The residential use should be limited to a maximum of 200 dwelling units (excluding bonus and affordable dwelling units) and should be designed as an integral component of the mixed use development and may include ground floor retail.~~
- ~~• The residential development should be designed in a manner such that its mass and scale are compatible with the surrounding residential uses. The residential structure should be limited to five (5) stories including ground floor retail. The exception is when parking for the residential use is designed as an integral part of the residential structure, in which case the height limit should not exceed six stories for portions of the buildings that include any above ground parking structure.~~
- ~~• The mixed use development should provide a pedestrian oriented environment including open space amenities such as a community green with well lighted and landscaped pedestrian connections to surrounding areas.~~
- ~~• Public facility and infrastructure impacts of any proposed development, such as transportation, schools, and parks will need to be mitigated through on site and off site improvements or contributions.~~

As an option, retail, office and residential uses up to 0.55 FAR to allow for additional residential uses, inclusive of affordable dwelling units and associated bonus densities, may be appropriate provided the following conditions are met:

- The residential uses should be located on the western portion of the site, which could include approximately 68 single-family attached dwelling units. In order to provide more open space area and to ensure adequate transitions to the surrounding residential neighborhoods and adjacent retail center, a limited mixture of unit types may be considered.
- Appropriate transitions to the surrounding residential neighborhoods and between the new residential units and the existing retail center should be provided.
- Orientation of new residential units should minimize visual and noise impacts of the retail center.
- A community serving use such as a community resource center should be provided onsite. Consideration of the community center's location and ability to improve the transition from the retail uses to the residential use is encouraged.
- The development should provide a pedestrian oriented environment including open space amenities for the townhomes.
- Pedestrian connections to surrounding areas and improved pedestrian connections to Ossian Hall Park should be provided, including enhancing the existing crosswalk across Heritage Drive."

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.