

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

**GENERAL LOCATION:** 6165 Leesburg Pike, on the west side of Leesburg Pike, south of the Seven Corners Community Business Center

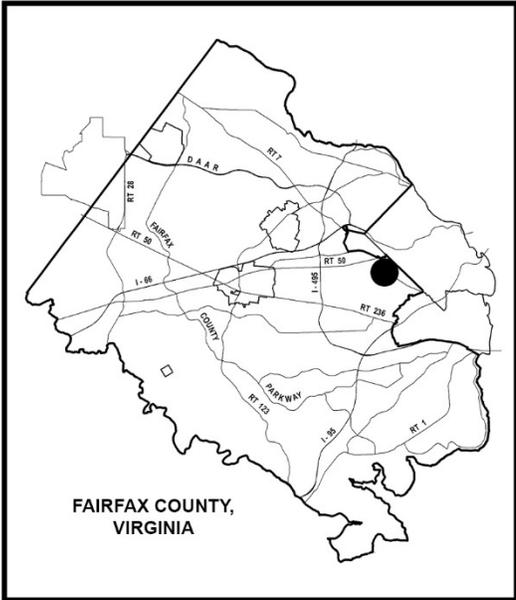
**PLANNING AREA AND DISTRICT:**  
Area I, Baileys Planning District

**SUB-DISTRICT DESIGNATION:**  
Community Planning Sector: Barcroft (B5)

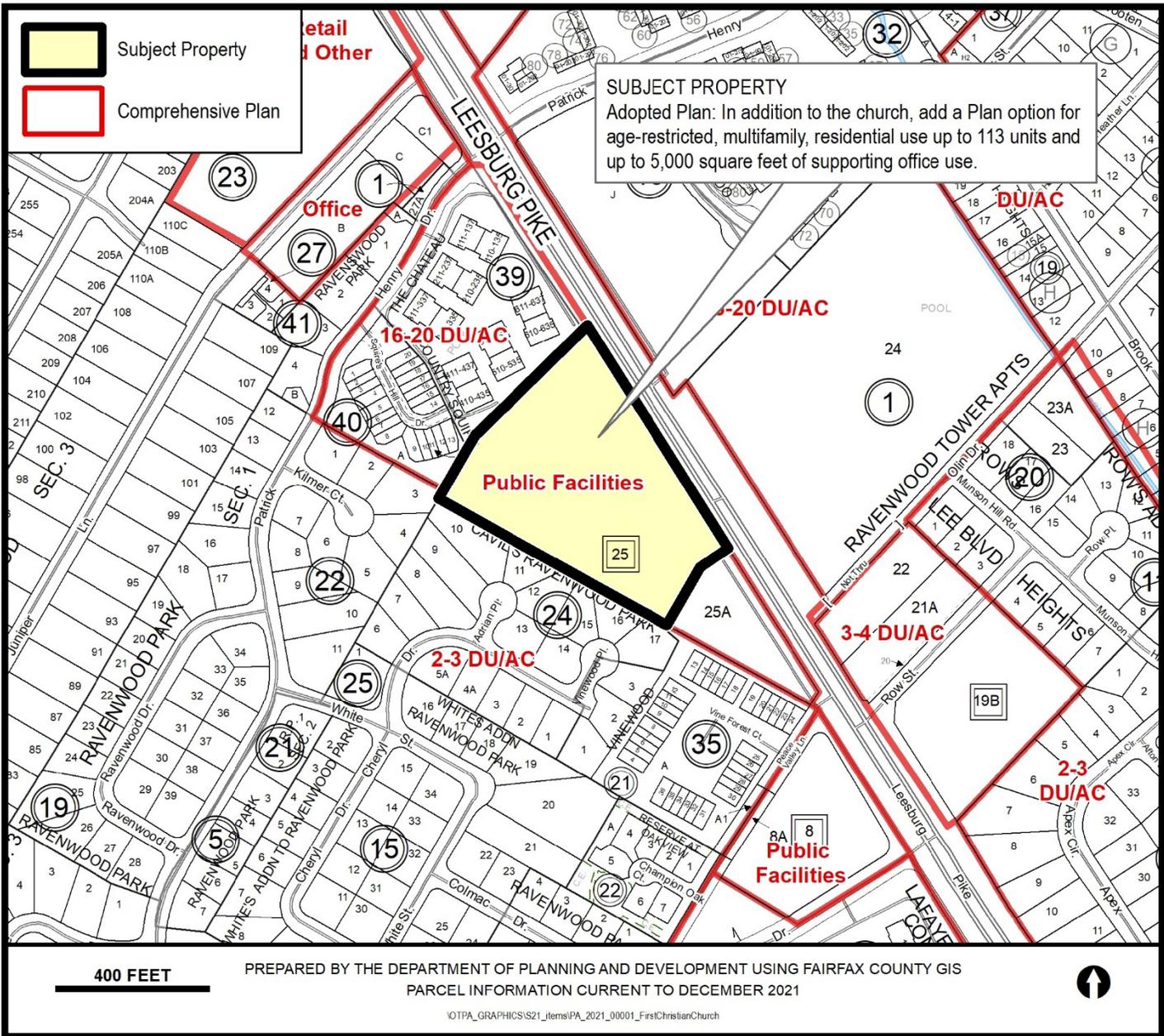
**PARCEL LOCATION:** 051-3 ((1)) 25

**SUPERVISOR DISTRICT:** Mason

**ADOPTED:** April 12, 2022      **ITEM NO.** PA 2021-I-1B  
FOR ADDITIONAL INFORMATION CALL (703) 324-1380



FAIRFAX COUNTY,  
VIRGINIA



**AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)**

The following changes to the Comprehensive Plan have adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

