



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

GENERAL LOCATION: Countywide

PARCEL LOCATION: All

PLANNING AREA AND DISTRICT: All

SUPERVISOR DISTRICT: All

ADOPTED: December 6, 2016

ITEM NO. 2016-CW-2CP

FOR ADDITIONAL INFORMATION CALL (703) 324-1380

MAP NOT APPLICABLE

AMENDMENT TO THE POLICY PLAN (2013 EDITION)

The following changes to the Policy Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown as underlined.

ADD: Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Land Use, as amended through April 29, 2014, a new Appendix as follows:

**“APPENDIX 12
GUIDELINES FOR HIGHER INTENSITY WITHIN AREAS
PLANNED FOR INDUSTRIAL USES**

As technology and market demands change, there may be a need to provide more flexibility to allow certain uses, such as data centers and self-storage facilities (mini-warehouse uses) to be built at higher intensities within areas planned for industrial uses as shown on the Comprehensive Land Use Plan Map. The following performance-based strategy is intended to be used to review certain proposals for higher intensity than otherwise recommended in the Plan. This guidance provides an option for higher intensity, while ensuring proposals are compatible with surrounding uses and can be supported by existing infrastructure. This option for additional intensity is not meant to supersede any site-specific Plan guidance not related to intensity and does not apply to areas with a baseline Plan recommendation for industrial use, but that also have a redevelopment option allowing for non-industrial uses such as office, retail, residential, or mixed use.

Uses such as data centers and self-storage facilities within areas planned for industrial use as shown on the Comprehensive Land Use Plan Map may be appropriate for development at intensities above the baseline recommendation stated in the Plan text for the site if the following performance criteria are met:

1. Transportation: Proposed higher intensity development should provide a traffic impact analysis that demonstrates, to the satisfaction of the Fairfax County Department of Transportation, that the use and intensity proposed will result in lesser peak-hour traffic impacts than would be generated if the site were to develop at the maximum allowable intensity for the planned baseline recommendation for industrial use. If no intensity is specified in the Plan, an intensity of .35 FAR should be assumed for this analysis.
2. Mitigation of Noise and Other Impacts: Noise, light and other environmental impacts should be examined to ensure that surrounding uses are not negatively impacted by this higher intensity. Measures such as substantial setbacks, landscape buffers, berms, architecturally solid walls and fences, pedestrian - scaled light poles, and the directing of light away from existing development should be considered to mitigate any identified impacts.
3. Building Design: High quality design and materials should be used, and the design and materials should complement the architecture of surrounding uses. Loading

functions should be screened with attractive gates or fencing depending on their orientation to public roadways and non-industrial uses. To minimize visual impacts on surrounding properties, building facades should avoid the use of undifferentiated surfaces by including the following design elements as appropriate: variation in building height, building step-backs or recesses, fenestration, variation in building materials, patterns, textures, colors, and use of accent materials.

4. Lot size and parcel consolidation: The lot size should accommodate the proposed intensity while allowing for adequate space for site circulation, buffers, and the ability to minimize visual impacts on adjacent properties related to height and building mass. Parcel consolidation is also encouraged to achieve these goals, so as not to preclude the development of unconsolidated parcels in conformance with the Comprehensive Plan.
5. Site Design: Improvements to circulation or access, parking, landscaping and stormwater management should be provided. If there is a reduced need for parking as a result of redevelopment, consideration should be given to converting existing surface parking to new usable open space and/or permeable areas that improve stormwater runoff.”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Contents, page iii:

“Land Use

APPENDICES

1. Guidelines for Multifamily Residential Development
2. Locational Guidelines for Shopping Centers
3. Locational Guidelines for Child Care Facilities
4. Guidelines for Cluster Development
5. Guidelines for Drive-thru Windows and Other Drive-thru Facilities
6. Guidelines for Interim Improvements of Commercial Establishments
7. Guidelines for Clustering of Automobile-Oriented Commercial Uses
8. Guidelines for Neighborhood Redevelopment
9. Residential Development Criteria, Non-residential Development Criteria
10. Guidelines for Mobile Home Retention
11. Guidelines for Transit-Oriented Development
12. Guidelines for Higher Intensity within Areas Planned for Industrial Uses”

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.