

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

**GENERAL LOCATION:** The northeast quadrant of the inter-  
 section at Braddock Road and Roberts Road.

**PLANNING AREA AND DISTRICT:**  
 Area II, Fairfax Planning District

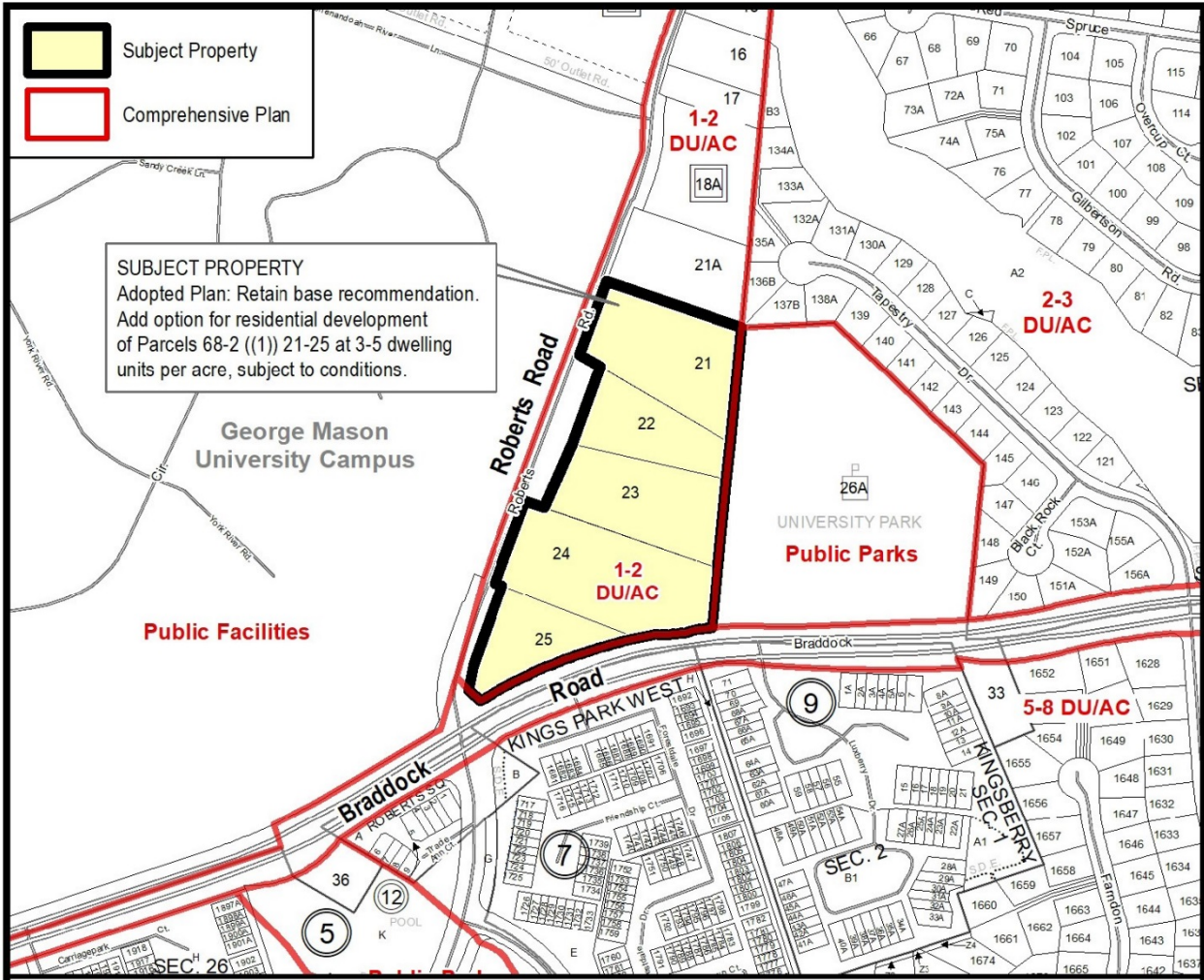
**SUB-DISTRICT DESIGNATION:**  
 B1 Braddock Community Planning Sector

**PARCEL LOCATION:** 68-2 ((1)) 21-25

**SUPERVISOR DISTRICT:** Braddock

**ADOPTED:** November 20, 2018 **ITEM NO.** PA 2018-II-F1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
 PARCEL INFORMATION CURRENT TO SEPTEMBER 2018



## 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 approved 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 II, Fairfax Planning District, as amended through March 14, 2017, F1-Braddock Community Planning Sector, Recommendations, pages 27, 28:

1. Land in the northeast quadrant of the intersection of Roberts Road and Braddock Road (Tax Map 68-2((1))14-17, ~~18A, 21A, 21-25~~) is planned for single-family detached residential use at 1-2 dwelling units per acre. A Redevelopment option for single-family detached residential use at 3-5 dwelling units per acre ~~the higher end of this density range~~ may be appropriate if the following conditions are met:

- ~~Two or more Full parcels are consolidationed;~~
- ~~Each group of The consolidationed parcels is limited to a single point of access to Roberts Road, as far north as possible; whenever feasible, this access should be provided in conjunction with abutting properties to minimize the number of future points of access to Roberts Road;~~
- Density proposed should not necessitate the widening of Roberts Road to a four-lane facility or the provision of additional curb and gutter except as required for safety purposes. Improvements should include a sidewalk or pedestrian trail along the east side of Roberts Road to serve the new development unless such a public sidewalk/trail is provided along the west side of Roberts Road by George Mason University; and
- Redevelopment is sensitive to existing environmental features, particularly major tree stands; primarily located at the eastern extent of the property, adjacent to University Park, which should be preserved as much as possible in consultation with the Fairfax County Urban Forest Management Division. Dedication of land to expand University Park may serve as a means of preservation.

~~Community serving institutional uses or university related uses may be appropriate on land south of the Catholic Campus Ministry [Tax Map 68-2((1))21A-25] given the proximity of this area to George Mason University. In general, such uses should be approved only if the following conditions, in addition to those listed above and in item 7 below, are met:~~

- ~~Such use is nonresidential and of a size and scale that will not adversely affect the residential character of the area nor generate peak hour traffic in excess of that which would be generated if the property is redeveloped for single-family detached residential use;~~
- ~~A landscaped transitional screening strip not less than 35 feet in width is provided between the institutional use and any adjoining residential properties~~

**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.