**ADD:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through February 23, 2021, B5-Barcroft Community Planning Sector, Land Use, Recommendations, beginning on page 200:

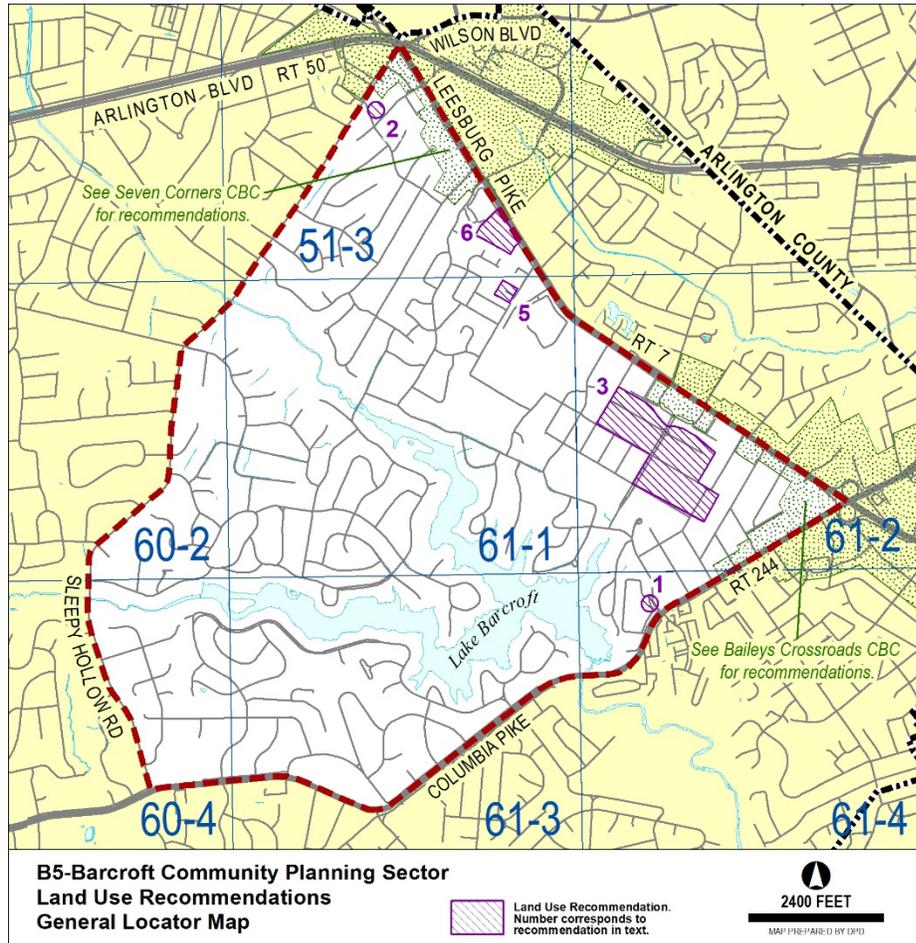
“

6. Tax Map Parcel 51-3 ((1)) 25 is planned for institutional use and developed with a place of worship. As an option for the site in addition to the existing church, up to 113 affordable multifamily age-restricted residential units with up to 5,000 square feet of ancillary office use may be appropriate under the following conditions:

- Visual impacts to adjacent residential neighborhoods should be minimized through building and site design, including appropriate transition in scale and height;
- Screening and buffering should be provided to minimize visual impacts. Existing buffer areas should be supplemented with appropriate evergreen deciduous and understory vegetation to provide year-round visual screening to adjacent residences, as well as to improve the general effectiveness of existing screening. Onsite open space amenities should be provided and include active amenities appropriate for residents of the age-restricted housing;
- In consultation with the Fairfax County Urban Forest Management Division, the existing mature tree canopy should be preserved to the maximum extent possible, and land disturbing activities managed to minimize the risk for damaging trees in buffer areas;
- Stormwater management controls above the minimum standards should be provided to reduce runoff to good forested conditions to the greatest extent possible to help mitigate downstream flooding. These stormwater quantity and quality control measures should be provided with the goal of retaining and managing stormwater onsite, minimizing downstream flood risk, reducing the total runoff volume and/or significantly delaying its entry into the stormwater and stream system in the watersheds. Reduction of impervious cover and Green Stormwater Infrastructure (GSI) should be prioritized over conventional stormwater management practices; and
- Additional stormwater control measures may be appropriate and provided in partnership with Fairfax County.”

**MODIFY FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through February 23, 2021, B5-Barcroft Community Planning Sector, Figure 62, “Land Use Recommendations, General Locator Map,” page 201 to add the new recommendation (#6) to the figure.



**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.